

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

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

17.54.070 Minimum lot requirements.

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.

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

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City Telephone: (907) 745-3271

Code Publishing Company



Plat Reviews



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

SUBJECT: Tract 2, Brasil Springs Survey

AGENDA OF: July 17, 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

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

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
Phone: 861.7872 (direct line)

From: Amy Otto-Buchanan **On Behalf Of** Platting
Sent: Tuesday, May 13, 2014 8:36 AM
To: Kemplen, Allen (DOT); kevin.vakalis@alaska.gov; 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
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	

904

approximately
7-10 AC petition for
access to PFR

Phase 1

TRACT 2
36.76 ACRES

Phase 2

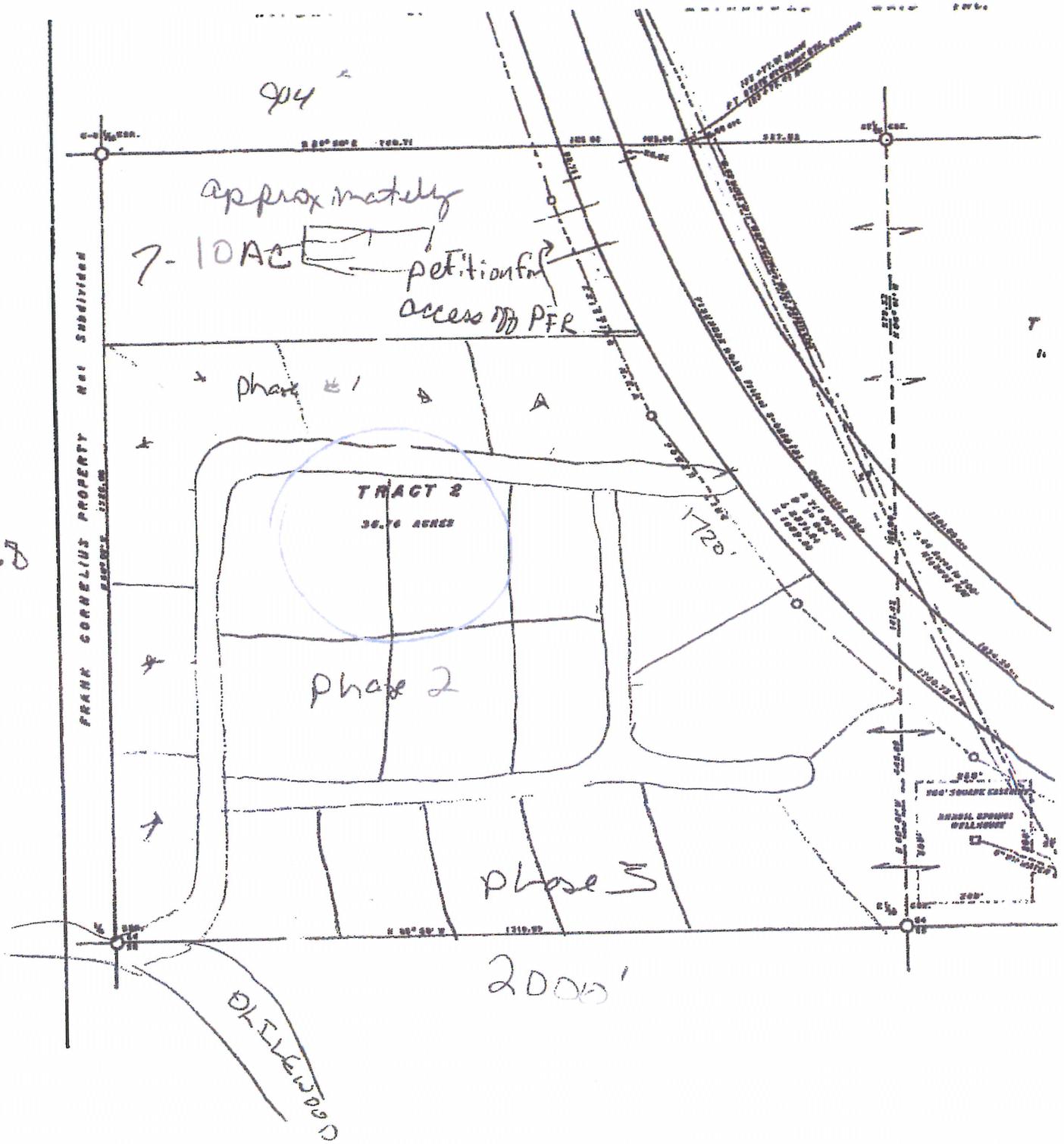
Phase 3

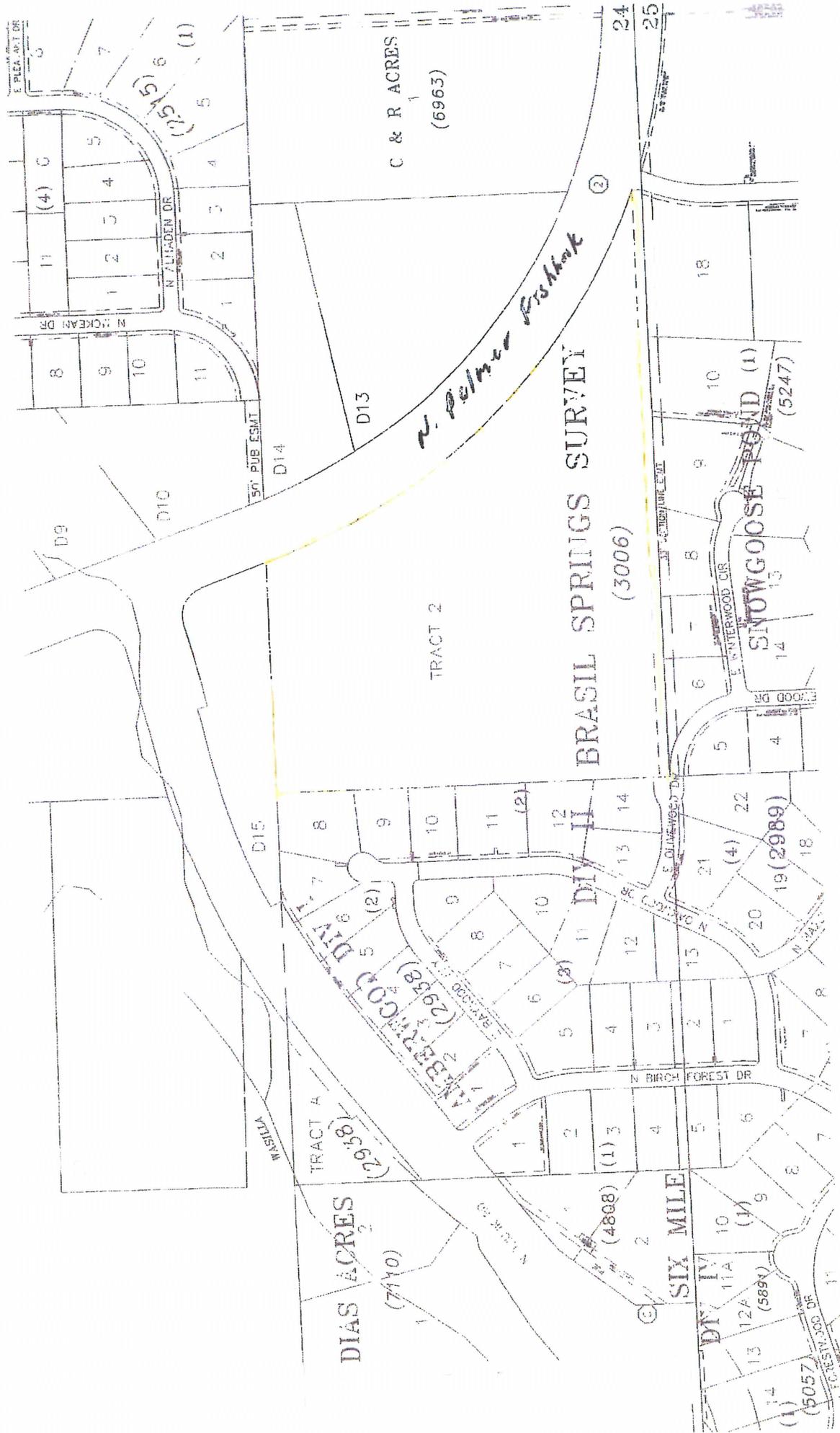
2000'

BLIENWOOD

FRANK CORNELIUS PROPERTY MAP SUBDIVISION

968





DIAZ ACRES
(7110)

TRACT A
(2938)

ANNEBOD DIV I
(2938)

SIX MILE
TRACT IV
(5057)

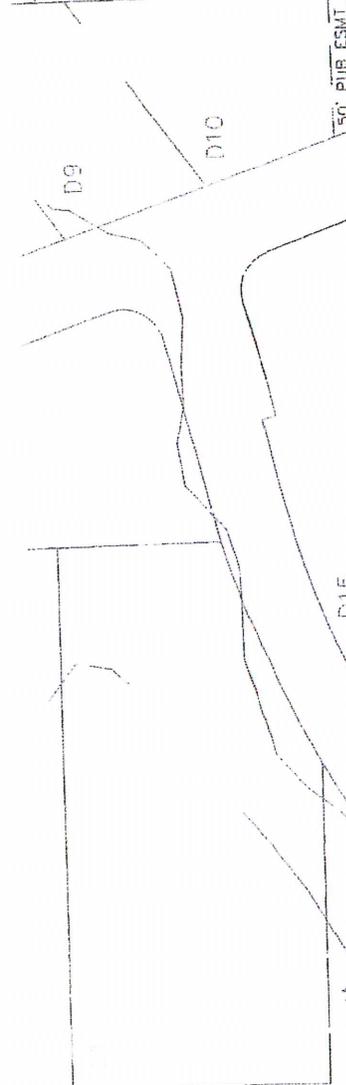
DIV II
(2938)

BRASIL SPRINGS SURVEY
(3006)

C & R ACRES
(6963)

SNOWGOOSE POND (1)
(5247)

N. Palmer Fishing



50' PUB ESMT
D14

D15

D13

D9

D10

(3006)

(5247)

(2938)

(2938)

(3006)

(7110)

(5057)

(5247)

(6963)

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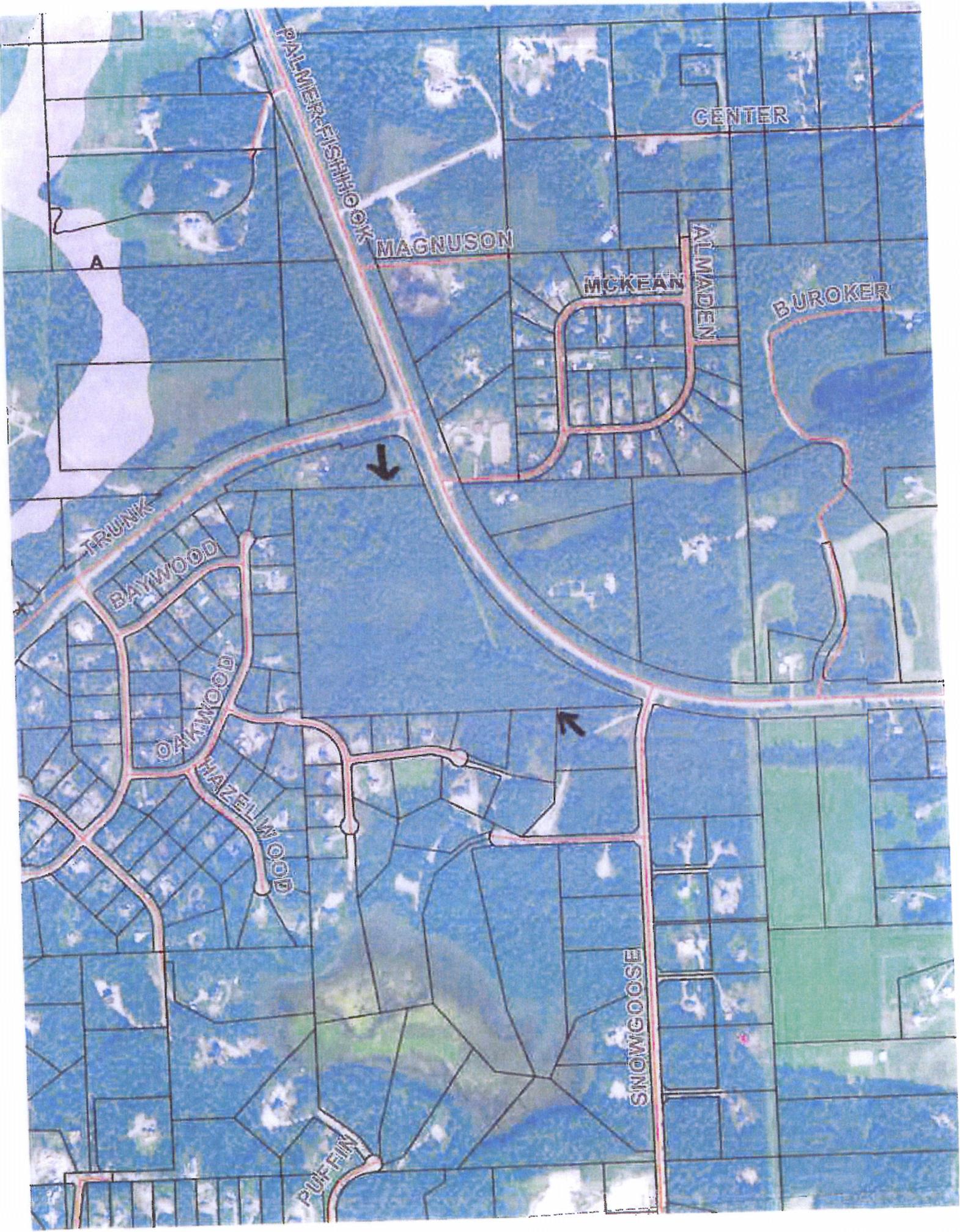
(1)

