# Unfinished Business

# CITY OF PALMER
# PLANNING & ZONING COMMISSION
# INFORMATION MEMORANDUM 16-013

**SUBJECT:** Consideration of text amendment to PMC 17.57.040, Conditional uses to move Commercial recreational facilities to be listed as 17.57.040(O) as a separate listed conditional use in the AG-Agricultural district

**AGENDA OF:** August 18, 2016

**ACTION:** Review and approve draft Ordinance No. 16-0xx and move forward to City Council

**Attachment(s):**
Draft City Council Ordinance No. 16-0XX
PMC 17.57 AG-Agricultural District
Letter from Cecilia & Tim Matlock dated July 27, 2016
List of definitions for community centers, recreation facilities and recreation and entertainment facilities from various cities
Worksheet Definition for Agricultural District

**Summary:**

Currently Palmer Municipal Code does not define commercial recreational facilities and they are grouped together with hospitals and other medical facilities listed as a conditional use in the Agricultural district. A recent request from a property owner in the Agricultural district to define commercial recreational facilities for purposes of applying for a conditional use permit has been brought to the City's attention.

Attached are several examples of code language from different cities defining commercial recreational facilities. There seem to be three categories that could define commercial recreational facilities. The first category is community centers, similar to our City's Depot which can be owned by a public agency and used for recreational or social purposes.

The second category is recreational facilities defined as facilities used either for indoor games and sports or outdoor activities. The City of Kenai's Code definition divides recreation into active or passive recreation.

The third category is a combination of recreation and entertainment facilities as described in Lincoln, Nebraska's Code definition of Commercial Recreation and Entertainment Facilities Use Group. The third group includes "Small Agricultural Event Center" definition from Placer County, CA which seems to best describe the uses to be included in Palmer's definition.

The attached draft Ordinance would define commercial recreational facilities in the AG-Agricultural district and amend PMC 17.57.040 to list

commercial recreational facilities as a separate listed conditional use in the AG-Agricultural district.

**Recommendation:** Staff recommends the definition of "Small Agricultural Event Center" as modified in the worksheet definition on page 83 of packet. Review draft Ordinance No. 16-0xx and if approved, move forward to City Council with recommendation for adoption.

Commission Information:

Initiated by: Planning and Zoning Commission

First on Agenda:

Action:

Vote:

Council Information:

Introduced by: City Manager

Introduced:

Public Hearing:

Action:

Vote:

Yes: No:

CITY OF PALMER, ALASKA

ORDINANCE NO. 16-0XX

**An Ordinance of the Palmer City Council Amending Palmer Municipal Code Chapter 17.57 AG-Agricultural District to add 17.57.015 Definitions to include Commercial Recreational Facilities; and amending Chapter 17.57.040 Conditional uses to move Commercial Recreational Facilities as a separate listed conditional use in the AG-Agricultural district to be listed as 17.57.040(O).**

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 provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Chapter 17.57.015 is hereby enacted to read as follows (new language is underlined and in blue and deleted language is in red and stricken):

**17.57.015 Definitions.**

"Commercial recreational facilities" means a _____ (insert definition) _____.

Section 4. Chapter 17.57.040 is hereby amended to read as follows:

**17.57.040 Conditional uses.**
Uses which may be permitted in the AG district by obtaining a conditional use permit are:

A. Residential planned unit development in accordance with Chapter 17.84 PMC;
B. Churches and related buildings, provided no part of any church building shall be located nearer than 30 feet from an adjoining lot or street line;
C. Utility substations;
D. Public and private schools;
E. Public buildings and structures;
F. Museums, historic and cultural exhibits;
G. Hospitals, cemeteries, mental health facilities, ~~commercial recreational facilities~~, sanitariums, residential care facilities, special needs day care facilities, nursing homes, convalescent homes, and homes for the aged;
H. Commercial campgrounds;
I. Parking or storage of heavy equipment, tractors, graders or trucks, unrelated to agricultural activity, which are used for gain;
J. Child care facilities; provided, that no part of any building is located nearer than 30 feet from an adjoining lot or street line;
K. Wind generators or communication towers;
L. Direct marketing of produce, farm market, on-farm market or roadside stand if the sales are greater than 5,000 square feet in building area;
M. Restaurant operations related to the agricultural use on the site;
N. Natural resource extraction;
O. Commercial recreational facilities.

Section 5. Effective Date. Ordinance No. 16-0XX shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this _____ day of _____, 2016.

_____
Delena Goodwin Johnson, Mayor

_____
Norma I. Alley, MMC, City Clerk

# Chapter 17.57
# AG AGRICULTURAL DISTRICT

Sections:

**17.57.010 Intent.**

**17.57.020 Permitted uses.**

**17.57.030 Permitted accessory uses and structures.**

**17.57.040 Conditional uses.**

**17.57.050 Standards for a conditional use permit.**

**17.57.060 Prohibited uses.**

**17.57.070 Building height limit.**

**17.57.080 Minimum lot requirements.**

**17.57.090 Parking.**

**17.57.010 Intent.**

The intent of the AG district is to promote the continuing vitality of agriculture and other uses generally associated with rural land uses. (Ord. 12-005 § 4, 2012)

**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)

**17.57.040 Conditional uses.**
Uses which may be permitted in the AG district by obtaining a conditional use permit are:

A. Residential planned unit development in accordance with Chapter 17.84 PMC;

B. Churches and related buildings, provided no part of any church building shall be located nearer than 30 feet from an adjoining lot or street line;

C. Utility substations;

D. Public and private schools;

E. Public buildings and structures;

F. Museums, historic and cultural exhibits;

G. Hospitals, cemeteries, mental health facilities, commercial recreational facilities, sanitariums, residential care facilities, special needs day care facilities, nursing homes, convalescent homes, and homes for the aged;

H. Commercial campgrounds;

I. Parking or storage of heavy equipment, tractors, graders or trucks, unrelated to agricultural activity, which are used for gain;

J. Child care facilities; provided, that no part of any building is located nearer than 30 feet from an adjoining lot or street line;

K. Wind generators or communication towers;

L. Direct marketing of produce, farm market, on-farm market or roadside stand if the sales are greater than 5,000 square feet in building area;

M. Restaurant operations related to the agricultural use on the site;

N. Natural resource extraction. (Ord. 12-005 § 4, 2012)

**17.57.050 Standards for a conditional use permit.**

A. In addition to the requirements of Chapter 17.72 PMC, conditional uses shall be provided with access determined to be adequate by the Palmer planning and zoning commission.

B. On-site water and wastewater disposal systems will be allowed providing DEC approval is obtained. (Ord. 12-005 § 4, 2012)

**17.57.060 Prohibited uses.**

Prohibited uses and structures in the AG district are all uses and structures not specified as permitted outright or conditionally permitted. (Ord. 12-005 § 4, 2012)

**17.57.070 Building height limit.**

The maximum building height shall be 35 feet above grade except for buildings used for agricultural purposes such as barns and silos. (Ord. 12-005 § 4, 2012)

**17.57.080 Minimum lot requirements.**

A. Minimum lot width:

1. Lots five acres or larger, 300 feet;

2. Lots less than five acres, 60 feet.

B. Minimum lot area:

1. One acre.

C. Minimum setback requirements:

1. Front yard, 25 feet;

2. Side yard, 10 feet;

3. Rear yard, 25 feet.

D. Maximum lot coverage by all buildings shall not exceed 30 percent. (Ord. 12-005 § 4, 2012)

**17.57.090 Parking.**

A. Parking spaces shall meet the requirements of Chapter 17.64 PMC.

B. For uses permitted by right, parking facilities may be located on a grass or gravel area for seasonal uses. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.

