City of Palmer

Planning and Zoning Commission Packet

September 15, 2016

PLANNING & ZONING COMMISSION
REGULAR MEETING
7 PM, THURSDAY, SEPTEMBER 15, 2016
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.cityofpalmer.org

CHAIRMAN DAN LUCAS
VICE CHAIRMAN DAVID PETTY
COMMISSIONER WILLIAM KERSLAKE, SR.
COMMISSIONER MICHAEL KIRCHER
COMMISSIONER MERRY MAXWELL
COMMISSIONER DOUGLAS CRUTHERS
COMMISSIONER DAVID FULLER

AGENDA

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Approval of Agenda

E. Minutes of Previous Meetings
   1. Regular Meeting of August 18, 2016

F. Persons to be Heard

G. Public Hearings

H. Unfinished Business
   1. Review and approve changes to Ordinance No. 16-0xx amending Palmer Municipal Code Chapter 17.57 AG-Agricultural District to add 17.57.015 Definitions to include Small Agricultural Event Center; and amending Chapter 17.57.040 Conditional uses to delete Commercial Recreational Facilities and add Small Agricultural Event Center as a separate listed conditional use in the AG-Agricultural district to be listed as 17.57.040(O)

I. New Business
   1. Discussion of Appropriate Zoning District for Retail Businesses Selling Marijuana Accessories (Postponed from August 18, 2016 meeting)

J. Plat Reviews
   1. IM 16-014: Preliminary Plat Review: The request is to create a 2 lot subdivision from Tract 4, Kopperud Subdivision, located outside Palmer city limits
   2. IM 16-015: Abbreviated Plat Review: The request is to divide Tract A-1, Cedar Hills Unit 2 Phase 1 into three proposed tracts to follow the Master Plan phase lines, located inside Palmer city limits

K. Public Comments

L. Staff Report

M. Commissioner Comments

N. Adjournment

Minutes

PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, AUGUST 18, 2016
7:00 P.M. - COUNCIL CHAMBERS

A. CALL TO ORDER:
The regular meeting of the Planning and Zoning Commission was called to order by Chairman Lucas at 7:00 p.m.

B. ROLL CALL:
Present and constituting a quorum were Commissioners:
Dan Lucas, Chairman
David Petty, Vice Chairman
Michael Kircher
Merry Maxwell
Douglas Cruthers
David Fuller
Absent:
William Kerslake, Sr. (unexcused)
Also present were:
Sandra S. Garley, Community Development Director
Nathan Wallace, City Manager
Pam Whitehead, Recording Secretary

C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Petty.

D. APPROVAL OF AGENDA:
The agenda was approved as amended. Item H2, Continue Discussion of Tiny Houses, was moved forward to be the first item heard under Unfinished Business, out of time courtesy to the City Building Inspector who was present to answer questions regarding tiny houses in Palmer. There were no objections.

E. MINUTES OF PREVIOUS MEETING:
The minutes of the **July 21, 2016** Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD:
There were no persons in the audience wishing to speak on a topic not on the agenda.

G. PUBLIC HEARING:

1. **Resolution No. 16-005:** A Resolution of the Palmer Planning and Zoning Commission Approving a Conditional Use Permit to add a Car Wash to the Chevron property located in the CG-General Commercial Zoning District at 439 W. Evergreen Avenue, Palmer, on Tax Parcel D009, in Section 32, Township 18 North, Range 2 East, Seward Meridian (2nd Public Hearing).

Chairman Lucas disclosed that he owns a commercial property within the notification area and offered to recuse himself from voting on this item if there were any objections. There were no objections.

Staff Report: Director Garley reported that this matter was postponed by the Commission from the previous meeting to allow time to request additional information from the applicant and to seek answers from SOA/DOT&PF and Public Works as to the concerns raised. Responses are contained in the packet.

Commissioner Fuller moved, seconded by **Commissioner Cruthers**, for approval of the requested Conditional Use Permit to add a car wash on Tax Parcel D9 in Section 32, Township 18 North, Range 2 East, Seward Meridian, with the conditions as stated in Resolution No. 16-005.

Discussion:
Commissioner Fuller spoke in favor, noting that it appears they have addressed the concerns raised. His big concern remains though that that this is a highly-congested traffic area. He found it interesting that the applicant must still obtain a DOT permit even though the applicant has decided not to drain towards the Glenn Highway.

Commissioner Cruthers spoke in opposition, stating that although the applicant has given an explanation on the glaciation issue, he is not convinced that customers will actually stop and let the water drain off their vehicles and believes there will be a severe amount of glaciation at the intersection with potential cause for accidents. He also continues to have concerns about the extreme congestion in front of the service station with people commonly crossing the double yellow line off W. Evergreen. He thinks a car wash at this location will be adding an excessive amount of patronage to an already heavily-impacted corner.

Commissioner Maxwell also continues to have concerns about congestion, surmising that there would likely be more than three cars waiting in line adding to the already-congested corner. She commented that the community would be better served if the car wash exit was to the north using the easement associated with the Fred Meyer building.

Public Hearing:

Chairman Lucas opened the public hearing for public comment at 7:11 p.m. There being no persons in the audience stepping forward to speak, including the applicant, the public hearing was closed.

Continued Discussion:
Chairman Lucas commented in favor, noting he shares the concerns raised about the increased traffic and the potential for glaciation, but not enough to overcome his support. He thinks they have made a good faith effort to try to minimize it by bringing

patrons in by the current Fred Meyer shared access in the back.

Commissioner Maxwell inquired if there was a way to postpone additional discussion on this conditional use until there is a response from DOT as to any potential impact to the ADOT ROW. Director Garley responded that if the applicant is unable to obtain the DOT permit, the conditional use permit would not be granted pursuant to the conditions stated. City Manager Wallace pointed out that ADOT has plans to place a median in the middle of Evergreen which would prevent left turns into the station. This won't happen for several years, however, nor will it happen if ADOT cannot acquire the required ROW to widen the road, but thought it was worth mentioning as a consideration for the future.

ROLL CALL VOTE ON MOTION [approving Resolution 16-005]: **PASSED**
[In favor: Kircher, Fuller, Lucas, Petty]
[Opposed: Maxwell, Cruthers]

H. UNFINISHED BUSINESS:

2. Continue Discussion of Tiny Houses in Palmer.

David Meneses, City of Palmer Building Inspector, was invited to speak to the Commission and answer questions related to city code/standards for tiny houses in Palmer. He distributed a handout and discussed the International Residential Code (IRC) which the City of Palmer applies to all houses built inside city limits. The minimum square footage for a house is 260 square feet (bedroom 70 sf, kitchen 50 sf, bathroom 20 sf, living room 120 sf) equating to an 8 x 20 building. The City requires that a house has to meet the IRC criteria to be built on any residential lot inside Palmer city limits. IRC requires a permanent foundation. He explained the difference between IRC and HUD standards and spoke to the some of the challenges encountered with some types of tiny houses; spoke to foundation and engineering requirements.

Mr. Meneses fielded questions and wanted to make clear that the City is not opposed to tiny homes, they just need to comply with life/safety/health standards, which includes large enough egress windows – pointed out most of the tiny homes he has seen do not comply with required egress size.

Following further comments, the Commission was generally in favor and of the consensus that:

- Tiny/small homes should be welcomed into Palmer;
- There are perfectly adequate IRC code requirements already in place that will protect the life/safety/health of small home occupants;
- They would be affordable housing for young adults just starting out or for older adults looking to downsize;
- It would be a positive thing for Palmer.

1. **IM 16-013:** Consideration of text amendment to PMC 17.57.040, Conditional Uses

to show Commercial Recreational Facilities as a separate listed conditional use in the AG-Agricultural district to be listed a 17.57.040(O).

