



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 14-016**

- SUBJECT:** Discussion of Proposed Kennel Ordinance
- AGENDA OF:** June 19, 2014
- ACTION:** Review and discuss proposed Ordinance No. 14-0xx regarding the licensing and operation of dog kennels within Palmer city limits
- Attachment(s):** Ordinance No. 14-0xx  
Chart of Kennels in Alaska Zoning Codes  
PMC 17.36.020 Permitted Uses in Industrial District  
PMC 17.57.020 Permitted Uses in Agricultural District  
PMC 17.58.020 Permitted Uses in Business Park District  
PMC 17.54 RR Rural Residential District
- Summary:** Due to annexation, there are properties which operate dog kennels that have been "grandfathered" into the City of Palmer. Currently there is no procedure in code for the operation of a dog kennel within Palmer city limits besides obtaining a City of Palmer business license. The proposed ordinance will establish a procedure for the licensing and operation of a dog kennel within city limits and will ensure the location of the dog kennel is appropriately zoned for such use.
- The operation of a dog kennel would be appropriate in the I-Industrial district and the AGR-Agricultural district due to the noise and disturbance from boarding dogs. The BP-Business Park district does permit "veterinarian clinics and boarding kennels; provided, that such an activity be conducted within a completely enclosed building, except that outdoor exercise yards may be permitted".
- Recommendation:** Review proposed Ordinance No. 14-0xx and move forward to City Council with recommendation for adoption.

Introduced by:  
Date:  
Public Hearing:  
Action:  
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

**Ordinance No. 14-0XX**

**An Ordinance of the Palmer City Council Enacting Palmer Municipal Code Chapter 6.18 Licensed Dog Kennels**

THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provisions of this ordinance or application thereof to any person or circumstances are held invalid, the remainder of this ordinance and the application to the other persons or circumstances shall not be affected thereby.

Section 3. Palmer Municipal Code Chapter 6.18 is hereby enacted to read as follows:

**Chapter 6.18**

**LICENSED DOG KENNELS**

**6.18.010 Licenses required.**

In addition to the registration requirements of this chapter and Title 17, a person shall not operate a kennel facility without having a license issued pursuant to this chapter.

**6.18.020 Licensing procedure.**

- A. A person wishing to obtain a kennel license shall make an application to the city manager or designee. The application shall include:
1. An application fee as required in the current, adopted budget;
  2. The name and address of the kennel owner;
  3. The name and address of the operator;
  4. The kennel name;
  5. The number and breeds of dogs to be kept in the facility;
  6. The physical location of the kennel;
  7. A diagram of the premises on which the applicant proposes to operate under the license. The diagram shall show:
    - a. The lot lines and the location and dimensions of yards and structures on the premises where the applicant proposes to operate under the license; and

- b. The designated parts of the premises on which dogs will be kept.
- c. A formal survey of the premises is not required.
- 8. Proof of a current rabies vaccination for each dog kept in the facility that is over the age of three months.
- B. A license shall not be issued to any person who has been convicted of neglecting an animal or cruelty to an animal.
- C. An inspection may be conducted in accordance with PMC 6.18.XXX.
- D. A written report shall be prepared containing the findings, including any reason why the proposed facility does not meet the standards set forth in this chapter and Title 17 and any steps which the applicant may take to make the facility qualify for a license. The Department of Community Development shall give the applicant the copy of the report.

**6.18.030 License expiration.**

A kennel license shall be valid for a period of three years from the issue date.

**6.18.040 Changes in ownership or location.**

Changes in ownership or location of the kennel shall cause the kennel to be re-registered as provided for in this chapter.

**6.18.050 License renewal.**

- A. An application to renew a kennel license shall be made before the current license expires, and shall be made in the same manner as an application for a new license.
- B. An applicant for renewal may rely upon materials submitted with a prior application for a kennel license provided the information accurately portrays the current condition of the kennel and the applicant certifies there have been no significant changes since the prior application.

**6.18.060 Kennel requirements.**

- A. A kennel shall not be maintained or operated in a manner which is unsanitary, an annoyance or in any other way jeopardizes the health and well-being of any animal.
- B. All kennel facilities shall meet the following requirements:
  - 1. Shelter which provides adequate air and ventilation and which shall prevent the dogs from being exposed to inclement or adverse weather conditions, overheating from sunlight, unsanitary conditions or dirty, wet and uncomfortable conditions which may endanger the health or welfare of the dog;
  - 2. Dogs shall be physically restrained or confined within the premises of the kennel;
  - 3. The premises shall be free from bacteria, parasites, waste, filth, or other elements in amounts which would endanger the health or welfare of the dogs; and
  - 4. Sufficient amounts of wholesome and nutritious food and fresh water shall be provided to keep the dogs in healthy physical condition.

**6.18.070 Kennel inspections.**

- A. The city may inspect a kennel that has applied for a kennel license to ensure compliance with this chapter and Title 17, prior to the issuance of a kennel license. Any inspection shall require the owner be given reasonable notice prior to the inspection time and date.
- B. Upon receiving written complaint that the kennel does not meet any or all of the requirements of this chapter and Title 17, the city may inspect any kennel, at reasonable times, between eight a.m. and ten p.m.

**6.18.080 License revocation.**

- A. A kennel license may be immediately revoked for a conviction of the owner for cruelty to animals in violation of PMC 6.08.010 or AS 11.61.140.
- B. If, upon the inspection of a kennel, the kennel does not meet the requirements of this chapter and Title 17, the city may issue a written administrative order to the kennel owner setting forth the conditions the kennel owner shall meet in order to be in conformance with this title.
- C. The kennel owner shall be granted a reasonable length of time of no more than thirty (30) calendar days within which to remedy any deficiencies found.
- D. If, upon a second inspection after the time granted in the written administrative order, the kennel is still in violation of any provision of this chapter and Title 17, the city may revoke the license.
- E. Each day a kennel owner operates the kennel without a license constitutes a separate violation for operating a kennel without license.
- F. Violation of the written administrative order under this provision shall result in the fine established in the current, adopted budget.
- G. Notwithstanding this section, the city may immediately order the closing of a kennel and the impoundment of all animals if conditions of the kennel pose an imminent risk to the health and safety of the animals or to the public. The owner of the kennel may appeal the closure pursuant to PMC 6.18.090.

**6.18.090 Right to appeal.**

- A. A kennel license owner aggrieved by the city's determination is entitled to a hearing before a hearing officer, pursuant to the following procedures:
  - 1. A request for a hearing shall be in writing and filed with the clerk within five business days of the date the kennel owner is served with the city's written administrative order.
  - 2. Within five business days of receipt of the written request for a hearing by the clerk, a hearing date shall be set no sooner than 20 calendar days, nor later than 30 calendar days, after receipt of the request.
  - 3. The appropriate city department shall file the record with the clerk regarding the case within five business days after receipt of notice of appeal.
  - 4. Witness lists, written briefs by the kennel owner and appropriate city department, and other information to be considered by the hearing officer shall be filed by the parties no less than five business days before the hearing.
- B. A person who files an appeal under this section may withdraw that appeal by a written request to the clerk.

**6.18.100 Conduct of hearing.**

- A. The meeting at which the hearing officer deliberates and decides an appeal shall be open to the public and a record of the hearing shall be made.
- B. The hearing shall be subject to the following order and time limitations:
  - 1. City: 10 minutes to present his or her decision;
  - 2. Kennel owner: 15 minutes;
  - 3. Appellee: 15 minutes;
  - 4. Interested persons: three minutes each;
  - 5. Kennel owner, for rebuttal: five minutes.

- C. Upon hearing the evidence, the hearing officer shall deliberate and issue written findings and conclusions based on the evidence on the record within 10 business days of the hearing.

**6.18.110 Filing fees.**

- A. The filing fee, established in the current, adopted budget, shall accompany an appeal to the hearing officer from a determination and related administrative order.
- B. If an appeal is withdrawn, the filing fee shall be reimbursed to the person who filed the appeal based on the following schedule:
  - 1. Filing date through 10 business days: 75 percent.
  - 2. More than 11 business days after filing date: zero percent.

**6.18.120 Appeals to superior court.**

- A. Appeals by the kennel owner from the written decision of the hearing officer shall be to the superior court in Palmer, Alaska, and governed by the 600 series of the Alaska Rules of Appellate Procedure.
- B. The clerk shall estimate the cost of preparing the transcript of the hearing and compiling the record on appeal. The kennel owner shall deposit the estimated costs for preparation of the transcript and record with the clerk in advance. Upon completion of the record on appeal, the clerk shall refund any excess deposit or charge to the animal owner for costs exceeding the deposit.
- C. The hearing before the superior court is an administrative appeal heard solely on the record established before the hearing officer.

Section 4. Effective Date. Ordinance No. 14-0XX shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
DeLena Goodwin Johnson, Mayor

\_\_\_\_\_  
Janette M. Bower, MMC, City Clerk

# Kennels in Alaska Zoning Codes

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Zoning Code	Zoning District	By Right	CUP
<b>Palmer</b>			
	BP Business Park	✓*	
	AG Agricultural	✓	
<b>Wasilla</b>			
	RR Rural Residential		✓
	R2 Residential		✓
	C Commercial		✓
<b>Soldatna</b>			
	RR Rural Residential		✓
	CL Commercial Limited		✓
	CG Commercial General		✓
	I Industrial	✓	
<b>Homer</b>			
	RR Rural Residential		✓
	CG Commercial General		✓
<b>Sitka</b>			
	C1 Commercial Limited		✓
	C2 Commercial General		✓
	I Industrial		✓
<b>Bethel</b>			
	GU General Use	✓*	

\* Only if kennels are indoors with outdoor fenced runs.

**17.36.020 Permitted uses.**

Industrial  
District

Permitted principal uses and structures in the I district are:

1. Airplane repairing or reconditioning;
2. Assaying, cabinet shop, chemical laboratory, sash and door mill or assembly of music, candy, and vending machines;
3. Auction business;
4. Battery manufacture, boat building, iron work (ornamental), machine shop, die-casting or electroplating;
5. Bottling plant, brewery, packing house (vegetable or fruit) or wholesale business;
6. Petroleum products storage, service and distribution station, paint storage or paint manufacture;
7. Dry-cleaning and dyeing plant, laundry, linen supply business and rug and carpet cleaning;
8. Cold storage lockers, meat and seafood processing plants;
9. Egg candling and grading, feed grain and hay scales and grain storage;
10. Automobile painting, upholstering, rebuilding, reconditioning, motor exchange, body and fender work;
11. Utility substations;
12. Refrigeration maintenance and repair, steam cleaning and welding service and supplies;
13. Pipe and pole storage;
14. Radio or TV transmitter and/or studios;
15. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts such as coils and transformers;
16. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, drugs, perfumes, perfumed toilet soap, toiletries and food products, vinegar, yeast, fish and meat products, and the rendering or refining of fats and oils;
17. The manufacture of music and scientific instruments, optical goods, cameras, jewelry, small auto accessories, trailers, mobile homes, prefabricated housing modules or units in the manufacture of similar goods;
18. The manufacture of pottery, figurines or other ceramic products;
19. The manufacture and maintenance of electric and neon signs and light sheet metal products, including heating and ventilating ducts and equipment, drain pipes, eaves and the like;
20. Industrial hardware store;
21. Heavy tool and equipment rental;
22. Warehousing of manufactured products;

Industrial  
District

23. Lumber yard, building material manufacture or sales yards;
24. Septic tank pumping business;
25. Freighting, transportation or trucking yard or terminal, railroad and motor freight terminals;
26. Industrial air and gas products;
27. Culvert fabrication;
28. Other comparable uses. (Ord. 454 § 4, 1992)

Compile Chapter

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**The Palmer Municipal Code is current through Ordinance 14-016, passed May 27, 2014.**

Disclaimer: The City Clerk's Office has the official version of the Palmer Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website:

<http://www.cityofpalmer.org/>

City Telephone: (907) 745-3271

Code Publishing Company

# Agricultural District

## **17.57.020 Permitted uses.**

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Permitted principal uses and structures in the AG district are:

- A. Single-family residential dwelling;
- B. General farming of agricultural products, agricultural activities, including the raising or growing of crops, livestock, poultry, bees and other farm animals. Including one principal residential structure and one additional residential structure per farm for farm employee housing, and farm labor housing;
- C. Horse and/or animal shows and arenas, petting farms, animal display, and stables;
- D. Parks, greenbelts, and nature trails, playgrounds and equipment typical of public or school playgrounds, such as slides, swings, etc. (not including motorized vehicles or rides);
- E. Grain, seed and feed stores;
- F. Vegetable and fruit stands;
- G. Farm equipment sales and repair;
- H. Gardens and greenhouses, seasonal U-pick fruit and vegetable operations;
- I. Home occupations;
- J. Food sales and processing of any fruits/produce, bakeries selling baked goods containing produce grown primarily on site (e.g., minimum 25 percent);
- K. Historical agricultural exhibits;
- L. Gift shops for the sale of agricultural products and agriculturally related products;
- M. Gift shops for the sale of non-agriculturally related products such as antiques or crafts (limited to 25 percent of gross sales);
- N. Bed and breakfast establishments;
- O. Travel trailers, campers and motor homes not used or occupied as living quarters. (Ord. 12-005 § 4, 2012)

## **17.57.030 Permitted accessory uses and structures.**

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Uses and structures customarily subordinate or incidental to the principal permitted use or structure. Buildings or structures subordinate and incidental to agricultural uses include, but are not limited to, stables, barns, paddock areas and storage areas. (Ord. 12-005 § 4, 2012)

**17.58.020 Permitted uses.***Business Park District*

The permitted commercial and industrial uses and activities include but are not limited to:

**A. Commercial:**

1. Wholesaling and distribution operations;
2. Wholesale fur dealers, repair and storage;
3. Wholesale furniture and home furnishings stores;
4. Wholesale radio and television stores;
5. Wholesale household appliance stores;
6. Wholesale industrial hardware stores;
7. Pharmaceutical supply houses;
8. Merchandise vending machine sales and service;
9. Wholesale camera and photographic supply houses;
10. Business service establishments, including commercial and job printing;
11. Taxicab stands and dispatching offices;
12. Wholesale sales and showrooms;
13. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like;
14. Plumbing and heating service and equipment dealers;
15. Wholesale paint, glass and wallpaper stores;
16. Wholesale electrical or electronic appliances, parts and equipment;
17. Wholesale aircraft and marine parts and equipment stores;
18. Auctions;
19. Farm equipment stores;
20. Wholesale automotive accessories, parts and equipment stores;
21. Automotive, truck and trailer rental agencies;

22. Lumber yards and builders' supply and storage;
23. Plant nurseries;
24. Truck washes;
25. Frozen food lockers;
26. Crematoriums;
27. Veterinarian clinics and boarding kennels; provided, that such an activity be conducted within a completely enclosed building, except that outdoor exercise yards may be permitted;
28. Snow disposal sites subject to established standards and annual permit;
29. Garden supply stores;
30. Aircraft and boat display lots, new and used;
31. Motorcycle and snow machine display lots, new and used.