C. For uses permitted by conditional use permit, parking may be either gravel or paved as determined by the Palmer planning and zoning commission, based on applicant estimates for seasonal parking and the intensity of the use. Overflow parking areas may be required by the commission to accommodate seasonal peak demand. (Ord. 12-005 § 4, 2012)

Received
JUL 29 2016
City of Palmer

July 27, 2016

Zoning and Planning Commitee
Palmer Alaska

This is in response to the Barn I am proposing to build in Palmer, on Helen Drive.

We have two adjoining 5 acre parcels in Palmer. We are interested in building a barn for the purpose of recreational use. The barn will not be higher than 35 feet. We are looking at several options and they are about 29-30 feet tall. The building size is undetermined at this time.

We are planning on hosting weddings, dances and meetings. The parcel is located in an agriculture area and we will continue to farm and have animals as we do now. Parking will be on the property as required by the City of Palmer.

In consideration of the neighbors, and not wanting to be a nuisance, all music will cease at 10 pm. Patrons may bring in alcohol, we are not pursuing a liquor license. It will be limited to wine, champagne and beer. No hard liquor will be allowed.

I have spoken to many neighbors, but not all. One has voiced disapproval. As a result of his approval, we have made the above limitations. The others are very encouraging.

We will be using city water and will install a septic system. There is no city sewer up our road.

There will be a commercial kitchen located in the building as well as bathrooms.

Once the committee has approved that this barn falls under conditional use for agricultural, we will firm up a plan and submit it as required.

Thank you for your consideration,

Cecilia and Tim Matlock
11833 E Helen Drive
Palmer, AK 99645

# Community Centers

**Everett, Washington Municipal Code Definitions 4.020**

"Community center" means a building or other enclosed structure open to the general public that is owned and operated by a public agency or nonprofit corporation, organization or association registered by Washington State, and that is used primarily for cultural, educational, recreational, or social purposes, and may include other minor supporting uses or activities. Not included in the category of community center as a primary use are those businesses and occupations defined by this title as clinics, medical-related activities, personal services, service businesses, government administrative offices or uses such as churches, schools, private clubs or fraternal organizations.

**City of Valdez Definition - 17.04.400 Community building.**

"Community building" means a building or structure owned and operated by an agency or political subdivision of the United States, state of Alaska, or city of Valdez providing service to the public. (Permitted Principal Use in Rural Residential District)

**Placer County, CA Definitions 17.04.030**

"Commercial event center" (land use) means a facility located on private property located in a commercial zone district that primarily functions to provide a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances.

"Community center" (land use) means a facility, which may be located on public or private property, that functions primarily to provide a community-centered meeting hall for members of the public to carry out local community-oriented activities and public and civic functions. Examples of such facilities include grange halls, community sponsored meeting halls, and veterans halls, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as public assemblies, meetings, private meetings, parties, weddings, receptions, and dances. See Section 17.56.340 for development and operational standards.

**Vancouver, WA Use Classifications 20.160.020**

Community Recreation. Public, private, and non-profit recreational, social and multi-purpose facilities that are open to the public for free or fee (including membership fees). Examples include: community centers; senior centers; health/fitness clubs; indoor or outdoor tennis/racquetball and soccer clubs and other sports fields; indoor/outdoor swimming pools; boat launches; golf courses, and shooting ranges. Accessory uses include clubhouses, pro shops, offices, locker rooms, restaurants/delis/concession stands, child care facilities, rest rooms, maintenance facilities, and parking. Excludes such facilities when collocated in a public park; and certain types of indoor recreational facilities

# Recreation Facilities

## City of Seward 15.10.140 Definitions

Amusement and recreation facility. Establishment engaged primarily in providing entertainment for a fee including such activities as bowling alleys, billiards and pool, dance hall, pinball machines, video games or other similar player-operated amusement devices.

Recreational, indoor commercial. A facility accommodating such indoor recreation activities as skating rinks, bowling lanes or shooting/archery ranges.

Recreational, outdoor public. Outdoor recreation facilities such as sports fields, ice rinks, playing fields or miniature golf.

## City of Homer 21.03 Definitions

"Recreational facility, indoor" means a building used for indoor sports, recreation, physical activities or games such as bowling alleys, racquetball courts, skating rinks, and other physical recreation activities. (Permitted by CUP in Rural Residential District)

"Recreational facility, outdoor" means a lot used for outdoor sports activities or games such as skating rinks, batting cages, sports fields, golf courses, miniature golf, driving ranges, equestrian arenas, open air performing arts centers and similar activities. It does not include sport fishing in the waters of any watercourse, water body, or Kachemak Bay. (Permitted by CUP in Rural Residential District)

## City of Kenai 14.20.320 Definitions

"Commercial Recreation" means a recreation facility operated as a business and open to the public for a fee.

"Recreation" means leisure activities sometimes requiring equipment and taking place at prescribed places, sites, parks, or fields. It can include active recreation, such as structured individual or team activities requiring the use of special facilities, courses, fields or equipment or passive recreation, such as activities that do not require prepared facilities such as wildlife and bird viewing, observing and photographing nature, picnicking, and walking.

# Recreation and Entertainment Facilities

**Lincoln, NE 27.06.150 Commercial Recreation and Entertainment Facilities Use Group.**

Characteristics: The Commercial Recreation Facilities Use Group is characterized by uses that provide as its primary function events and activities for the entertainment and/or recreation of members, guests or customers. Events or activities may be indoors or outdoors. Such uses include but are not limited to outdoor recreational facilities, campgrounds, enclosed commercial recreational facilities, miniature golf courses, social halls, community halls, theaters and picture arcades. This use group does not include facilities that are primarily used for instruction and are not open to the public.

**Glenwood Springs, CO Definitions 070.010.010**

*Indoor commercial recreation use* means a commercial recreational land use conducted entirely within a building, including: arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, club or lounge, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool and tennis court.

*Indoor commercial recreational use (R/3)* means a commercial recreational land use conducted entirely within a building, including: athletic and health clubs, community center, conference center, gymnasium, library, underage club or lounge and ancillary outdoor uses such as a swimming pool, when associated and contiguous with such uses.

**Placer County, CA Definitions 17.04.030**

"Agricultural event center" means one of the following:

1. "Small agricultural event center" (land use) means a facility located on agriculturally zoned land of ten (10) acres or larger that has ongoing viable agricultural use that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of one hundred (100) or less persons for such activities as meetings, parties, weddings, receptions, and dances.

# Worksheet Definition for Agricultural District

"Small agricultural event center" means a facility located on agriculturally zoned land of five (5) acres or larger that provides a facility for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor barbecue facilities, that are available for use by various private groups of one hundred (100) or less persons for such activities as meetings, parties, weddings, receptions, and dances.

ZONING PRACTICE NOVEMBER 2015

AMERICAN PLANNING ASSOCIATION

ISSUE NUMBER 11

# PRACTICE TINY HOUSES

11

# Tiny Houses, and the Not-So-Tiny Questions They Raise

*By Donald L. Elliott, FAICP, and Peter Sullivan, AICP*

## Where did they come from—those cute little "cabins-on-wheels" that you see being pulled down the road or sitting on a lot?

With wood siding, a pitched roof, gable windows . . . and even a porch with a railing. All that's missing is the dog in the yard (presumably a small dog in a small yard).

Tiny houses are the latest vehicle/structures to join the small house movement, and are now trending due to television programs like *Tiny House Nation*. Many individuals and couples seem proud to say they live a small but sophisticated lifestyle in less than 500 square feet. Often their stated motivation is to declutter and live a simpler life—maybe even a life "off the grid."

Cuteness aside, tiny houses raise some interesting questions for planners. Questions like . . .

