



Verizon Wireless			
Conditional Use Permit & Date Issued	Modification of an existing ground module and tower site. 11/22/2011		
Legal Description	Lot A-26, Located within, Township 17 North, Range 2 East, Section 5, Seward Meridian, Alaska. 1398 S. Glenn Hwy, Palmer, Ak.		
Property Owner and Mailing Address	John Novosad PO Box 4496 Palmer, AK 99645-4496		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Obtain all necessary building permits from the City of Palmer. <input checked="" type="checkbox"/> Yes 2. Access shall be granted to the tower site, by the property owner, to allow for any required Conditional Use Permit inspections. <input checked="" type="checkbox"/> Yes 3. Project and site use must comply with all laws and ordinances of federal, state and local governments. <input checked="" type="checkbox"/> Yes		
Date of Review	9/23/15	Date Photo Taken:	9/17/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant.		



SCCA RallyCross Events			
Conditional Use Permit & Date Issued	To conduct multiple RallyCross events on the Fairgrounds. 04/21/2011		
Legal Description	Alaska State Fair, Inc. , Located within Section 8, Township 17 North, Range 2 East, Seward Meridian, Alaska.		
Property Owner and Mailing Address	Alaska State Fair, 210 2075 S. Glenn Highway Palmer, AK 99645		
Permit Expiration Date	04/21/2016		
Conditions of Permit	1. Not cause annoying levels of noise, odor, vibration or light emission or be harmful to the public health, safety, convenience and comfort. <input checked="" type="checkbox"/> Yes 2. Provide dust control when dry conditions exist. <input checked="" type="checkbox"/> Yes 3. Project and site use must comply with all laws and ordinances of federal, state and local governments. <input checked="" type="checkbox"/> Yes		
Date of Review	9/23/15	Date Photo Taken:	9/17/15
1 st Letter Sent		Deadline	
Follow Up:	On-going through 2016. No complaints have been received year to date. CUP expires on April 21, 2016.		



Alaska Demolition Inert Landfill			
Conditional Use Permit & Date Issued	Alaska Demolition Inert Landfill 2/24/14		
Legal Description	17N02E08D008		
Property Owner and Mailing Address	Alaska Demolition, Justin Green 2817 Rampart Drive Anchorage, AK 99501-3126		
Permit Expiration Date	2/24/24		
Conditions of Permit	39 conditions including annual survey of site for fill material quantities		
Date of Review	9/23/15	Date Photo Taken:	9/18/15
1 st Letter Sent		Deadline	
Follow Up:	Memo and Survey report attached		



Inert Area of Landfill



Received

SEP 29 2015

City of Palmer



Specializing in Demolition & Construction Services

Phone: 907-274-DEMO Fax: 907-248-6065

2817 Rampart Drive, Suite # 101 Anchorage, AK 99501

September 29, 2015

Kimberly McClure/P&CC Technician
Department of Community Development
City of Palmer
645 E. Cope Industrial Way
Palmer, Alaska 99645-6748
Phone: (907) 761-1306
Fax: (907) 745-5443

Subject: **Conditional Use Permit for Alaska Demolition – Property ID # 17N02E08D008**
Re: **2015 Site Survey and Estimated Volumes**

Dear Ms. McClure:

Please find attached the certified Site Survey conducted by Denali North Surveying of Palmer, Alaska. The following quantities represent volume in for the landfill in the calendar year August 1, 2014 through September 30, 2015:

Total volume of C & D	56,550 cubic Yards
Total Volume of Exempt materials (Concrete/Organic_	6,363 cubic yards
Total volume pit-run gravel exported-	<u>0 cubic yards</u>
Net annual gain	62,913 cubic yards

Please note that the quantities are identified on the certified survey conducted by Denali North.

Should you have any questions, please contact our office.

Respectfully,

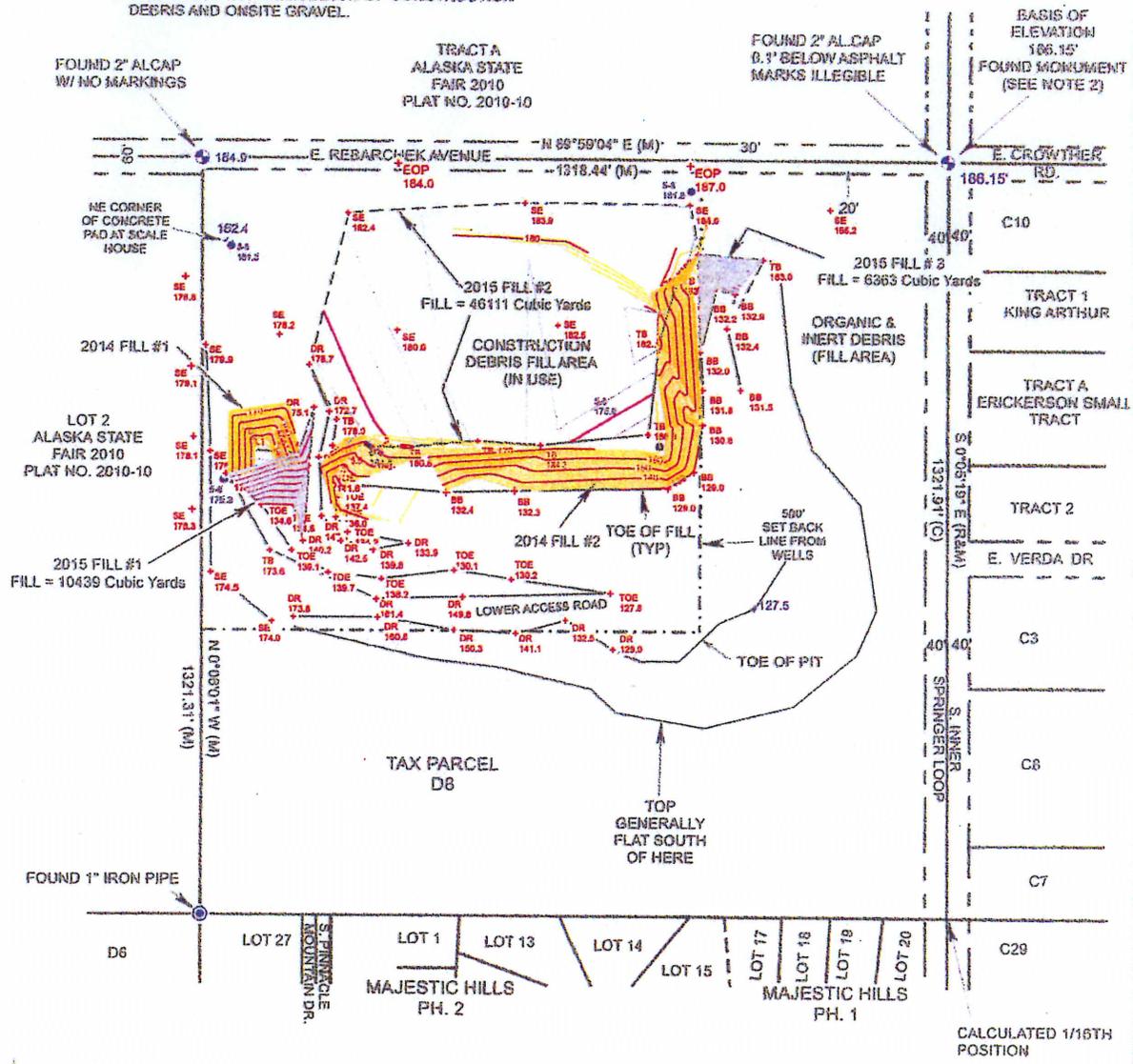
Mike Waddell
Alaska Demolition, LLC.