Director Garley provided a staff report summarizing the material in the packet to include a draft Ordinance that would define "commercial recreational facilities" in the AG-Agricultural district and amend PMC 17.57.040 to list commercial recreational facilities as a separately-listed conditional use in the AG district. The Commission should review the material supplied and consider the proposed text amendment. She called attention to the proposed Worksheet definition at page 83 for "small agricultural event center" for the Commission's consideration in crafting a definition.

Following open discussion, it was the consensus of the Commission to **postpone further action until the September 15 meeting**, to allow staff to make recommended changes based on Commissioners' comments, summarized as follows:

- Buffer noise of festivities expanding to neighbors;
- Restrict music, noise, and other sound related to meetings, parties, weddings, receptions, and dances to indoors only;
- Increase land requirement from five (5) to ten (10) acres;
- Delete outdoor barbecue facilities;
- Require "commercial" kitchen and adequate bathroom facilities;
- Require parking spaces commensurate with size of building;
- Building size should determine number of people allowed;
- Suggestion to define as "Small Event Center" for Agricultural District.

I. NEW BUSINESS:

1. Discussion of Appropriate Zoning District for Retail Businesses Selling Marijuana Accessories **(Postponed to September 15, 2016 meeting)**.

J. PLAT REVIEWS:

1. **IM-16-012:** Preliminary Plat Review: 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.

Director Garley noted that Community Development commented that 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. Other city departments commented that no change is necessary.

The Commission had no additional comments.

K. PUBLIC COMMENTS:

Alla Segalevich, Owner of Light It Up Head Shop, spoke briefly noting that her agenda

item was postponed to the next meeting, but wanted to take the opportunity to invite commission members to visit her shop.

Cecelia Matlock, co-owner of the agricultural property where they want to build a barn to host weddings, dances and meetings. She described the 5-acre parcel surroundings and asked the Commission to reconsider increasing the land limitation to 10 acres.

L. STAFF REPORT:
Ms. Garley updated the Commission on the status of the construction of the Medical Clinic and the status of the new Fred Meyer construction.

M. COMMISSIONER COMMENTS:
There were no commissioner comments.

N. ADJOURNMENT:
There being no further business, the meeting was adjourned at 8:20 p.m.

_____
Dan Lucas, Chairman

_____
Sandra S. Garley
Community Development Director

DRAFT

Unfinished Business

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 Small Agricultural Event Center; and amending Chapter 17.57.040 Conditional uses to delete Commercial Recreational Facilities and add Small Agricultural Event Center 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.

"Small Agricultural Event Center" means a facility located on agriculturally zoned land of ten (10) acres or larger that provides a facility for any type of indoor social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose rooms, commercial kitchen, and adequate bathroom facilities, that are

available for use by various private groups for activities such as meetings, parties, receptions, and dances.

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. Small Agricultural Event Center.

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

New Business

Discussion of Appropriate Zoning District for Retail Businesses Selling Marijuana Accessories

(Postponed from August 18, 2016 meeting)

Plat Reviews

CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 16-014

SUBJECT: Preliminary Plat Review: Tract 4, Kopperud

AGENDA OF: September 15, 2016

ACTION: Review and comment

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

Summary: The request is to create a 2 lot subdivision from Tract 4, Kopperud Subdivision, located outside 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

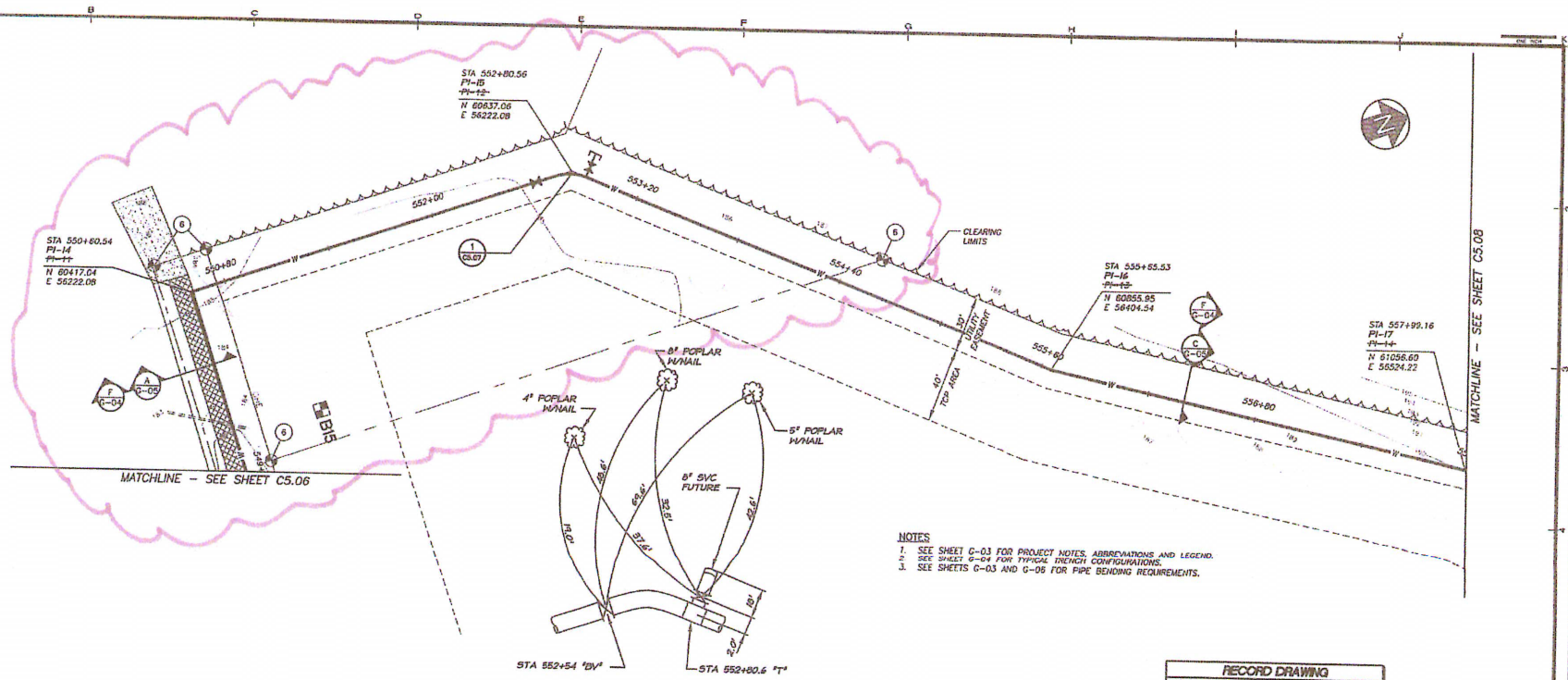
MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: August 30, 2016
SUBJECT: Tract 4, 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 other comments and agrees with Public Works assessment.
2. Building Inspector: No changes necessary.
3. Community Development: Both proposed lots have access and would meet the minimum lot requirements if developed residentially or commercially if the lots were located inside Palmer city limits.
4. Fire Chief: No changes necessary.
5. Public Works: Segregated 33,600 square foot lot is bounded on three sides by City of Palmer 18" water main (**see attached As-built Drawing C5.07 Dated 2007**) it may be difficult or impossible to maintain minimum ADEC sewer and water separation distance requirements if a building or a house were to be constructed on this lot.
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the September 15 Planning & Zoning meeting – any additional comments will be forwarded.



NOTES
1. SEE SHEET G-03 FOR PROJECT NOTES, ABBREVIATIONS AND LEGEND.
2. SEE SHEET G-04 FOR TYPICAL TRENCH CONFIGURATIONS.
3. SEE SHEETS G-03 AND G-05 FOR PIPE BENDING REQUIREMENTS.