(1)

(1)

(1)

(1)



Pre-Application Conference Request

Name, phone # and address of requestor(s): Travis Denevan PO Box 3253 4394 N Farm Loop Rd Palmer AK 99645
Name, phone #, address of owner(s) (if different):
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: Mataruska-Susitna Borough
Attention: Platting Division
350 E. Dahlia Ave
Palmer AK 99645

PAID
5/12/12
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: July 17, 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

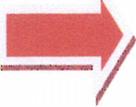
Inside City Limits

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**
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 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

341

FIREWEED AVE

(1)

ERLOCE

TP 4

ARBOR STATES

(5910)

TP 3

HERMON-HARDISTY

ADD NO 1

1B

A31 (5987)

30' WIDE

A32

A7

(5007)

A33

A34

A8

1 N ECKERT ST

VIRGIL ECKERT

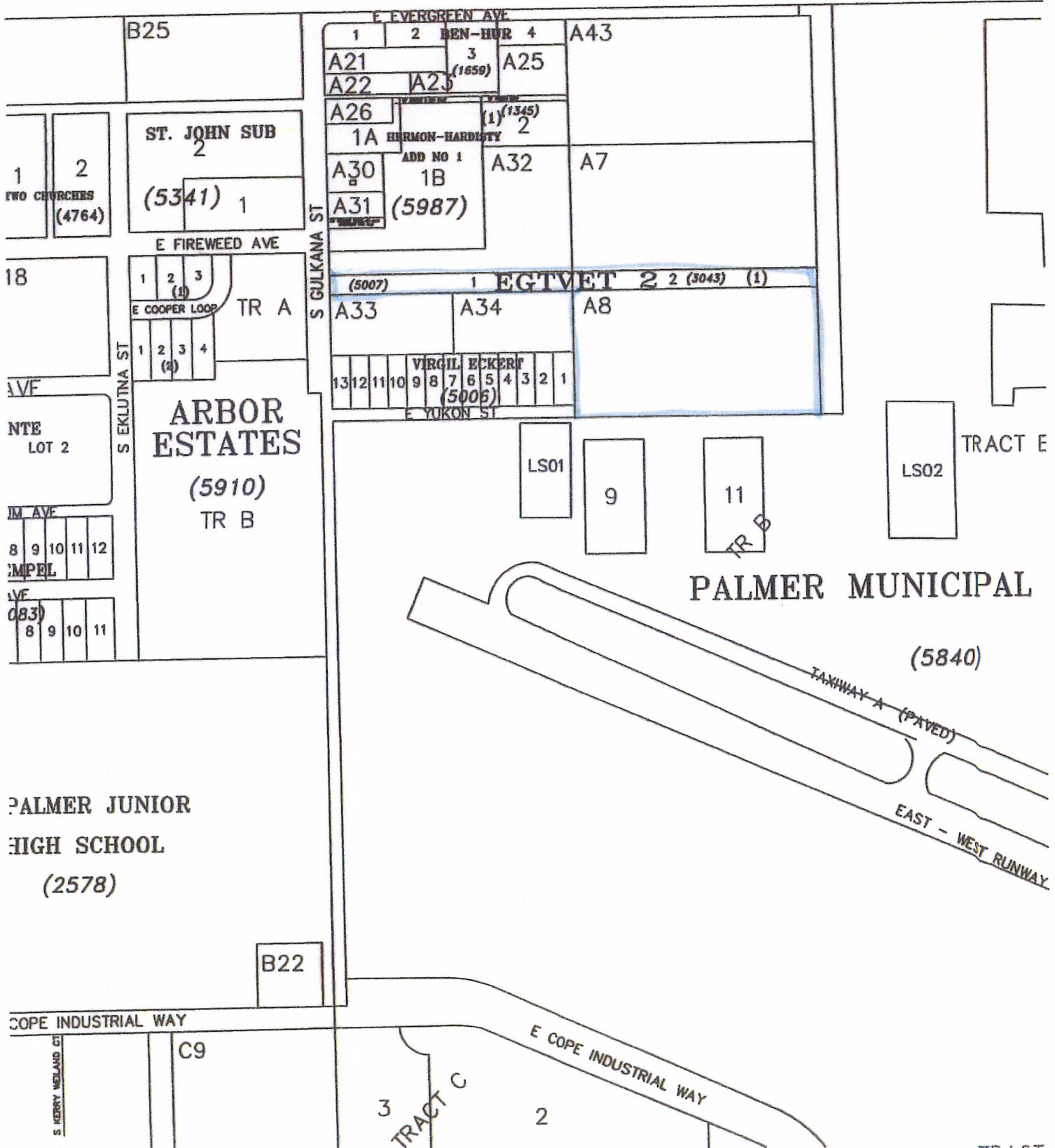
1312110987654321

(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 HERMON-HARDISTY 2

ADD NO 1 A32 A7
A30 1B

A31 (5987)

ST. JOHN SUB
2

(5341) 1

E FIREWEED AVE

S GULKANA ST

(5007) 1 EGTVET 2 2 (3043) (1)

A33 A34 A8

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

ARBOR
ESTATES

(5910)
TR B

S EKLUTNA ST

LS01

9

11

LS02

TRACT E

PALMER MUNICIPAL

(5840)

TAXIWAY A (PAVED)

EAST - WEST RUNWAY

NTE
LOT 2

8 9 10 11 12
IMPEL

8 9 10 11
083

PALMER JUNIOR
HIGH SCHOOL
(2578)

B22

COPE INDUSTRIAL WAY

E COPE INDUSTRIAL WAY

C9

TRACT C

2

S KERRY WELAND CT



A22

A23

E ELMWOOD AVE

A26

(1345)

1A

HERMON-HARDISTY

ADD NO 1

A30

A32

A31

(5987)

E FIREWEED AVE

S GULKANA ST

(5007)

ECTVET 2

TRA

PAV2

S GULKANA ST

A33

MAT. 019, SE

VIRGIL ECKERT

(5006)

E YLKON ST

E YLKON ST

Dr Myron F. Babb Arboretum



LS01

RECEIVED

MAY 22 2014

Pre-Application Conference Request

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

Michael Hanson
(907) 355-6453
325 E Dolphin

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

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

PLATTING

Required Items:

- Fee of \$25.00. Exact cash amount or check made out to MSB. TAX MAP # PA12
- Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
17N02E04A034
5007B01L001
- Basic dimensions** of the lots to be created, the road to be built, the area to be vacated, etc.
- Existing rights of way shown with names.
- 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.
- If creating a street or road:** proposed rights of way shown.
- 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 1 EGTVE

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

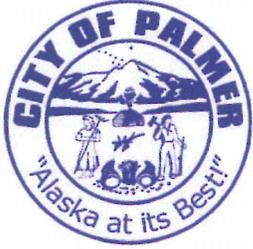
AGENDA OF: July 17, 2014

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

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"
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:kmcclure@palmerak.org>

From: Joy Cypra [<mailto:joy@alaskarim.com>]
Sent: Wednesday, May 21, 2014 2:16 PM
To: Sandra Garley (sgarley@palmerak.org); Tom Healy (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

(907)745-0222

ALASKA RIM ENGINEERING, INC.

9131 E. Frontage Road
Palmer, Alaska 99645
PH: (907) 745-0222 FAX: (907) 746-0222

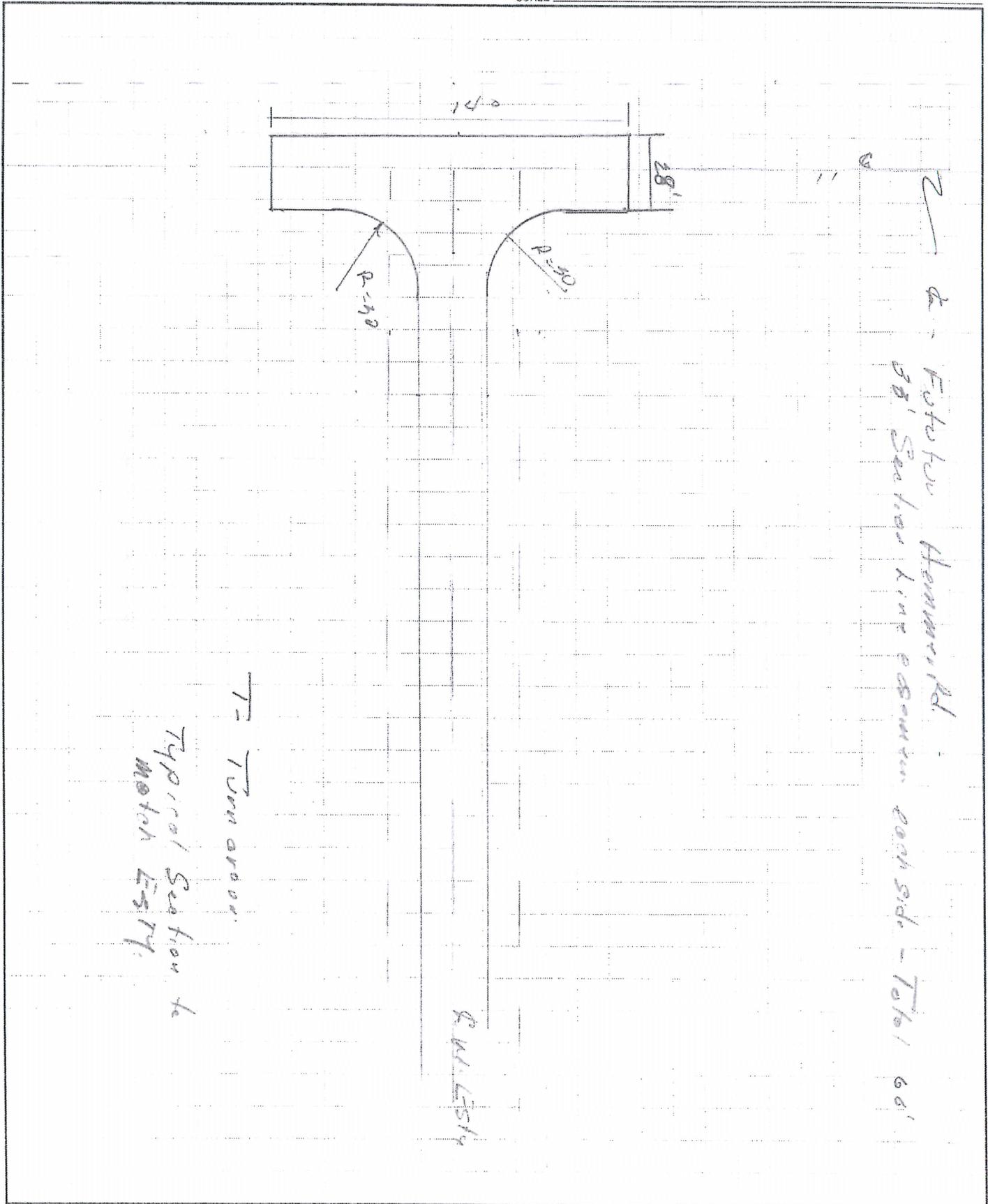
JOB 13-00105 Hidden Cove

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 | MSB – Emergency Services |
| AK Dept. of Transportation – Palmer | MSB – Community Development |
| AK Dept. of Transportation – Aviation | MSB – Cultural Resources |
| AK DNR, Division of Mining/Land/Water | MSB – Capital Projects, Engineering |
| AK DNR, Public Access Defense | MSB – Public Works, O&M |
| AK DF&G, Habitat Mgmt. & Permitting | MSB – Assessments |
| AK DF&G, Division of Sport Fish | MSB – Code Compliance |
| AK Railroad, Engineering Department | MSB – Planning Division |
| Corp of Engineers | MSB – Pre-Design Division |
| City of Palmer | MSB – Permit Center |
| Community Council: | M.E.A. |
| Fire Service Area: City of Palmer | M.T.A. |
| Road Service Area: City of Palmer | ENSTAR |
| MSB – Borough Attorney | 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