B. Industrial:

1. Airplane, automotive, truck or light and heavy equipment assembly, remodeling, maintenance or repair; provided, that these activities are contained within a building or a fence;
2. Beverage manufacture, including breweries;
3. Boat building;
4. Cabinet shops;
5. Machine or blacksmith shops;
6. Manufacture, service or repair of light consumer goods such as appliances, furniture, garments or tires;
7. Metal working or welding shops;
8. Motor freight terminals;
9. Paint shops;
10. Steel fabrication shops or yards;
11. Vocational or trade schools;

12. Utility installations;

13. Warehousing. (Ord. 10-005 § 3, 2010; Ord. 583 § 3, 2002; Ord. 565 § 4, 2000)

**17.58.030 Permitted accessory uses and structures.**

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A. Light or heavy equipment storage yards accessory to a storage, repair or maintenance building on the same property or on adjacent property under the same ownership.

B. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures. (Ord. 10-005 § 3, 2010; Ord. 583 § 4, 2002; Ord. 565 § 4, 2000)

## Chapter 17.54 RR RURAL RESIDENTIAL DISTRICT

### Sections:

- 17.54.010 Intent.
- 17.54.020 Permitted uses.
- 17.54.030 Conditional uses.
- 17.54.040 Standards for a conditional use permit.
- 17.54.050 Prohibited uses.
- 17.54.060 Building height limit.
- 17.54.070 Minimum lot requirements.
- 17.54.080 Parking.

### **17.54.010 Intent.**

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The rural residential (RR) district is established to provide for a diverse residential zone with large lots and low density that will stabilize and protect the rural characteristics of areas which, because of location, topography, level of services, or other natural or development factors, are best served by such designation. Home based commercial business and agricultural activities may also be allowed as accessory or conditional uses to a limited extent that is not harmful to the primarily rural residential character of the area. (Ord. 12-004 § 4, 2012)

### **17.54.020 Permitted uses.**

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Permitted principal uses and structures in the RR district are:

- A. One-family dwellings;
- B. One accessory dwelling unit;
- C. Two-family dwellings;
- D. Bed and breakfast;
- E. Child care facilities and preschools, both operating as day care only;
- F. Churches, synagogues, temples, chapels, mosques or similar places of worship and related structures;
- G. Greenhouses, truck gardens, raising of bush and tree crops, flower gardens and nurseries, when incidental to residential use;
- H. Home occupations;
- I. Parks and playgrounds;
- J. Recreational shop buildings not used for commercial purposes;
- K. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters, not to include commercial storage;
- L. Storage sheds;
- M. Senior care facility operating up to a 24-hour basis;

N. Assisted living centers operating on a 24-hour basis;

O. Hospice facilities. (Ord. 12-004 § 4, 2012)

#### **17.54.030 Conditional uses.**

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Uses which may be permitted in the RR district by obtaining a conditional use permit are uses such as, but not limited to, the following:

A. Community and publicly owned recreational centers;

B. Driving ranges and golf courses;

C. Home based commercial business;

D. Public and private schools and learning centers;

E. Public facilities such as fire stations, libraries and museums;

F. Public utility installations and substations, but not including corporate offices, storage or repair yards, warehouses, and similar uses;

G. Seasonal roadside stands for the sale of produce and flowers;

H. Special needs day care facilities. (Ord. 12-004 § 4, 2012)

#### **17.54.040 Standards for a conditional use permit.**

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In addition to the requirements of PMC 17.72.050, the following standards shall be met for a conditional use permit:

A. The use shall not unreasonably interfere with or cause undue annoyance to residential uses by reason of visual appearance, bright or flashing lights, odor, noise, dust, traffic, or other negative effects.

B. Neither the deliveries of bulk goods or materials, nor the on-street parking of related vehicles, shall adversely impact the normal traffic associated with the neighborhood.

C. Sufficient access is provided.

Conditions may be imposed by the commission with respect to location, screening, fencing, buffering, hours of operation, traffic, landscaping, or otherwise if reasonably necessary to satisfy these standards. (Ord. 12-004 § 4, 2012)

#### **17.54.050 Prohibited uses.**

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Prohibited uses and structures in the RR district are all uses and structures not specified as permitted outright, conditionally permitted, or as accessory. (Ord. 12-004 § 4, 2012)

#### **17.54.060 Building height limit.**

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The maximum building height shall be 35 feet above grade. (Ord. 12-004 § 4, 2012)

#### **17.54.070 Minimum lot requirements.**

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A. Minimum lot width: 100 feet.

B. Minimum lot area: one acre.

C. Minimum setback requirements:

1. Front yard: 30 feet.
2. Side yard: 30 feet.
3. Side yard on street side of corner lot: 30 feet.
4. Rear yard: 30 feet.

D. Maximum lot coverage by all buildings: 30 percent. (Ord. 12-004 § 4, 2012)

**17.54.080 Parking.**

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Parking spaces shall meet the requirements of PMC 17.64.010 through 17.64.031. (Ord. 12-004 § 4, 2012)

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**The Palmer Municipal Code is current through Ordinance 14-016, passed May 27, 2014.**

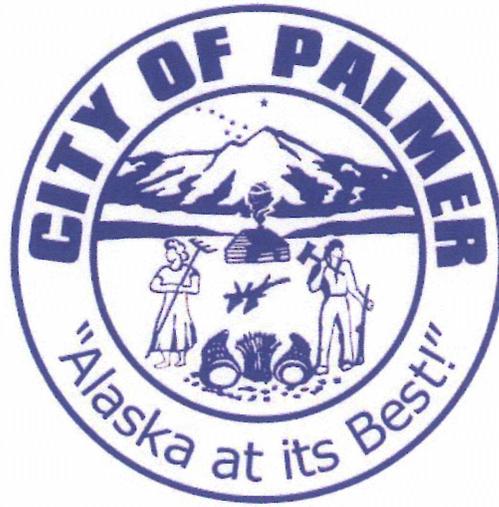
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## Plat Reviews



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 14-010**

**SUBJECT:** Tract 2, Brasil Springs Survey

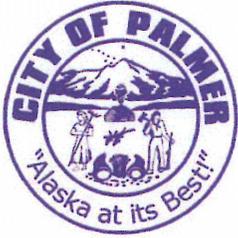
**AGENDA OF:** June 19, 2014

**ACTION:** Review and comment

**Attachment(s):** 1) Memorandum  
2) Pre-application Routing Package from MSB Platting Division

**Summary:** The request is to create a seven-ten acre tract at the northern end of Tract 2, Brasil Springs Survey, located outside Palmer city limits; then create 20 one-acre lots out of the remainder. Petitioner wishes to create the 20 one-acre lots in phases. There is a City of Palmer well on this parcel.

**Recommendation:** The staff comments regarding the pre-application packet are attached.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

MEMORANDUM

TO: Paul Hulbert, Chief of Platting  
FROM: Kimberly McClure, Planning Technician  
DATE: May 20, 2014  
SUBJECT: Tract 2, Brasil Springs Survey

Inside City Limits

Outside City Limits

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We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No comments received.
2. Building Inspector: No changes necessary.
3. Community Development: The proposed lots and tract are adequate in size. Petitioner would request access to Palmer-Fishhook for proposed large tract and access would be provided for proposed one-acre lots on attached drawing.
4. Fire Chief: No changes necessary.
5. Public Works: No comments received.
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the June 19 P & Z meeting. Any additional comments will be forwarded after the meeting.

## Kimberly McClure

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**From:** Amy Otto-Buchanan [Amy.Otto-Buchanan@matsugov.us] on behalf of Platting [Platting@matsugov.us]  
**Sent:** Wednesday, May 14, 2014 4:09 PM  
**To:** Kimberly McClure; Sandra Garley  
**Subject:** FW: Travis Denevan Pre-Application Conference Request 05/27/2014  
**Attachments:** SKMBT\_C65414051308260.pdf

Am forwarding this to you ladies as there is a City of Palmer well on this parcel, or at least that's what I have been told. Thought you'd want to know and weigh in. Call me if you have any questions. Thanks. A.

Amy Otto-Buchanan  
Platting Technician  
email: [amy.otto@matsugov.us](mailto:amy.otto@matsugov.us)  
Phone: 861.7872 (direct line)

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**From:** Amy Otto-Buchanan **On Behalf Of** Platting  
**Sent:** Tuesday, May 13, 2014 8:36 AM  
**To:** Kemplen, Allen (DOT); [kevin.vakalis@alaska.gov](mailto:kevin.vakalis@alaska.gov); [steven.banse@alaska.gov](mailto:steven.banse@alaska.gov); Sheila Armstrong; Fran Seager-Boss; Heather Ralston; Richard Martin; Theresa Taranto; Richard Boothby; Frankie Barker; Fizz Leopold; Jennifer Ballinger; Paul Hulbert; Cindy Corey; Pierre Stragier; Andy Dean; Elizabeth Weiant; Susan Lee; Jill Irsik; Brad Sworts; Debby McKimmey; Debbie Passmore; Lauren Driscoll  
**Subject:** Travis Denevan Pre-Application Conference Request 05/27/2014

Comments are due by May 20, 2014. Please let me know if you have any questions. Thanks. A.

Amy Otto-Buchanan  
Platting Technician  
email: [amy.otto@matsugov.us](mailto:amy.otto@matsugov.us)  
Phone: 861.7872 (direct line)



The well houses still stand at Brasil Springs and are visible from Mile 2 Fishhook Rd. This is the ranch of an early freighter named Carnegie, and the springs are the headwaters of a creek bearing his name. He hauled coal along the Watson trail from Chickaloon to Knik, but primarily to the mines at Hatcher Pass. Besides water for the horses, the ranch featured the junction of the Watson Trail with the trail to the mines, which is now the alignment of the upper Palmer-Fishhook Rd.

The Co-op later needed even more water, so extended the aqueduct about ½ mile north to a creek that crosses the road just north of Trunk Rd., now misnamed Carnegie Creek.

There are several stories of minnows showing up in the faucets of the community center.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
PRE-APPLICATION ROUTING SLIP**

*Received*  
**MAY 15 2014**  
*City of Palmer*

**DUE DATE:** May 20, 2014  
**MEETING DATE:** May 27, 2014  
**TIME:** 10 a.m.  
**E-MAIL:** tdenevan@hotmail.com  
**PETITIONER / #:** Travis Denevan 982-6013 or 746-4569  
**OWNER(s) / #:** Gus and Janice Rodes  
**SEC/TWP/RNG:** SEC 24, T18N, R01E  
**TAX MAP:** WA 08  
**SUBDIVISION:** Brasil Springs Survey  
**TAX ID:** 53006000T002  
**REQUEST:** Create a seven-ten acre tract at the northern end of Tract 2; then create 20 one-acre lots out of the remainder. Petitioner wishes to create the 20 one-acre lots in phases.