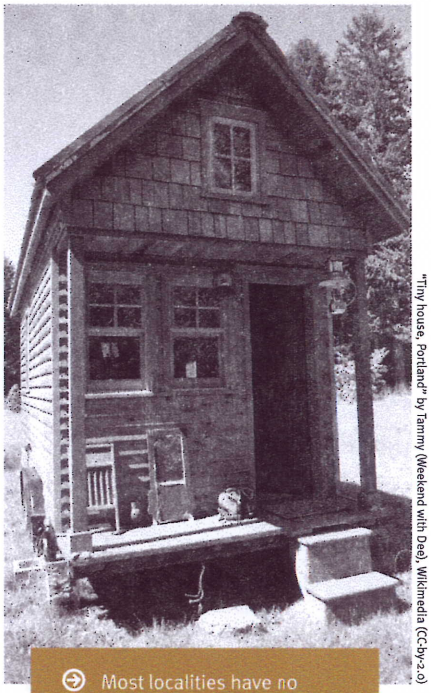
"Is this a house, or a trailer, or . . . just what is it?"

"Would this qualify as an accessory dwelling unit?"

"Does this meet the residential building code?"

"Where should we allow this to be parked . . . or occupied . . . and for how long?"

This article attempts to answer some of those questions for the types of small, trailer-mounted units described above. The sections below review how these units fit into the general U.S. system of land-use control through building codes, zoning ordinances, subdivision regulations, and private restrictive covenants. In addition to addressing individual tiny homes, we also address how small communities of tiny homes might be created.



"Tiny house, Portland" by Tammy (Weekend with Dee), Wikimedia (CC-by-2.0)

Most localities have no specific provisions in their subdivision or zoning codes to accommodate small trailer-mounted homes outside of recreational vehicle parks.

### WHAT ARE THEY?

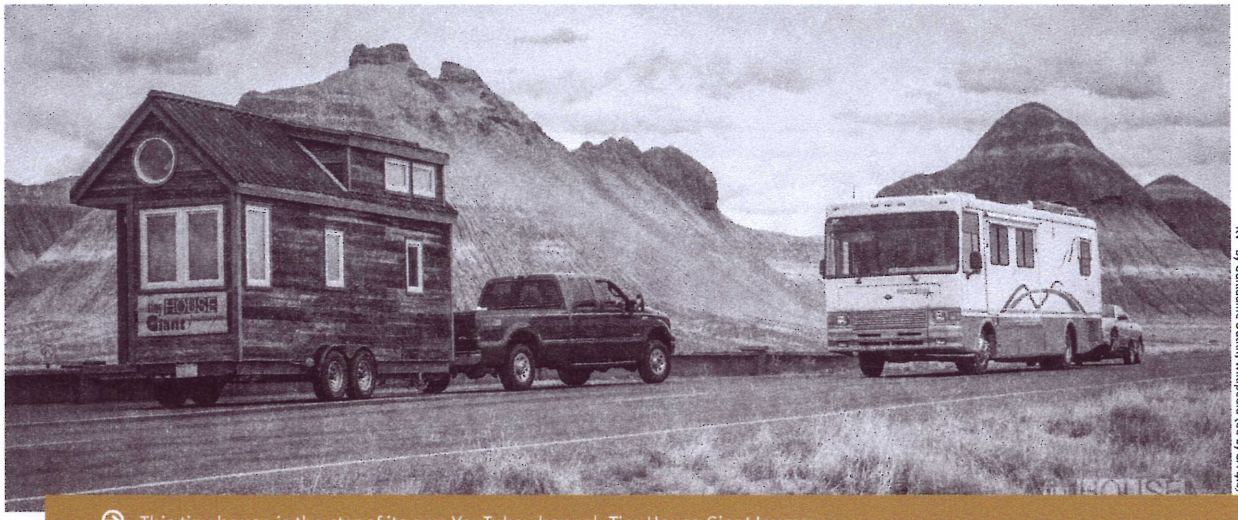
What are tiny houses? The answer is simpler than you think. They're recreational vehicles (RVs), and a careful read of the manufacturers' websites makes that clear. One manufacturer, Tumbleweed Tiny House Company, states that their product is "an RV like you've never seen before."

For planners, this makes things simpler. The question then becomes, "Where do we allow RVs to be occupied?" Traditionally, the answer has been campgrounds (for temporary living) and RV parks (for longer-term living). Most communities typically limit temporary RV occupancy (in a campground or elsewhere) to 30 days, and the logic behind this is that RVs are not permanent dwellings. They have electric systems and water tanks and sewage tanks (or composting toilets) that can only operate for a while before they need to be hooked up to support systems or emptied.

But this answer doesn't satisfy everyone, especially tiny-house proponents and anyone else interested in living smaller, more simply, and (presumably) more affordably (more on that later).

**Donald L. Elliott, FAICP, is a director in the Denver office of Clarion Associates, a former chapter president of APA Colorado, and a former chair of the APA Planning and Law Division. As a planner and lawyer he has assisted more than 40 North American cities and counties reform and update their zoning, subdivision, housing, and land-use regulations. He has also consulted in Russia, India, Lebanon, and Indonesia, and served as USAID Democracy and Governance Advisor in Uganda for two years. Elliott is a member of the Denver Planning Board.**

**Peter Sullivan, AICP, is a senior associate in the Chapel Hill, North Carolina, office of Clarion Associates. His specializations include zoning and comprehensive planning. A Pacific Northwest native, his professional background includes policy and environmental planning and development review. Sullivan is a former officer with Toastmasters International and former member of the University of Washington's Urban Design and Planning Professionals Council. He is currently a correspondent for Planetizen.com and enjoys speaking as academic guest lecturer, webinar host, and conference presenter. Sullivan's project work has been recognized by the Washington State Governor's Office, Puget Sound Regional Council, and the Washington Chapter of APA.**




"Tiny House Giant Journey in the Petrified Forest and an RV" by Guillaume Dutilh, Wikipedia (CC-by-SA-4.0)

This tiny house is the star of its own YouTube channel, Tiny House Giant Journey.

Here's why tiny houses are so tricky. Although tiny houses are not generally designed for permanent occupancy, some of them are being purchased by people who intend to use them that way. Most zoning ordinances don't resolve this tension, because they don't address where or how tiny houses can be used for long-term or permanent occupancy.

### BUILDING AND OCCUPANCY CODES

With the exception of some very rural communities, most cities and counties require that long-term or permanent residential units meet either the locally or state-adopted residential building code (usually some version of the International Residential Code), or the U.S. Department of Housing and Urban Development (HUD) national standards for manufactured housing safety. Since manufactured homes are obviously not constructed like stick-built housing—and since (unlike stick-built housing) they can be moved across state lines in interstate commerce—back in 1974 HUD adopted national safety standards for this type of housing. As a general rule, residential units for long-term occupancy need to meet one of these two sets of standards.

Unfortunately for many purchasers, some tiny houses do not meet these requirements. While tiny houses might meet the Recreational Vehicle Industry Association (RVIA) safety standard for highway travel and temporary living, these standards are not the same as the HUD manufactured housing standards for permanent living. In fact, the website for CAVCO (a manufacturer of "park model" recreational vehicles—which are similar to and sometimes include tiny houses)—states that these vehicles "are not intended for, nor should they be used for, anything other than recreational camping or seasonal use. They are not permanent residences and should not be used as such."

For those intending to live in their tiny house full time, the trick is to find a tiny house that not only meets the RVIA standards but also the residential building code or manufactured housing standards.

For those intending to live in their tiny house full time, the trick is to find a tiny house that not only meets the RVIA standards but also the residential building code or manufactured housing standards. Or to look for a community that has adopted a building code allowing long-term occupancy of tiny houses. Some communities have done this, and in many communities the ability to use a tiny house for long-term occupancy turns on whether it will be mounted on a permanent foundation and connected to utilities.