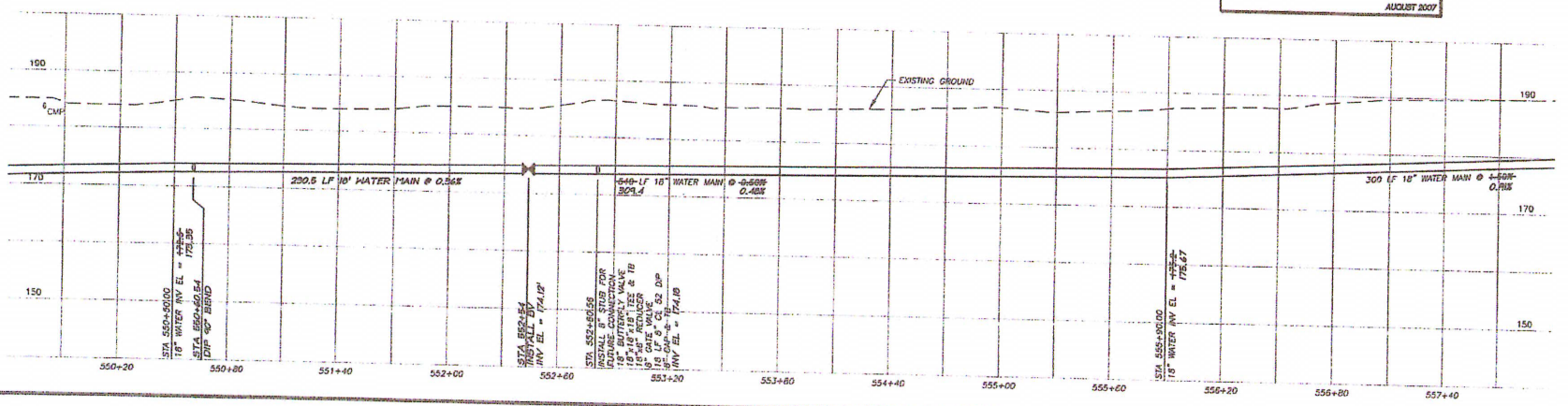
1 C5.07 WATER VALVE LOCATIONS
SCALE: NONE

RECORD DRAWING

THESE DRAWINGS HAVE BEEN PREPARED FROM MARKED-UP DRAWINGS SUPPLIED BY THE CONTRACTOR AND INFORMATION GATHERED BY THE ENGINEER. AN AS-BUILT SURVEY HAS NOT BEEN CONDUCTED. FIELD VERIFY INFORMATION CONTAINED HEREON BEFORE USING. MODIFICATIONS TO THE DESIGN DRAWINGS ARE SHOWN IN A HAND LETTERED FONT.

AUGUST 2007

0 30 60
SCALE IN FEET



HATTENBURG DILLEY & LINNELL
Engineering Consultants
ENGINEERING
EARTH SCIENCE
PROJECT MANAGEMENT
PLANNING
(907) 564-2120
www.HDLalaska.com

PALMER SOUTHWEST UTILITY SYSTEM EXTENSION

CONSTRUCT WATER AND SEWER PIPELINES

PALMER, ALASKA

SHEET TITLE
SEGMENT 5R
PLAN AND PROFILE
STA 549+60.00 TO
STA 558+00.00

SHEET
C5.07

DRAWN BY: RFH
CHECKED BY: DWL
DATE: 04/18/05
SCALE: AS NOTED
JOB NUMBER: 04-016

XREF: 04016_00_Y 04016_00_X002, 04016_00_X003, 04016_00_XMSB

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
PRE-APPLICATION ROUTING SLIP

AOB Received

AUG 18 2016

City of Palmer

DUE DATE: August 25, 2016
MEETING DATE: **August 30, 2016**
TIME: **3 PM**
PETITIONER / #: **Noel Kopperud 745-1439**
OWNER(s) / #: Leif Kopperud
SEC/TWP/RNG: SEC 28, T17N, R02E
SUBDIVISION: **Kopperud**
TAX ID: 55127000T004

E-MAIL:
TAX MAP: **PA 12**
RSA#: 16 South Colony
CITY OF: N/A

REQUEST: **To create a 2 lot subdivision from Tract 4, Kopperud Subdivision. The proposed smaller lot is 33,600 sf. A waterline easement exists on the west and north boundary of the proposed smaller lot. Petitioner will need to provide documentation that the lot is served by City of Palmer water.**

SENT PRE-APP PACKET TO:

PLATTING ASSISTANT, **VICKIELEE FENSTER**
ASSESSMENTS, **NICOLE WILKINS**
ATTORNEY, **JOHN ASCHENBRENNER**
CULTURAL RESOURCES,
PLANNING, **EILEEN PROBASCO**
ENVIRONMENTAL PLANNER, **FRANKIE BARKER**
CODE COMPLIANCE, **THERESA TARANTO**
DEVELOPMENT SERVICES, **SUSAN LEE**
LIDS, **MARCIA VONEHR**
O & M DIVISION, **TERRY DOLAN, JIM JENSON, ANNE DOLLARD & JAMIE TAYLOR**
PLATTING OFFICER, **FRED WAGNER**
ROW COORDINATOR, **ANDY DEAN**
PLANNING DIVISION, **JESSICA SMITH**
PERMIT CENTER, **MAIN E-MAIL ADDRESS**
COMMUNITY DEVELOPMENT, **ELIZABETH WEIANT, JILL IRSIK, & ERIC PHILLIPS**
EMS SERVICES, **JM MCNUTT**
EMS SERVICES, **RICHARD BOOTHBY**
PRE-DESIGN & ENGINEERING, **MIKE WELLER**
TRACY MCDANIEL, SHEILA ARMSTRONG
CAPITAL PROJECTS, **JUDE BILAFER**

COMMENTS:

PA20160148 PLT-21-8-1328

PRE-APP CHECK LIST.	
TASK	**COMPLETE**
Collect $50 / Receipt	√
Collect Map	√
Collect Application	√
Schedule Date	√
Apt. Sheet to Customer	√
Summary (2 Sheets) *Govern	√
*My Property	√
GIS Tax Map	√
Aerial Map	√
SOA Road ?	Not
Cartegraph Sheet	√
CITY P/W/H?	Palmer adj.
Cross Check	
E-Mail for Comments	✓
Add to Platting Calendar	√

AOB

Pre-Application Conference Request

Name, phone # and address of requestor(s):
Noel H. Koppenud ph. 745-1439
P.O. Box 4470
Palmer, AK 99645

Name, phone #, address of owner(s) *(if different)*:
Leif L. Koppenud
P.O. Box 4001
Palmer, AK 99645

Required Items:

1. ☑ Fee of $50.00. Exact cash amount or check #923 made out to MSB. ☑ **TAX MAP #** PA 12
2. ☑ Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
   Tract 4, Koppenud Subdivision, Plat # 2001-71.
   MSB Tax ID # 5127000T004 / 35622
3. ☑ ***Basic dimensions*** of the lots to be created, the road to be built, the area to be vacated, etc. See Attached #1
4. ☑ Existing rights of way shown with names. Existing easements shown in Attached #2
5. N/A ***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. N/A ***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.:
   To segregate a 33,600 SF portion of Koppenud Subdivision Tract 4 into a seperate lot. The parcel to be created is at a substantially lower elevation than the remainder of Tract 4. The newly-created parcel has a City of Palmer waterline adjacent along its westerly and southerly boundaries. The new lot will also have direct access to Drift Lane and the electric, gas, and phone utilities which are installed along Drift Lane.