**SENT PRE-APP PACKET TO:**

**PLATTING ASST, MARILYN MCGUIRE**  
**ASSESSMENTS, SHEILA ARMSTRONG**  
**CULTURAL RESOURCES, FRAN SEAGER-BOSS**  
**CULTURAL RESOURCES, HEATHER RALSTON**  
**CULTURAL RESOURCES, RICHARD MARTIN**  
**CODE COMPLIANCE, THERESA TARANTO**  
**EM SERVICES, RICHARD BOOTHBY**  
**ENVIRONMENTAL PLANNER, FRANKIE BARKER**  
**LIDS, FIZZ LEOPOLD**  
**O & M DIVISION, JENNIFER BALLINGER**

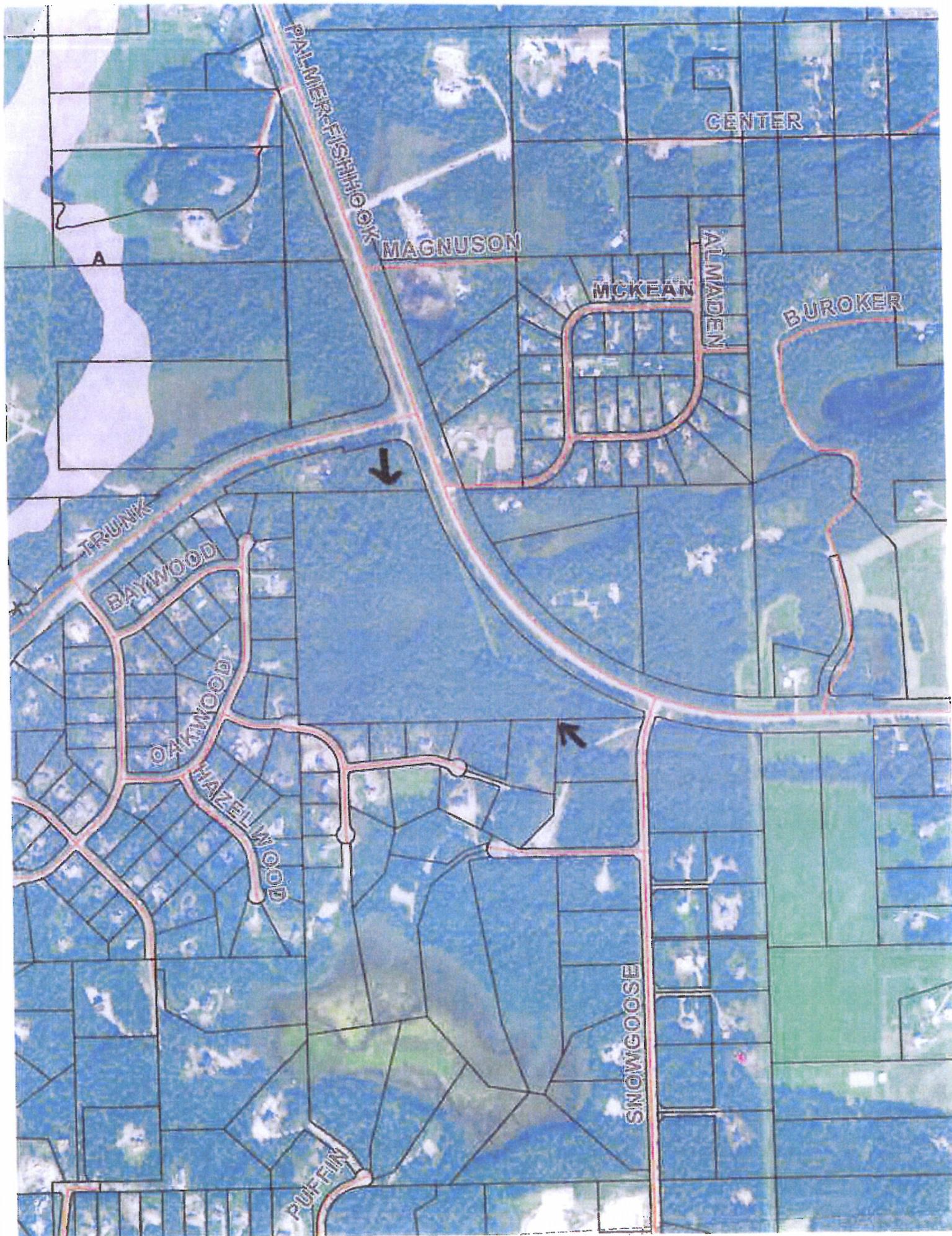
**PLATTING OFFICER, PAUL HULBERT**  
**CAPITAL PROJECTS, CINDY COREY**  
**ENGINEERING, PIERRE STRAGIER**  
**ROW COORDINATOR, ANDY DEAN**  
**COMMUNITY DEVELOPMENT, ELIZABETH WEIANT**  
**DEVELOPMENT SERVICES, SUSAN LEE**  
**COMMUNITY DEVELOPMENT, JILL IRSIK**  
**TRANSPORTATION PLANNER: BRAD SWORTS**  
**PRE-DESIGN DIVISION, DEBBIE PASSMORE/DEBBY McKIMMEY**  
**PLANNING DIVISION, LAUREN DRISCOLL**

**COMMENTS:**

PRE-APP CHECK LIST.	
TASK	COMPLETE
Collect \$25 / Receipt	√
Collect Map	√
Collect Application	√
Schedule Date	√
Apt. Sheet to Customer	√
Summary (2 Sheets)	
*Govern	√
*My Property	√
GIS Tax Map	√
Aerial Map	√
SOA Road ?	Yes
Cartograph Sheet	√
CITY P/W/H?	None
MM Check	✓
E-Mail for Comments	







Pre-Application Conference Request

Name, phone # and address of requestor(s):

Name, phone #, address of owner(s) (if different):

Travis Denevan PO Box 3253 4394 N Farm Loop Rd Palmer AK 99645

Cellular: 907-982-6013 Office: 907-746-4569 tdenevan@hotmail.com

Required Items:

- 1.  Fee of \$25.00. Exact cash amount or check made out to MSB.  TAX MAP # 70195-WA08
- 2.  Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
S18N01E24 Basil Springs Survey Tract 2 4836 N Palmer-Fishhook Rd  
Palmer AK 99645
- 3.  Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
- 4.  Existing rights of way shown with names.
- 5.  If eliminating lot lines or easement/right-of-way vacations: provide copy of map showing the area of vacation or the lot line to be eliminated.
- 6.  If creating a street or road: proposed rights of way shown.
- 7.  Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:  
I am interested in subdividing the subject property with roughly  
1 each 10 acre parcel and 20 each 1 acre house lots.

I intend on residing on the 10 acres with my business and would request access to Palmer-Fishhook; the remaining 20 lots may be done in phases as roughly proposed.

***Pre-application conferences are scheduled ten to 21 days after acceptance of fees.***

Provide if available:

Documentation of any easements  
Topography  
As-Built Survey

PRE-APPLICATION CONFERENCE DATE & TIME:

May 27th Tues @ 10AM

The pre-application conference is a meeting between petitioner and Platting staff where staff reviews with the petitioner the MSB platting procedures, development policies, public improvement ordinance requirements, and other requirements affecting the proposed plan. ***The Pre-Application conference requires preparation by both parties to maximize the benefits to both parties. In order to give our customers the best possible service, we need to know specifically what is wanted. Vague ideas do not give us enough information to provide the customer a full picture of what may or may not be required to process this request.***

Return to: Matanuska-Susitna Borough  
Attention: Platting Division  
350 E. Dahlia Ave  
Palmer AK 99645

**PAID**  
5/10/11  
ARB



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 14-013**

**SUBJECT:** Lot 1, Block 1, Egtvet #2 and Tax Parcel A34, Section 4, Township 17 North, Range 2 East, Seward Meridian.

**AGENDA OF:** June 19, 2014

**ACTION:** Review and comment

**Attachment(s):** 1) Memorandum  
2) Pre-application Routing Package from MSB Platting Division

**Summary:** The request is to combine Parcel A34 with Lot 1, Block 1, Egtvet #2, located inside Palmer city limits.

**Recommendation:** The staff comments regarding the pre-application packet are attached.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

## MEMORANDUM

TO: Paul Hulbert, Chief of Platting  
FROM: Kimberly McClure, Planning Technician  
DATE: June 6, 2014  
SUBJECT: Lot 1, Block 1, Egtvet #2 and Tax Parcel A34, Section 4,  
Township 17 North, Range 2 East, Seward Meridian

Inside City Limits

Outside City Limits

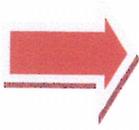
---

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No comments received.
2. Building Inspector: Need to provide apparatus access & turn-a-round if longer than 150' as per I.F.C.
3. Community Development: Both parcels are zoned R-1, Single-family Residential. Both parcels would meet the required minimum lot area. Access would be from South Gulkana Street.
4. Fire Chief: See Building Inspector's comments.
5. Public Works: May need a driveway permit from the City.
6. Planning and Zoning Commission: This plat is scheduled to be reviewed by the P & Z Commission at the June 19 meeting. Any additional comments will be forwarded.

**From:** [Tom Healy](#)  
**To:** [Kimberly McClure](#)  
**Subject:** RE: Question about Lot 1, Block 1, Egtvet #2  
**Date:** Friday, May 30, 2014 4:31:10 PM

---



I reviewed the platting action stuff. Since it's privately owned, the City has no stake in any use of the lot for public purposes.

---

**From:** Kimberly McClure  
**Sent:** Friday, May 30, 2014 4:02 PM  
**To:** Tom Healy  
**Subject:** RE: Question about Lot 1, Block 1, Egtvet #2

Pippel Family Limited Partnership is the owner according to the Borough tax record. (This lot is part of the proposed platting action that I sent out to the departments on May 27.)

Kimberly McClure  
Planning & Code Compliance Technician  
City of Palmer  
Department of Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
Fax (907) 745-5443  
<mailto:kmclure@palmerak.org>

---

**From:** Tom Healy  
**Sent:** Friday, May 30, 2014 3:45 PM  
**To:** Kimberly McClure  
**Subject:** RE: Question about Lot 1, Block 1, Egtvet #2

Who owns this lot? If it's the City, then it could be an extension of Fireweed.

---

**From:** Kimberly McClure  
**Sent:** Friday, May 30, 2014 11:36 AM  
**To:** Tom Healy  
**Subject:** Question about Lot 1, Block 1, Egtvet #2

Good morning Tom,

The question has come up from Lisa at the Borough wanting to know if the City of Palmer considers Lot 1, Block 1, of Egtvet #2 to be an extension of E. Fireweed Avenue. Do you have any knowledge of whether Lot 1 was considered to be an extension?

I attached an enlarged copy of the tax map for this area.

Thanks,

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
PRE-APPLICATION ROUTING SLIP**

DUE DATE: **June 6, 2014**  
 MEETING DATE: **June 11, 2014**  
 TIME: **10:00 a.m.**  
 E-MAIL: **None**  
 PETITIONER / #: **Michael Hanson # 355-6453**  
 OWNER(s) / #: **Pippel Family Ltd Partnership - Robert Pippel**  
 SEC/TWP/RNG: **SEC 04, T17N, R02E**  
 TAX MAP: **PA 12**  
 SUBDIVISION: **EGTVET #2**  
 TAX ID: **17N02E04A034 & 5007B01L001**  
 REQUEST: **Combine Parcel A34 with Lot 1.**

Received  
**MAY 27 2014**  
 City of Palmer

**SENT PRE-APP PACKET TO:**

PLATTING ASST, **MARILYN MCGUIRE**  
 ASSESSMENTS, **SHEILA ARMSTRONG**  
 CULTURAL RESOURCES, **FRAN SEAGER-BOSS**  
 CULTURAL RESOURCES, **HEATHER RALSTON**  
 CULTURAL RESOURCES, **RICHARD MARTIN**  
 CODE COMPLIANCE, **THERESA TARANTO**  
 EM SERVICES, **RICHARD BOOTHBY**  
 LIDS, **MARCIA VONEHR**  
 ENVIRONMENTAL PLANNER, **FRANKIE BARKER**  
 O & M DIVISION, **JENNIFER BALLINGER**

PLATTING OFFICER, **PAUL HULBERT**  
 CAPITAL PROJECTS, **CINDY COREY**  
 ENGINEERING, **PIERRE STRAGIER**  
 ROW COORDINATOR, **ANDY DEAN**  
 COMMUNITY DEVELOPMENT, **ELIZABETH WEIANT**  
 DEVELOPMENT SERVICES, **SUSAN LEE**  
 COMMUNITY DEVELOPMENT, **JILL IRSIK**  
 TRANSPORTATION PLANNER: **BRAD SWORTS**  
 PLANNING DIVISION, **LAUREN DRISCOLL**  
 PRE-DESIGN DIVISION, **DEBBIE PASSMORE &  
 DEBBY MCKIMMEY**

**COMMENTS:**

PRE-APP CHECK LIST.	
TASK	COMPLETE
Collect \$25 / Receipt	✓
Collect Map	✓
Collect Application	✓
Schedule Date	✓
Apt. Sheet to Customer	✓
Summary (2 Sheets)	
*Govern	✓
*My Property	✓
GIS Tax Map	✓
Aerial Map	✓
SOA Road ?	no
Cartograph Sheet	✓
CITY P/W/H?	yes - P
MM Check	✓
E-Mail for Comments	

JOHN SUB

3433

FIREWEED AVE

(11)

ERDOCE TP 4

ARBOR STATES

(5910)

TP 4

HERMON-HARDISTY

ADD NO 1

47

A32

1B

A31 (5987)