### FOUNDATIONS MATTER

Let's assume a potential buyer doesn't want to install a tiny house in a campground or RV park, but rather a traditional residential lot. Some communities allow this if the owner removes the wheels (and sometimes the axles); installs the unit on a permanent foundation (or at a minimum uses secure tie-downs); and connects the unit to public water, sewer, and electric systems.

The logic behind these requirements is that they convert a mobile housing unit into a stationary unit, protect against "blowovers" and other wind-related damage (to the occupants and to neighboring property owners), and make the utility systems safe for long-term operation.

As an example, the small community of Spur, Texas, (population 1,245) has marketed itself as the "First Tiny House Friendly City." Spur permits tiny houses to be used as permanent, primary dwellings by creating an exception to the general building code/manufactured home standard compliance requirement. However, even in this deliberately welcoming community, wheels must be removed, a foundation must be constructed, and the unit tied to the foundation with "hurricane straps," and the unit must be hooked up to local sewer, water, and electric systems. In one well-documented case the cost of the foundation and connections came to about $5,700 (Mccann 2015). In some Spur zoning districts, tiny houses are permitted by right, but in others a variance is required.

Again, there are exceptions. A tiny-house owner might be successful living an off-the-grid lifestyle in areas that are literally far from the grid. In some very rural communities, stick-built

"Fall and winter, side by side" by Tammy Strobel, Flickr (CC-by-2.0)

Outside of rural areas, most localities would not permit a tiny house to serve as a primary dwelling unit unless it was mounted on a permanent foundation and connected to local utilities.

homes do not need to connect to water and sewer systems (i.e., they permit well and septic systems) or electric systems (i.e., they allow off-the-grid power), and those communities would presumably allow the same exceptions for tiny houses.

### NOW, ABOUT THOSE ZONING RULES

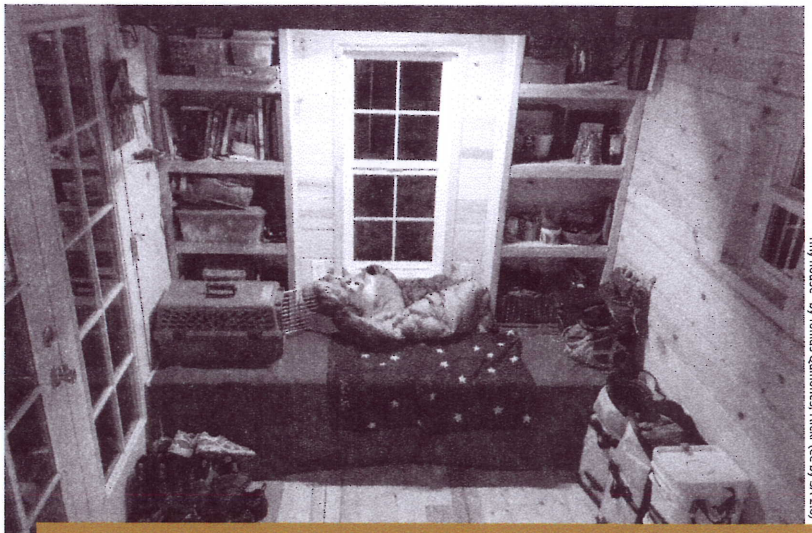
So, if a buyer doesn't want to live in an RV park, *and* is willing to remove the wheels, install a foundation, and connect to utilities, *and* the local government allows long-term occupancy of tiny houses under those conditions, where can the unit be located? The answer depends on local zoning regulations. Most zoning ordinances do not list tiny houses by name; they simply treat them like other housing uses.

For a tiny house to be used as a primary dwelling unit (i.e., there is no other house or primary use on the property), the question is whether the lot is zoned for single-family homes and whether the tiny house meets any minimum size requirements for houses in that zone. Most zoning codes across the U.S. do not include minimum floor space requirements for single-family homes. But some do, and that can be a barrier to installing tiny houses. Generally this occurs when a residential neighborhood has been developed for—or with—large homes, and some of the lots already have large homes on them. In those circumstances, the local government or neighborhood residents may want to protect against the remaining lots being occupied by smaller homes that they fear will reduce the neighborhood quality or character. Some communities, for example, have adopted minimum width or length-to-width requirements for single-family homes in an attempt to keep "single-wide" manufactured homes out of neighborhoods where the housing stock is of a different character. Those requirements would likely prohibit the installation of a tiny house, despite their charming appearance.

Whether this is fair to the tiny-house (or manufactured home) buyer, and whether it represents sound land-use policy, are emerging issues for debate. Minimum residential size limits are already in poor repute these days because they tend to drive housing prices up; however, these types of requirements are generally not illegal.

One work-around for the eager tiny-house buyer may be to install a tiny house as an accessory dwelling unit (ADU) (i.e., a second housing unit on a lot that already has a primary housing unit or another primary use of land). While ADUs are a fairly recent development, an increasing number of zoning ordinances now address where and under what conditions an ADU can be installed. Again, since most zoning ordinances do not address tiny houses by name, the question is whether your tiny house meets the requirements applicable to other forms of ADUs. One threshold question is whether the community allows detached ADUs or only allows internal ADUs constructed within the building envelope of an existing home. If the latter is true, a tiny house ADU will not be allowed. If the community allows detached ADUs, they often attach conditions like the following:

- Either the primary housing unit or the ADU must be occupied by the owner of the land.
- The ADU must not exceed a maximum size (generally 400 or 600 or 800 square feet).
- An extra on-site parking space for the ADU occupant may be required.



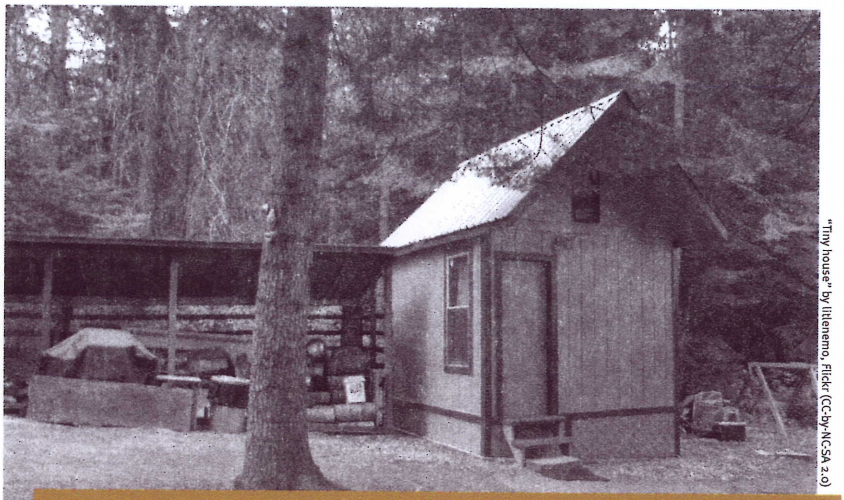
"Tiny house" by Tomas Quinones, Flickr (CC-by-SA-2.0)

Local residential building codes typically require a minimum amount of habitable space per occupant, which may prevent legal habitation of tiny houses by more than one person.

- The ADU may not be allowed to have its entrance door facing the street.
- The part of the lot containing the ADU cannot be carved off and sold as a separate lot.
- If the tiny house can meet these requirements, it may be acceptable as an ADU, even if it would not be approved as a primary home on the same lot. In some cases, however, ordinances that allow detached ADUs limit them to existing structures like carriage houses, garages, or barns, which would prohibit tiny-house ADUs.