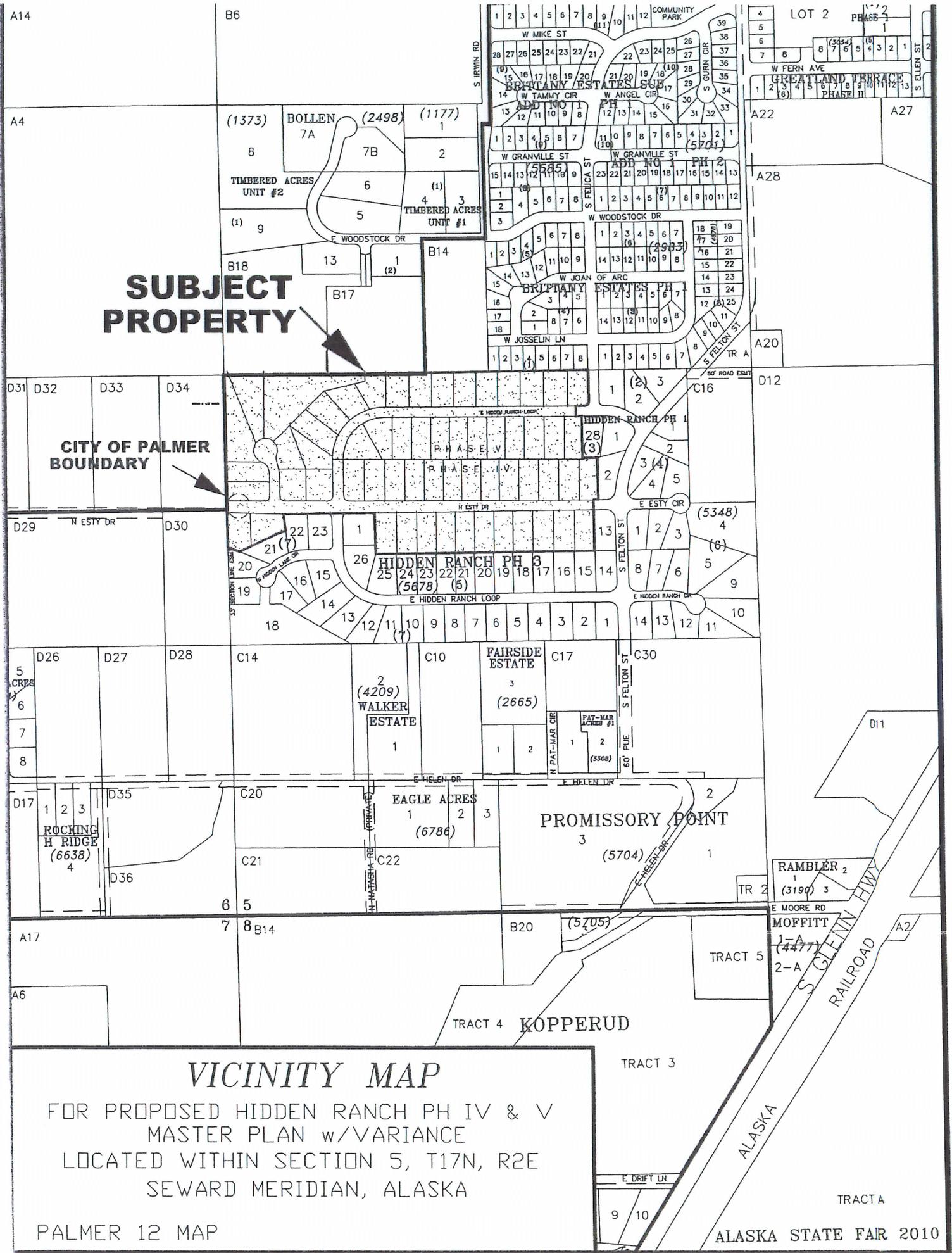
Attached is a copy of a petition which has been received by the Matanuska-Susitna Borough Platting Division for the proposed **Master Plan with Variance** of subject property.

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



SUBJECT PROPERTY

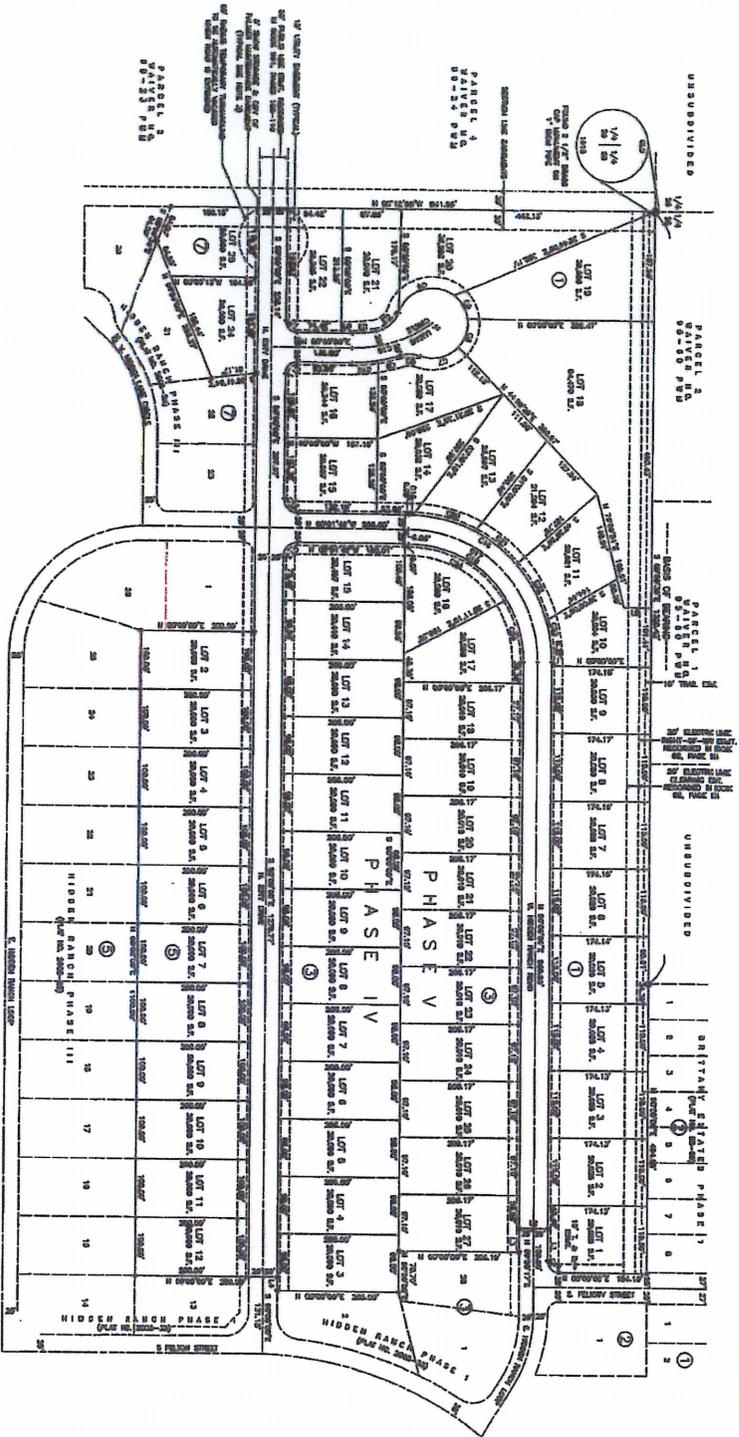
CITY OF PALMER BOUNDARY

VICINITY MAP

FOR PROPOSED HIDDEN RANCH PH IV & V
 MASTER PLAN w/VARIANCE
 LOCATED WITHIN SECTION 5, T17N, R2E
 SEWARD MERIDIAN, ALASKA

PALMER 12 MAP

ALASKA STATE FAIR 2010



NOTES

1. THESE LOTS ARE TO BE SUBDIVIDED BY THE CITY OF PALMER, ALASKA.
2. THE CITY OF PALMER, ALASKA, IS THE RECORDING JURISDICTION FOR THIS SUBDIVISION.
3. THE CITY OF PALMER, ALASKA, IS THE RECORDING JURISDICTION FOR THIS SUBDIVISION.
4. THE CITY OF PALMER, ALASKA, IS THE RECORDING JURISDICTION FOR THIS SUBDIVISION.

CURVE TABLE

CHAIN	BEARING	LENGTH	ANGLE	CURVE	CHORD
1	N 0° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
2	N 45° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
3	N 90° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
4	N 135° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
5	N 180° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
6	N 225° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
7	N 270° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
8	N 315° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
9	N 360° 00' 00" E	100.00	90° 00' 00"	100.00	100.00
10	N 0° 00' 00" E	100.00	90° 00' 00"	100.00	100.00

LINE TABLE

CHAIN	BEARING	LENGTH
1	N 0° 00' 00" E	100.00
2	N 45° 00' 00" E	100.00
3	N 90° 00' 00" E	100.00
4	N 135° 00' 00" E	100.00
5	N 180° 00' 00" E	100.00
6	N 225° 00' 00" E	100.00
7	N 270° 00' 00" E	100.00
8	N 315° 00' 00" E	100.00
9	N 360° 00' 00" E	100.00
10	N 0° 00' 00" E	100.00

LEGEND

- 1. ROAD RIGHT-OF-WAY
- 2. EASEMENT
- 3. CURVE
- 4. LOT

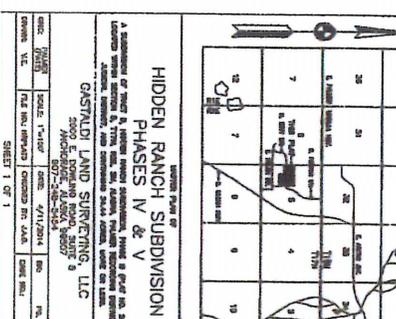
City of Palmer
 MAY 15 2014
 Received

CERTIFICATE OF PLANNING & ZONING
 I, the undersigned, being duly qualified, do hereby certify that the above described lots are suitable for the purposes intended and that the same conform to the zoning ordinance of the City of Palmer, Alaska.

CERTIFICATE OF PAYMENT OF TAXES
 I, the undersigned, being duly qualified, do hereby certify that all taxes and assessments due and payable by the above described lots have been paid in full to the satisfaction of the City of Palmer, Alaska.

CERTIFICATE OF PAYMENT OF FINES
 I, the undersigned, being duly qualified, do hereby certify that all fines and penalties due and payable by the above described lots have been paid in full to the satisfaction of the City of Palmer, Alaska.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I, the undersigned, being duly qualified, do hereby certify that the above described lots are suitable for the purposes intended and that the same conform to the zoning ordinance of the City of Palmer, Alaska.

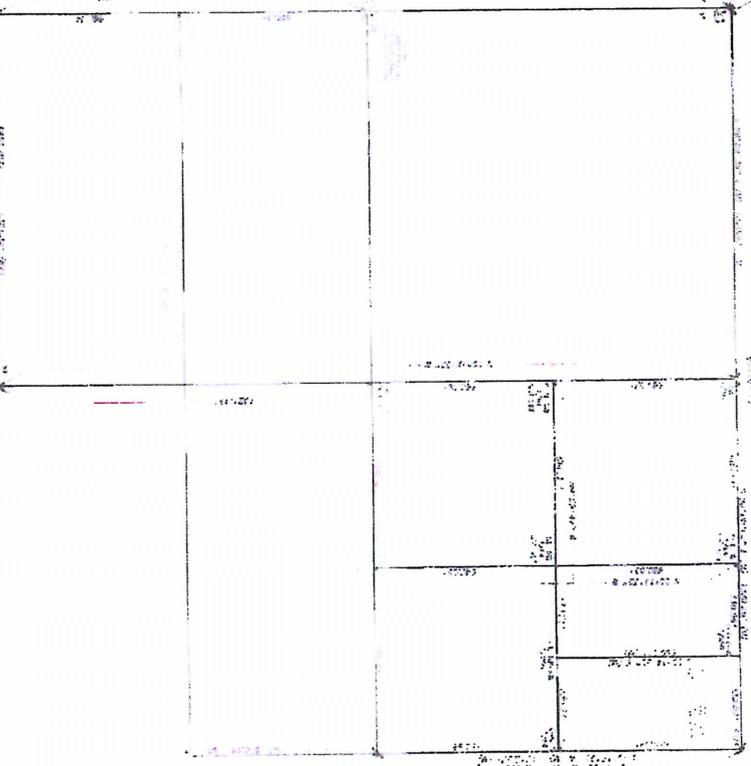


HIDDEN RANCH SUBDIVISION PHASES IV & V
 GASTLAND LAND SURVEYING, LLC
 1000 W. PALMER BLVD., SUITE 100
 PALMER, ALASKA 99646
 PHONE: 907-263-2555
 FAX: 907-263-2556
 SHEET 1 OF 1

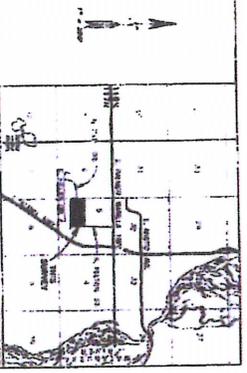
THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

ARCHITECT: [Signature]
 DATE: 4-10-83
 PROJECT: [Project Name]

3-10-83
 [Stamp]



- 1. [Text]
- 2. [Text]
- 3. [Text]
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- 19. [Text]
- 20. [Text]



NOTES:
 1. [Text]

2. [Text]

3. [Text]

4. [Text]

HIDDEN RANCH PHASE I

ARCHITECT: [Name]
 ADDRESS: [Address]
 PHONE: [Phone Number]

GENERAL NOTES

1. [Text]

2. [Text]

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19. [Text]

20. [Text]

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>1905 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 ENGR., INC.</u>	Email: <u>Norm@alaskarim.com</u>
	Mailing Address: <u>9131 E. FRONTIER RD., PALMER AK</u>	Zip: <u>99645</u>
	Contact Person: <u>Joy Cypress, Platting Manager</u>	Phone: <u>745-0222</u>

NORMAN, GUTCHER, PE

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.