30 PRIVATE RESIDENTIAL TRACTS  
TASSEL TOWN, N.Y.

(5007) 1 REGTY ET 2

A34

A33

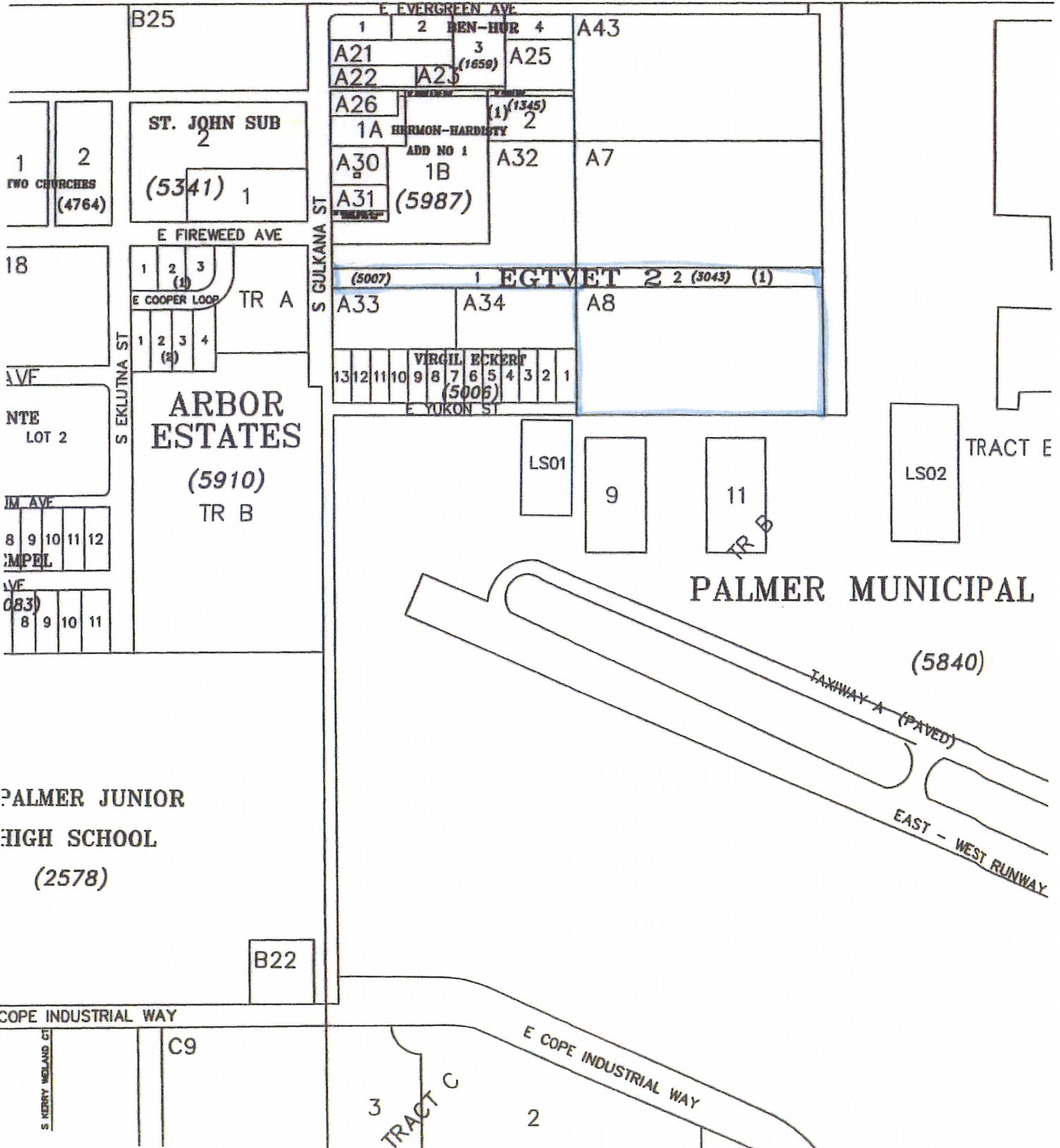
A8

13	12	11	10	9	8	7	6	5	4	3	2	1
VIRGIL ECKERT												
(5006)												

E YUKON ST

LS01

9



B25

E EVERGREEN AVE

1	2	BEN-HUR		4	A43							
A21		3		A25								
A22	A23	(1659)										
A26			(1)(1345)									
1A	HARMON-HARDISTY		2									
A30	ADD NO 1		A32	A7								
A31	(5987)											
(5007)												
A33		A34		A8								
1 EGTVET 2 2 (3043) (1)												
VIRGIL ECKERF												
13	12	11	10	9	8	7	6	5	4	3	2	1
(5006)												
E YUKON ST												

1 2  
TWO CHURCHES  
(4764)

ST. JOHN SUB  
2  
(5341) 1

E FIREWEED AVE  
1 2 3  
(1)  
E COOPER LOOP TR A

S EKLUTNA ST  
1 2 3 4  
(9)  
**ARBOR ESTATES**  
(5910)  
TR B

18  
NTE LOT 2

IM AVE  
8 9 10 11 12  
MPPL

VE  
(83)  
8 9 10 11

PALMER JUNIOR  
HIGH SCHOOL  
(2578)

B22

COPE INDUSTRIAL WAY

C9

3 TRACT C

E COPE INDUSTRIAL WAY

2

LS01

9

11

LS02

TRACT E

PALMER MUNICIPAL

(5840)

TAXWAY A (PAVED)

EAST - WEST RUNWAY



A22

A23

E ELMWOOD AVE

A26

1A

HERMON-HARDISTY

(1345)

(1)

ADD NO 1

A30

A32

A31

(5987)

E FIREWEED AVE

S GULKANA ST

(5007)

ECTVET 2

ANAT\_024\_SE

A33

TRA

PA12

S GULKANA ST

VIRGIL ECKERT

(5006)

E YUKON ST

E YUKON ST

Dr Myron F. Babb Arboretum



LS01

**Pre-Application Conference Request**

RECEIVED

MAY 22 2014

Name, phone # and address of requestor(s):

Michael Hanson  
(907) 355-6453  
525 E Dolphin

Name, phone #, address of owner(s) (if different):

Robert W Poppel  
Poppel Farm Ltd Partnership  
PO box 65533 Tucson, AZ 85728

PLATTING

**Required Items:**

1.  Fee of \$25.00. Exact cash amount or check made out to MSB.  TAX MAP # PA12
2.  Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
17N02E04A034  
5007B01L001
3.  **Basic dimensions** of the lots to be created, the road to be built, the area to be vacated, etc.
4.  Existing rights of way shown with names.
5.  **If eliminating lot lines or easement/right-of-way vacations:** provide copy of map showing the area of vacation or the lot line to be eliminated.
6.  **If creating a street or road:** proposed rights of way shown.
7.  Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:

Combine tax parcel A34 with lot 2 EGTVEY

***Pre-application conferences are scheduled ten to 21 days after acceptance of fees.***

Provide if available:

Documentation of any easements  
Topography  
As-Built Survey

**PRE-APPLICATION CONFERENCE DATE & TIME:**

will call

The pre-application conference is a meeting between petitioner and Platting staff where staff reviews with the petitioner the MSB platting procedures, development policies, public improvement ordinance requirements, and other requirements affecting the proposed plan. *The Pre-Application conference requires preparation by both parties to maximize the benefits to both parties. In order to give our customers the best possible service, we need to know specifically what is wanted. Vague ideas do not give us enough information to provide the customer a full picture of what may or may not be required to process this request.*

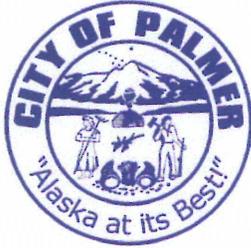
Return to: Matanuska-Susitna Borough  
Attention: Platting Division  
350 E. Dahlia Ave  
Palmer AK 99645

PAID  
Credit card  
5-22-14



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 14-014**

- SUBJECT:** Tract B, Hidden Ranch Phase III – proposed Master Plan and variance request for Hidden Ranch Phase IV & V
- AGENDA OF:** June 19, 2014
- ACTION:** Review and comment
- Attachment(s):**
- 1) Memorandums and email to Borough
  - 2) Proposed T-Turnaround information from Joy Cypra, Alaska Rim Engineering
  - 3) Master Plan and Variance Request from MSB Platting Division
- Summary:** The request is to create a 2 phase Master Plan of 60 lots from Tract B, Hidden Ranch Ph. III (Plat #2005-25) to be known as Hidden Ranch Ph. IV & V, located inside Palmer city limits. A variance request from MSB 43.20.055(A)(3) was requested to allow for 50' wide right-of-ways with 5' wide adjacent snow storage and maintenance easements instead of the required 60' right-of-ways.
- Recommendation:** The staff comments regarding the Master Plan packet are attached.



## MEMORANDUM

TO: Paul Hulbert, Chief of Platting  
FROM: Kimberly McClure, Planning Technician  
DATE: June 6, 2014  
SUBJECT: Master Plan, Variance Request from MSB and T Turnaround for Tract B, Hidden Ranch Phase III

Inside City Limits

Outside City Limits

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We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments for the above referenced subject:

1. City Manager: No comments received.
2. Building Inspector: Revised turn-a-round ok. Hydrant (fire) should be placed as per city codes and International Fire Code (IFC 2009).
3. Community Development: This property is zoned R-1E, Single-family Residential Estate. The minimum lot area requirement in the R-1E district is 20,000 square feet with a minimum average lot width of 85 feet. Each lot shall have not less than 45 feet of frontage when a lot fronts on a cul-de-sac or 60 feet of frontage on a street, according to PMC 17.52.080 Minimum lot requirements. Access for proposed subdivision will be from North Esty Drive with secondary access from East Hidden Ranch Loop. **\*\*Please see attached memo for additional comments.**
4. Fire Chief: T-Turnaround should meet requirements of IFC.
5. Public Works: Proposed Drainage Plan differs from original plan. Applicant must submit calculations showing proposed drainage plan will meet storm water demands. The T-Turnaround looks acceptable, but I defer to the Fire Chief who has a better understanding of the turn-around standards.
6. Planning and Zoning Commission: This proposed platting action is scheduled to be reviewed at the June 19 P & Z meeting. Any additional comments will be forwarded.



## DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

### MEMORANDUM

TO: Matanuska-Susitna Borough, Attn: Platting Department  
FROM: Kimberly McClure, Planning & Code Compliance Technician  
DATE: 5-27-14  
SUBJECT: Snow storage and maintenance easement for proposed Hidden Ranch Phase IV subdivision

On May 2, 2014, Sandra Garley, Director of Community Development and I met with Tom Healy, Director of Public Works for City of Palmer to review the 5' snow storage and maintenance easement for the proposed Hidden Ranch Phase IV subdivision.

The original master plan for Hidden Ranch was previously accepted with a variance from curb and gutter requirements that was conditional upon the development and maintenance of an adequate drainage plan.

After review of the proposed Hidden Ranch Phase IV plat, the following items were noted:

- The 50' ROW with the added 5' snow storage & maintenance easement and the 15' utility easement on both sides of the 50' ROW as shown on the Master Plan of Hidden Ranch Subdivision Phases IV & V will be acceptable.
- The City does require a plat note to be added stating that all lots must comply with the drainage plan and all ditches for drainage are required to be kept clear from any debris.
- The cul-de-sacs are required to have a minimum radius of 60' as required by the Fire Chief.

**\*In addition**, please be reminded of the following items previously discussed and required:

- A new subdivision agreement for the new phase will be required.
- Applicant/Subdivider shall apply for a variance from the required minimum right-of-way width of proposed streets from the City of Palmer according to PMC 12.12.080. (Variance application attached.)
- The proposed drainage plan for Phase IV is different from the original approved drainage plan submitted by Denali North in December 2001. Applicant/Subdivider shall provide an engineer's written determination that the proposed drainage plan for Phase IV is adequate to collect and dispose of storm and melt water.

**From:** Kimberly McClure  
**To:** "[plattin@matsugov.us](mailto:plattin@matsugov.us)"  
**Cc:** "Paul Hulbert"  
**Subject:** proposed platting action: Egtvet #2 & 17N02E04A034 and Hidden Ranch Phase IV and V  
**Date:** Friday, June 06, 2014 4:30:00 PM  
**Attachments:** [Memo to Borough for Review.pdf](#)  
[Memo to Borough for Master Plan, MSB Variance Request and T Turnaround.pdf](#)

---

Good afternoon,

Attached are the comments received for the proposed platting actions for Lot 1, Block 1, Egtvet #2 and 17N02E04A034 and Hidden Ranch Phase IV and V Master Plan, Variance Request from MSB and T –Turnaround. Please note the variance request from the City of Palmer for the minimum right-of-way width will need to be submitted along with the \$250 nonrefundable fee to the City Clerk. There will be a public hearing held for the variance request and will be heard before City Council. The City Council will either deny or approve the variance request.

These proposed platting actions will be reviewed at the June 19 P & Z meeting. Any additional comments will be forwarded.

Kimberly McClure  
Planning & Code Compliance Technician  
City of Palmer  
Department of Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
Fax (907) 745-5443  
<mailto:kmccclure@palmerak.org>

**From:** [Joy Cypra](#)  
**To:** [Tom Healy](#)  
**Cc:** [Sandra Garley](#); [Kimberly McClure](#); [norm@alaskarim.com](mailto:norm@alaskarim.com)  
**Subject:** FW: Hidden Ranch T Turnaround  
**Date:** Wednesday, June 04, 2014 2:28:00 PM  
**Attachments:** [image001.png](#)  
[Prelim T-Turnaround Detail.pdf](#)  
[T Turnarund Option.pdf](#)

---

Hi Tom

I am doing a follow up to see if the City would have any issues regarding the T-Turnaround rather than the temporary cul-de-sac for the west end of Esty? This would be located within the existing section line easements. Let us know what your thoughts on this are.