Finally, it is important to realize that most communities apply the same building, foundation, and utility requirements to ADUs that they do to primary structures. So if the question is, "can I park my tiny house in my parents' backyard and live in it without installing a foundation or hooking up to utilities?" the answer is probably *no*. Long-term occupancy of a recreational vehicle in a residential zone district (say, for more than 30 days) is usually illegal regardless of whether you have the property owner's consent or you are related to them.

So tiny-house owners need to be thoughtful about where they intend to install the unit, and need to read the zoning ordinance carefully to ensure it is allowed in the area where they want to live. The good news (for planners) is that it is fairly easy to review the existing zoning code and see whether the code permits tiny houses as primary units or ADUs in those locations where the community wants to allow them. Planners might also want to promote more permissive regulations if the community is ready to remove a potential housing barrier.



"Tiny house" by Ilikenemo, Flickr (CC-by-NC-SA 2.0)

This tiny house, with a bathroom and a sleeping loft, serves as an accessory dwelling unit.

Tiny-house owners need to be thoughtful about where they intend to install the unit, and need to read the zoning ordinance carefully to ensure it is allowed in the area where they want to live.

### OTHER POTENTIAL BARRIERS

OK. So you have decided that your community wants to allow long-term occupancy of a tiny house, and you have modified the zoning ordinance to clarify where they are allowed. There are still three other potential barriers to think about.

First, unless you want to install the tiny house in a very rural area, the parcel of land where the tiny house will be located generally needs to be a subdivided lot. Subdivision regulations ensure that each parcel of land that will be developed with something other than open space or agriculture has access to a street and has utilities in place (if utilities are required in that location). This could be an issue if the tiny-house owner wants to buy 1,000 square feet of land from a property owner—just enough to accommodate the tiny house and a "livin' small" lifestyle—but the subdivision regulations require a minimum lot size of 5,000 square feet. Or it could be an issue if the tiny house must be connected to utilities but the land in question does not yet have utilities in place to connect to.

Second, the community should probably advise the tiny-house owner to check that private restrictive covenants attached to the land do not prohibit tiny houses in that area. Again, *tiny house* will probably not be listed by name, but it is not uncommon to find private covenants that contain minimum house size requirements even if the zoning ordinance does not. While it is generally not the city or county planner's job to check on the existence of private covenants when issuing a zoning approval or a building/installation permit, and local governments are generally not responsible for enforcing those covenants, advising the tiny-house owner to check on this is just good customer service. In the end, the fact that the city or county issues a permit to install a tiny house with a foundation does not protect the owner against a suit from other property owners pointing out that the tiny house does not meet restrictive covenant minimum-size requirements.

Third, even if neither the zoning ordinance nor private restrictive covenants prohibit the tiny house because of its size, many communities have residential occupancy codes to prevent overcrowding. While occupancy codes vary, it is not uncommon to find a requirement that the unit contain 125 square feet of living area per occupant, or that it not contain more than two occupants per bedroom. That could be a problem if the owner intends to house his or her family of four in a 400-square-foot tiny house, no matter how well they get along. Since occupancy of the unit may change in the future (the owner's out-of-work cousin may move in), it is hard to ensure against overcrowding when the installation permit is issued, but making the owner aware of these requirements is good customer service.

### WHAT ABOUT A TINY HOUSE COMMUNITY?

What about a whole group of folks (or a developer) who want to create an entire neighbor-

hood of tiny houses as a source of affordable housing, or just to accommodate a different lifestyle?

That is a bit tougher. While the Internet has many stories of individuals or property owners intending to create tiny house communities, it seems that few if any have been created to date. And some of the existing communities have been created for unique reasons and through "one-off" procedures.

For example, places like Opportunity Village in Eugene, Oregon, or Quixote Village in Olympia, Washington, have been created as alternatives to homeless camps in or near the same location. In both cases, it appears that the local government adopted a contract or resolution approving the use of land for tiny houses without requiring it to comply with some standard utility or construction requirements precisely because it would house very low-income households under better living conditions than the occupants had previously. While inspiring as initiatives to address the challenges of housing affordability and homelessness, both of these examples required individualized negotiations and agreements to vary from normally applicable public health and safety standards—flexibility that might not have been approved for a market-rate housing development.

However, there are at least three different ways in which a tiny-house community for the general public could be created—each modeled on an existing form of land-use approval. The choice of an appropriate tool turns heavily on the question of whether you intend the occupants to be able to sell the house and the piece of land it occupies to someone else in the future.

Andrew Heben

Quixote Village in Olympia, Washington, provides housing for 30 previously homeless adults. Photo from *Tent City Urbanism: From Self-Organized Camps to Tiny House Villages* by Andrew Heben.

### A Tailored Zoning and Subdivision of Land

If tiny-house owners are going to be able to sell their lots and homes to others, then the community will need to be subdivided into individual lots, and those lots will need to meet the minimum size and dimension requirements of the zone district where they are located. If you want to allow tiny house community developers to create very small lots (say 1,000 to 2,000 square feet), it is likely that your city or county does not have a residential zone district allowing lots of that size. So the local government will have to create a zone district allowing that type of lot. If the roads within the community are going to be narrower or more lightly constructed than those in stick-built subdivisions, then the community will have to adopt subdivision standards (or exceptions to the current standards) allowing those types of construction. In many cases, the local government is only willing to allow "lower-than-normal-standard" infrastructure if the property owners agree to own and maintain it over time (i.e., the city or county will not accept it as dedicated infrastructure for public maintenance), so the developer will likely have to create a home owners association to do so. These types of specialized standards have been adopted before, however, for unique forms of housing like manufactured home subdivisions or cottage home subdivisions, and those types of standards are good places to look for guidance.

> A PUD for a tiny-house community should be drafted assuming that conditions will change in the future, and to avoid locking in an overly specific development plan.

### A Planned Unit Development

If the community expects that there will be only one of these communities or it does not want to create a new zone district or subdivision regulations to address tiny houses in general, the tailoring of zoning and subdivision standards described above could be accomplished through a planned unit development (PUD) tailored to a single development and a single developer. While single-project PUDs are relatively easy to adopt, they often reflect a very specific picture of the approved development that is hard to amend over time as conditions change. A PUD for a tiny-house community should be drafted assuming that conditions will change in the future, and to avoid locking in an overly specific development plan. For example, it may not be wise to require a community building of a certain size, or a park or storage area of a specific design in a specific location, because those items may need to be moved or resized in the future.

Similarly, if the home owners association is responsible for roads and utilities, it may be wise to offer some flexibility to relocate or resize those facilities in the future as needs change. The Greater Bemidji Area of Minnesota has thought through these issues and adopted a PUD approach for tiny-home subdivisions (§1101.F).

### A Condominium or Cohousing Development

If the occupants of tiny houses in the community do not need to have the right to sell individual lots to others in the future, then a tiny house community could be structured as a condominium or cohousing development. Under this model, the land remains unsubdivided. Instead, a development plan is approved allowing many tiny houses, and perhaps support facilities like community buildings or shared parking areas, to occupy a single parcel of land. Instead of owning individual lots, residents own shares in the development as a whole. If structured as a condominium, each resident's share includes the exclusive rights to occupy their individual tiny house and a parking space, and also a proportionate share in the land, community buildings, roads, and infrastructure serving the area. As with a nontraditional subdivision described above, the local government may well require that the roads and utilities be owned and maintained by the condominium association. Under this approach, residents who decide to sell their tiny house in the future are actually selling their package of rights in the development (and the maintenance obligations that go along with them)—they are not selling the land. Again, it is usually wise to avoid overregulating or "zoning to a picture" in ways that may require additional governing body approval for minor changes in the future.