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:
Tues 8/30/16 @ 3pm

PA20160148 plt-21-8-1328

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:

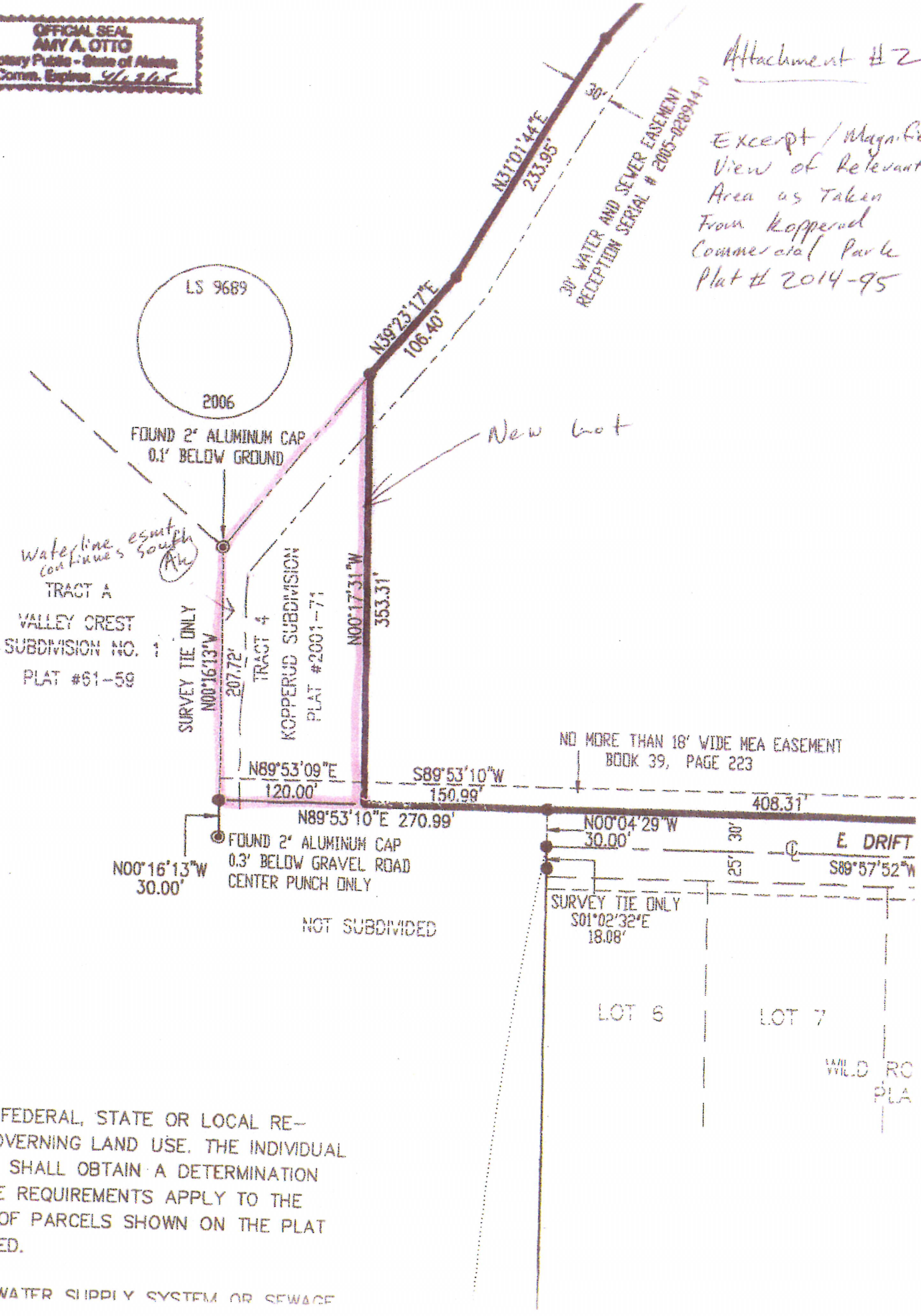
Matanuska-Susitna Borough
Attention: Platting Division
350 E. Dahlia Ave
Palmer AK 99645

PAID 8/26/16 AOB

OFFICIAL SEAL
AMY A. OTTO
Notary Public - State of Alaska
My Comm. Expires 4/2/25

Attachment #2

Excerpt / Magnified View of Relevant Area as Taken From Kopperud Commercial Park Plat # 2014-95