Received

SEP 23 2015

City of Palmer

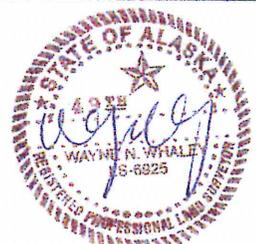
- NOTES:
1. THIS PARCEL MAY BE SUBJECT TO RESERVATIONS, EXCEPTIONS, EASEMENTS, RIGHT-OF-WAYS, AND OTHER MATTER, IF ANY, NO TITLE RESEARCH WAS CONDUCTED.
 2. ELEVATION AS SHOWN ON UPDATED SITE MAP BY SHANNON & WILSON, INC.
 3. (R) RECORD DATA FROM PLAT NO. 2005-5, (M) MEASURED DATA
 4. FILL AREAS ARE A COMBINATION OF CONSTRUCTION DEBRIS AND ONSITE GRAVEL.



DENALI NORTH

230 E. Paulson Ave. Suite 68 Wasilla, Alaska 99654

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF THE NE1/4, SE1/4, SECTION 8, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN 1N, A.K.A. TAX PARCEL DR PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED. DATED THIS 2ND DAY OF SEPTEMBER 20 15 AT PALMER, ALASKA. IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO DETERMINE THE EXISTENCES OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER SURVEY.



ALASKA DEMOLITION
DISPOSAL SITE FILL MONITORING

2015

JOB NO. 07214/2008/A-1, 2009/A-2, /2010/A-2, /2011/A-2, /2012/A-1, 13-167/2013, 14-213/2014, 15-365/2015	FIELD BOOK/PG(S). 253/8, 9, 10, 11
SCALE 200 F/IN PLOT PLAN	ASBUILT X DRAWN GL CKD. WW



Food Bank			
Conditional Use Permit & Date Issued	Food Bank 12-29-92		
Legal Description	Lot 2-1, Johns Subdivision, 18N02E33, 5009000L002-1		
Property Owner and Mailing Address	Catholic Archbishop of Anchorage PO Box 102239 Anchorage, AK 99510		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Nonprofit use only <input checked="" type="checkbox"/> Yes 2. Restricted parking <input checked="" type="checkbox"/> Yes 3. Fence on S. property line <input checked="" type="checkbox"/> Yes		
Date of Review	9/23/15	Date Photo Taken:	9/17/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Palmer Lifeways Child Care			
Conditional Use Permit & Date Issued	08/18/2011		
Legal Description	Block 3 Lot 11-1, Bailey Heights, Located within Section 28, Township 18 North, Range 2 East, Seward Meridian, Alaska.		
Property Owner and Mailing Address	Archie and Verna Euwer PO Box 2081 Palmer, AK 99645-2081		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	There are 7 conditions for this permit. Please see the CUP for details. <input checked="" type="checkbox"/> Yes		
Date of Review	10/01/15	Date Photo Taken:	10/01/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant.		