## CONCLUSION

At this point, most city and county zoning and subdivision ordinances are unprepared for tiny houses. Answers to questions about what tiny houses are, where they can be installed, and under what conditions can be found if you search hard enough—but they are not clear or obvious. The good news is that there are several examples of how land-use controls can be developed or modified to accommodate new and creative forms of housing and land development. RV park, manufactured home park, and subdivision, cohousing, and cottage development standards provide a deep pool of content from which tiny-house regulations can be tailored and developed.

As with most land-use questions, however, the appropriate tools cannot be crafted until some policy questions have been answered. To prepare for the arrival of tiny-house owners and community developers in the future, local governments should be prepared to answer these questions:

- Do we want to allow the installation of tiny houses for long-term occupancy, and if so, in what parts of our community?
- Do we want to accommodate only those tiny houses that meet our current building code or the federal manufactured home standards, or do we want to create exceptions for other tiny houses that can be made safe for long-term occupancy in other ways?
- Do all tiny houses need to be installed on foundations and with connections to our electric, water, and sewer systems, or are there some areas (maybe rural areas) where we would allow them under other circumstances?
- Are there areas of the community where they should be permitted as primary dwelling units?
- Are there areas of the community where they should not be permitted as primary dwelling units, but would be acceptable as accessory dwelling units?
- What changes to our building code, zoning ordinance, and subdivision regulations need to be made to achieve those results?
- With a little forethought, you can be prepared for the day a tiny-house owner shows up with some or all of the questions discussed above—and avoid that "deer-in-the-headlights" look that so annoys the town council.

**VOL. 32, NO. 11**

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Cover: "Tiny house, Portland" by Tammy (Weekend with Dee), Wikimedia (CC-by-2.0); design concept by Lisa Barton.

## REFERENCES

Bemidji (Minnesota), City of. 2015. Greater Bemidji Area Zoning and Subdivision Ordinance. Article XI: Subdivisions and Planned Unit Developments. Section 1101: Subdivisions of Land. Part F: Tiny House Subdivision. Available at tinyurl.com/pzlj9uf.

Mccann, Conor. 2015. "The Workhouse Postmortem." May 27. Available at theworkhouse.co/postmortem.

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Tumbleweed Tiny House Company: tumbleweedhouses.com.

# By Andrew Heben for Tent City Urbanism

# Navigating minimum square footage requirements for tiny houses WITHOUT a trailer — International Residential Code says it can be as little as 138 square feet

I think that a lot of tiny house enthusiasts may be misperceiving minimum area regulations as a building code issue, and wanted to address that here. Below are the applicable minimum area standards that I've found in the 2012 International Residential Code (IRC) for one and two family dwellings—and they're actually quite simple:

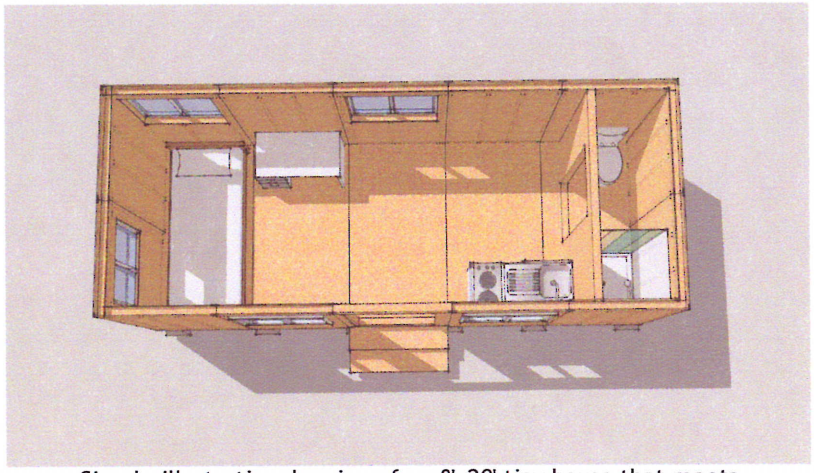
- **R304.1** Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area*** (this requirement has been removed in the 2015 IRC)
- **R304.2** Other habitable rooms shall have a floor area of not less than 70 square fee (except kitchens)
- **R304.3** Habitable rooms shall not be less than 7 feet in any horizontal dimension (except kitchens)
- **R304.4** Portions of a room with a sloping ceiling measuring less than 5 feet between floor and ceiling shall not be considered as contributing to the minimum required habitable area for that room.
- **R306.1** Requires that every dwelling have a water closet, lavatory, and bathtub or shower (which could be as small as 18 sf while still meeting spacing requirements in Section 307)
- **R306.2** Requires that every *dwelling* have a kitchen area with a sink
- I've found no requirements that the sleeping area or kitchen has to be in a separate room.

**This means that the legal limit for a tiny house throughout the U.S.—according to your state building code—could be as small as 138 square fee**t (120 sf habitable room at 7' wide + 18 sf bathroom)

**Even if one maintains the layout of a more traditional house, it could be as small as 260 square feet** (bedroom @ 70 sf. + kitchen @ 50 sf + bathroom @ 20 sf + living room @ 120 sf)

***UPDATE: The 120 sf room requirement has since been eliminated in the 2015 IRC, meaning a dwelling could now be IRC compliant in **as small as 88 square feet** ( 70 sf habitable room + 18 sf bathroom).

More on that recent change here: http://www.tentcityurbanism.com/2014/10/movement-growing-toward-legalizing-tiny.html



Simple illustrative drawing of an 8'x20' tiny house that meets the 2012 IRC minimum area requirements

But this doesn't mean you're off the hook yet. More stringent requirements come in through local municipal code and zoning ordinances. Residential zoning categories are determined by density, and each category can come with strings attached for minimum lot and building area.

So, the challenge is presented by municipal code rather than state building code, which is nice because it can be more approachable given the right circumstances.

Even if a city has a minimum limit of say 600 square feet for a low-density residential zone, it is still possible to get a variance. The problem here is the dominantly individualistic approach taken by the tiny house movement so far. It has been about individuals wanting to downsize their own home. And while that may be an important thing in and of itself, many cities process thousands of permits a year, and an individual wanting to build a 140 square foot house is not going to be high on their to-do list. Furthermore, gaining exceptions often takes some money up front, which can be quite a burden on an individual trying to simplify their life.

However you are much more likely to be listened to when you are speaking for say 30 people, and even the financial burden becomes less of an impact per unit. This re-orients the tiny house as less of a personal desire and more of a new way of providing very low-cost housing to address large-scale, visible problems, like the severe lack of affordable housing in the U.S.

Implementing a tiny house community like Opportunity Village was not straightforward, but it was doable, we just had to make it of interest to enough people. Realizing early pilot projects like this then sets precedent for adjusting municipal code to set physical parameters for this new type of land use. And in my opinion, this will be most easily done through defining multi-unit tiny house developments rather than allowing a single tiny house in any residential zone.

There are plenty of legal methods for developing tiny houses now, we just have to be creative and work together. This presents an opportunity to not only address the over-sized

nature of modern housing, but to also rethink the social isolation that it has come to embody. Addressing our current housing predicament takes more than just downsizing—it also means re-engaging in community.

By Ryan Taylor Architects

# Not So Small: Did You Know there are Building Code Requirements for Minimum Room Sizes?

Posted by Ryan Taylor Architects LLC on July 20, 2012

Late last week, we published a blog post about the discussion of smaller apartments – some proposals are just 250 square feet. That post generated a few questions about the minimum allowable room sizes so here are some notes…

Residential construction for single-family homes is governed in many states by the International Residential Code (IRC). The IRC is published by the International Code Council and has been adopted and amended by states and local jurisdictions. Chapter three of the 2012 IRC, titled "Building Planning" includes some minimum areas and clearances.