Thanks,



**Alaska Rim Engineering**

**Joy Cypra,**

**Platting Manager**

[joy@alaskarim.com](mailto:joy@alaskarim.com)

**(907)745-0222**

---

**From:** Joy Cypra [mailto:[joy@alaskarim.com](mailto:joy@alaskarim.com)]  
**Sent:** Tuesday, May 27, 2014 2:01 PM  
**To:** Sandra Garley ([sgarley@palmerak.org](mailto:sgarley@palmerak.org)); Tom Healy ([thealy@palmerak.org](mailto:thealy@palmerak.org))  
**Cc:** 'norm@alaskarim.com'  
**Subject:** FW: Hidden Ranch T Turnaround

Hi Sandra and Tom

Hope your Memorial Day was good. I am following up to see if you had a chance to review the T-Turnaround rather than the cul-de-sac bulb for the temporary turnaround on Esty Drive.

We heard from Peggy at MSB that you had some follow up questions regarding the drainage plan Norm will follow up on this.



**Alaska Rim Engineering**

**Joy Cypra,**

**Platting Manager**

[joy@alaskarim.com](mailto:joy@alaskarim.com)

**(907)745-0222**

---

**From:** Joy Cypra [<mailto:joy@alaskarim.com>]  
**Sent:** Wednesday, May 21, 2014 2:16 PM  
**To:** Sandra Garley ([sgarley@palmerak.org](mailto:sgarley@palmerak.org)); Tom Healy ([thealy@palmerak.org](mailto:thealy@palmerak.org))  
**Cc:** 'norm@alaskarim.com'; 'jgastaldi@gci.net'  
**Subject:** Hidden Ranch T Turnaround

Hello Sandra and Tom

We received a copy of the Memo sent to the Borough regarding the Hidden Ranch Phase IV Subdivision and we appreciate the review from the city and the acceptance of the 50 foot wide roads with the additional 5 ft. snow storage easements on both sides.

We are sending you a detail of a "T"-Turnaround which would extend the road for Esty Drive to be placed within the 66 foot section line easements located on the west side of this property. This option was brought up at the pre-application meeting at the MSB. It would help to eliminate the need for a temporary cul-de-sac bulb which was shown on the original submittal for the construction for Esty Drive. If the "T"-Turnaround could be constructed within the existing 66 foot section line easement, this would eliminate the need for a temporary cul-de-sac. An issue that arises with the temporary cul-de-sac's is when the road gets extended, does the temporary cul-de-sac get automatically removed and re-constructed. With the existing easements on the west boundary, we can construct the 'T'-Turnaround in the easement and then there is no need to remove the temporary cul-de-sac bulb. The 'T'-Turnaround would also help with the enlarged cul-de-sac bulb which was being requested in the memo.

We have attached the "T"-Turnaround details for your review. Please let us know if you have any questions on this matter.



***Alaska Rim Engineering***

**Joy Cypra,**

**Platting Manager**

[joy@alaskarim.com](mailto:joy@alaskarim.com)

**(907)745-0222**

ALASKA RIM ENGINEERING, INC.

9131 E. Frontage Road  
Palmer, Alaska 99645

PH: (907) 745-0222 FAX: (907) 746-0222

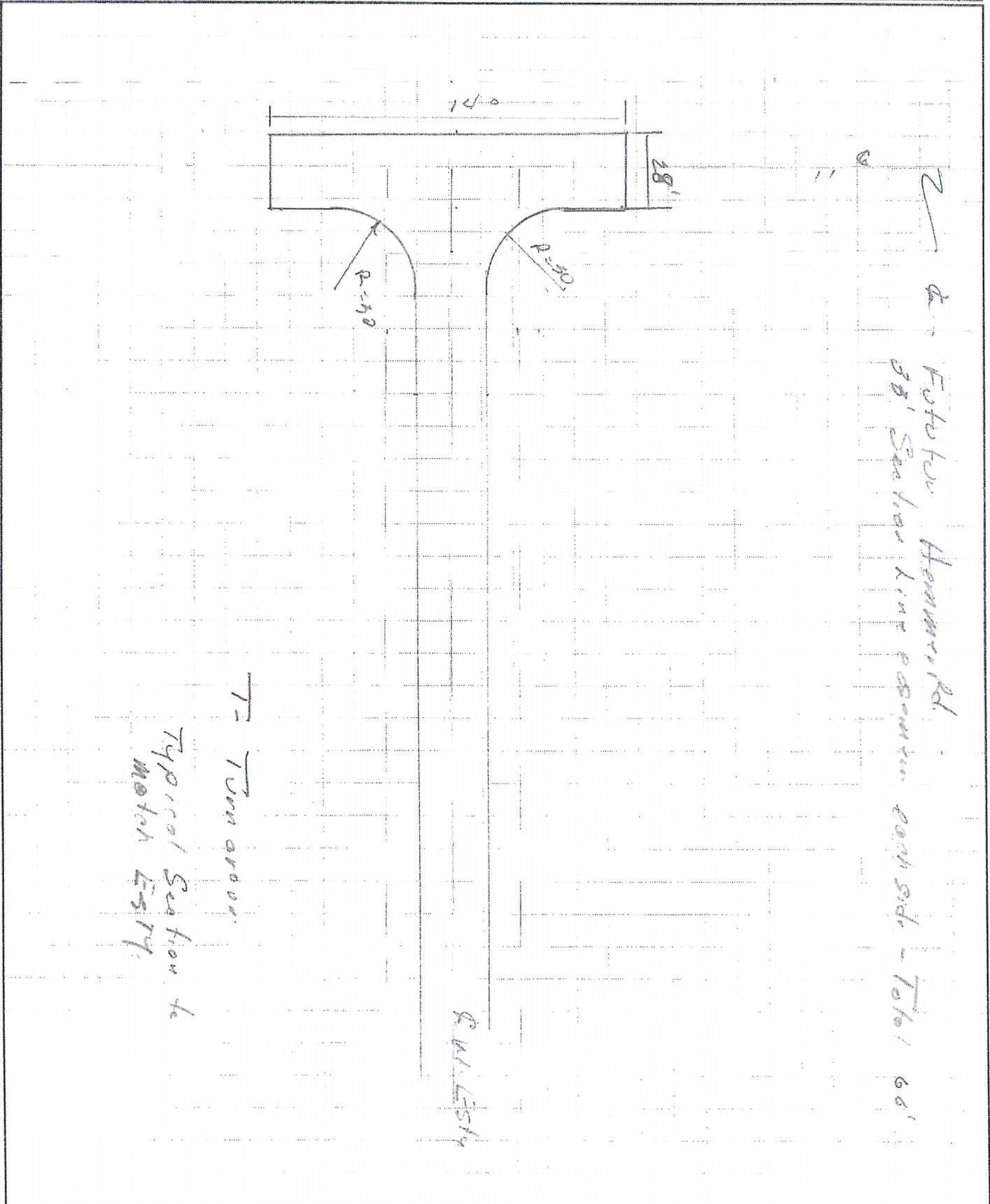
JOB 13-00105 Hedden dorch

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_







**MATANUSKA-SUSITNA BOROUGH**  
**• PLATTING DIVISION •**

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

Received

MAY 15 2014

City of Palmer

Comments Due: June 6, 2014

May 15, 2014

**Master Plan Distribution List**

AK Dept. of Transportation – Anchorage  
AK Dept. of Transportation – Palmer  
AK Dept. of Transportation – Aviation  
AK DNR, Division of Mining/Land/Water  
AK DNR, Public Access Defense  
AK DF&G, Habitat Mgmt. & Permitting  
**AK DF&G, Division of Sport Fish**  
AK Railroad, Engineering Department  
**Corp of Engineers**  
**City of Palmer**  
Community Council  
**Fire Service Area: City of Palmer**  
**Road Service Area: City of Palmer**  
MSB – Borough Attorney

**MSB – Emergency Services**  
**MSB – Community Development**  
**MSB – Cultural Resources**  
**MSB – Capital Projects, Engineering**  
MSB – Public Works, O&M  
**MSB – Assessments**  
**MSB – Code Compliance**  
**MSB – Planning Division**  
**MSB – Pre-Design Division**  
MSB – Permit Center  
**M.E.A.**  
**M.T.A.**  
**ENSTAR**  
**GCI**

**TAX MAP: PA 12**

**ASSEMBLY DISTRICT: 2**

**Pre-App: 4/4/2014**

**TITLE: HIDDEN RANCH PH IV & V MASTER PLAN**  
**LEGAL: SECTION 5, T17N, R2E, SEWARD MERIDIAN, ALASKA**  
**PETITIONER: SPINELL HOMES INC.**  
**ADDRESS: 1900 W. NORTHERN LIGHTS #200, ANCHORAGE AK 99517**  
**SURVEYOR: GASTALDI LAND SURVEYING, LLC**  
**ADDRESS: 2000 E. DOWLING RD #8, ANCHORAGE AK 99507**

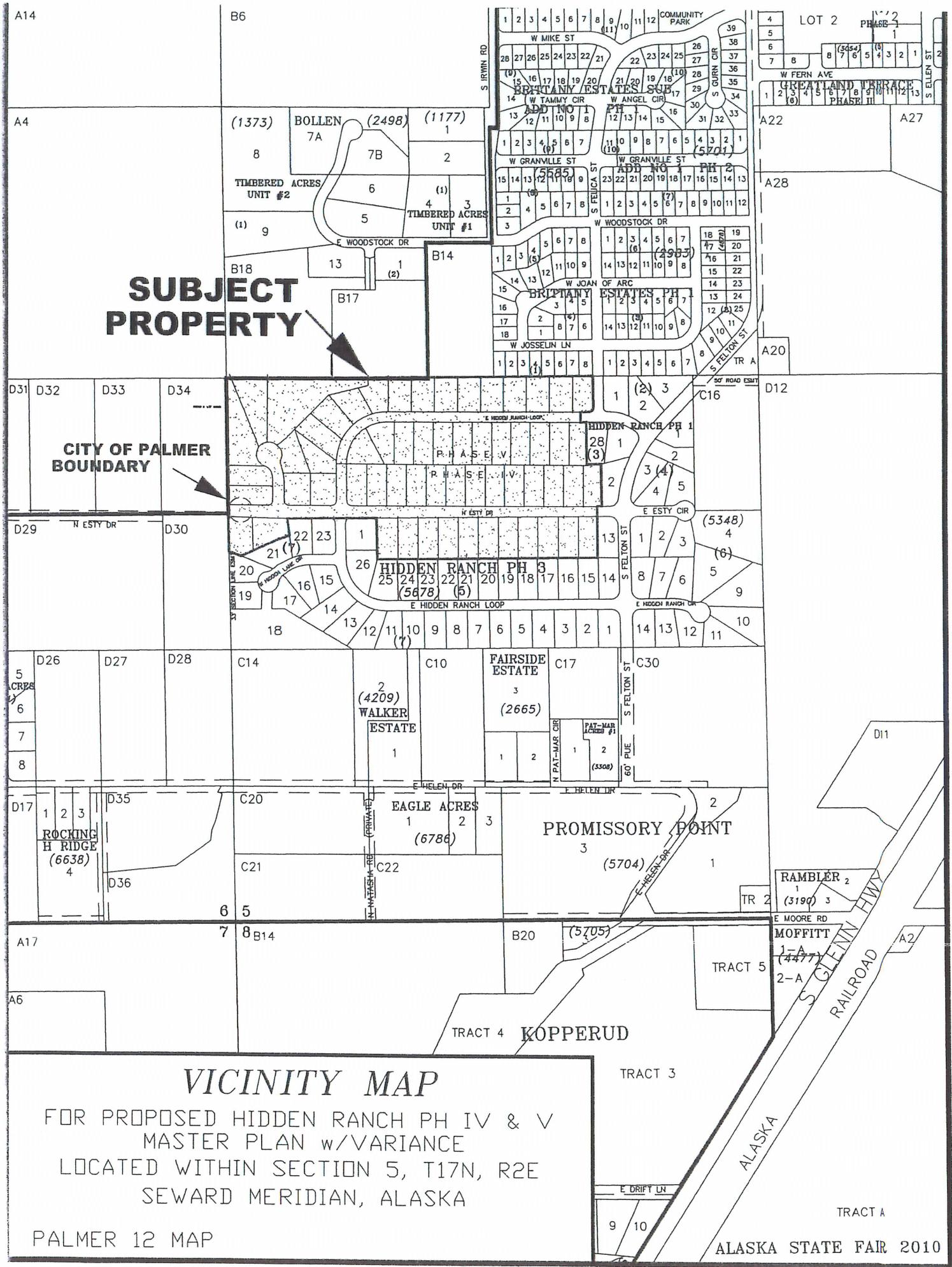
Attached is a copy of a petition which has been received by the Matanuska-Susitna Borough Platting Division for the proposed Master Plan with Variance of subject property.