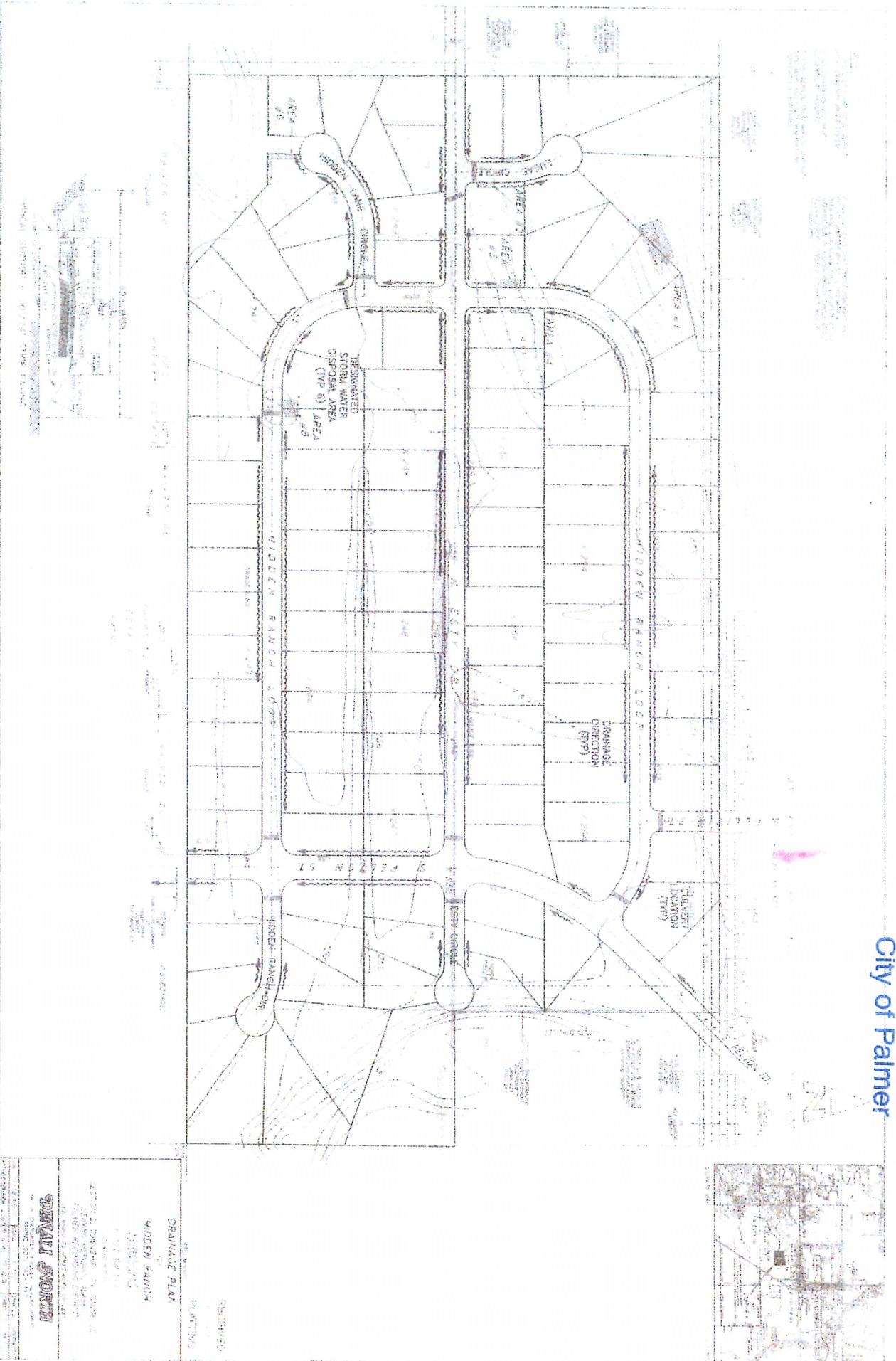
C. Because to unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property because:

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.

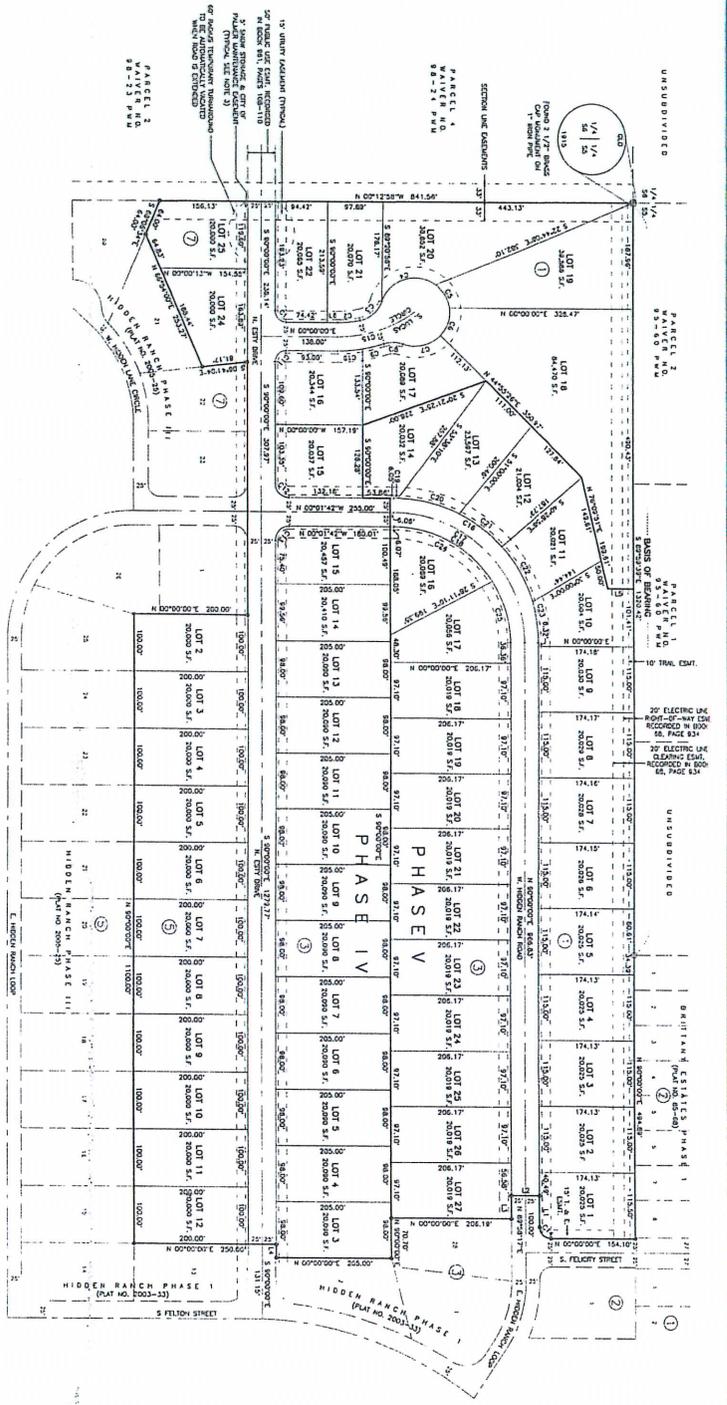
Received

MAY 15 2014

City of Palmer



DATE: 05/15/14
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
SCALE: AS SHOWN
PROJECT: DRAINAGE PLAN
SHEET NO. 1 OF 1
DRAFTER: J. SMITH
DATE: 05/15/14



- NOTES**
1. THESE LOTS ARE TO BE SET OFF BY THE CITY OF PALMER WITH A STREET LOT LIFT.
 2. THESE LOTS ARE TO BE SET OFF BY THE CITY OF PALMER WITH A STREET LOT LIFT.
 3. THE CITY OF PALMER WILL REMOVE TRUCK STOPS AS LOCATED FROM ROAD STRUCTURE & EXISTING CONDUIT. CHECK WITH THE CITY OF PALMER.
 4. ROADWAY IS SETBACK AND WIDENED FOR PLAN NUMBER 2003-23.

NOTES

CURVE TABLE

CURVE	ANGLE	LENGTH	DELTA	CHORD	CHORD BEARING
C1	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C2	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C3	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C4	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C5	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C6	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C7	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C8	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C9	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C10	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C11	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C12	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C13	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C14	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C15	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C16	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C17	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C18	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C19	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C20	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C21	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C22	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C23	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C24	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C25	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C26	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C27	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C28	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C29	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C30	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C31	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C32	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C33	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
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C35	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C36	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C37	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C38	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C39	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C40	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C41	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C42	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C43	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C44	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C45	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C46	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C47	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C48	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C49	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E
C50	20.00°	20.00	31.42	5.0000	S 45.00° 00' 00" E

CURVE TABLE

LINE TABLE

LINE	BEARING	DISTANCE
1	S 89.581° 17' E	88.00
2	S 89.581° 17' E	88.00
3	S 89.581° 17' E	88.00
4	S 89.581° 17' E	88.00
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31	S 89.581° 17' E	88.00
32	S 89.581° 17' E	88.00
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42	S 89.581° 17' E	88.00
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50	S 89.581° 17' E	88.00
51	S 89.581° 17' E	88.00
52	S 89.581° 17' E	88.00
53	S 89.581° 17' E	88.00
54	S 89.581° 17' E	88.00
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56	S 89.581° 17' E	88.00
57	S 89.581° 17' E	88.00
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84	S 89.581° 17' E	88.00
85	S 89.581° 17' E	88.00
86	S 89.581° 17' E	88.00
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88	S 89.581° 17' E	88.00
89	S 89.581° 17' E	88.00
90	S 89.581° 17' E	88.00
91	S 89.581° 17' E	88.00
92	S 89.581° 17' E	88.00
93	S 89.581° 17' E	88.00
94	S 89.581° 17' E	88.00
95	S 89.581° 17' E	88.00
96	S 89.581° 17' E	88.00
97	S 89.581° 17' E	88.00
98	S 89.581° 17' E	88.00
99	S 89.581° 17' E	88.00
100	S 89.581° 17' E	88.00

LEGEND

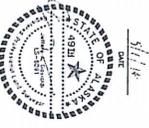
1. ROAD MONUMENT AS EXISTING INTERSECTION
2. ROAD 1" ROAD PINE WITH WOODEN FUEL
3. ROAD 2" ROAD WITH TULLOCH PLASTER CAP
4. 2" ROAD WITH TULLOCH PLASTER CAP
5. 2" ROAD WITH TULLOCH PLASTER CAP

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly 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 on the field notes and as the same appear on the original copies of the same and as the same are correct to the best of my knowledge.

DATE: 5/15/14

DAVID J. HARRIS
Professional Land Surveyor
No. 10000



Received

MAY 15 2014

City of Palmer

Agenda Copy

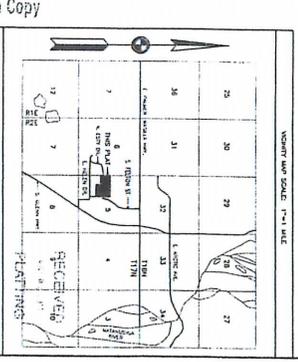
HIDDEN RANCH SUBDIVISION
PHASES IV & V Agenda Copy

GASTALDI LAND SURVEYING, LLC
2000 UNIVERSITY AVENUE, SUITE 100
ANCHORAGE, ALASKA 99507

DATE: 5/15/14 SCALE: 1"=100' SHEET: VI/17/2014 OF: 8

OWNER: VI FILE NO. RECORDS CHECKED BY: JAC CASE NO. VI/17/2014

SHEET 1 OF 1



RESTRICTIVE COVENANTS

RESTRICTIVE COVENANTS ARE RECORDED WITH THIS PLAN.