Section R304 "Minimum Room Areas" governs habitable spaces. "Habitable" means you can live in the space. By definition, that excludes spaces like bathrooms, closets, halls, storage spaces and other areas in which you can't live.

Section R304 calls for every dwelling unit to have at least one room no less than 120 square feet of gross floor area. There's also a minimum dimension of not less than 7 feet in any horizontal direction. That means there must be at least one room that's 7 feet by just over 17 feet.

The same section also allows other habitable spaces to have a floor area of not less than 70 square feet. With the same minimum dimension requirement, that means other rooms can be 7 feet by 10 feet. Kitchens are excluded from both the minimum room requirements and the minimum horizontal dimension requirement.

There are also minimum requirements for ceiling height in Section R305. In summary, the minimum ceiling height is 7 feet although there are some exceptions for sloping ceilings and bathrooms. There's also a section on basements that don't have habitable space that allows

a ceiling height of 6 feet and 8 inches with an exception for beams and other obstructions that can be slightly lower, at 6 feet and 4 inches.

As always, we hope this is helpful. Leave a comment or use our Ask an Architect tool if you have any questions. Thanks!

Photo by ElCapitanBSC used under a creative commons license.

# Plat Reviews

**CITY OF PALMER**
**PLANNING & ZONING COMMISSION**
**INFORMATION MEMORANDUM 16-012**

**SUBJECT:** Preliminary Plat Review: Lots 1, 2 & 3-1, Block 12, ARRC #1

**AGENDA OF:** August 18, 2016

**ACTION:** Review and comment

**Attachment(s):**
1) Memorandum
2) Preliminary Plat package from MSB Platting Division

**Summary:** The request is to remove the common lot lines between lots 1-6, Block 12, ARRC #1 to create one lot to be called Lot 1A, Block 12, ARRC #1, located inside Palmer city limits.

**Recommendation:** The staff comments regarding the preliminary packet are attached.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

# MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: August 8, 2016
SUBJECT: Plat Review: Lots 1, 2 & 3-1, Block 12, ARRC #1

☑ 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 comment.
2. Building Inspector: No changes necessary.
3. Community Development: The proposed Lot 1A is zoned CG-General Commercial and is 126′ wide which exceeds the minimum required lot width of 60′ and has a lot area of 37,800 square feet which exceeds the minimum required lot area of 7,200 square feet.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the August 18 Planning and Zoning 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
JUL 21 2016
City of Palme

**Comments Due: August 8, 2016** **July 20, 2016**

## Abbreviated Plat Request for Comments

| | |
|---|---|
| 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 DNR, Division of Agriculture | MSB – Assessments |
| AK DF&G, Habitat Mgmt. & Permitting | **MSB – Code Compliance** |
| **AK DF&G, Division of Sport Fish** | MSB – Planning Division |
| AK Railroad, Engineering Department | MSB – Pre-Design Division |
| **Corp of Engineers** | MSB – Permit Center |
| **U.S. Postmaster** | M.E.A. |
| **City of: Palmer** | M.T.A. |
| Community Council: | Enstar |
| Fire Service Area: # | GCI |
| Road Service Area: # | Assembly District # 2 |
| MSB – Borough Attorney | |

| | |
|---|---|
| Title: | ARRC #1 RSB B/12 L/1-6 |
| Location: | Sec 33 , T18N, R02E, S.M, AK |
| Petitioner: | Palmer Clinic, LLC |
| Address: | 813 D St, Ste. 200, Anchorage, AK 99501 |
| Surveyor: | Hanson Surveying & Mapping |
| Address: | 305 E. Fireweed Ave. Palmer, AK 99645 |

***The request is to remove the common lot lines between Lots 1-6, Block 12, ARRC #1, Plat 3-124 to create one lot to be called Lot 1A, Block 12, ARRC #1, containing .87 acres more or less***

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 abbreviated 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 **August 8, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **August 17, 2016.**

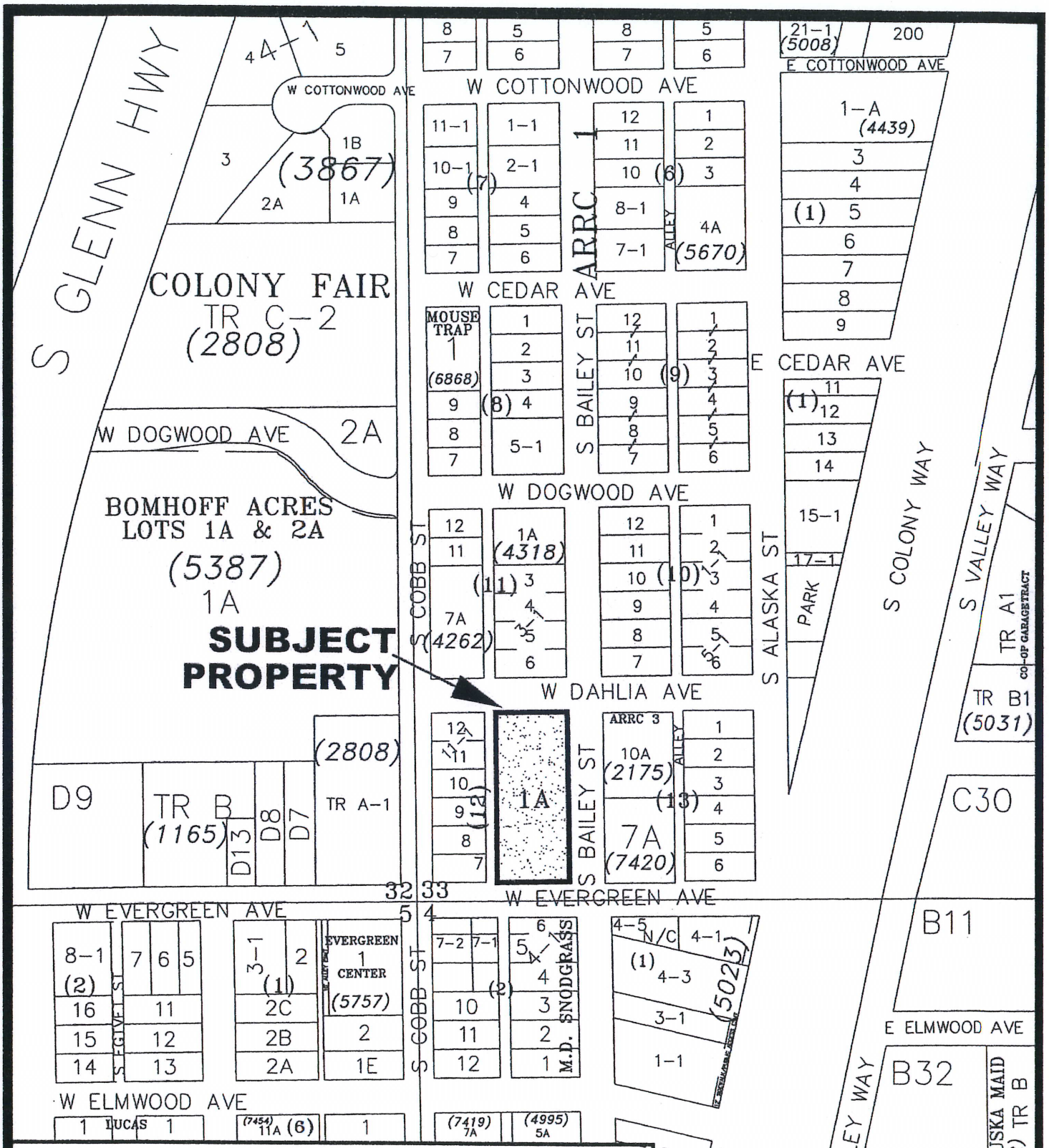
Kindest Regards,

Cheryl Scott


Cheryl Scott
Platting Technician
cheryl.scott@matsugov.us


*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

Case #: 2016-092 Tax ID: 5001B12L001, 2 & 3-1 Tax Map #: PA05




# VICINITY MAP

FOR PROPOSED ARRC #1 RSB B/12 L/1-6
LOCATED WITHIN
SECTION 33, T18N, R2E, SEWARD MERIDIAN,
ALASKA

PALMER 05 MAP

# 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: A.R.R.C Subdivision No1, Lot 1A Block 12

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

RECEIVED
JUL 14 2016
PLATTING

- [ ] Privately owned and that I am the owner.
- [ ] Owned by a sole proprietorship and I am the proprietor.
- [x] Owned by a ~~partnership~~ Limited Liability Company of which I am a ~~general partner~~ managing member.
- [ ] 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.