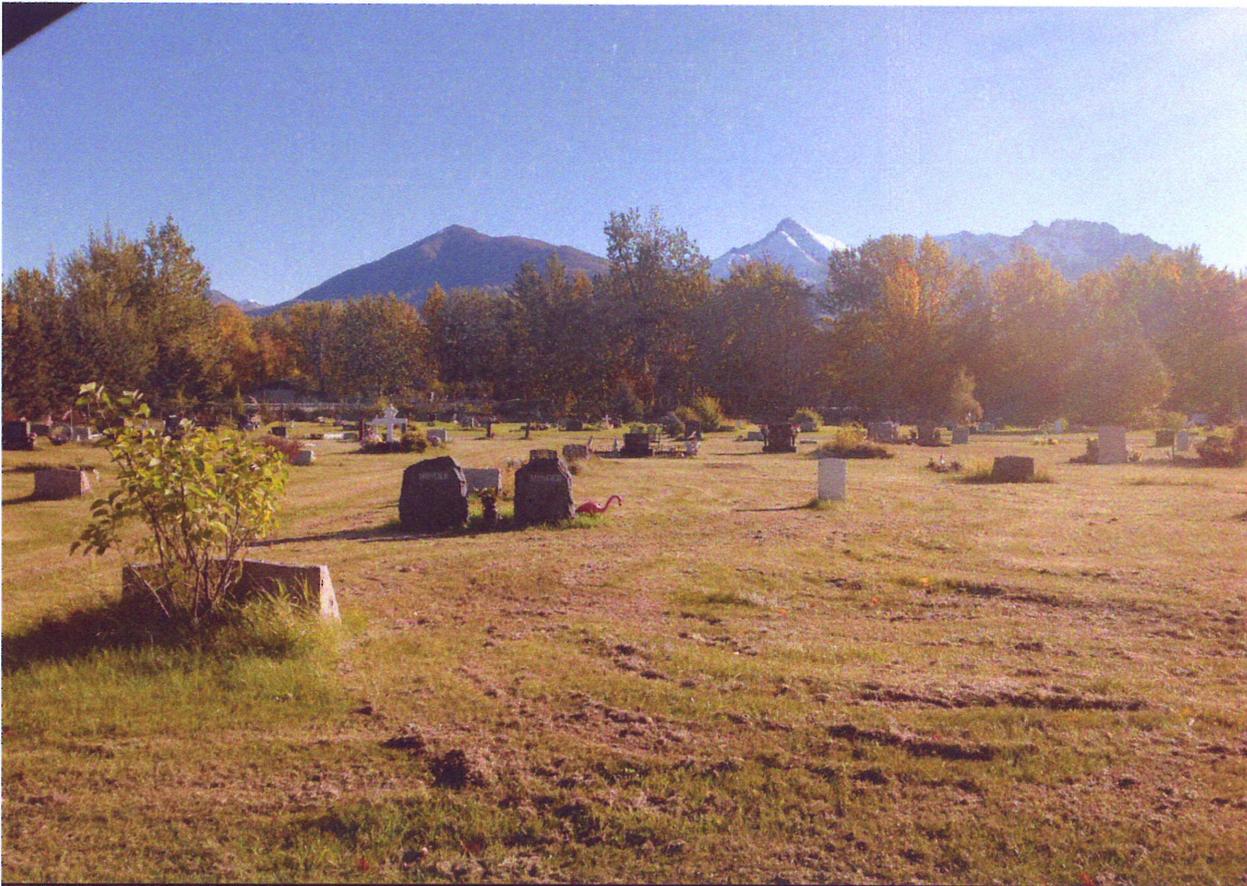
LDS Church			
Conditional Use Permit & Date Issued	Classroom addition to existing church 6-1-94		
Legal Description	Tract B, Bugge's Hill, 18N02E32, 1164000T00B		
Property Owner and Mailing Address	Presiding Bishop of Church of Jesus Christ of Latter Day Saints 50 E. North Temple Salt Lake City, UT 84150		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	<ol style="list-style-type: none"> 1. Buildings, improvements and landscaping shall be as shown on drawings dated 3-29-89 2. Any changes, additions, alternations must be approved by P&Z Commission 		
Date of Review	9/23/15	Date Photo Taken:	9/17/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Sherrod Elementary Wind Turbine			
Conditional Use Permit & Date Issued	Wind Turbine at Sherrod Elementary School 9-17-09		
Legal Description	Tract 4-1, Sherrod Park Survey, 18N02E33, 3030000T004-A		
Property Owner and Mailing Address	MSB 350 E. Dahlia Avenue Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Comply with all located, borough, state and federal regulations <input checked="" type="checkbox"/> Yes 2. Protective drop zone shall be equal to total height <input checked="" type="checkbox"/> Yes 3. If FAA permit is required, provide a copy of permit <input checked="" type="checkbox"/> Yes 4. No handholds or footholds on mast within first 12 feet of mast <input checked="" type="checkbox"/> Yes 5. Remove or repair within 6 months if inoperable, unsafe, or noncompliance <input checked="" type="checkbox"/> Yes		
Date of Review	9/23/15	Date Photo Taken:	9/17/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Palmer Police Department Tower & Shelter			
Conditional Use Permit & Date Issued	Communications shelter and 30' tall antenna 6-27-07		
Legal Description	Lot 1, Palmer Public Safety, 18N02E33, 3085000L001		
Property Owner and Mailing Address	City of Palmer 231 W. Evergreen Ave. Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	Obtain all necessary permits		<input checked="" type="checkbox"/> Yes
Date of Review	9/23/15	Date Photo Taken:	9/17/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



R.I.P. Cemetery			
Conditional Use Permit & Date Issued	Cemetery 7-28-04		
Legal Description	R.I.P., Tracts 1B-1 & 1B-2, 18N02E33,		
Property Owner and Mailing Address	Palmer Cemetery Association %Wayne Bowens PO Box 1274 Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	Continue maintaining landscaping		<input checked="" type="checkbox"/> Yes
Date of Review	9-25-15	Date Photo Taken:	9-24-15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



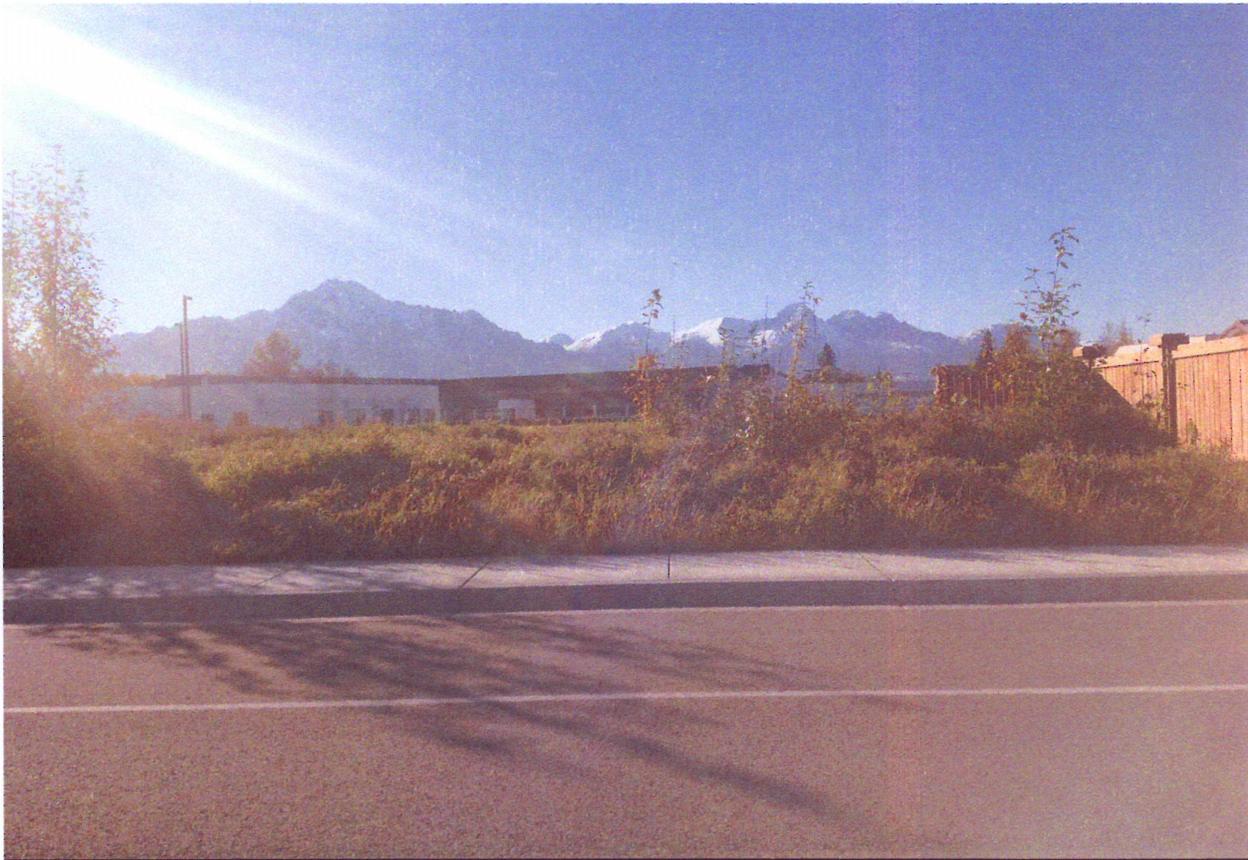
St. Bartholomew's Church			
Conditional Use Permit & Date Issued	St. Bartholomew's Church 7-10-98		
Legal Description	Tract A, T A Smith RST T/A, 18N02E33, 4979000T00A		
Property Owner and Mailing Address	Episcopal Diocese of Alaska 1205 Denali Way Fairbanks, AK 99701		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Setback requirements continue to be met, as per code <input checked="" type="checkbox"/> Yes 2. Maintain 5' vegetative buffer <input checked="" type="checkbox"/> Yes 3. CUP be applicable for all of listed lots (Lots 8-15, Block 9, T.A. Smith Subdivision) N/A 4. CUP remains valid for indefinite period of time except for the following instances for which owner must submit request for CUP to P & Z for re-evaluation: (a) If any of listed lots are sold (b) If structure is substantially changed, altered or enlarged <input checked="" type="checkbox"/> Yes		
Date of Review	9-25-15	Date Photo Taken:	9-24-15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Mat-Su Borough			
Conditional Use Permit & Date Issued	Existing public building, greenhouse and tree nursery 6-12-01		
Legal Description	Lot 1, Smith Ext Y2K, 18N02E33, 50530001		
Property Owner and Mailing Address	MSB 350 E. Dahlia Avenue Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	<ol style="list-style-type: none"> 1. Screen area with fence or vegetative buffer 2. Any processes or activities not directly related to daily operation of greenhouse/tree nursery be contained in buildings 3. No heavy equipment or pesticides stored on site 4. Permit shall be in effect until use is discontinued 5. Be aware of and abide by COP noise ordinance 6. Provide to COP Haz-mat risk management plan for review and approval 7. Greenhouse or other temporary structures be maintained in operating condition that is visually attractive; any wind damage be repaired as soon as weather permits 		
Date of Review		Date Photo Taken:	
1 st Letter Sent		Deadline	
Follow Up:	Not in compliance. On September 25, 2015 Staff left voice message with Hugh Leslie inquiring when vegetative buffer would be installed, no response received.		