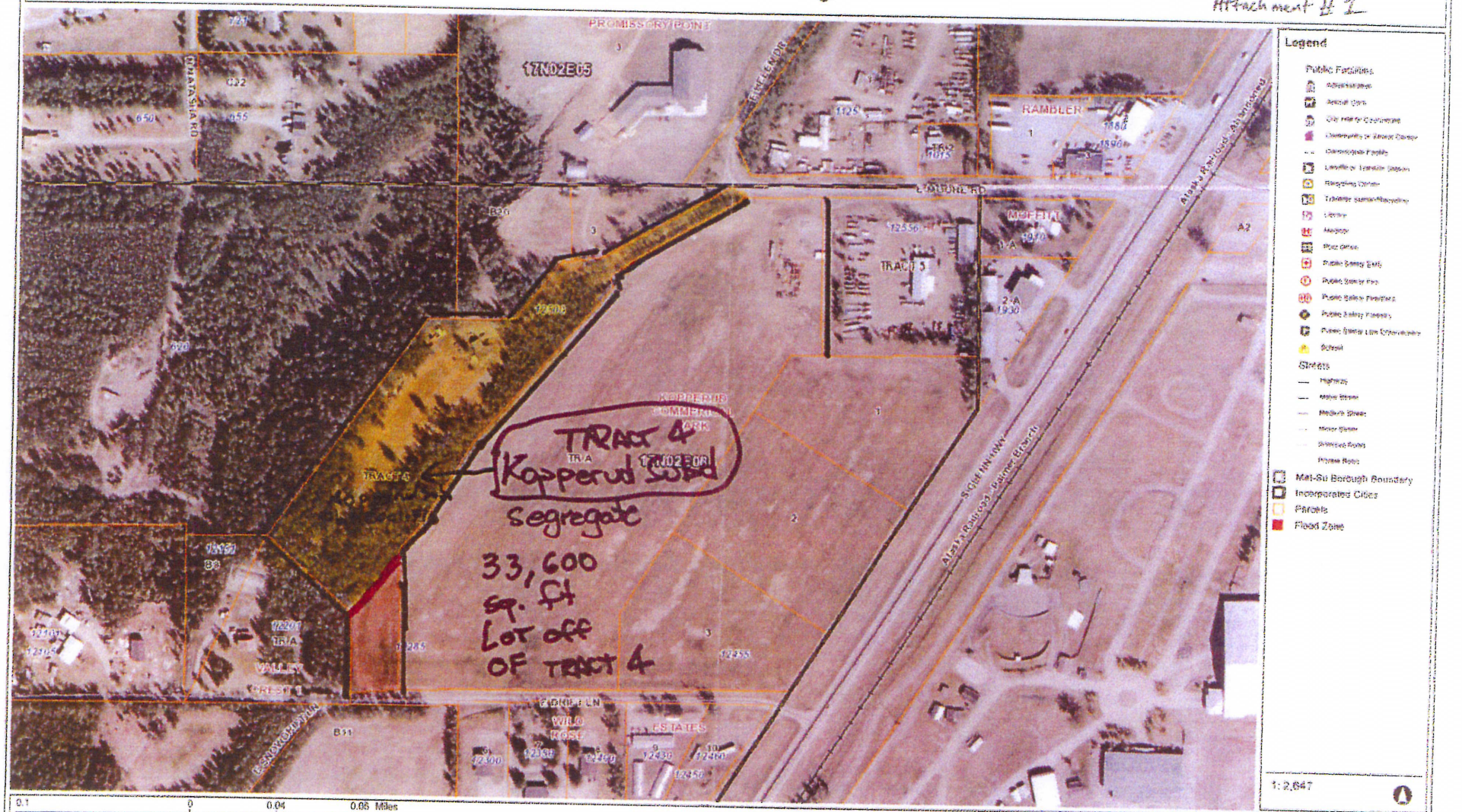


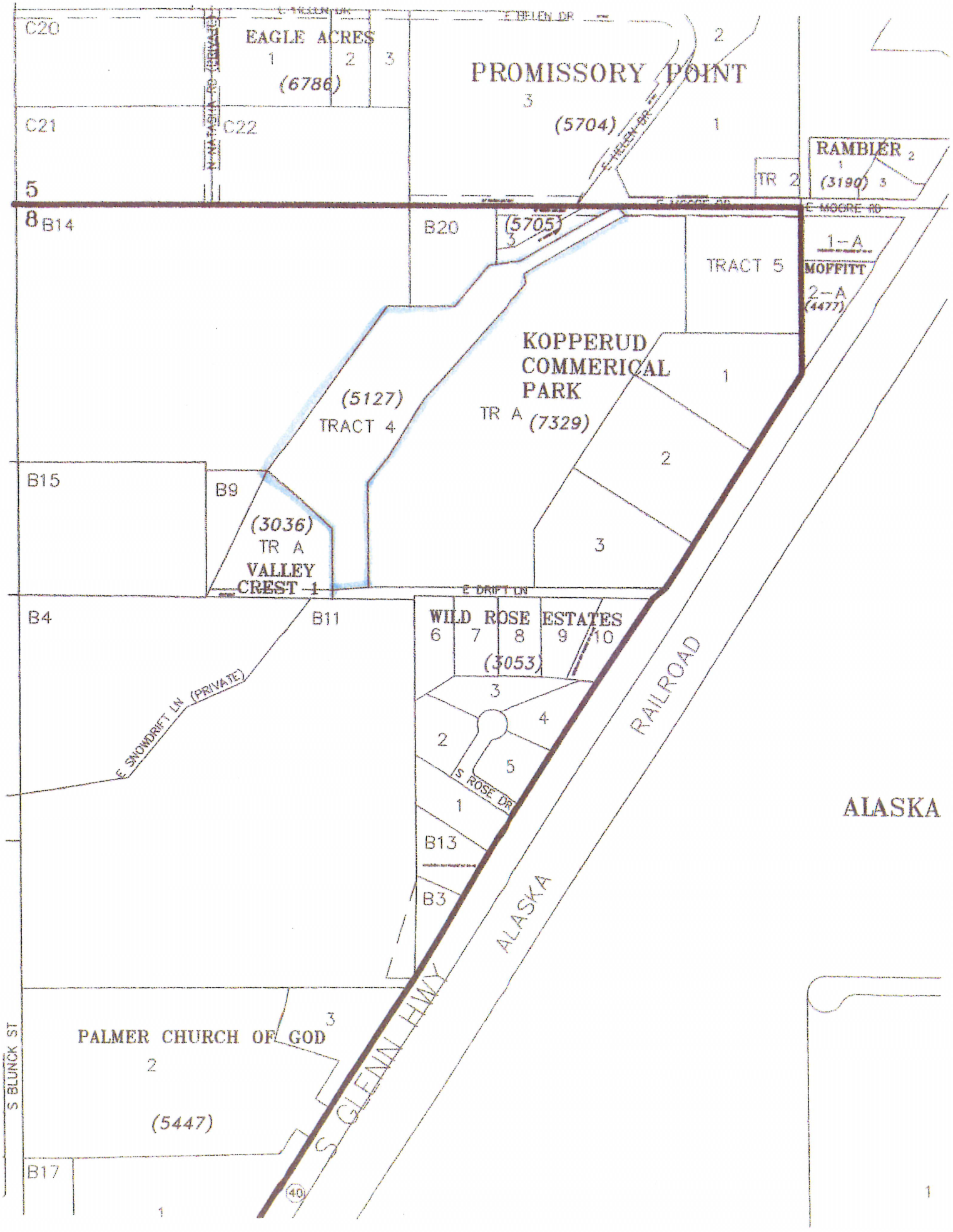
AY BE FEDERAL, STATE OR LOCAL RE-
NTS GOVERNING LAND USE. THE INDIVIDUAL
OWNER SHALL OBTAIN A DETERMINATION
: THESE REQUIREMENTS APPLY TO THE
'MENT OF PARCELS SHOWN ON THE PLAT
ECORDED.

DUAL WATER SUPPLY SYSTEM OR SEWAGE

Matanuska-Susitna Borough

Attachment # 1

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TR A
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(3036)
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B3
RAILROAD
ALASKA
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ALASKA
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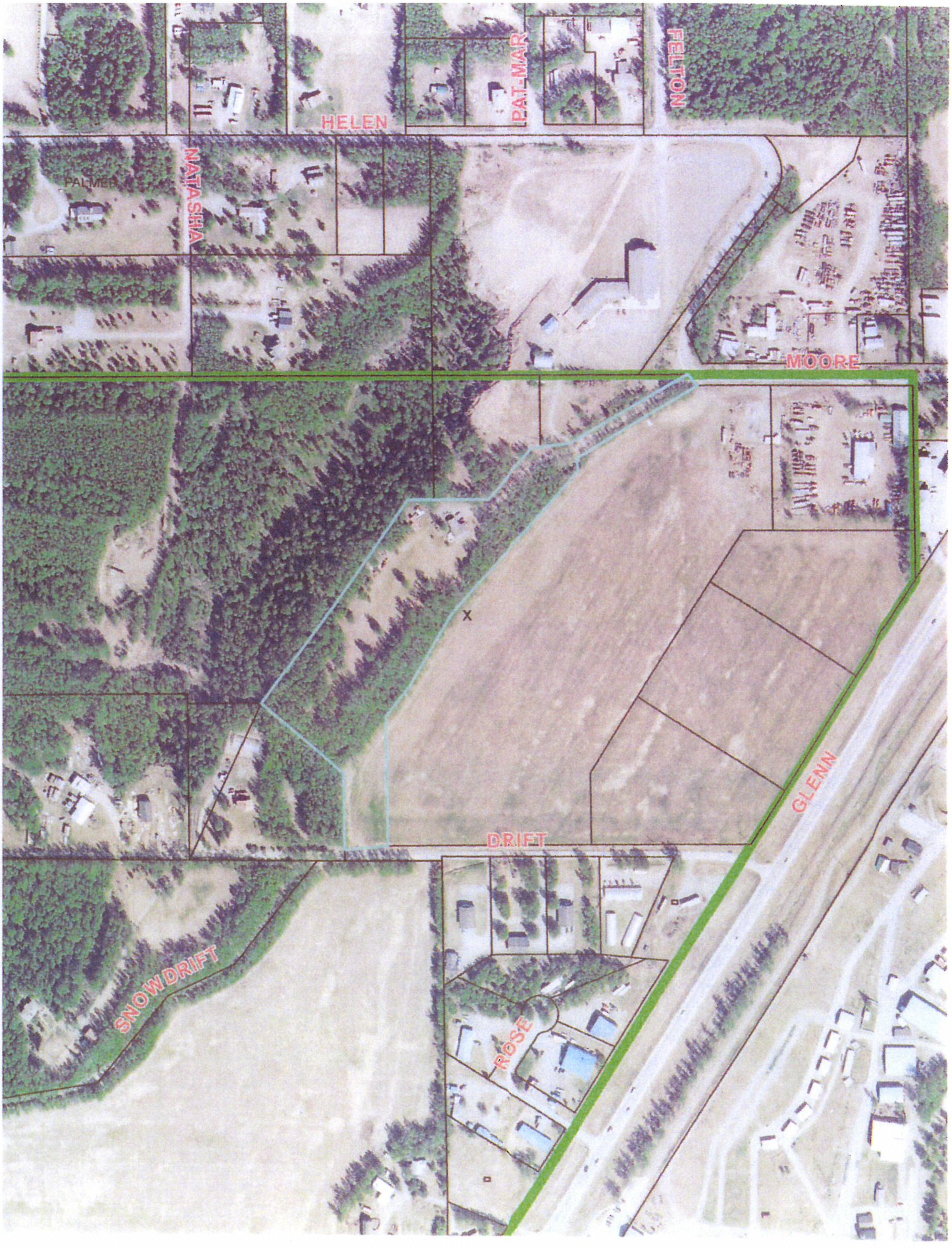