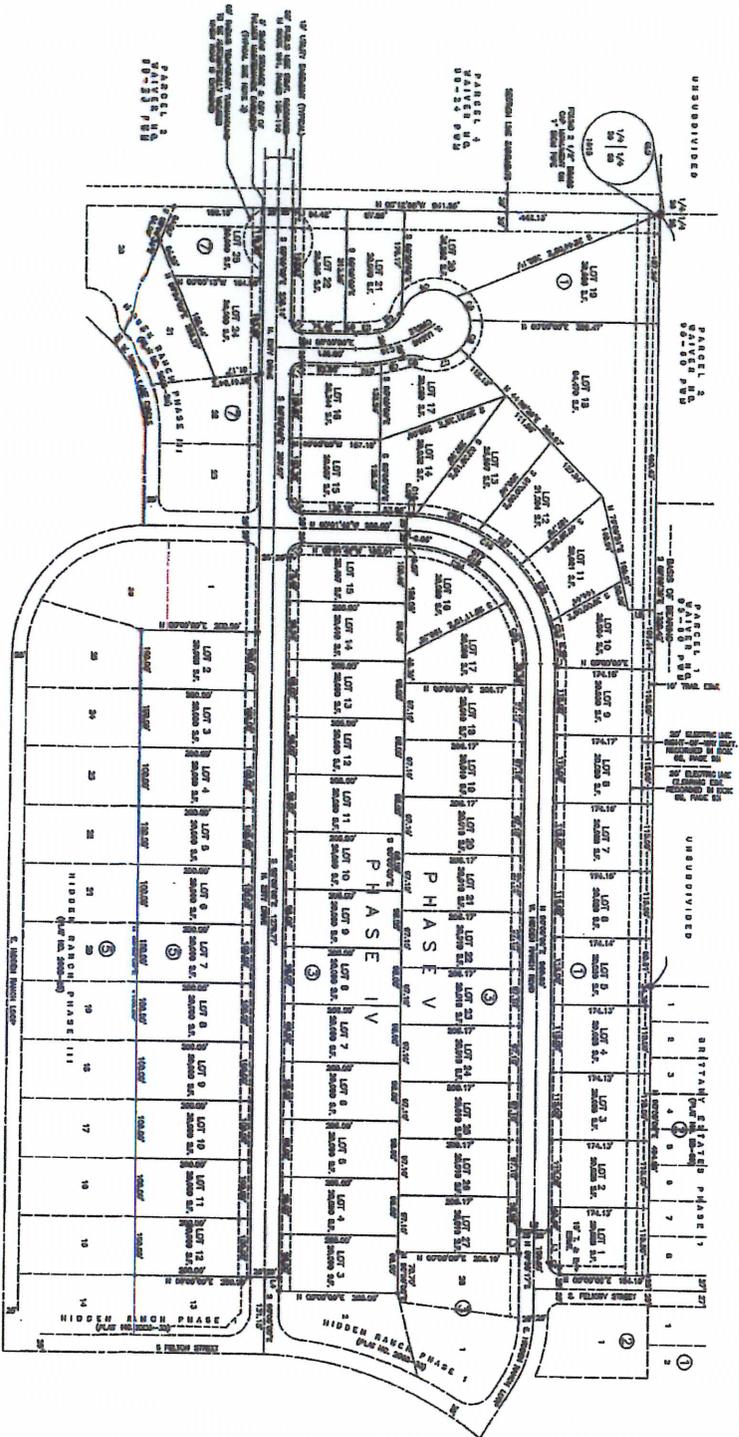
**The request is to create a 2 phase Master Plan of 60 lots from Tract B, Hidden Ranch Ph III (Plat #2005-25) to be known as Hidden Ranch Ph IV & V, containing 34.44 acres more or less. This subdivision is within the City of Palmer and the lots will be served by municipal water and sewer. A variance from MSB 43.20.055(A)(3) was requested to allow for 50' wide right-of-ways with 5' wide adjacent snow storage and maintenance easements instead of the required 60' right-of-ways.**

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the master plan to help us more effectively enforce our subdivision regulations. All existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **June 6, 2014** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **June 19, 2014**.

Kindest Regards,

Peggy H. Fowler  
Platting Technician  
phf963@hotmail.com





**NOTES**

1. THESE LOTS ARE TO BE DIVIDED BY THE CITY OF PALMER UNDER A SUBDIVISION PLAN.
2. THESE LOTS ARE TO BE DIVIDED BY THE CITY OF PALMER UNDER A SUBDIVISION PLAN.
3. THESE LOTS ARE TO BE DIVIDED BY THE CITY OF PALMER UNDER A SUBDIVISION PLAN.
4. THESE LOTS ARE TO BE DIVIDED BY THE CITY OF PALMER UNDER A SUBDIVISION PLAN.

**CURVE TABLE**

CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	ANGLE	STATIONING
...	...	...	...	...	...

**LINE TABLE**

CHORD BEARING	CHORD DISTANCE	STATIONING
...	...	...

**LEGEND**

- 1. THIS SYMBOL IS USED TO INDICATE THE LOCATION OF A CURVE.
- 2. THIS SYMBOL IS USED TO INDICATE THE LOCATION OF A POINT.
- 3. THIS SYMBOL IS USED TO INDICATE THE LOCATION OF A LINE.
- 4. THIS SYMBOL IS USED TO INDICATE THE LOCATION OF A CURVE.

**SURVEYOR'S CERTIFICATE**

I, **DAVID G. HARRIS**, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the above described land is the same as shown on the attached subdivision plan, and that the same is the same as shown on the attached subdivision plan.

DATE: \_\_\_\_\_



**Received**

**MAY 15 2014**

**City of Palmer**

**CERTIFICATE OF COMPLETION OF A SUBDIVISION**

I, **DAVID G. HARRIS**, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the above described land is the same as shown on the attached subdivision plan, and that the same is the same as shown on the attached subdivision plan.

DATE: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

I, **DAVID G. HARRIS**, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the above described land is the same as shown on the attached subdivision plan, and that the same is the same as shown on the attached subdivision plan.

DATE: \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**

I, **DAVID G. HARRIS**, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the above described land is the same as shown on the attached subdivision plan, and that the same is the same as shown on the attached subdivision plan.

DATE: \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**

I, **DAVID G. HARRIS**, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the above described land is the same as shown on the attached subdivision plan, and that the same is the same as shown on the attached subdivision plan.

DATE: \_\_\_\_\_

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**

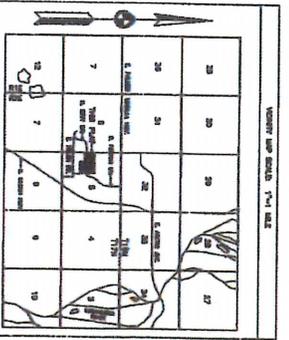
I, **DAVID G. HARRIS**, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the above described land is the same as shown on the attached subdivision plan, and that the same is the same as shown on the attached subdivision plan.

DATE: \_\_\_\_\_

**RESTRICTIVE COVENANTS**

I, **DAVID G. HARRIS**, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the above described land is the same as shown on the attached subdivision plan, and that the same is the same as shown on the attached subdivision plan.

DATE: \_\_\_\_\_



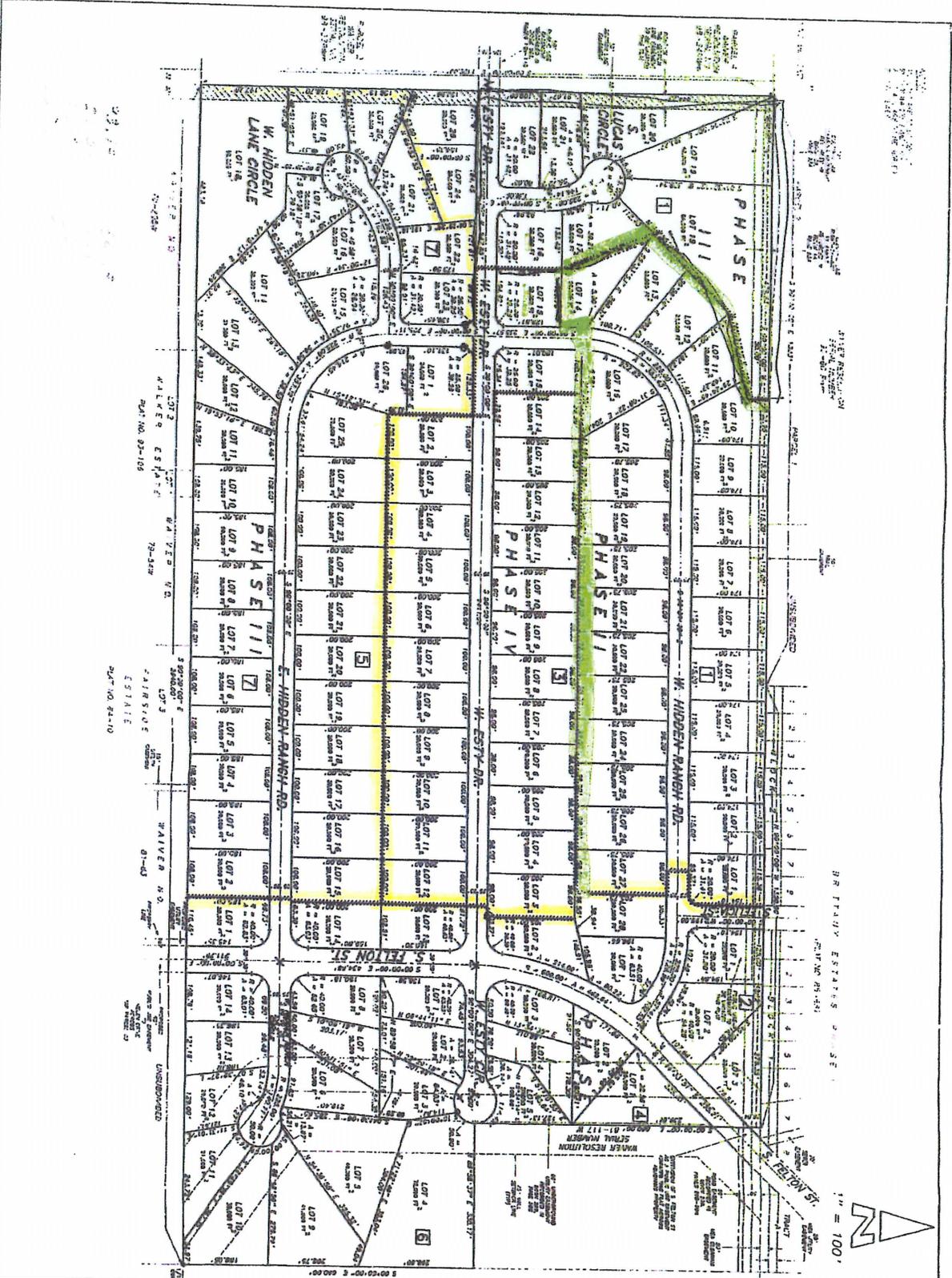
**HIDDEN RANCH SUBDIVISION**

**PHASES IV & V**

**CASTLE LAND SURVEYING, LLC**

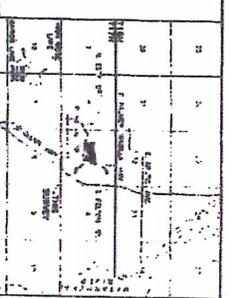
2500 W. PALMER AVENUE, SUITE 100  
PALMER, ALASKA 99571

DATE: \_\_\_\_\_



BRIXLEY ESTATES SUBDIVISION  
 PLAT NO. 85-143

1" = 100'



**CERTIFICATE OF APPROVAL**

I, the undersigned, County Clerk of the County of ... State of ... do hereby certify that the above and foregoing plat of the Brixley Estates Subdivision, as shown on the attached map, has been approved by the Board of Commissioners of the County of ... State of ... on this ... day of ... 2007.

*[Signature]*  
 County Clerk

**NOTARY'S AFFIDAVIT OF SOLEMNITY**

I, the undersigned, Notary Public for the State of ... do hereby certify that I am a Notary Public for the State of ... and that I am duly qualified to perform the duties of a Notary Public.