Original Signature (please sign in ink) — Date: 07/12/16

Mailing Address: 813 D Street, Suite 200, Anchorage, Alaska — Phone: 279-8088

Name & Official Title (print): Jonathan B. Rubini — Managing Member

Company or Agency (if applicable): Palmer Clinic, LLC

**NOTARY ACKNOWLEDGEMENT**:

Subscribed and sworn to before me this 12th day July, 20 16

ALINA M. CROW
Commission # 151208008
NOTARY PUBLIC
My Commission Expires 12-08-2019
STATE OF ALASKA

NOTARY PUBLIC in & for Alaska
My Commission Expires: 12/08/2019

## CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 201___, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSITNA BOROUGH) DATE

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 201___, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON, HAVE BEEN PAID.

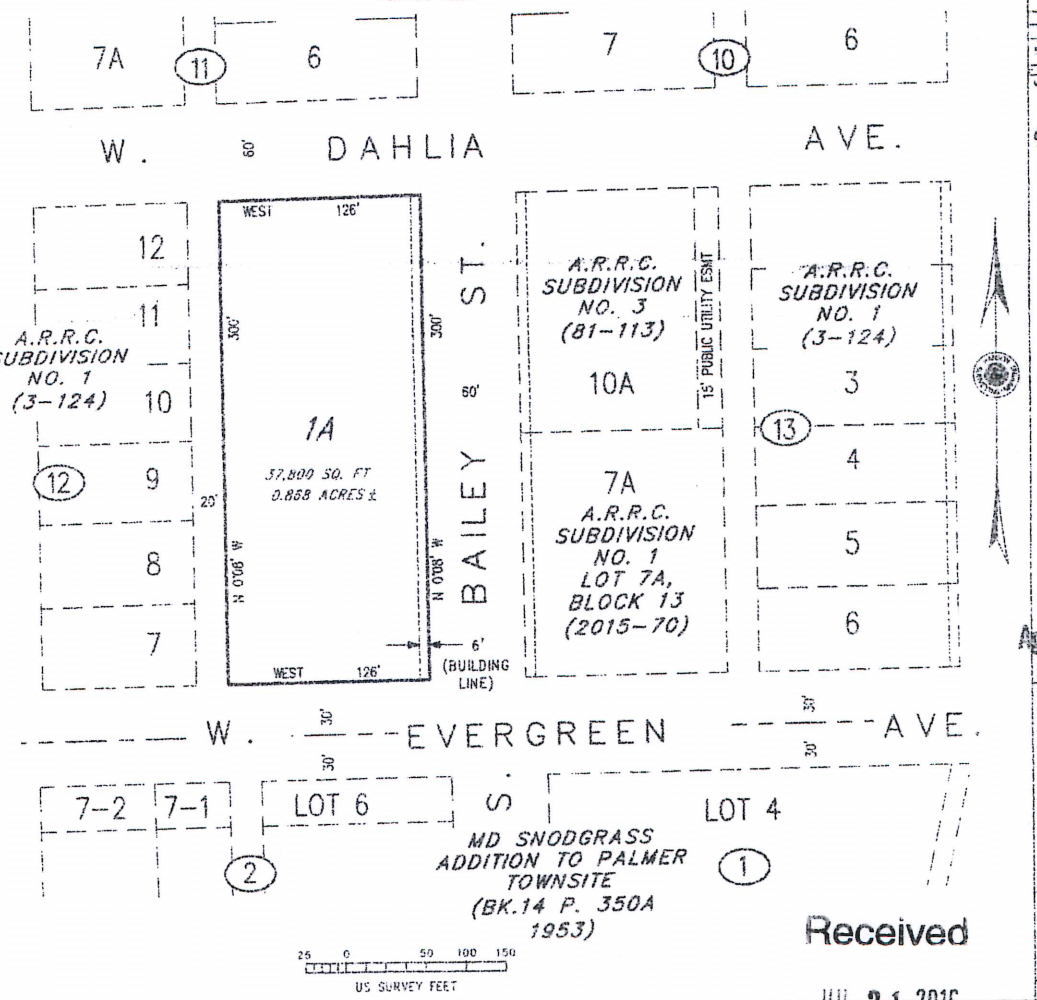
TAX COLLECTION OFFICIAL (CITY OF PALMER) DATE

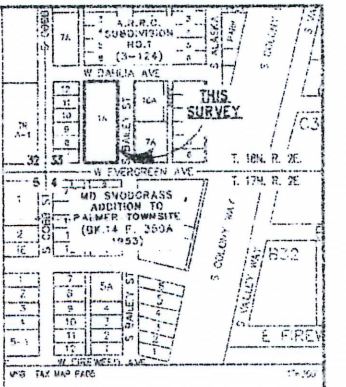
## PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____ ,2015, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR DATE

ATTEST: _____ PLATTING CLERK




## CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

JONATHAN B. RUSIN DATE
(MANAGING MEMBER)
PALMER CLINIC, LLC
813 D STREET, SUITE 200
ANCHORAGE, AK 99501

## NOTARY ACKNOWLEGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS

_____ DAY OF _____ 201___

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

STATE OF ALASKA 49TH ISAAC L. HANSON LS 12212

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE REVISED PLAT OF A.R.R.C. SUBDIVISION NO.1 (3-124)

REGISTERED LAND SURVEYOR

## NOTES

1.THIS LOT IS SERVED BY THE CITY OF PALMER COMMUNITY WATER AND SEWER SYSTEMS.

2. NO ON-SITE WATER SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT.

3.THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.

4.RECORD INFORMATION WAS OBTAINED FROM THE REVISED PLAT OF A.R.R.C. SUBDIVISION NO. 1, RECORDED IN THE PALMER RECORDING DISTRICT IN BOOK 3 ON PAGE 124 (PLAT 3-124).

5.RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 6TH, 1945, IN BOOK 3 PAGE 124. RELEASE OF PORTIONS OF COVENANTS, RECORDED NOVEMBER 21, 1957, IN BOOK 923 AT PAGE 695.

Agenda Copy

RECEIVED JUL 1 - 2016 PLATTING

## A.R.R.C. SUBDIVISION, NO. 1 LOT 1A BLOCK 12

A REPLAT OF
LOTS 1, 2 & 3-1, BLOCK 12
A.R.R.C. SUBDIVISION NO. 1,
(PLAT 3-124)
PALMER RECORDING DISTRICT

LOCATED WITHIN
SW¼ SEC. 33, T.18N. R.2E SM, AK
CONTAINING 0.868 ACRES MORE OR LESS

HANSON
SURVEYING & MAPPING
305 EAST FIREWEED AVENUE
PALMER, ALASKA, 99645

FILE: PB16-130 | DR: CEH | SCALE: 1"=50' | 5/17/16 @ 20:1

CEH

Received
JUL 21 2016
City of Palmer