DATE: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

DATE: _____

CERTIFICATE OF PAYMENT OF TAXES

CERTIFICATE OF PAYMENT OF TAXES

DATE: _____

NOTARY ACKNOWLEDGEMENT

NOTARY ACKNOWLEDGEMENT

DATE: _____

CERTIFICATE OF COMPLETION & DEDICATION

CERTIFICATE OF COMPLETION & DEDICATION

DATE: _____

NOTARY FOR THE STATE OF ALASKA

NOTARY FOR THE STATE OF ALASKA

DATE: _____

CITY OF PALMER TAX COLLECTION OFFICIAL

CITY OF PALMER TAX COLLECTION OFFICIAL

DATE: _____

DATE

DATE

DATE: _____

Received

MAY 15 2014

City of Palmer

OWNER'S STATEMENT

RECEIVED

MAY 05 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]
 Original Signature (please sign in ink) 4-9-14
Date

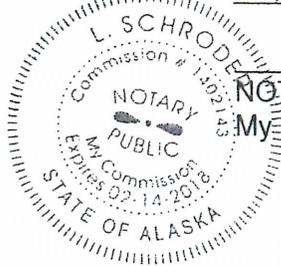
1900 W. NORTHERN LIGHTS BLVD # 200 907-344-5678
 Mailing Address ANCHORAGE, AK 99517 Phone

ANDRE SPINELLI -
 Name & Official Title (print)

SPINELLI HOMES, INC.
 Company or Agency (if applicable)

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 9th day April, 2014



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



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 14-017**

SUBJECT: Lot 4, Springer Crossing 2013, Plat No. 2013-51

AGENDA OF: July 17, 2014

ACTION: Review and comment

Attachment(s): 1) Memorandum to Borough
2) Master Plan package from MSB Platting Division

Summary: The request is to divide Lot 4, Springer Crossing 2013, Plat No. 2013-51 into a 2-phase master plan of 23 lots to be known as Springer Park, located outside Palmer city limits.

Recommendation: The staff comments regarding the Master Plan 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: July 3, 2014
SUBJECT: Lot 4, Springer Crossing 2013

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: Placement of fire hydrants should meet the requirements of I.F.C.
3. Community Development: The proposed lots would be adequate in size. Access to the subdivision would be provided by the proposed E. Hinckley Road. Lots would be served by City of Palmer municipal sewer system.
4. Fire Chief: Placement of fire hydrants should meet the requirements of I.F.C.
5. Public Works: Utility Extension Agreement required for sewer system.
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the July 17, 2014 P & Z meeting. Any additional comments will be forwarded.



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Received

JUN 16 2014

City of Palmer

Comments Due: July 3, 2014

June 13, 2014

Master Plan Distribution List

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DF&G, Habitat Mgmt. & Permitting	MSB – Assessments
AK DF&G, Division of Sport Fish	MSB – Code Compliance
AK Railroad, Engineering Department	MSB – Planning Division
Corp of Engineers	MSB – Pre-Design Division
City of Palmer	MSB – Permit Center
Community Council	M.E.A.
Fire Service Area: #132 Gr Palmer	M.T.A.
Road Service Area: #16 South Colony	ENSTAR
MSB – Borough Attorney	GCI

TAX MAP: PA 12

ASSEMBLY DISTRICT: 2

Pre-App: 3/21/2014

TITLE: SPRINGER PARK MASTER PLAN
LEGAL: SECTION 9, T17N, R2E, SEWARD MERIDIAN, ALASKA
PETITIONER: KEVIN SORENSEN
ADDRESS: PO BOX 4136, PALMER AK 99645
SURVEYOR: KEYSTONE SURVEYING
ADDRESS: PO BOX 2216, PALMER AK 99645

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

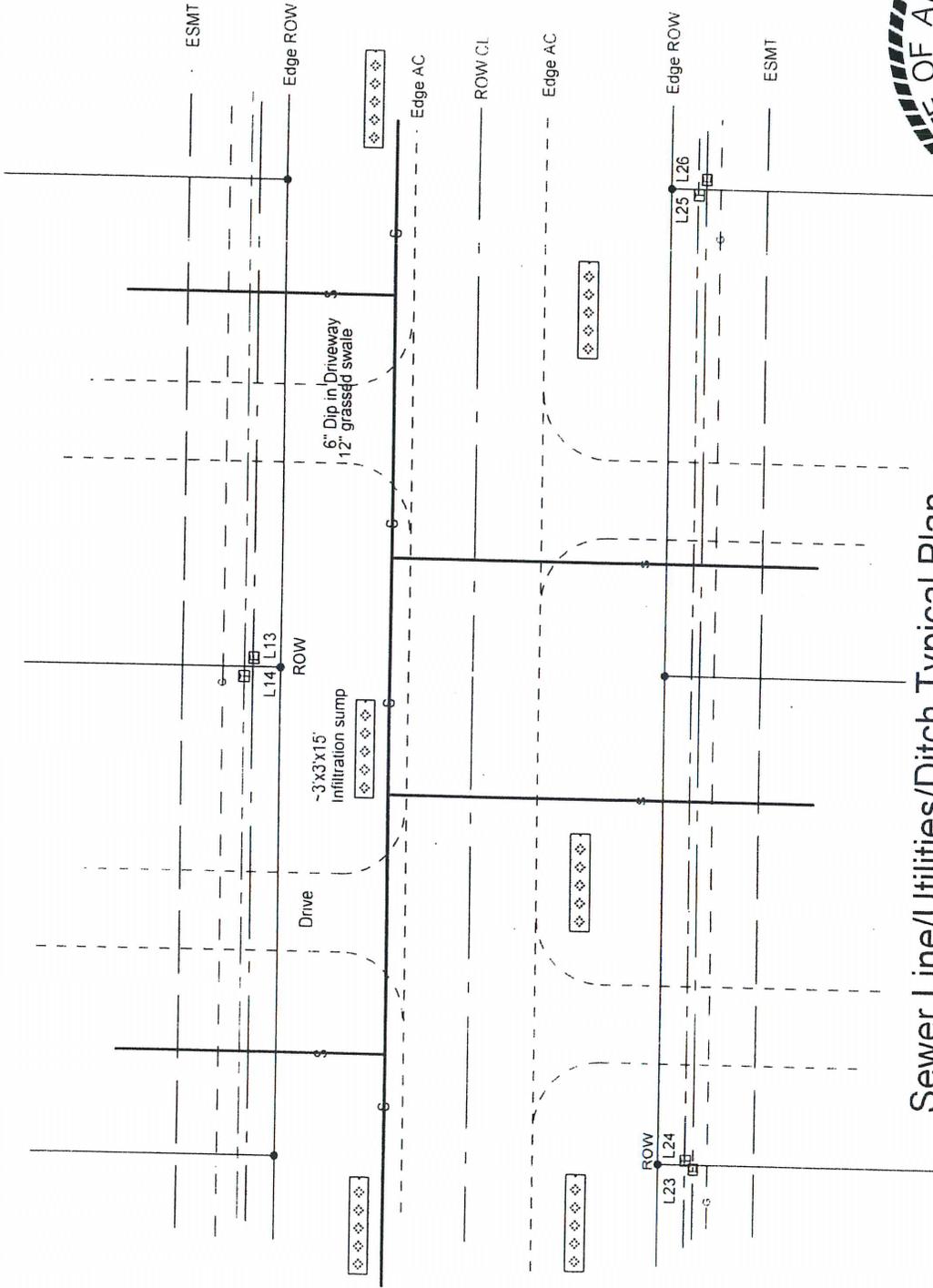
The request is to divide Lot 4, Springer Crossing 2013, Plat 2013-51 into a 2-phase master plan of 23 lots to be known as Springer Park, containing 13.87 acres more or less. Lots will be served by City of Palmer municipal sewer system. Proposed Tract G will be dedicated as "Open Space", allowing for a reduction in the lot sizes per MSB 43.20.280(E). Located north of the intersection of S. Inner Springer Loop and E. Outer Springer Loop within Section 9, T17N, R2E, Seward Meridian, Alaska.

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 **July 3, 2014** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **July 17, 2014**.

Kindest Regards,

Peggy H. Fowler
Platting Technician

peggy.fowler@matsugov.us



Sewer Line/Utilities/Ditch Typical Plan

Springer Park
Drainage & Utility Plan

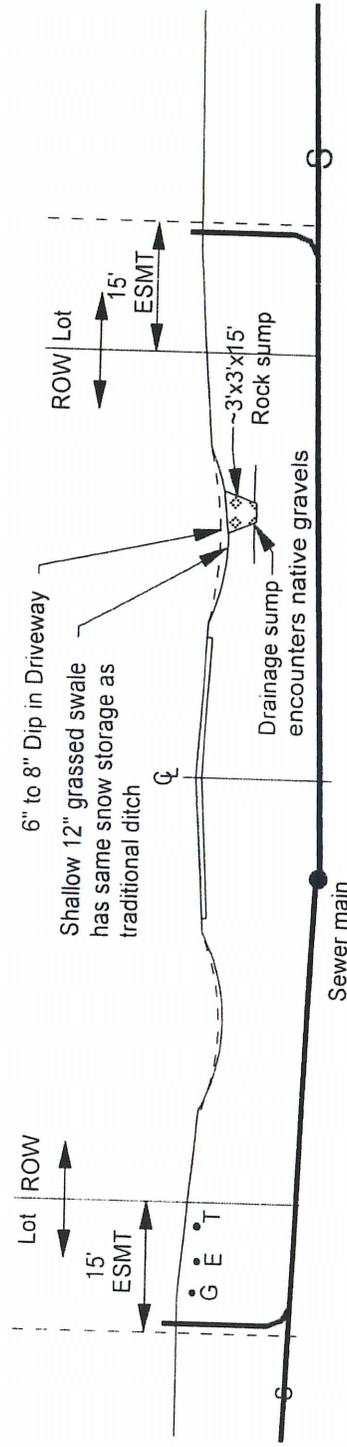


Job #: 10007E 6-05-14 no scale

RECEIVED

JUN 6 2014

PLATTING



RECEIVED
 JUN 6 2014
 PLATTING

Sewer Line/Utilities/Ditch Typical Section



- NOTES
1. Sewer line cover varies from 4'-10' on service lines. and from 8' to 12' on main gravity line.

Springer Park Drainage & Utility Plan	
HOLLER ENGINEERING 3375 N Sams Dr Wasilla, Alaska 99654	
Job #: 10007D	6-06-14
	no scale

RECEIVED
JUN 4 2014
PLATTING

OWNER'S STATEMENT

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

PROPOSED SUBMITTAL NAME: Springer Park

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]
Original Signature (please sign in ink)

6/2/14
Date

PO Box 4136 Palmer AK 99645
Mailing Address

232-5099
Phone

Name & Official Title (print)