HELEN
PAT-MAR
FELTON
NATASHA
PALMER
MOORE
X
GLENN
DRIFT
SNOWDRIFT
ROSE

NATASHA
HELEN
MOORE
DRIFT
SNOWDRIFT
GLENN
PALMER

MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 5127000T004

Site Information

Account Number	5127000T004	Subdivision	KOPPERUD
Parcel ID	35622	City	None
TRS	S17N02E06	Map PA12	
Abbreviated Description (Not for Conveyance)	KOPPERUD TRACT 4	Tax Map	

Site Address: 12500 E MOORE RD

Ownership

Owners	KOPPERUD LEIF L	Buyers	
Primary Owner's Address	PO BOX 4001 PALMER AK 99645-4001	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised
2016	$60,500.00	$111,300.00	$171,800.00
2015	$60,500.00	$108,800.00	$169,300.00
2014	$60,500.00	$106,500.00	$167,000.00

Assessment

Year	Land Assessed	Bldg. Assessed	Total Assessed*
2016	$0.00	$0.00	$0.00
2015	$0.00	$0.00	$0.00
2014	$60,500.00	$106,500.00	$167,000.00

Building Information

Structure 1 of 1

Business	None	Residential Units	1
Use	Residential Building	Condition	Standard
Design	One Story	Basement	Full
Construction Type	Frame	Year Built	1968
Grade	04.4	Foundation	Poured Concrete
Building Appraisal	$111300	Well	Well 1 - Drilled Well
Septic	Septic - 1 - Septic Tank		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A	1176	100
1	Oil Heat	1	100
1	Garage (10.3) Area - 11M	600	100
1	First Story	1176	100

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2016	Yes	0003	12.969	$0.00
2015	Yes	0003	12.941	$0.00
2014	Yes	0003	12.582	$2101.19

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
12/29/2014	QUITCLAIM DEED (ALL TYPE)	Palmer 2014-026195-0
1/24/2013	QUITCLAIM DEED (ALL TYPE)	Palmer 2013-001575-0

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	$0.00	$0.00	$0.00	$150,000.00	$21,800.00	$171,800.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
7.12	7.12	Assembly District 002	11-060	132 Greater Palmer Consol	016 South Colony RSA

* Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
† If account is in foreclosure, payment must be in certified funds.

Last Updated: 8/16/2016 4:00:07 AM

CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 16-015

SUBJECT: Abbreviated Plat Review: Tract A-1, Cedar Hills Unit 2, Phase 1

AGENDA OF: September 15, 2016

ACTION: Review and comment

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

Summary: The request is to divide Tract A-1, Cedar Hills Unit 2 Phase I into three tracts each over 400,000 s.f.; the proposed tract lines follow the Master Plan phase lines so that a future development could use the approved Master Plan design, located inside Palmer city limits.

Recommendation: The staff comments regarding the abbreviated 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: September 19, 2016
SUBJECT: Tract A-1 Cedar Hills Unit 2 Phase I

☑ 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: Continue with Master Plan for road access and development.
3. Community Development: The parcels are zoned R-1, Single-family Residential. In the event the lots are developed at some point in the future according to the Master Plan, the proposed tracts appear to have access from: Tract 1 will have access from W. Williwaw Drive and N. Cedar Hills Drive; Tract 2 will have access from S. Williwaw Drive and W. Montana Drive; and Tract 3 will have access from W. Montana Drive, W. Pioneer Parkway and N. Cedar Hills Drive.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission:

MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

Received

SEP 01 2016

City of Palmer

Comments Due: September 19, 2016 **September 1, 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:	Cedar Hills Unit 2 Phase 1 RSB T/A-1
Location:	Sec 29, T18N, R2E, S.M, AK
Petitioner:	Cedar Park Properties LLC
Address:	3230 C Street, Ste 100, Anchorage AK 99503
Surveyor:	Besse Engineering
Address:	1890 Jaime Marie Circle, Wasilla AK 99654

The request is to divide Tract A-1, Cedar Hills Unit 2 Phase 1 into three tracts, each over 400,000 sq ft. The proposed tract lines follow the Master Plan phase lines so that a future development could use the approved Master Plan design. The Cedar Hills Unit #2 Master Plan was approved June 17, 1999 and the current expiration date is April 1, 2019. Any future lots within Cedar Hills will be served by City of Palmer water and wastewater systems.

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 **September 19, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **September 28, 2016.**

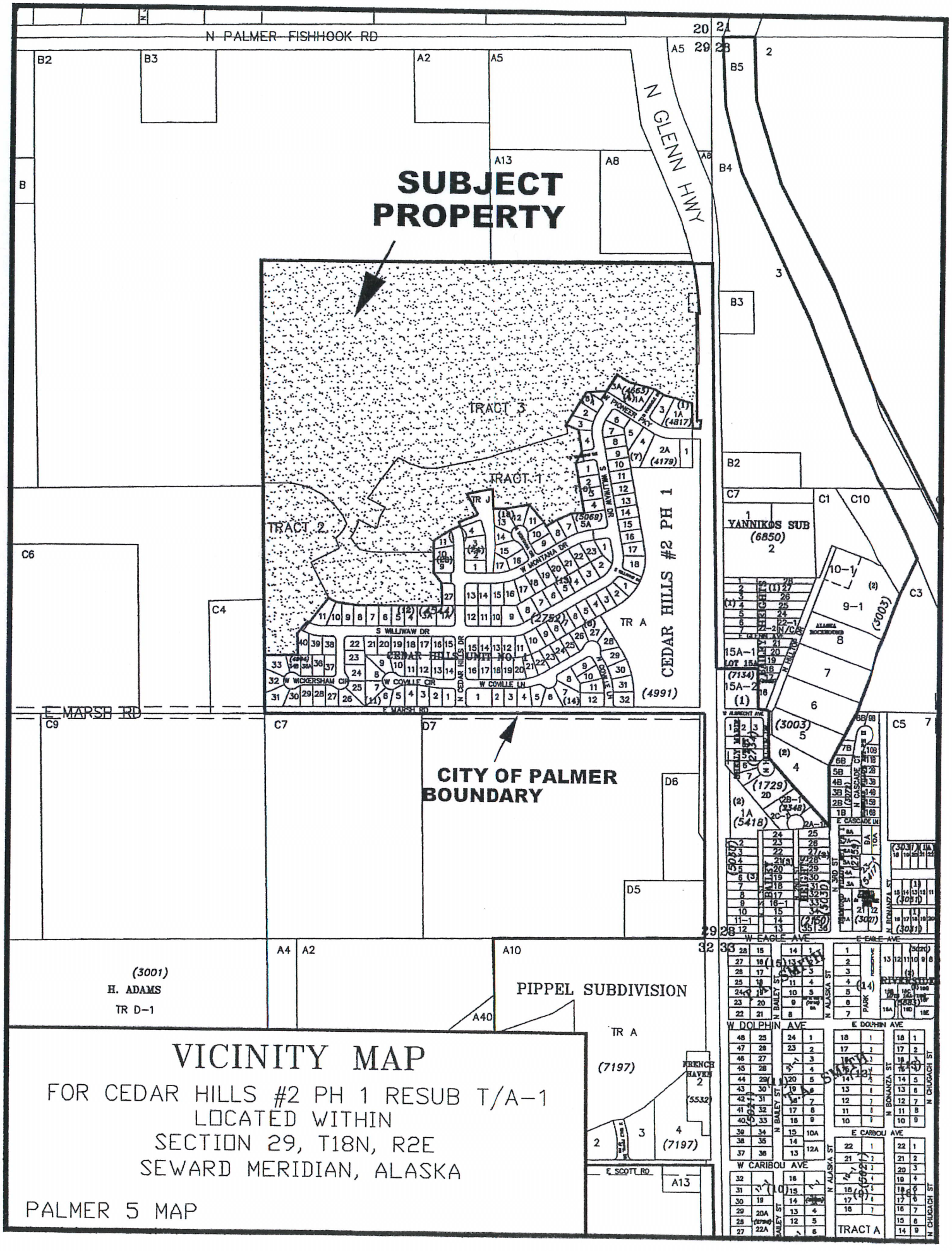
Kindest Regards,

Cheryl Scott

Cheryl Scott
Platting Technician
cheryl.scott@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-118 Tax ID: 4991000T00A-1 Tax Map #: PA 05 Pre-App Date: 9/21/2016