*[Signature]*  
 Notary Public



**DEVELOPER'S STATEMENT**

SECTION 5, TOWNSHIP 17N, RANGE 2E, SEQUOIA NATIONAL MONUMENT, ALBERTA COUNTY, MONTANA

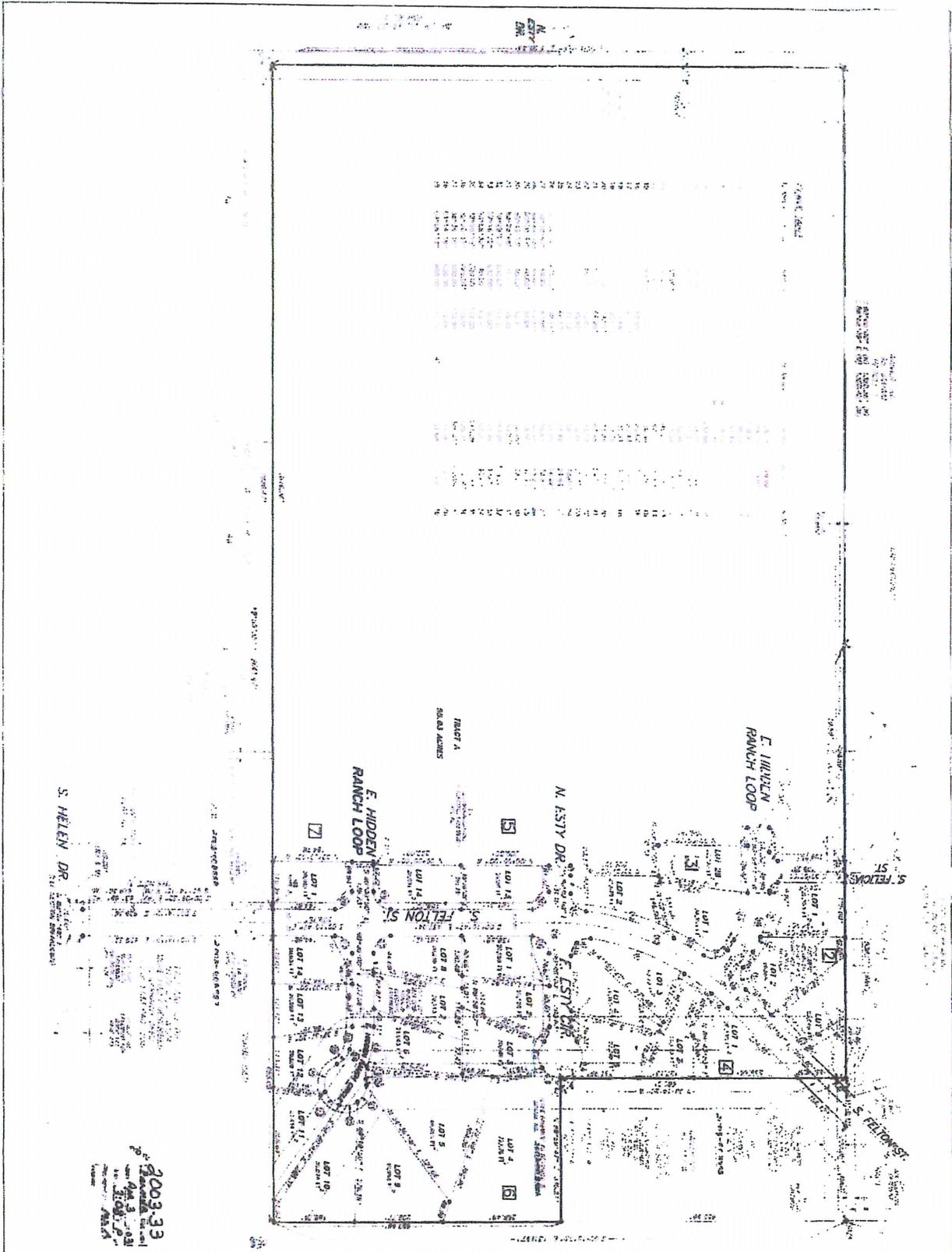
PREPARED BY: ...

DATE: ...

SCALE: 1" = 100'

BY: ...

FOR: ...



<p><b>HIDDEN RANCH</b>  <b>PHASE 1</b></p> <p>PLANNED BY: [unreadable]          ENGINEER: [unreadable]          DATE: 10/11/07</p>	
<p>LOT 1</p>	<p>LOT 2</p>
<p>LOT 3</p>	<p>LOT 4</p>
<p>LOT 5</p>	<p>LOT 6</p>
<p>LOT 7</p>	<p>LOT 8</p>
<p>LOT 9</p>	<p>LOT 10</p>
<p>LOT 11</p>	<p>LOT 12</p>
<p>LOT 13</p>	<p>LOT 14</p>

2003-33  
 04-3-03  
 10-11-07



THE STATE OF TEXAS, COUNTY OF DALLAS, SS: I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the public records of this office.

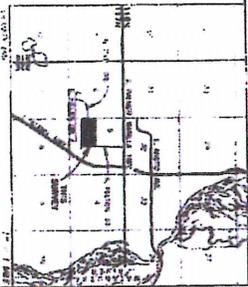
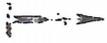
3-18-93  
 DEPARTMENT OF REVENUE  
 STATE OF TEXAS



State of Texas



- LEGEND:
1. Containing...
  2. Containing...
  3. Containing...
  4. Containing...
  5. Containing...
  6. Containing...
  7. Containing...
  8. Containing...
  9. Containing...
  10. Containing...



DEPARTMENT OF REVENUE  
 STATE OF TEXAS

3-18-93

DEPARTMENT OF REVENUE  
 STATE OF TEXAS

DEPARTMENT OF REVENUE  
 STATE OF TEXAS

**HIDDEN RANCH**  
**PHASE I**

DEPARTMENT OF REVENUE  
 STATE OF TEXAS

**DEWALL SPORTS**

451 N. DALLAS, AUSTIN, TEXAS 78701

Received

Matanuska-Susitna Borough  
Telephone (907) 861-7874

MAY 15 2014

350 East Dunlap Avenue  
Palmer, Alaska 99645-6488

RECEIVED

MAY 05 2014

City of Palmer  
VARIANCE APPLICATION

PLATTING

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Tract B, Hidden Ranch Phase III, Plat No. 2005-25  
(HIDDEN RANCH SUBD., PHASES IV & V)

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or a copy of the plat or record if it has previously been approved and recorded;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance on separate pages, addressing criteria A, B, & C as required in MSB 43.15.075.
  - A. The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and
  - B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought; and
  - C. Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.

I, Andre Spinelli the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 055(A)(3) of the Borough Code in order to allow:  
(See VARIANCE APPLICATION Attachment A)

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER	Name: <u>Andre Spinelli</u>	Email: <u>andre@spinellhomes.com</u>
	Mailing Address: <u>1906 W. Northern Lights Blvd</u>	Zip: <u>99517</u>
	Signature: <u>[Signature]</u>	Phone: <u>907 440 6296</u>
SURVEYOR	Name (FIRM): <u>ALASKA RIM EDG., INC.</u>	Email: <u>Norm@alaskarim.com</u>
	Mailing Address: <u>9131 E. FRONTAGE RD., PALMER AK</u>	Zip: <u>99645</u>
	Contact Person: <u>Joy Cypress, Platting Manager</u>	Phone: <u>745-0222</u>
	<u>NORMAN, GUTCHER, PE</u>	

RECEIVED

MAY 05 2014

PLATTING

VARIANCE APPLICATION  
Attachment A

An application for Variance to MSB 43.20.055(A)(3) which requires the right-of-way (ROW) to be 60 feet in width. The right-of-way width on the Master Plan which was submitted in 2003 was designed with 50 foot wide ROW. Two of the previously recorded plats for the Hidden Ranch subdivisions created 50 foot wide rights-of-way. Additionally, the Phase III plat, which was recorded in March of 2005, dedicated an additional 5 foot wide snow storage and maintenance easement adjacent to all of the rights-of-way. Additional provisions were added on the plat with a plat note which helped to maintain the building setbacks to the snow storage and maintenance easements.

The master plan was allowed to lapse during a sharp slowdown in the economy. The character of the subdivision has not changed and the request is to maintain the development as previously approved with the added provisions for the snow storage and maintenance easements.

The variance is being submitted to retain the original 50 foot right-of-way width which was previously designed and approved, and to add an additional 5 foot wide snow storage and maintenance easement along the rights-of-way. The reasons for this request are as follows:

1. The rights-of-way and the lots for this area were previously approved with the Master Plan. Two phases have previously been recorded using the master plan and these phases have set the alignment and the ROW widths for the final Phase IV and V plats. The ROW to be created within the final phases of the Master Plan will be connecting to the previously dedicated rights-of-way which are 50 feet in width. In addition, there is an existing public use easement located to the west of this property which sets the centerline alignment for N. Esty Drive as approved on the master plan. To change the ROW widths and the alignment at this stage would greatly affect the whole development.
2. The N. Esty Drive alignment is anchored in its current location by three factors which are: the 50 foot dedication of ROW on the east end of N. Esty Drive, the dedication of the "T" intersection for E. Hidden Ranch Loop which includes the creation of Lot 1, Block 5 and Lots 22 and 23, Block 7, and the existing 50 foot Public Use Easement (PUE) located to the west of this subdivision.
3. The Phase IV plat will create 13 lots south of the N. Esty Drive. All of these lots will be 20,000 sq. ft. in size. The lots are located within the City of Palmer (COP) and are zoned R-1E, Single-Family Residential with a minimum lot size of 20,000 sq. ft. Widening the ROW width to 60 feet will create lots which are less than 20,000 sq. ft. in size and are not allowed within the R-1E zone. The ROW and the lots were laid out to create 20,000 sq. ft. parcels. When the previous phases were recorded, they locked in the rights-of-way and the number of lots that could be created in these final phases. Requiring the final phases to change the design at this time will ultimately result in the loss of lots.

4. As noted above, the lots need to be a minimum of 20,000 sq. ft. in size even though they are served by City of Palmer's sewer and water systems. These lots could otherwise be reduced down to 8400 sq. ft. but this would require a zoning change from the large lot size concept. Doing a re-zone and reducing the lot sizes for the final phases, which are located within an existing development, will ultimately affect the existing development. With the lot sizes being 20,000 sq. ft., there will be more than enough room to maintain the building setbacks being created by the additional 5 foot snow storage and maintenance easement.
5. Therefore this variance is being requested to maintain the existing master plan design with the 50 foot wide rights-of-way with the additional dedication of a 5 foot snow storage and maintenance easement.
6. The city previously approved an ordinance allowing the streets within this development to be ditched for drainage (no curb, gutter & storm drain required), if lots are no less than 20,000 sq. ft. The larger lot size will promote a more high-end residential development.
7. This development will include the installation of street lights and fire hydrants.

**An application for variance from a requirement of Title 43 shall contain:**

1. The preliminary plat to which the variance pertains or a copy of the plat or record if it has previously been approved and recorded;
  - a. See attached Master Plan being re-submitted for Phase IV & V.
  - b. See attached Master Plan of Hidden Ranch approved in February 2003.
  - c. See attached Hidden Ranch Phase I, Plat No. 2003-33
  - d. See attached Hidden Ranch Phase III, Plat No. 2005-25
2. A description of the variance requested including the code section reference;
  - a. MSB 43.20.055(A)(3) which requires a 60 foot right-of-way plus a 15 foot utility easement. The Master Plan was previously approved in 2003 and fell under MSB Title 16 which required a 50 foot right-of-way width.
3. Explain the special circumstances for the variance on separate pages, addressing criteria A, B & C as required in MSB 43.15.075.
  - A. The granting of the variance shall not be detrimental to the public health, safety, welfare or to adjacent property because:
 

The rights-of-way being created will include an additional 5 foot snow storage and maintenance easement. A note will be added to the plat requiring the building setbacks to be from the snow storage and maintenance easement. The lots will be able to remain at the 20,000 sq. ft. lot size which is required within Zone R-1E and will be served by City of Palmer's sewer and water systems.

The drainage plan will include infiltration systems in order to maintain the drainage on site. These systems will be constructed within the 50 foot rights-of-way.

B. The conditions upon which the variance application is based do not apply generally to properties for which the variance is sought because:

This was a previously approved master plan which created the current lot layout. This phase of the development matches the previously approved developments.

This development is zoned R-1E which has a minimum lot size requirement of 20,000 square feet. Reducing the lot sizes will require a zoning change.

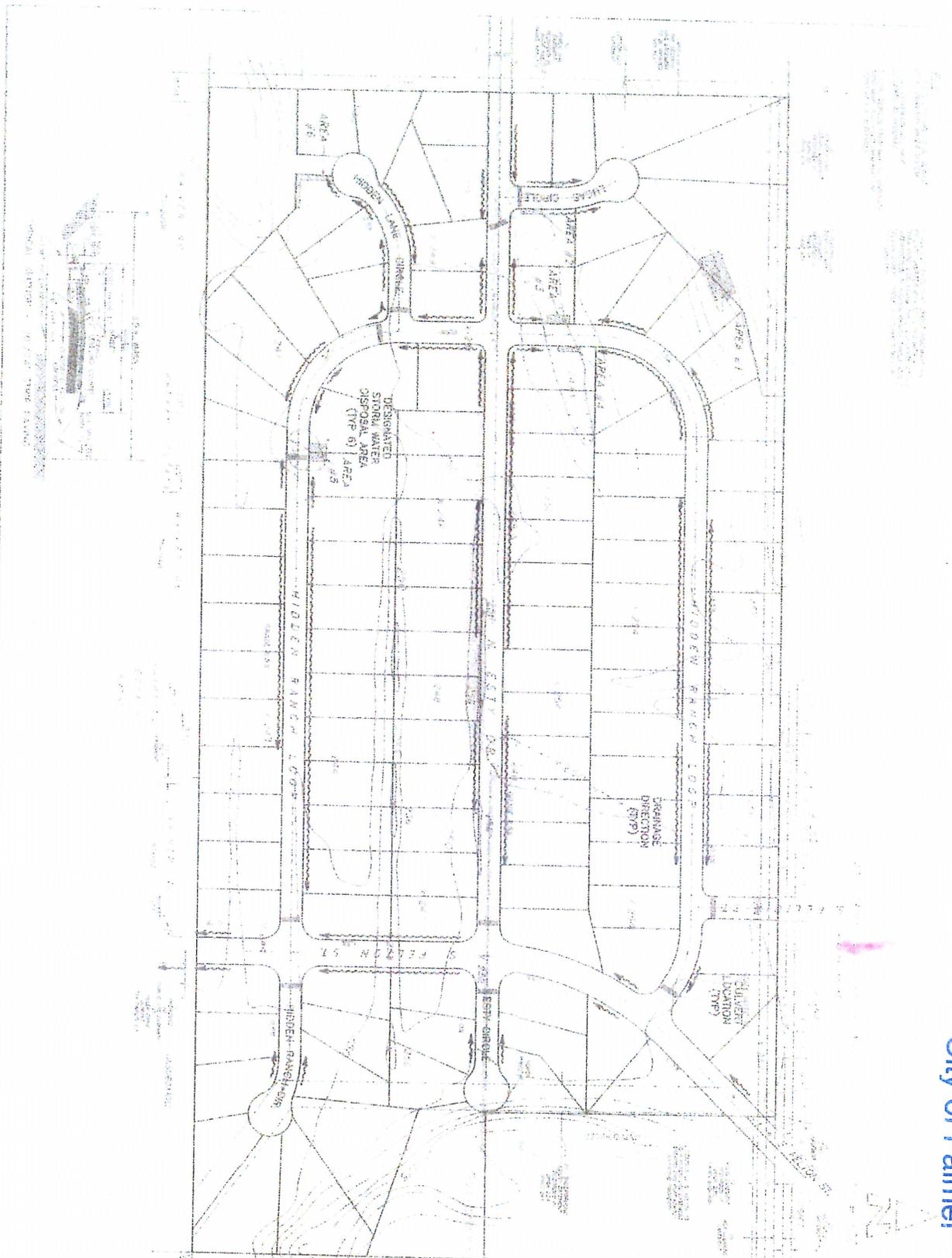
C. Because to unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property because:

Due to the fact that the property was designed as a whole and that there have been subdivision phases previously recorded which lock the Phase IV & V rights-of-way into the proposed locations and width, and that the additional 5 foot snow storage and maintenance easement will ensure that there is adequate room for the right-of-way needs, the strict application of MSB 43.20.055(A)(3) shall result in the loss of previously approved lots for this development.

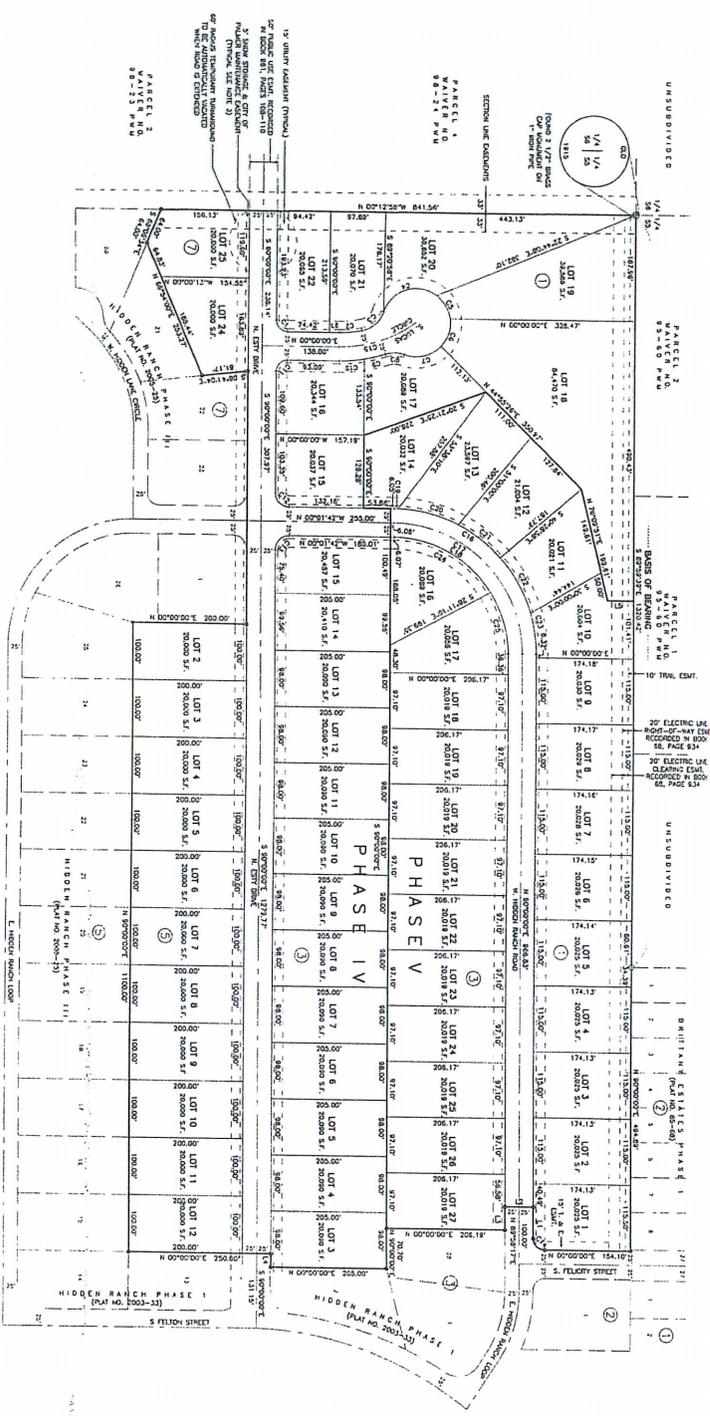
Received

MAY 15 2014

City of Palmer



PROJECT NAME	DRAINAGE PLAN
PROJECT NUMBER	HIDDEN RANCH
DATE	11/15/13
DESIGNED BY	DAVID J. BROWN
CHECKED BY	DAVID J. BROWN
SCALE	AS SHOWN
DATE	11/15/13
PROJECT LOCATION	1000 S FELTON ST, PALMER, MA
PROJECT NUMBER	13-001
PROJECT NAME	DRAINAGE PLAN
PROJECT NUMBER	HIDDEN RANCH
DATE	11/15/13
DESIGNED BY	DAVID J. BROWN
CHECKED BY	DAVID J. BROWN
SCALE	AS SHOWN
DATE	11/15/13
PROJECT LOCATION	1000 S FELTON ST, PALMER, MA
PROJECT NUMBER	13-001



- NOTES**
1. THESE LOTS ARE TO BE DIVIDED BY THE CITY OF PALMER WATER & SEWER DEPARTMENT. THE CITY OF PALMER WATER & SEWER DEPARTMENT WILL BE CONSIDERED AS THE OWNER OF THE LOTS.
  2. THE CITY OF PALMER WATER & SEWER DEPARTMENT WILL BE CONSIDERED AS THE OWNER OF THE LOTS.
  3. THE CITY OF PALMER WATER & SEWER DEPARTMENT WILL BE CONSIDERED AS THE OWNER OF THE LOTS.
  4. BOUNDARY IS EXTENDED AS INDICATED PER PLAN NUMBER 2003-23.

**CURVE TABLE**

CHORD	ARC LENGTH	ANGLE	CHORD BEARING
1.0000	1.0000	90.0000	S 0.0000° E 1.0000
1.4142	1.5708	45.0000	S 45.0000° E 1.4142
1.7321	1.9635	30.0000	S 60.0000° E 1.7321
1.9613	2.2918	15.0000	S 75.0000° E 1.9613
2.0711	2.5761	7.5000	S 82.5000° E 2.0711
2.1651	2.8274	3.7500	S 89.2500° E 2.1651
2.2487	3.0479	1.8750	S 94.5000° E 2.2487
2.3177	3.2398	0.9375	S 98.2500° E 2.3177
2.3781	3.4054	0.4688	S 100.0000° E 2.3781
2.4271	3.5479	0.2344	S 100.0000° E 2.4271
2.4721	3.6704	0.1172	S 100.0000° E 2.4721
2.5127	3.7771	0.0586	S 100.0000° E 2.5127
2.5487	3.8721	0.0293	S 100.0000° E 2.5487
2.5801	3.9584	0.0147	S 100.0000° E 2.5801
2.6071	4.0381	0.0073	S 100.0000° E 2.6071
2.6301	4.1131	0.0037	S 100.0000° E 2.6301
2.6491	4.1844	0.0019	S 100.0000° E 2.6491
2.6641	4.2521	0.0009	S 100.0000° E 2.6641
2.6761	4.3171	0.0005	S 100.0000° E 2.6761
2.6851	4.3804	0.0002	S 100.0000° E 2.6851
2.6911	4.4421	0.0001	S 100.0000° E 2.6911
2.6941	4.5021	0.0000	S 100.0000° E 2.6941

**LINE TABLE**

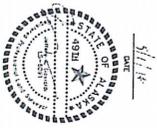
CHORD	BEARING	LENGTH
1.0000	S 0.0000° E	1.0000
1.4142	S 45.0000° E	1.4142
1.7321	S 60.0000° E	1.7321
1.9613	S 75.0000° E	1.9613
2.0711	S 82.5000° E	2.0711
2.1651	S 89.2500° E	2.1651
2.2487	S 94.5000° E	2.2487
2.3177	S 98.2500° E	2.3177
2.3781	S 100.0000° E	2.3781
2.4271	S 100.0000° E	2.4271
2.4721	S 100.0000° E	2.4721
2.5127	S 100.0000° E	2.5127
2.5487	S 100.0000° E	2.5487
2.5801	S 100.0000° E	2.5801
2.6071	S 100.0000° E	2.6071
2.6301	S 100.0000° E	2.6301
2.6491	S 100.0000° E	2.6491
2.6641	S 100.0000° E	2.6641
2.6761	S 100.0000° E	2.6761
2.6851	S 100.0000° E	2.6851
2.6911	S 100.0000° E	2.6911
2.6941	S 100.0000° E	2.6941
2.6981	S 100.0000° E	2.6981
2.7001	S 100.0000° E	2.7001

- LEGEND**
- 1. ROAD WIDENING AT DESIGN SPEED
  - 2. ROAD 12' WIDE WITH MODERN PAVEMENT
  - 3. ROAD 12' WIDE WITH MODERN PAVEMENT AND 12' SIDEWALK
  - 4. ROAD 12' WIDE WITH MODERN PAVEMENT AND 12' SIDEWALK WITH 12' PLANTING STRIP

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is in accordance with the laws and regulations of the State of Alaska, and that the same is in accordance with the laws and regulations of the State of Alaska, and that the same is in accordance with the laws and regulations of the State of Alaska.

DATE: 5/1/14



**Received**

**MAY 15 2014**

**City of Palmer**

Agenda Copy

**HIDDEN RANCH SUBDIVISION PHASES IV & V**

**GASTALI LAND SURVEYING, LLC**

2000 E. DENALI BOULEVARD, SUITE 6 ANCHORAGE, ALASKA 99507

DATE: 4/17/2014

SHEET 1 OF 1

**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE, THE UNDERSIGNED, being the owners of the property hereinafter described, do hereby certify that the same is in accordance with the laws and regulations of the State of Alaska, and that the same is in accordance with the laws and regulations of the State of Alaska, and that the same is in accordance with the laws and regulations of the State of Alaska.

**NOTARY ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

FOR: \_\_\_\_\_

BY: \_\_\_\_\_

NOTARY PUBLIC

**CERTIFICATE OF PAYMENT OF TAXES**

I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in the State of Alaska, do hereby certify that all current taxes and interest thereon have been paid in full for the property hereinafter described.

**CERTIFICATE OF PAYMENT OF TAXES**

I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in the State of Alaska, do hereby certify that all current taxes and interest thereon have been paid in full for the property hereinafter described.

**CERTIFICATE OF PAYMENT OF TAXES**

I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in the State of Alaska, do hereby certify that all current taxes and interest thereon have been paid in full for the property hereinafter described.

**RESTRICTIVE COVENANTS**

RESTRICTIVE COVENANTS ARE RECORDED PER PLAN NO. 2003-08034.

Received

MAY 15 2014

City of Palmer

# OWNER'S STATEMENT

RECEIVED

MAY 06 2014

PLATTING

This information is required for submission per MSB 43.05.050. Please **type** or **print** all non-signature items in ink.

PROPOSED SUBMITTAL NAME: HIDDEN RANCH PHASE IV & V

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- Privately owned and that I am the owner.
- Owned by a sole proprietorship and I am the proprietor.
- Owned by a partnership of which I am a general partner.
- Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

[Signature] \_\_\_\_\_ Date 4-9-14

Original Signature (please sign in ink)

1900 W. NORTHERN LIGHTS BLVD # 200 \_\_\_\_\_ 907-344-5678

Mailing Address ANCHORAGE, AK 99517 Phone

ANDRE SPINELLI - \_\_\_\_\_

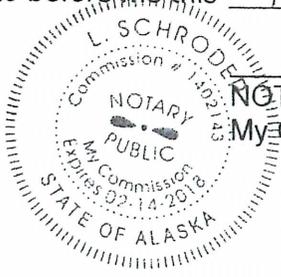
Name & Official Title (print)

SPINELL HOMES, INC. \_\_\_\_\_

Company or Agency (if applicable)

### NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 9<sup>th</sup> day April, 20 14



[Signature] \_\_\_\_\_

NOTARY PUBLIC in & for Alaska  
My Commission Expires: 2/14/18