Forestry Division, 100' Antenna Tower			
Conditional Use Permit & Date Issued	100' radio and microwave antenna tower 9-07-99		
Legal Description	Lease Lot 97-1, Palmer Municipal Airport, 18N02E33D047		
Property Owner and Mailing Address	Division of Forestry 3603 "C" Street, #1034 Anchorage, AK 99503		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Tower to meet all federal, state, borough and local regulations <input checked="" type="checkbox"/> Yes 2. Accessibility/climb-ability shall be minimized <input checked="" type="checkbox"/> Yes 3. Location of tower as shown on revised dwgs. Dated 7-30-99 <input checked="" type="checkbox"/> Yes		
Date of Review	9-25-15	Date Photo Taken:	9-24-15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Heliport			
Conditional Use Permit & Date Issued	Heliport – previously Valley Hospital June 14, 1999		
Legal Description	Lot 1, Deneke Park, 18N02E33		
Property Owner and Mailing Address	State of Alaska, Department of Administration 550 W. Seventh Avenue, Suite 1050 Anchorage, AK 99501		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	<ol style="list-style-type: none"> 1. Helipad and landscaping according to approved plans 2. Provide plans for physical & vegetative buffers 3. Maintain and operate in accordance with FAA regulations 		
Date of Review	9-25-15	Date Photo Taken:	9-24-15
1 st Letter Sent		Deadline	
Follow Up:	Compliant– Currently located behind the extension of the court-house, a State office building.		



Palmer Pentecostal Church expansion			
Conditional Use Permit & Date Issued	Expansion of Palmer Pentecostal Church October 29, 2012		
Legal Description	Bailey Heights, Lots 13-15 & 11-1, Block 1, located within Section 28, Township 18 North, Range 2 East, Seward Meridian, Alaska		
Property Owner and Mailing Address	Palmer Pentecostal Church P.O. Box 3176 Palmer, AK 99645-3176		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Landscaping meet requirements of PMC 17.64.080. <input checked="" type="checkbox"/> Yes 2. Parking meet all requirements of PMC 17.64. <input checked="" type="checkbox"/> Yes 3. Obtain all necessary sign and driveway permits from the City of Palmer. <input checked="" type="checkbox"/> Yes 4. Continue platting process with the Mat-Su Borough to remove common lot lines on all contiguous property on Block 1 owned by the Palmer Pentecostal Church. <input checked="" type="checkbox"/> Yes 5. Conditional Use Permit is contingent upon approval of zone change from T to R-1. <input checked="" type="checkbox"/> Yes		
Date of Review	9-25-15	Date Photo Taken:	9-24-15
2 nd Letter Sent		Deadline	
Follow Up:	Compliant—property has been re-platted and rezone was approved; expansion has been added.		



Tree of Life Church			
Conditional Use Permit & Date Issued	Approval of existing structure to be used as a church 1/02/13		
Legal Description	Tax lot B003, in Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska		
Property Owner and Mailing Address	New Harvest/Apostolic Resource Centre Inc. c/o Dana Bachner 3250 E. Palmer-Wasilla Hwy Wasilla, AK 99654-7216		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Obtain all necessary sign and driveway permits from the City of Palmer. <input checked="" type="checkbox"/> Yes 2. Remain in compliance with the quiet hours established in Palmer Municipal Code Chapter 8.36.025 <input checked="" type="checkbox"/> Yes		
Date of Review	9-25-15	Date Photo Taken:	9-24-15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		

**Chapter 14.04
DEFINITIONS**

Sections:

14.04.010	Generally.
14.04.020	Abandoned sign.
14.04.030	Audio sign.
14.04.040	Awning.
14.04.050	Awning sign.
14.04.060	Banner.
14.04.070	Building official.
14.04.080	Cabinet sign.
14.04.090	Changeable copy sign (automatic).
14.04.100	Changeable copy sign (manual).
14.04.110	Clearance (of a sign).
14.04.120	Construction sign.
14.04.130	Copy.
14.04.140	Directional/information sign.
14.04.150	Double/multiple-faced sign.
14.04.160	Electrical sign.
14.04.170	Electronic message center.
14.04.180	Facade.
14.04.190	Face of sign.
14.04.200	Festoons.
14.04.210	Flashing sign.
14.04.220	Freestanding sign.
14.04.230	Frontage.
14.04.240	Frontage, building.
14.04.250	Government sign.
14.04.260	Height (of a sign).
14.04.270	Illuminated sign.
14.04.280	Lot.
14.04.290	Maintenance.
14.04.300	Mansard.
14.04.310	Marquee.
14.04.320	Marquee sign.
14.04.330	Nameplate.
14.04.340	Nonconforming sign.
14.04.350	Nonconforming sign, legal.
14.04.360	Occupancy.
14.04.370	Off-premises sign.
14.04.380	On-premises sign.
14.04.390	Owner.
14.04.400	Painted wall sign.
14.04.410	Parapet.
14.04.420	Pole cover.