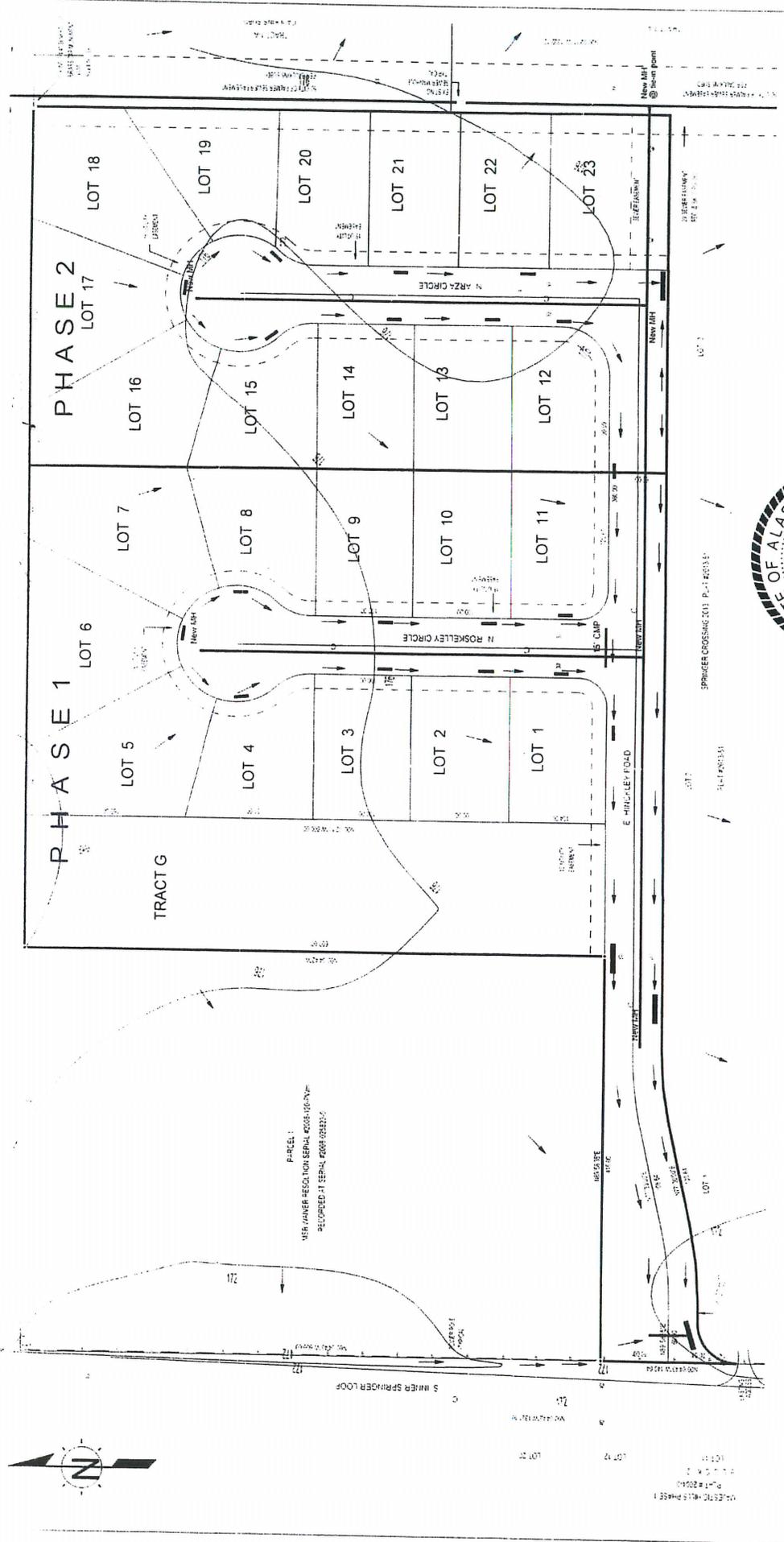
Company or Agency (if applicable)

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 2nd day June, 2014



[Signature]
NOTARY PUBLIC in & for Alaska
My Commission Expires: 07/04/2017



Springer Park
 Preliminary Sewer & Drainage Plan

HOLLER ENGINEERING
 3375 N Sams Dr. Wasilla, Alaska 99654

Job # 10007 06/06/14 Scale: 1" = 100'



RECEIVED
 JUN 6 2014
 PLATTING

- Notes:**
- 1) Preliminary sewer line & marshole layout
 - 2) Ditches are typically 12" grassy swale shape
 - 3) = 3' x 3' x 15' rock infiltration point
 - 4) = 5' x 5' x 30' infiltration point
 - 5) All road centerline grades will be less than 4%



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 14-018**

SUBJECT: Tract 3, Kopperud

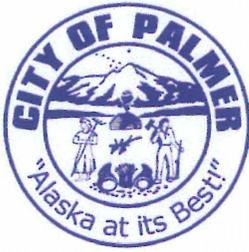
AGENDA OF: July 17, 2014

ACTION: Review and comment

Attachment(s): 1) Memorandum
2) Abbreviated Plat Distribution package from MSB Platting Division

Summary: The request is to create four lots from Tract 3, Kopperud subdivision, Plat No. 2001-71 to be known as Kopperud Commercial Park, located outside Palmer city limits.

Recommendation: The staff comments regarding the abbreviate plat distribution packet are attached.



MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: July 15, 2014
SUBJECT: Preliminary Plat Review – Tract 3, Kopperud

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 changes necessary.
2. Building Inspector: Fire hydrants place according to I.F.C. and turn-a-rounds for drives over 150'. Will verify access when plan is submitted.
3. Community Development: The proposed lots and tract would be adequate in size. This property is located outside city limits. Since this property is adjacent to CG-Commercial General on the east side and due to the proposed large size lots, this property would be appropriately zoned CG-Commercial General if this property were located inside city limits. Property is also adjacent to Industrial on the north side. Access is from S. Glenn Highway, E. Moore Road, E. Drift Lane and a common access is proposed at the common lot line of Lot 1 and Lot 2, according to the Borough.
4. Fire Chief: No changes necessary.
5. Public Works: Outside city, but FYI, current DOT & PF plans for the Glenn Highway Reconstruction call for acquisition of about a 120 foot ROW take along the property's east boundary (see attached map).
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the July 17 P & Z meeting. Any additional comments will be forwarded.

Received

JUL 01 2014

City of Palmer



MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Comments Due: JULY 15, 2014

DATE: June 26, 2014

Abbreviated Plat 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: #132 Greater Palmer Consldted
Road Service Area: #16 South Colony
MSB – Borough Attorney
TAX MAP: PA 12

MSB – Emergency Services
MSB – Community Development
MSB – Cultural Resources
MSB – Capital Projects, Engineering
MSB – Dept of Public Works, O&M
MSB – Assessments
MSB – Code Compliance
MSB – Planning Division
MSB – Permit Center
MEA
MTA
Enstar
GCI
MSB - Assembly District #2

ASSEMBLY DISTRICT: 2 Pre-App: May 16, 2014

TITLE: KOPPERUD COMMERCIAL PARK
LEGAL: SECTION 06, T17N, R02E, SEWARD MERIDIAN, ALASKA
PETITIONER: THE ESTATE OF CLAIRE KOPPERUD
ADDRESS: PO BOX 4470 PALMER AK 99645
SURVEYOR: KEYSTONE SURVEYING GARY LORUSSO PLS
ADDRESS: PO BOX 2216 PALMER AK 99645
ENGINEER: PIONEER ENGINEERING, BILL KLEBESADEL, PE
ADDRESS: PO BOX 4367 PALMER AK 99645

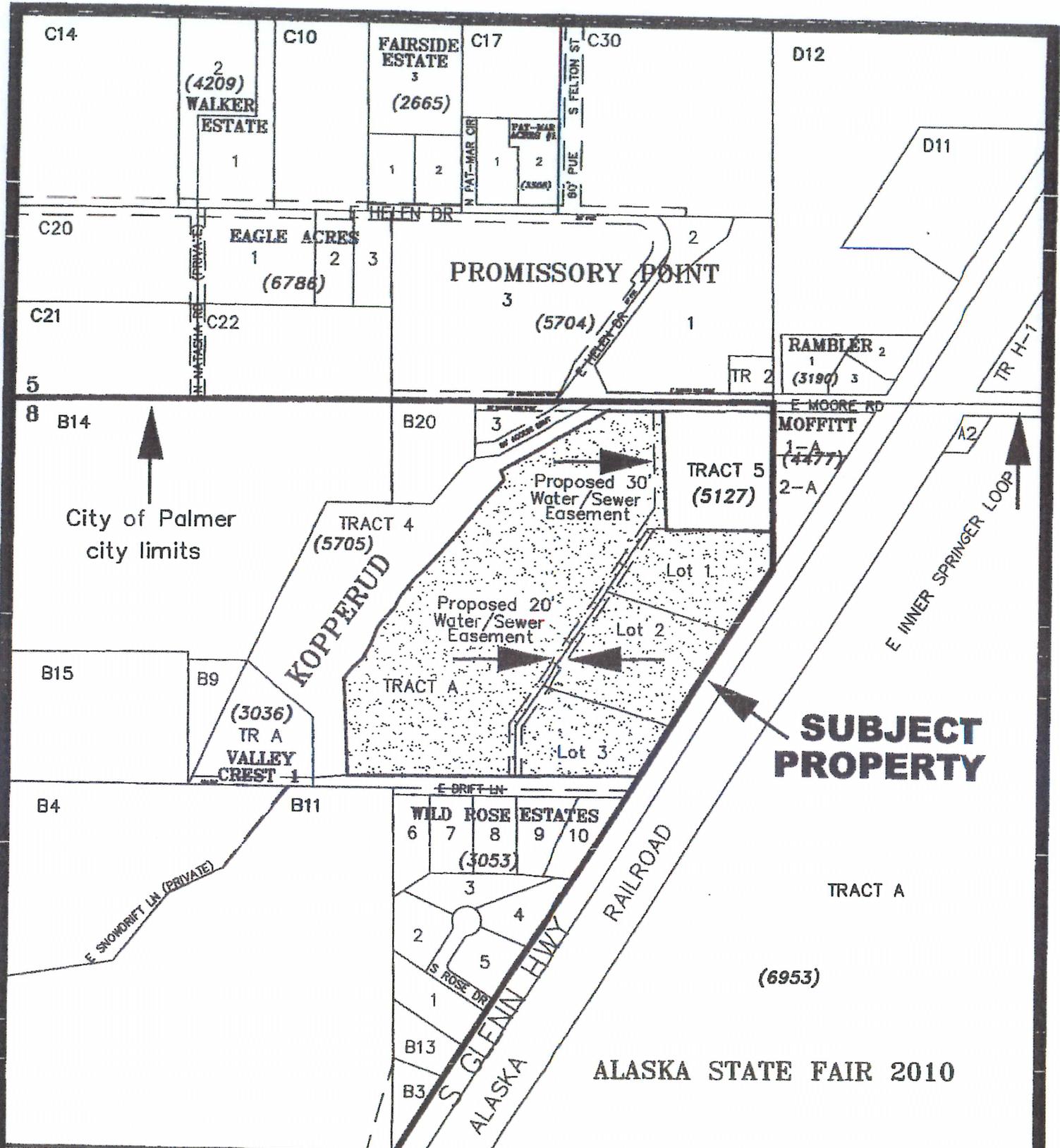
Attached is information which has been received by the Matanuska-Susitna Borough Platting Division for the proposed ABBREVIATED PLAT.

The request is to create four lots from Tract 3, Kopperud Subdivision, Plat No. 2001-71, Section 06, Township 17 North, Range 02 East, Seward Meridian, Alaska, to be known as KOPPERUD COMMERCIAL PARK, containing 27.41 ± acres. Access is via S. Glenn Highway, E. Moore Road and E. Drift Lane. A common access is proposed at the common lot line of Lot 1 and Lot 2. Petitioner is also granting 30' and 40' wide Water and Sewer Easements to be recorded at separate document.

Please submit your comments in writing, specifying any requirements that your department or agency may need or any data which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by JULY 15, 2014 so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on JULY 23, 2014.

Thank you,

Amy Otto-Buchanan
Platting Technician
Email: amy.otto@matsugov.us



VICINITY MAP

FOR KOPPERUD COMMERCIAL PARK
LOCATED WITHIN

SECTION 08, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 12 MAP

E REBARCHEK AVE

1

RECEIVED

JUN 25 2014

PLATTING

OWNER'S STATEMENT

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

PROPOSED SUBMITTAL NAME: KOPPERUD COMMERCIAL PARK

We submit the enclosed items concerning the above-referenced submittal for review. By our signature we certify that the property is:

Owned by the Estate of Claire Kopperud, Palmer Superior Court Probate Number 3PA-14-35 PR. Letters Testamentary issued for that estate on March 19, 2014, named Noel H. Kopperud and Karl L. Kopperud as Co-Personal Representatives authorized to sign documents and take all other action with respect to property of the estate.

Noel H. Kopperud Date: 6-17-14
NOEL H. KOPPERUD, CO-PERSONAL REPRESENTATIVE, ESTATE OF CLAIRE KOPPERUD

P.O. BOX 4470, PALMER, ALASKA 99645 Phone: (253) 905-1128
Address

Karl L. Kopperud Date: 6-17-2014
KARL L. KOPPERUD, CO-PERSONAL REPRESENTATIVE, ESTATE OF CLAIRE KOPPERUD

P.O. BOX 1822, PALMER, ALASKA 99645 Phone: (907) 355-4318
Address

NOTARY ACKNOWLEDGEMENT:

Noel H. Kopperud and Karl L. Kopperud appeared before me, and they Subscribed and Swore to the accuracy of the above statements on this 17th day of June, 2014.

Vlad Baklanov
NOTARY PUBLIC in & for Alaska
My Commission Expires: 12/1/2015





Pioneer Engineering
Professional, Reliable, Local

June 2, 2014

**RE: T17N R2E Section 8 Seward Meridian, Tract 3
Kopperud Subdivision - Usable Area Report**

Paul Hulbert
Platting Officer, Mat-Su Borough
350 E. Dahlia Ave.
Palmer, AK 99645

RECEIVED

JUN 26 2014

PLATTING

Dear Hr. Hulbert,

Usable Area: At the request of Noel Kopperud, and in coordination with Keystone Surveying, I performed a soils investigation for the above-referenced proposed subdivision. The project will create 4 lots from the parent parcel Township 17N Range 2E Section 8 Seward Meridian Tract 3 containing 27.44 acres. This soils evaluation includes visual analyses of each of the lots, the logging of one new test hole, an analysis of 2 previous test holes, a review of topography information and direct observations of the site.