VICINITY MAP

FOR CEDAR HILLS #2 PH 1 RESUB T/A-1
LOCATED WITHIN
SECTION 29, T18N, R2E
SEWARD MERIDIAN, ALASKA

PALMER 5 MAP

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AUG 26 2016

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: Cedar Hills Subdivision, Unit No. 2

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.

Original Signature (please sign in ink)

8/25/16
Date

3230 C Street, Suite 100
Mailing Address

907-646-3670
Phone

Connie Yoshimura, Managing Member
Name & Official Title (print)

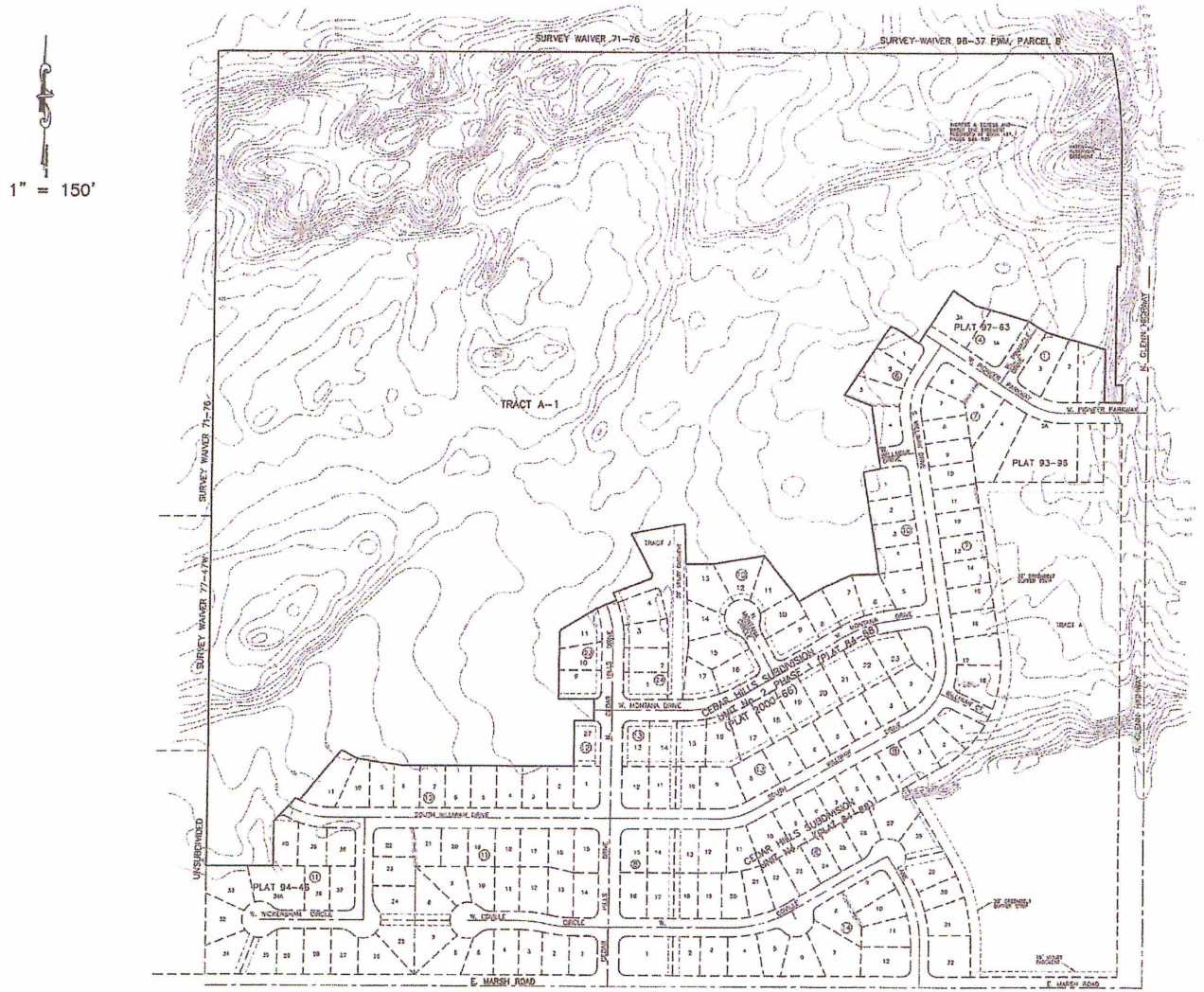
Cedar Park LLC
Company or Agency (if applicable)

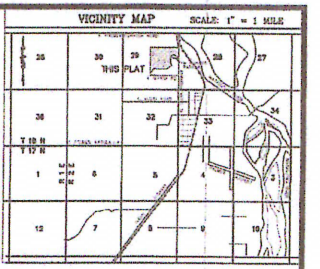
NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 25th day August, 2016

Silvia Engeloch
NOTARY PUBLIC in & for Alaska
My Commission Expires: Jan. 21st, 2019

Notary Public
SILVIA ENGELOCH
State of Alaska
My Commission Expires Jan 21, 2019





GRAPHIC SCALE 1"=150'