14.04.430	Political sign.
14.04.440	Portable sign.
14.04.450	Premises.
14.04.460	Prohibited sign.
14.04.470	Projecting sign.
14.04.480	Public way.
14.04.490	Real estate sign.
14.04.500	Roof sign.
14.04.510	Roofline.
14.04.520	Rotating sign.
14.04.530	Sign.
14.04.540	Sign, area of.
14.04.550	Special event.
14.04.560	Subdivision identification sign.
14.04.570	Temporary sign.
14.04.580	Under-canopy sign.
14.04.590	Use.
14.04.600	Wall sign.
14.04.610	Window sign.
14.04.620	Yard sign.
14.04.630	Zoning district.

14.04.010 Generally.

For the purposes of this title, the words and phrases set forth in this chapter are given the following meanings. (Ord. 466 § 3, 1994)

14.04.020 Abandoned sign.

“Abandoned sign” means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, or for which no legal owner can be found. (Ord. 466 § 3, 1994)

14.04.030 Audio sign.

“Audio sign” means any sign with loudspeakers, sirens or any electronic or mechanical devices intended for producing noise. Vehicles operating legally upon roadways are not included. (Ord. 466 § 3, 1994)

14.04.040 Awning.

“Awning” means a shelter projecting from and supported by the exterior wall of a building constructed of nonrigid materials on a supporting framework. (Ord. 466 § 3, 1994)

14.04.050 Awning sign.

“Awning sign” means a sign painted on, printed on or attached flat against the surface of an awning. (Ord. 466 § 3, 1994)

14.04.060 Banner.

“Banner, flag or pennant” means any cloth, bunting, plastic, paper, or similar nonrigid material without a frame used for advertising purposes attached to any structure, staff, pole, or line, not including official flags of the

United States, the state of Alaska, and other states, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations. (Ord. 12-016 § 3, 2012; Ord. 466 § 3, 1994)

14.04.070 Building official.

“Building official” means the city manager or such person as is authorized to administer and enforce this title. (Ord. 466 § 3, 1994)

14.04.080 Cabinet sign.

“Cabinet sign” means a complete, fully enclosed unit or module of a sign. (Ord. 466 § 3, 1994)

14.04.090 Changeable copy sign (automatic).

“Changeable copy sign (automatic)” means a sign on which the copy changes automatically on a lamp bank or through mechanical means, e.g., electronic message centers, electrical or electronic time and temperature units. (Ord. 466 § 3, 1994)

14.04.100 Changeable copy sign (manual).

“Changeable copy sign (manual)” means a sign on which copy is changed manually in the field, e.g., reader boards with changeable letters. (Ord. 466 § 3, 1994)

14.04.110 Clearance (of a sign).

“Clearance (of a sign)” means the smallest vertical distance between the grade of the adjacent street, street curb or sidewalk and the lowest point of any sign, including framework and embellishments, extending over that grade. (Ord. 466 § 3, 1994)

14.04.120 Construction sign.

“Construction sign” means a temporary sign identifying the owner, architect, contractor, subcontractors, material suppliers and/or financial institutions participating in construction on the property on which the sign is located. (Ord. 466 § 3, 1994)

14.04.130 Copy.

“Copy” means the wording and advertising graphics on a sign surface in either permanent or removable letter form. (Ord. 466 § 3, 1994)

14.04.140 Directional/information sign.

“Directional/information sign” means an on-premises sign giving directions, instruction or facility information and which may contain the name or logo of an establishment but no advertising copy, i.e., parking or exit and entrance signs. (Ord. 466 § 3, 1994)

14.04.150 Double/multiple-faced sign.

“Double/multiple-faced sign” means a sign with two or more message faces. (Ord. 466 § 3, 1994)

14.04.160 Electrical sign.

“Electrical sign” means a sign or sign structure in which electrical connections, lighting or fixtures are used. (Ord. 466 § 3, 1994)

14.04.170 Electronic message center.

See "Changeable copy sign (automatic)." (Ord. 466 § 3, 1994)

14.04.180 Facade.

"Facade" means the entire building front including the parapet. (Ord. 466 § 3, 1994)

14.04.190 Face of sign.

"Face of sign" means the area of a sign on which the copy is placed. (Ord. 466 § 3, 1994)

14.04.200 Festoons.

"Festoons" means a string of ribbons, tinsel, small flags or pinwheels. (Ord. 466 § 3, 1994)

14.04.210 Flashing sign.

"Flashing sign" means a sign which contains an intermittent or sequential flashing light source used primarily to attract attention. (Ord. 466 § 3, 1994)

14.04.220 Freestanding sign.

"Freestanding sign" means a sign supported by poles, braces or a foundation and not attached to any building. (Ord. 466 § 3, 1994)

14.04.230 Frontage.

"Frontage" means the length of the property line of any one premises along a public way which it borders. (Ord. 466 § 3, 1994)

14.04.240 Frontage, building.

"Building frontage" means the length of an outside building wall on a public way. (Ord. 466 § 3, 1994)

14.04.250 Government sign.

"Government sign" means any temporary or permanent sign erected and maintained by or under the direction of the city, borough, state or federal government. (Ord. 466 § 3, 1994)

14.04.260 Height (of a sign).

"Height (of a sign)" means the vertical distance measured from the highest point of the sign to the grade of the adjacent street or the surface grade beneath the sign, whichever is less. (Ord. 466 § 3, 1994)

14.04.270 Illuminated sign.

"Illuminated sign" means a sign with an artificial light source incorporated internally or a sign which is illuminated by a light intended primarily for that purpose wherever situated. (Ord. 466 § 3, 1994)

14.04.280 Lot.

"Lot" means a distinct parcel of land for ownership and tax purposes which is delineated and fixed on a plat filed for record. (Ord. 466 § 3, 1994)

14.04.290 Maintenance.

For the purposes of this title, “maintenance” means the cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign. (Ord. 466 § 3, 1994)

14.04.300 Mansard.

“Mansard” means a sloped roof or roof-like facade architecturally comparable to a building wall. (Ord. 466 § 3, 1994)

14.04.310 Marquee.

“Marquee” means a permanent roof-like structure or canopy of rigid material supported by and extending from the facade of a building (compare “Awning” and “Projecting sign”). (Ord. 466 § 3, 1994)