Road Construction: No road construction will be necessary.

Topography: All 4 proposed lots are virtually flat. Certainly, no grades over 25% were noted. The total elevation differential across the entire 27+ acres was perhaps 5 feet. No low or wet areas were observed.

Vegetation & Soils: There are no structures on any of the proposed lots. The proposed lots were cleared decades ago and have remained as fields since that time.

Test Holes: One test hole was excavated and inspected on May 29, 2014 within the proposed subdivision area as shown on the Plat. This test hole was strategically sited in the center of the subdivision to provide the best representation of the proposed lots. Subsurface soils consisted primarily of 3 feet of organic topsoil overlaying a gravel-sand mixture. The test hole was excavated to 12 feet deep. Two additional test holes were researched that were previously excavated by the State of Alaska Department of Transportation in August of 2012. Those test holes are located at the eastern border of Lots 1 & 3 and were also excavated to a depth of 12 feet. As expected, they show virtually the same composition, transitioning from from 2-3 feet of topsoil to a gravel-sand mixture. The attached test hole logs provide in better detail the soil strata found in the test hole excavations. No percolation tests were warranted.

Groundwater: No groundwater or seeps were noted in any of the test holes.

Flood Hazard Reduction: The proposed subdivision is not located in any Flood Hazard Area as shown on FIRM Panels 02170C8135E.



Pioneer Engineering
Professional, Reliable, Local

Useable Area: The proposed lots have very few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited primarily by lot lines. Due to the size of the lots, setbacks to future water wells should present little influence to siting of septic drainfields.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and my observations at the site, *each lot will have at least 10,000 square feet of usable building area and at least 10,000 square feet of usable septic area as required by MSB 43.20.280 AREA.*

If you have any questions, please do not hesitate to contact me. Thank you for your time.

Sincerely,

Bill Klebesadel, P.E.
Owner/Principal Engineer,
Pioneer Engineering

SOIL LOG

Job Number: 2014-NK-001

Project Location: Kopperud Subdivision

Logged By: Bill Klebesadel

Date: May 29, 2014

TEST HOLE NO. 1

Depth (feet)	Description
0	
1	Clean topsoil
2	
3	
4	
5	Gravel-sand mixture (GW)
6	
7	
8	
9	
10	
11	
12	
13	Bottom of hole, no groundwater
14	
15	
16	
17	
18	
19	
20	



TEST HOLE LOCATION:

61° 08' 13.46" N
149° 56' 12.14" W

COMMENTS:

This soil log was prepared for the sole purpose of determining the feasibility of constructing an onsite wastewater disposal system at the location of the test hole. Soil type ratings are based on visual observation and have not been verified with laboratory analyses. These soils have not been analyzed for structural stability or for any purpose other than wastewater absorption field construction. Anyone relying on this information for any use other than wastewater absorption field development shall do so at their own risk.



STATE OF ALASKA DOT&PF
Central Region Materials
Geology Section

LOG OF TEST HOLE

HOLE # TH12-70

PROJECT NUMBER : 58104

PROJECT : Glenn Highway: Milepost 34-42 Parks to Old Glenn

Station / Location: 169+00 Frontage Road

Offset: CL

Elevation: 192.0 feet

Equipment Type: CME 75 Truck

Drilling Method:

Field Crew: GTA: Brechner, Brown

Total Depth: 12.0 feet

Date: 8/21/2012 -

Geologist: S. Browns, C.P.G.

Depth (Feet)	Sample Data				USCS Classification	Frozen Zone	Soil Graphic	Ground Water Data			Weather: Cloudy Hay Field
	Sample Type	Number	Blow Count	Sample Recovery				M-Value	Depth in (ft.)	Time	
0								SUBSURFACE MATERIAL			
0 - 0.1					ML		Vegetative Mat				F 0.0
0.1 - 2.5							SANDY SILT (ML) Brown, dry				0.1
2.5 - 3.5					SP		SAND (SP) Brown, dry				2.5
3.5 - 12.0					GW		GRAVEL with Sand (GW) Grayish brown, dry, very dense				3.5
12.0							BOH 12				12.0

A USCS LOG OF TEST HOLE GLENN HIGHWAY MP 34 - 42.SPJ 2008DATETEMPLATE.GDT 10/22/12

CME Auto Hammer
 Cothead Rope Method
 140 lb. hammer with 30 in. drop
 340 lb. hammer with 30 in. drop



STATE OF ALASKA DOT&PF
Central Region Materials
Geology Section

LOG OF TEST HOLE

HOLE # TH12-68

PROJECT NUMBER : 58104

PROJECT : Glenn Highway: Milepost 34-42 Parks to Old Glenn

Station / Location: 152+50
Offset: 125' Lt of Glenn CL
Elevation: 187.0 feet

Equipment_Type: CME 75 Truck
Drilling Method:
Field Crew: GTA: Brachner, Brown

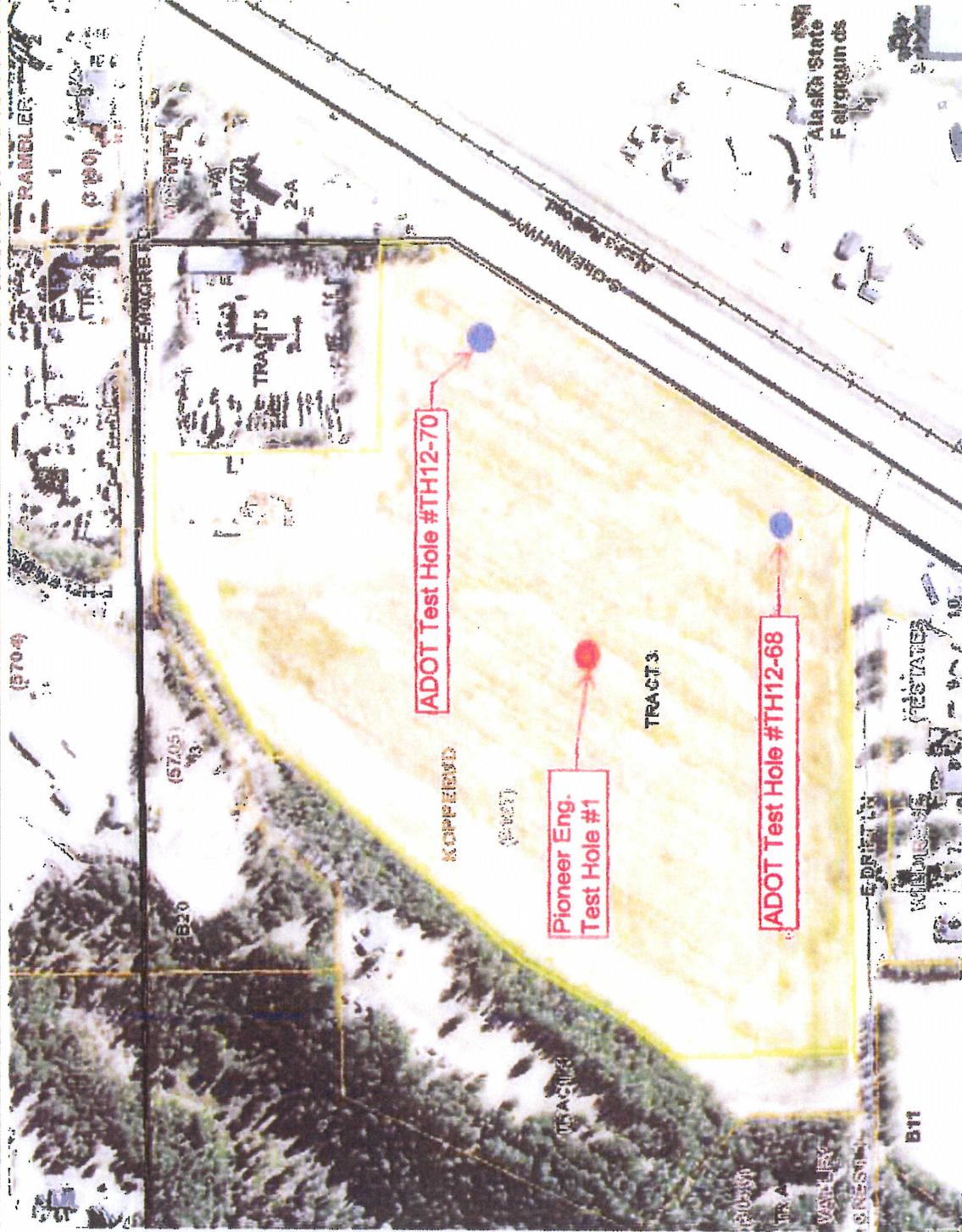
Total Depth: 12.0 feet
Date: 8/21/2012 -
Geologist: S. Browne, C.P.G.

Depth (Feet)	Sample Data				USCS Classification	Fusion Zone	Soil Graphic	Ground Water Data			Weather: Cloudy Hay Field	
	Sample Type	Number	Blow Count	Sample Recovery				N-Value	Depth in (ft)	Time		Date
0								SUBSURFACE MATERIAL				
0.0					ML		Vegetative Mat				0.0	
0.1							SANDY SILT (ML) Brown, moist				0.1	
2.0					GW		GRAVEL with Sand (GW) Grayish brown, dry to moist, very dense				2.0	
3	SPT	FS349	28		71							
4			43									
5			28									
6			24									
4.5					SW		SAND with Gravel (SW) Grayish brown, dry to moist, very dense				4.5	
5	SPT	FS350	18		55							
6			26									
7			29									
8			39									
7.5					GW		GRAVEL with Sand (GW) Grayish brown, dry to moist, very dense				7.5	
8	SPT	FS351	15		42							
9			21									
10			21									
11			29									
11	SPT	FS352	21		67							
12			30									
			37									
			24									
12.0							BOM				12.0	

A:\USCS\LOG OF TEST HOLE - GLENN HIGHWAY MP 34-42.GPJ 2006DATA\TEMPLATE.GDT 10/22/12

CME Auto Hammer Cathead Rope Method 140 lb. hammer with 30 in. drop 340 lb. hammer with 30 in. drop

Matanuska-Susitna Borough



Legend

- Public Facilities**
 - Administrative
 - Animal Control
 - City Hall or Courthouse
 - Community Center
 - Landfill or Transfer Station
 - Library
 - Medical
 - Post Office
 - Public Safety
 - School
- Alaska Railroad**
- Streets**
 - Highway
 - Major Street
 - Medium Street
 - Minor Street
 - Primitive Road
 - Private Road
- Mat-Su Borough Boundary**
- Incorporated Cities**
- Parcels**

1:3,191



Notes

This map was automatically generated using Geocortex Essentials.

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Information Systems through GIS Division at 877-745-4801.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 Miles



NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

© Matanuska-Susitna Borough

Reported on 06/03/2014 12:11 PM

CERTIFICATE OF SUBDIVISION
 I, GARY L. RUSSO, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the contents of this plan and plat are correct and conform to the requirements of the laws of the State of Alaska.