0 150 300 450

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AUG 29 2016
PLATTING

STATE OF ALASKA
49TH
Richard L. Besse
8/29/16
REGISTERED PROFESSIONAL SURVEYOR

TOPOGRAPHIC MAP OF
CEDAR HILLS SUBDIVISION UNIT No. 2

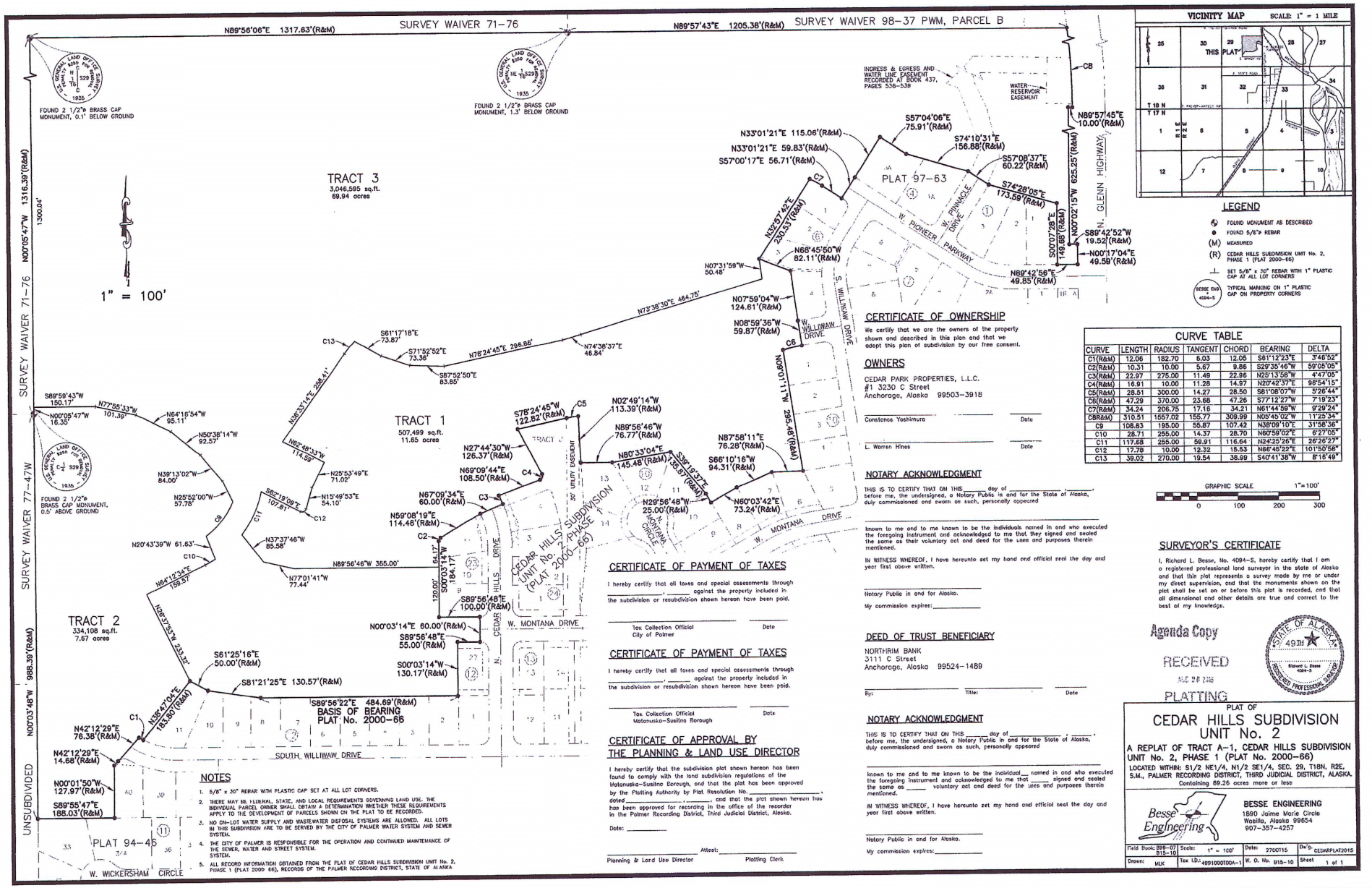
TRACT A-1, CEDAR HILLS SUBDIVISION
UNIT No. 2, PHASE 1 (PLAT No. 2000-66)

LOCATED WITHIN: S1/2 NE1/4, N1/2 SE1/4, SEC. 29, T18N, R2E, S.M., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.
Containing 89.26 acres more or less

Besse Engineering

BESSE ENGINEERING
1890 Jaime Maria Circle
Wasilla, Alaska 99654
907-357-4257

Field Book: 868-07 B15-10	Scale: 1" = 150'	Date: 29AUG16	Dwg: CEDARPLAT2015
Drawn: MLK	Tax I.D.: 4591000FD04-1	W. O. No. B15-10	Sheet 1 of 1



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1(R&M)	12.06	182.70	6.03	12.05	S81°12'23"E	3°46'52"
C2(R&M)	10.31	10.00	5.67	9.86	S29°35'46"W	59°05'05"
C3(R&M)	22.97	275.00	11.49	22.96	N25°13'58"W	4°47'05"
C4(R&M)	16.91	10.00	11.28	14.97	N20°42'37"E	96°54'15"
C5(R&M)	28.51	300.00	14.27	28.50	S81°08'07"W	5°26'44"
C6(R&M)	47.29	370.00	23.68	47.26	S77°12'27"W	7°19'23"
C7(R&M)	34.24	206.75	17.16	34.21	N61°44'59"W	9°29'24"
C8R&M)	310.51	1557.02	155.77	309.99	N05°45'02"W	11°25'34"
C9	108.83	195.00	55.87	107.42	N38°09'10"E	31°58'36"
C10	28.71	255.00	14.37	28.70	N60°59'02"E	6°27'05"
C11	117.68	255.00	59.91	116.64	N24°25'26"E	26°26'27"
C12	17.78	10.00	12.32	15.53	N66°46'22"E	101°50'58"
C13	39.02	270.00	19.54	38.99	S40°41'38"W	8°18'49"

NOTES

1. 5/8" x 30" REBAR WITH PLASTIC CAP SET AT ALL LOT CORNERS.
2. 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.
3. NO ON-LOT WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS ARE ALLOWED. ALL LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY THE CITY OF PALMER WATER SYSTEM AND SEWER SYSTEM.
4. THE CITY OF PALMER IS RESPONSIBLE FOR THE OPERATION AND CONTINUED MAINTENANCE OF THE SEWER, WATER AND STREET SYSTEM.
5. ALL RECORD INFORMATION OBTAINED FROM THE PLAT OF CEDAR HILLS SUBDIVISION UNIT No. 2, PHASE 1 (PLAT 2000 66), RECORDS OF THE PALMER RECORDING DISTRICT, STATE OF ALASKA

CERTIFICATE OF OWNERSHIP

We certify that we are the owners of the property shown and described in this plan and that we adopt this plan of subdivision by our free consent.

OWNERS

CEDAR PARK PROPERTIES, L.L.C.
#1 3230 C Street
Anchorage, Alaska 99503-3918

Constance Yoshimura — Date

L. Warren Hines — Date

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

_____

known to me and to me known to be the individuals named in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

_____
Notary Public in and for Alaska.
My commission expires: _____

DEED OF TRUST BENEFICIARY

NORTHRIM BANK
3111 C Street
Anchorage, Alaska 99524-1489

By: _____ Title: _____ Date _____

NOTARY ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THIS _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared

_____

known to me and to me known to be the individual___ named in and who executed the foregoing instrument and acknowledged to me that ____ signed and sealed the same as _____ voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

_____
Notary Public in and for Alaska.
My commission expires: _____

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____, _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official
City of Palmer — Date

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all taxes and special assessments through _____, _____ against the property included in the subdivision or resubdivision shown hereon have been paid.

Tax Collection Official
Matanuska-Susitna Borough — Date

CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR

I hereby certify that the subdivision plat shown hereon 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 No. _____, dated _____, _____, _____, and that the plat shown hereon has been approved for recording in the office of the recorder in the Palmer Recording District, Third Judicial District, Alaska.

Date: _____

Attest: _____
Planning & Land Use Director — Platting Clerk

SURVEYOR'S CERTIFICATE

I, Richard L. Besse, No. 4094-S, hereby certify that I am a registered professional land surveyor in the state of Alaska and that this plat represents a survey made by me or under my direct supervision, and that the monuments shown on the plat shall be set on or before this plat is recorded, and that all dimensional and other details are true and correct to the best of my knowledge.

STATE OF ALASKA 4094 RICHARD L. BESSE 4094-S REGISTERED PROFESSIONAL SURVEYOR

Agenda Copy
RECEIVED
DEC 28 2016
PLATTING

PLAT OF
CEDAR HILLS SUBDIVISION UNIT No. 2

A REPLAT OF TRACT A-1, CEDAR HILLS SUBDIVISION UNIT No. 2, PHASE 1 (PLAT No. 2000-66)
LOCATED WITHIN: S1/2 NE1/4, N1/2 SE1/4, SEC. 29, T18N, R2E, S.M., PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.
Containing 69.26 acres more or less

Besse Engineering

BESSE ENGINEERING
1890 Jaime Marie Circle
Wasilla, Alaska 99654
907-357-4257

Field Book: B99-07 B15-10	Scale: 1" = 100'	Date: 27OCT15	Dwg. CEDARPLAT2015	
Drawn: MLK	Tax I.D.: 4991000T00A-1	W. O. No. B15-10	Sheet 1 of 1	