14.04.320 Marquee sign.

“Marquee sign” means any sign attached to or supported by a marquee structure. (Ord. 466 § 3, 1994)

14.04.330 Nameplate.

“Nameplate” means a nonelectric on-premises identification sign, not exceeding four square feet in area, giving only the name, address, and/or occupation of the occupant or group of occupants. (Ord. 466 § 3, 1994)

14.04.340 Nonconforming sign.

A “nonconforming sign” is:

- A. A sign which was not erected legally and does not comply with subsequently enacted restrictions and regulations; or
- B. A sign which does not conform to the sign code requirements and for which a special permit has not been issued. (Ord. 466 § 3, 1994)

14.04.350 Nonconforming sign, legal.

A “legal nonconforming sign” is:

- A. A sign which was erected legally but does not comply with subsequently enacted restrictions and regulations; or
- B. A sign which does not conform to the sign code requirements but for which a special permit has been issued. (Ord. 466 § 3, 1994)

14.04.360 Occupancy.

“Occupancy” means the portion of a building or premises owned, leased, rented or otherwise occupied for a given use. (Ord. 466 § 3, 1994)

14.04.370 Off-premises sign.

“Off-premises sign” means a sign structure advertising an establishment, merchandise, commodity, service, profession or entertainment, which is not sold, produced, manufactured or furnished at the property on which said sign is located, e.g., billboards or outdoor advertising. (Ord. 466 § 3, 1994)

14.04.380 On-premises sign.

“On-premises sign” means a sign which pertains to the use of the premises on which it is located. (Ord. 466 § 3, 1994)

14.04.390 Owner.

“Owner” means a person recorded as such on official records. For the purposes of this title, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts contrary are officially recorded or otherwise brought to the attention of the building official, i.e., a sign leased from a sign company. (Ord. 466 § 3, 1994)

14.04.400 Painted wall sign.

“Painted wall sign” means any sign which is applied with paint or similar substance on the face of a wall. (Ord. 466 § 3, 1994)

14.04.410 Parapet.

“Parapet” means the extension of a false face or wall above the roof line. (Ord. 466 § 3, 1994)

14.04.420 Pole cover.

“Pole cover” means covers enclosing or decorating poles or other structural supports of a sign. (Ord. 466 § 3, 1994)

14.04.430 Political sign.

“Political sign” means a temporary sign used in connection with a local, state or national election or referendum. (Ord. 466 § 3, 1994)

14.04.440 Portable sign.

“Portable sign” means any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building. (Ord. 466 § 3, 1994)

14.04.450 Premises.

“Premises” means a parcel of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate. (Ord. 466 § 3, 1994)

14.04.460 Prohibited sign.

“Prohibited sign” means a sign which does not meet the requirements of this title and which has not received legal nonconforming status. (Ord. 466 § 3, 1994)

14.04.470 Projecting sign.

“Projecting sign” means any sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign; and is a double-faced sign with the faces less than 12 inches apart. (Ord. 466 § 3, 1994)

14.04.480 Public way.

“Public way” means any street, alley, sidewalk, easement or similar parcel of land which is deeded, dedicated or otherwise permanently appropriated to the public for public use or access. (Ord. 466 § 3, 1994)

14.04.490 Real estate sign.

"Real estate sign" means a temporary sign advertising the real estate upon which the sign is located as being for rent, sale or lease. (Ord. 466 § 3, 1994)

14.04.500 Roof sign.

"Roof sign" means any sign erected over or on the roof of a building (compare "Mansard," "Wall sign"). (Ord. 466 § 3, 1994)

14.04.510 Roofline.

"Roofline" means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys or minor projections. (Ord. 466 § 3, 1994)

14.04.520 Rotating sign.

"Rotating sign" means a sign in which the sign itself or any portion of the sign moves in a revolving or similar manner. Such motion does not refer to methods of changing copy. (Ord. 466 § 3, 1994)

14.04.530 Sign.

"Sign" means any device, structure, fixture, or placard using graphics, symbols, and/or written copy designed primarily for the purpose of advertising or identifying any establishment, products, goods, services or political organization, person or viewpoint of any kind when placed outdoors or in an exterior window in view of the general public. "Sign" includes a complex sign designed to permit dividing the surface up among advertisements ("cabinets") for several different businesses or products or which consists of several different, physically connected facets, containing related or unrelated advertising, in a zigzag, double-faced, triangular, square, or other multifaceted design, with or without cabinets. (Ord. 466 § 3, 1994)

14.04.540 Sign, area of.

"Area of sign" means the gross area of each face of a sign, excluding the area of structural supports not used for any copy, graphics or lighting. (Ord. 466 § 3, 1994)

14.04.550 Special event.

"Special event" means an advertising event, such as "sale," "grand opening" or "liquidation" for which the use of temporary signage and decorations is allowed to any separately owned business. (Ord. 466 § 3, 1994)

14.04.560 Subdivision identification sign.

"Subdivision identification sign" means a freestanding or wall sign identifying a recognized subdivision, condominium complex or residential development. (Ord. 466 § 3, 1994)

14.04.570 Temporary sign.

"Temporary sign" means a sign not constructed or intended for long-term use – erected for less than 30 days. (Ord. 466 § 3, 1994)

14.04.580 Under-canopy sign.

"Under-canopy sign" means a sign suspended beneath a canopy, ceiling, roof or marquee. (Ord. 466 § 3, 1994)

14.04.590 Use.

“Use” means the purpose for which a building, lot, sign or structure is intended, designed, occupied or maintained. (Ord. 466 § 3, 1994)

14.04.600 Wall sign.

“Wall sign” means a sign attached parallel to and extending not more than six inches from the wall of a building. This definition includes painted, individual letter, and cabinet signs, and a sign on a mansard. (Ord. 466 § 3, 1994)

14.04.610 Window sign.

“Window sign” means a sign installed inside a window and intended to be viewed from the outside. (Ord. 466 § 3, 1994)

14.04.620 Yard sign.

“Yard sign” means a temporary sign installed to advertise the sale of household goods of the seller not as a part of retail business and includes garage sales, rummage sales and moving sales. (Ord. 466 § 3, 1994)

14.04.630 Zoning district.

“Zoning district” means the land use designation for an area as established in the zoning ordinance, PMC Title [17](#). Commercial zoning districts include airport commercial, limited commercial and general commercial districts and any similar districts. Industrial zoning districts include airport industrial and industrial districts and any similar districts. Residential zoning districts include single-family residential, single-family residential estate, medium-density residential and agricultural districts and any similar districts. (Ord. 466 § 3, 1994)

The Palmer Municipal Code is current through Ordinance 15-022, and legislation passed through August 11, 2015.