NOTARY ACKNOWLEDGEMENT
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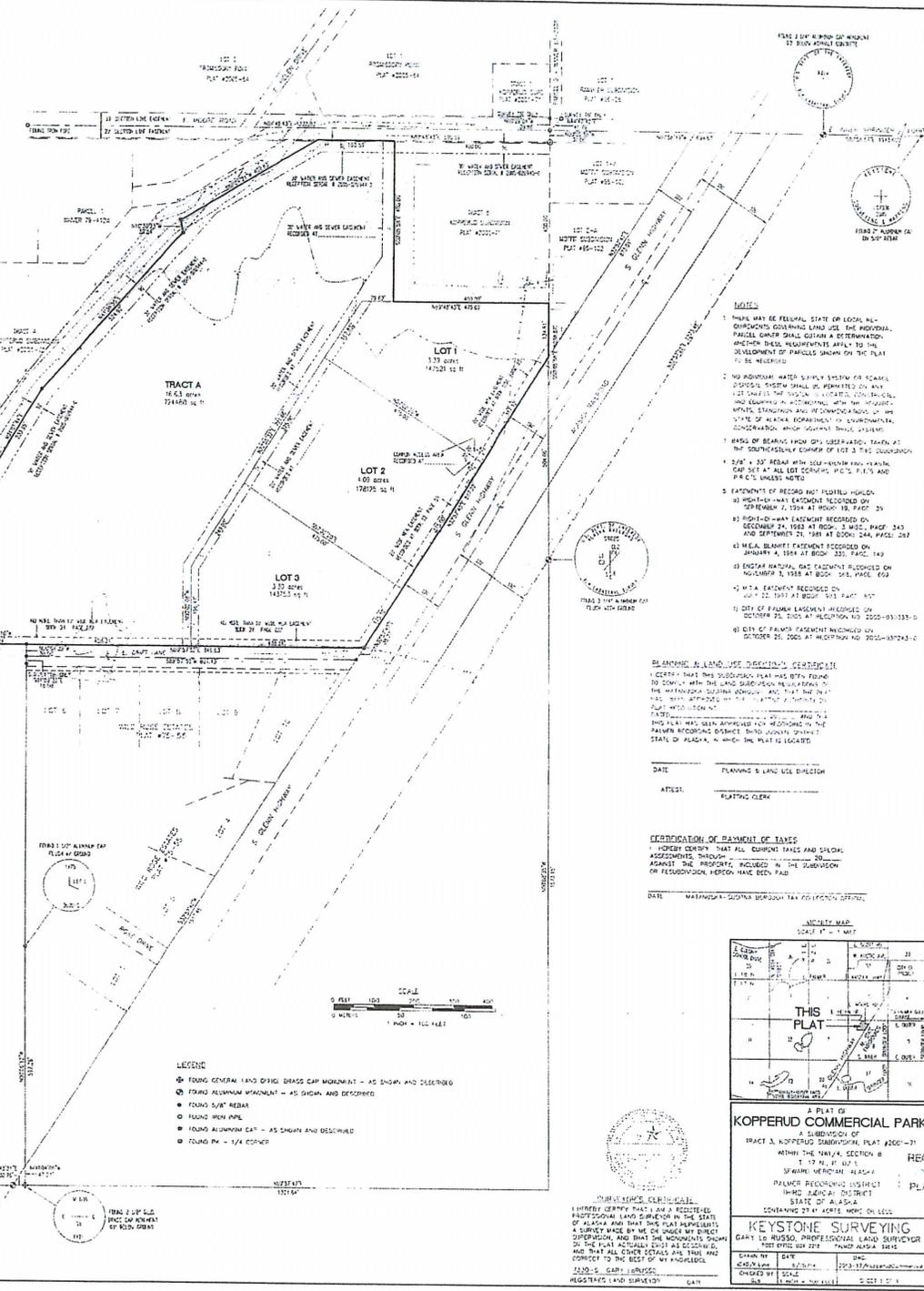
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- NOTES**
1. THERE MAY BE FEDERAL, STATE OR LOCAL REGULATIONS GOVERNING LAND USE. THE INDIVIDUAL PARCELS SHOWN SHALL OBTAIN A DETERMINATION WHETHER THESE REGULATIONS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAN TO BE RECORDED.
 2. NO ADDITIONAL WATER SUPPLY SYSTEM OR SEWER SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS DESIGNED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE APPLICABLE STATE, FEDERAL AND FEDERAL REGULATIONS OF THE STATE OF ALASKA. CONSIDERATION SHOULD BE GIVEN TO THE CONSTRUCTION OF SUCH SYSTEMS.
 3. PARTS OF RECORDS FROM OTHER JURISDICTIONS, TAKEN AT THE SOLE DISCRETION OF THE SURVEYOR, ARE SHOWN ON THIS PLAN.
 4. 5/8" x 25' REBAR WITH SELF-ANCHORING THREADS, ONE SET AT ALL LOT CORNERS, P.O.'S, P.I.'S AND P.O.'S UNLESS NOTED.
 5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 - (a) HIGHWAY EASEMENT RECORDED ON FEBRUARY 1, 1981 AT BOOK 18, PAGE 25
 - (b) RIGHT-OF-WAY EASEMENT RECORDED ON FEBRUARY 1, 1981 AT BOOK 18, PAGE 25
 - (c) HIGHWAY EASEMENT RECORDED ON FEBRUARY 1, 1981 AT BOOK 18, PAGE 25
 - (d) HEAL BLANKET EASEMENT RECORDED ON JANUARY 4, 1981 AT BOOK 18, PAGE 143
 - (e) ENSTAR NATIONAL GAS EASEMENT RECORDED ON NOVEMBER 3, 1981 AT BOOK 18, PAGE 653
 - (f) U.S.A. EASEMENT RECORDED ON JULY 22, 1981 AT BOOK 18, PAGE 857
 - (g) CITY OF FAIRBANK EASEMENT RECORDED ON DECEMBER 21, 1981 AT RECORD NO. 2222-03133-0
 - (h) CITY OF FAIRBANK EASEMENT RECORDED ON OCTOBER 21, 1981 AT RECORD NO. 2222-03133-0

PLANNING & LAND USE DEPARTMENT CERTIFICATE
 I, GARY L. RUSSO, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the contents of this plan and plat are correct and conform to the requirements of the laws of the State of Alaska.

DATE _____ **PLANNING & LAND USE DIRECTOR**
ATTEST _____ **REGISTERING CLERK**

CERTIFICATION OF PAYMENT OF TAXES
 I, GARY L. RUSSO, a duly licensed Professional Land Surveyor in the State of Alaska, do hereby certify that the contents of this plan and plat are correct and conform to the requirements of the laws of the State of Alaska.

DATE _____ **MAYNARD-SUMNER BUREAU TAX COLLECTION SPECIALIST**



A PLAT OF
KOPPERUD COMMERCIAL PARK
 A SUBDIVISION OF
 TRACT 3, KOPPERUD SUBDIVISION, PLAT 200-37
 WITHIN THE N1/4, SECTION 8
 T17N, R10W,
 SKEWING MERIDIAN, ALASKA
 PALMER RECORDING DISTRICT
 FAIRBANKS DISTRICT
 STATE OF ALASKA
 CONTAINING 27.41 ACRES MORE OR LESS

KEYSTONE SURVEYING
 GARY L. RUSSO, PROFESSIONAL LAND SURVEYOR
 1000 1/2 ST. 2ND FLOOR
 FAIRBANKS, ALASKA 99701

DATE _____ **BY** _____
REGISTERED LAND SURVEYOR

RECEIVED
 PLANNING

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY
 HEREIN SHOWN AND THAT WE HAVE THE RIGHT TO
 CONVEY THE SAME TO THE PERSONS NAMED HEREIN
 AND TO CONFIRM THE SAME TO THEM.

NOEL L. KOPFER, JR.
 CO-PERSONAL REPRESENTATIVE
 OF THE ESTATE OF CLAUDE KOPFER
 PALMER, ALASKA 99646

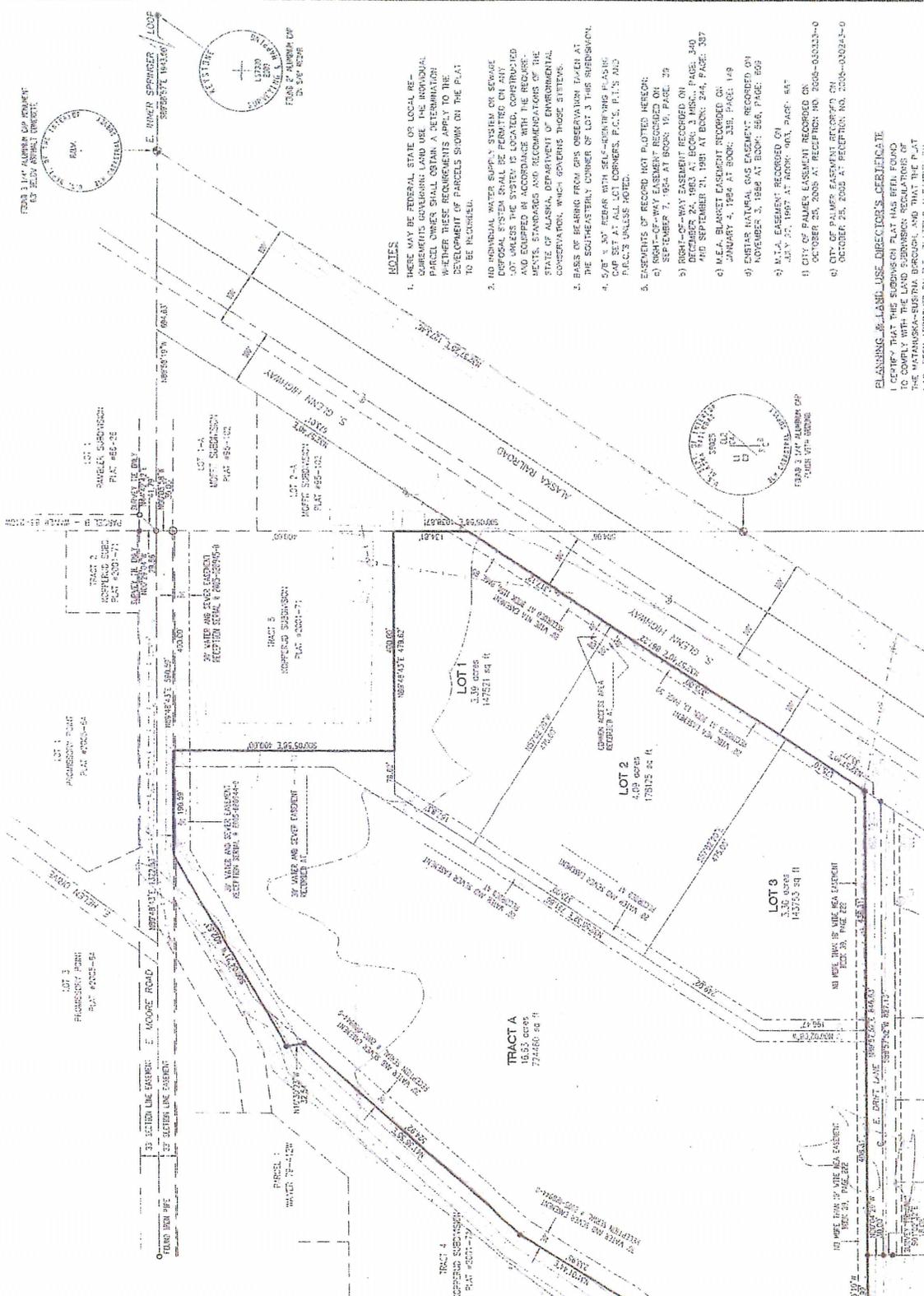
NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS
 DAY OF _____ 20____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

NOEL L. KOPFER, JR.
 CO-PERSONAL REPRESENTATIVE
 OF THE ESTATE OF CLAUDE KOPFER
 PALMER, ALASKA 99646

NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS
 DAY OF _____ 20____
 FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____



NOTES

1. THERE MAY BE FEDERAL STATE OR LOCAL RE-
 GULATIONS GOVERNING LAND USE. THE INDIVIDUAL
 PARCEL OWNER SHALL OBTAIN A DETERMINATION
 WHETHER THESE REQUIREMENTS APPLY TO THE
 PARCELS SHOWN ON THIS PLAT.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWER
 DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY
 LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED
 AND EQUIPPED IN ACCORDANCE WITH THE REQUIRE-
 MENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL
 CONSERVATION, WHICH GOVERNS THESE SYSTEMS.
3. BASE OF BEARING FROM GPS OBSERVATION TAKEN AT
 THE SOUTHWEST CORNER OF LOT 3 THIS SUBDIVISION.
 4. 5/16" x 1/2" REBAR WITH SELF-APPLICABLE FINISH
 SHALL BE SET AT ALL LOT CORNERS, P.L.C.S., P.T.S. AND
 PLAT'S CORNERS.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON:
 5) RIGHT-OF-WAY EASEMENT RECORDED ON
 SEPTEMBER 1, 1982 AT BOOK 16, PAGE 29
 6) RIGHT-OF-WAY EASEMENT RECORDED ON
 SEPTEMBER 1, 1982 AT BOOK 24, PAGE 340
 AND SEPTEMBER 21, 1981 AT BOOK 24, PAGE 337
 7) M.E.A. BLANKET EASEMENT RECORDED ON
 JANUARY 4, 1984 AT BOOK 33A, PAGE 149
 8) ENTER NATURAL GAS EASEMENT RECORDED ON
 NOVEMBER 3, 1982 AT BOOK 36B, PAGE 609
 9) M.L.A. EASEMENT RECORDED ON
 JULY 27, 1997 AT BOOK 46A, PAGE 647
 10) CITY OF PALMER EASEMENT RECORDED ON
 OCTOBER 25, 2005 AT RECEPTION NO. 2005-03233-0
 11) CITY OF PALMER EASEMENT RECORDED ON
 OCTOBER 25, 2005 AT RECEPTION NO. 2005-03243-0

BLANKING, LAMINATE, USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND
 TO COMPLY WITH THE LAND SUBDIVISION REQUIREMENTS OF
 THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Enlarged view of area