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

14.08.080 Signs permitted in commercial and industrial districts.

The following signs are allowed in commercial and industrial zoning districts:

- A. All types of signs authorized by and conforming to the requirements of PMC [14.08.020](#) and [14.08.060](#);
- B. One freestanding sign per premises;
- C. One roof sign per premises;
- D. One wall sign per occupancy;
- E. One awning sign per occupancy, not to exceed 35 percent of the surface area of the awning;
- F. One marquee sign per occupancy, not to exceed two square feet in sign area for each linear foot of marquee front and side;
- G. One under-canopy sign per occupancy. No part of any under-canopy sign shall be less than seven feet above an adjacent walkway or parking area;
- H. One projecting sign per occupancy with direct access to the building exterior. For occupancy frontages of 20 feet or more, the sign may project a maximum of six feet with a maximum height of four feet. For occupancy frontages of less than 20 feet, the sign may project a maximum of six feet with a maximum height of four feet and a total area less than 17 square feet. All signs are to have a minimum of 10 feet of clearance. Projecting signs will not be allowed in any part of a public way used by motor vehicles;
- I. Where an occupancy is on a corner, or has more than one street frontage, additional signs will be allowed on the additional frontage, but not to exceed two freestanding signs per premises;
- J. Changeable copy signs;
- K. Banners.
 - 1. Banners are limited to no more than 10 percent of the front wall area;
 - 2. Banners may not be used as permanent signage;
 - 3. Banners are limited to two 30-day placements per calendar year and no more than two banners may be displayed on any exterior building surface during this 30-day period;
 - 4. Temporary banners for events or activities sponsored by non-profit organizations may be authorized for an additional 30 cumulative days in any one calendar year;
 - 5. Temporary Seasonal Sales. A nonrenewable five-week temporary banner permit may be issued for seasonal and holiday related sales.
 - 6. Notwithstanding any section of the Palmer Municipal Code, the owner or person in possession of a banner in violation of this title shall remove the banner upon order of the city. For purposes of this section, any portion of any day in which a banner is displayed shall be counted as one full day. (Ord. 12-016 § 5, 2012; Ord. 466 § 3, 1994)

Compile Chapter

The Palmer Municipal Code is current through Ordinance 15-022, and legislation passed through August 11, 2015.

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

14.08.090 Signs permitted in public use districts.

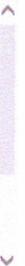
The following signs are allowed in public use zoning districts:

- A. All types of signs authorized by and conforming to the regulations of PMC [14.08.020](#) and [14.08.060](#);
- B. Any sign as allowed in this chapter for the zoning district that is adjacent to a particular side of the public use district. (Ord. 466 § 3, 1994)

Compile Chapter

The Palmer Municipal Code is current through Ordinance 15-022, and legislation passed through August 11, 2015.

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





Plat Reviews



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-023**

SUBJECT: Pre-Application Review: Lot 1-A, Block 1, ARRC #1

AGENDA OF: October 15, 2015

ACTION: Review and comment

Attachment(s): 1) Memorandum
2) Pre-Application package from MSB Platting Division

Summary: The request is to divide Lot 1-A between existing structures, creating two lots, located inside Palmer city limits

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



MEMORANDUM - **UPDATED**

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: ~~September 24, 2015~~ **September 25, 2015**
SUBJECT: Lot 1-A, Block 1, 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 comments received.
2. Building Inspector: All applicable Life Safety Codes will apply (Building & Fire Codes).
3. Community Development: This parcel is zoned CG, General Commercial and is located inside the Central Business District. Any new lots created from this parcel will need to meet the minimum required lot area of 7,200 square feet and the minimum required lot width of 60 feet. There are no setback requirements for nonresidential uses not abutting or immediately across an alley from an R-1, R-1E, or R-2 zone. We support the Building Inspector's comments regarding compliance with applicable life safety codes especially those focusing on exits and fire walls.
4. Fire Chief: See Building Inspector's comments above.
5. Public Works: No comments received. **Separate sides of building must have separate water and sewer connections.**
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the October 15 Planning & Zoning meeting. Any additional comments will be forwarded at that time.

903

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
PRE-APPLICATION ROUTING SLIP

DUE DATE: **September 24, 2015**
MEETING DATE: **September 29, 2015**
PETITIONER / #: **Richard K. Payne # 373-8725**
OWNER(s) / #: **Greg Shepherd 414-9756**
SEC/TWP/RNG: **SEC 33, T18N, R02E**
SUBDIVISION: **ARRC #1**
TAX ID: **54439B01L001-A**
REQUEST: **Divide Lot 1-A between existing structures, creating two lots.**

TIME: 1:00 P.M.

E-MAIL: No
TAX MAP: PA 05
RSA#: None
CITY OF: Palmer

Received
SEP 15 2015
City of Palmer

SENT PRE-APP PACKET TO:

PLATTING ASST, **MARILYN MCGUIRE**
ASSESSMENTS, **CHERYL SCOTT**
ATTORNEY, **JOHN ASCHENBRENNER**
CULTURAL RESOURCES, **HEATHER RALSTON,**
& SANDRA COOK
PLANNING, **EILEEN PROBASCO**
ENVIRONMENTAL PLANNER, **FRANKIE BARKER**
CODE COMPLIANCE, **THERESA TARANTO**
DEVELOPMENT SERVICES, **SUSAN LEE**
LIDS, **MARCIA VONEHR**
O & M DIVISION, **JENNIFER BALLINGER**
O & M DIVISION, **TERRY DOLAN & JIM JENSON**
& ANNE DOLLARD

PLATTING OFFICER, **PAUL HULBERT**
ROW COORDINATOR, **ANDY DEAN**
PLANNING DIVISION, **JESSICA SMITH**
PERMIT CENTER, **MAIN E-MAIL ADDRESS**
COMMUNITY DEVELOPMENT, **ELIZABETH WEIANT**
COMMUNITY DEVELOPMENT, **JILL IRSIK**
COMMUNITY DEVELOPMENT, **ERIC PHILLIPS**
EMS SERVICES, **JM MCNUTT**
EMS SERVICES, **RICHARD BOOTHBY**
PRE-DESIGN & ENGINEERING, **BOB WALDEN,**
BRAD SWORTS, MIKE CAMPFIELD, MIKE WELLER,
TRACY MCDANIEL, SHEILA ARMSTRONG,
& CP E-MAIL

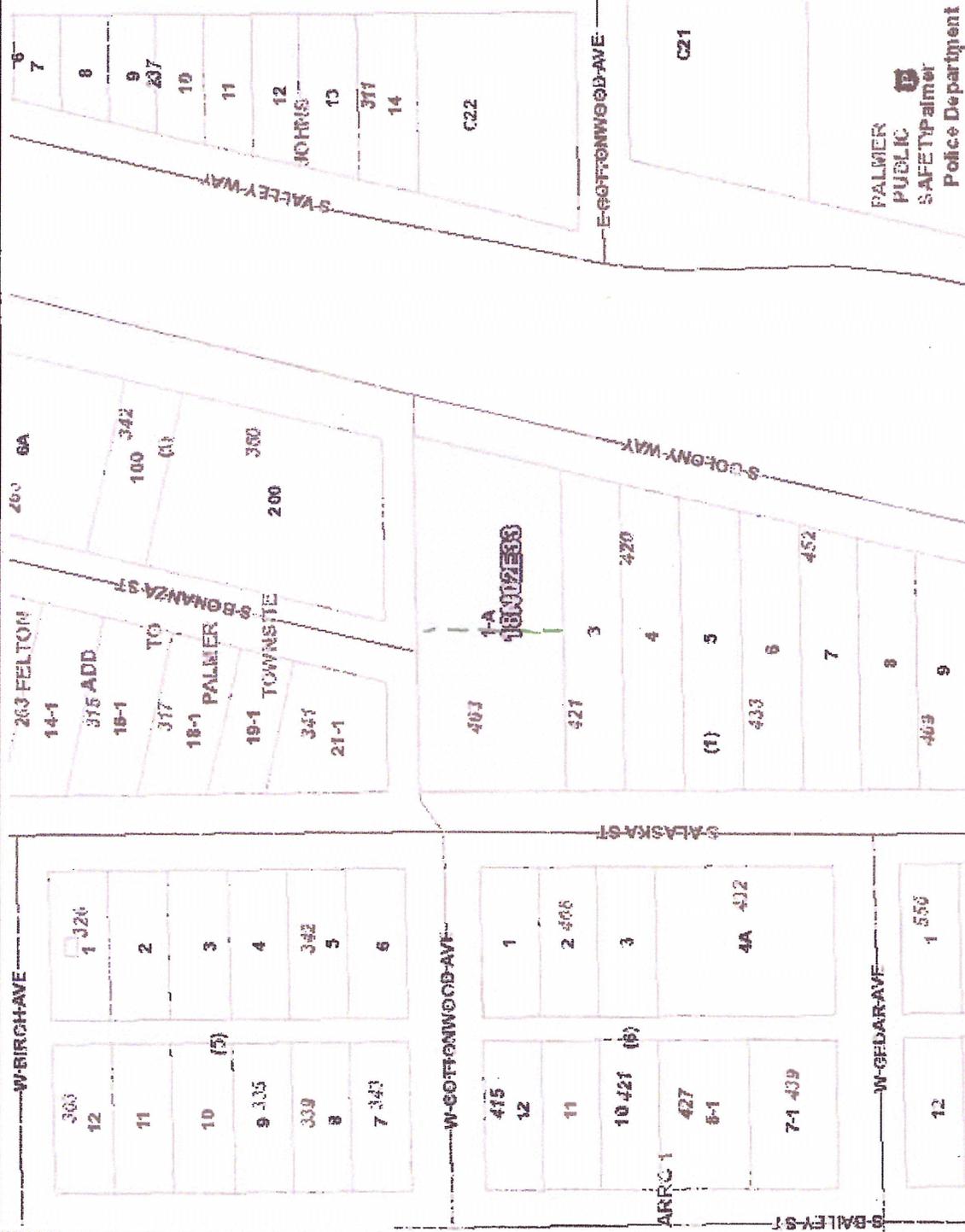
COMMENTS:

PA2015 0168 PLT-21-8-1103

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 ?	No
Cartegraph Sheet	√
CITY P/W/H?	Palmer
MM Check	✓
E-Mail for Comments	
Add to Platting Calendar	



Matanuska-Susitna Borough



NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
 © Matanuska-Susitna Borough
 Reported on 09/15/2015 09:27 AM

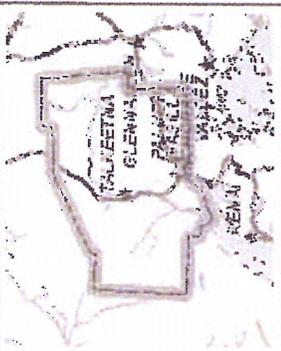
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Notes
 This map was automatically generated using Geocortex Essentials.

1:1,481

Legend

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



W BLUEBERRY AVE

18	1	18	1
17	2	17	2
16	3	(5176)	3
15	4	15A	4
13	5	14 (2)	5
(3)	6	13	
12	7	12	6-1
	8	11	8
10-1	9	10	9

W BIRCH AVE

12	1	12	1
11	2	11	2
10 (4)	3	10 (5)	3
9	4	9	4
8	5	8	5
7	6	7	6

W COTTONWOOD AVE

11-1	1-1	12	1
10-1	2-1	11	2
(7)	4	10 (6)	3
9	5	8-1	
8	6	7-1	4A
7			(5670)

W CEDAR AVE

MOUSE TRAP	1	12	1
(6868)	2	11	2
	3	10 (9)	3
9	(8) 4	9	4
8	5-1	8	5
7		7	6

W DOGWOOD AVE

12	1A	12	1
11	(4318)	11	2
(11)	3	10 (10)	3
7A	4	9	4
(4262)	5	8	5
	6	7	6

W DAHLIA AVE

12	1	12	1
11	2	11	2

S ALASKA ST

E BLUEBERRY AVE

(7262) 4 (3) (5008) 5 4

1-2 (4)

PADEN SUB 1 2 (6648)

(7281) 10A (5232) 1A

12-1 FELTON ADD TO PALMER TOWNSITE 200

14-1 16-1 18-1 19-1

100 (1)

E COTTONWOOD AVE

1-A (4439)

3

4

(1) 5

6

7

8

9

E CEDAR AVE

(1) 11 12

13

14

15-1

17-1

PARK

S ALASKA ST

S COLONY WAY

S VALLEY WAY

ALFA

9

10-2

10-1 11

(5026) 12 13 14 15

E BLUEBERRY AVE

(5034) 2 1 MYERS-TURNER

3

5

6

12

11

10

9

8

7

6

5

4

3

2

1

S CHUGACH ST

JOHNS

14 (5008)

13

12

11

10

9

8

7

6

5

4

3

2

1

E BIRCH AVE

14-1

12-2

13-2

12

10-1

R. SNODGRASS RSE 8A 8B 8C (1786)

S DENALI ST

SNODGRASS

E COTTONWOOD AVE

C21

3

PALMER PUBLIC SAFETY

1

2

(3085)

E DOGWOOD AVE

ASLS 96-4 TRACT A-1

TR. B-1

(4871) C41

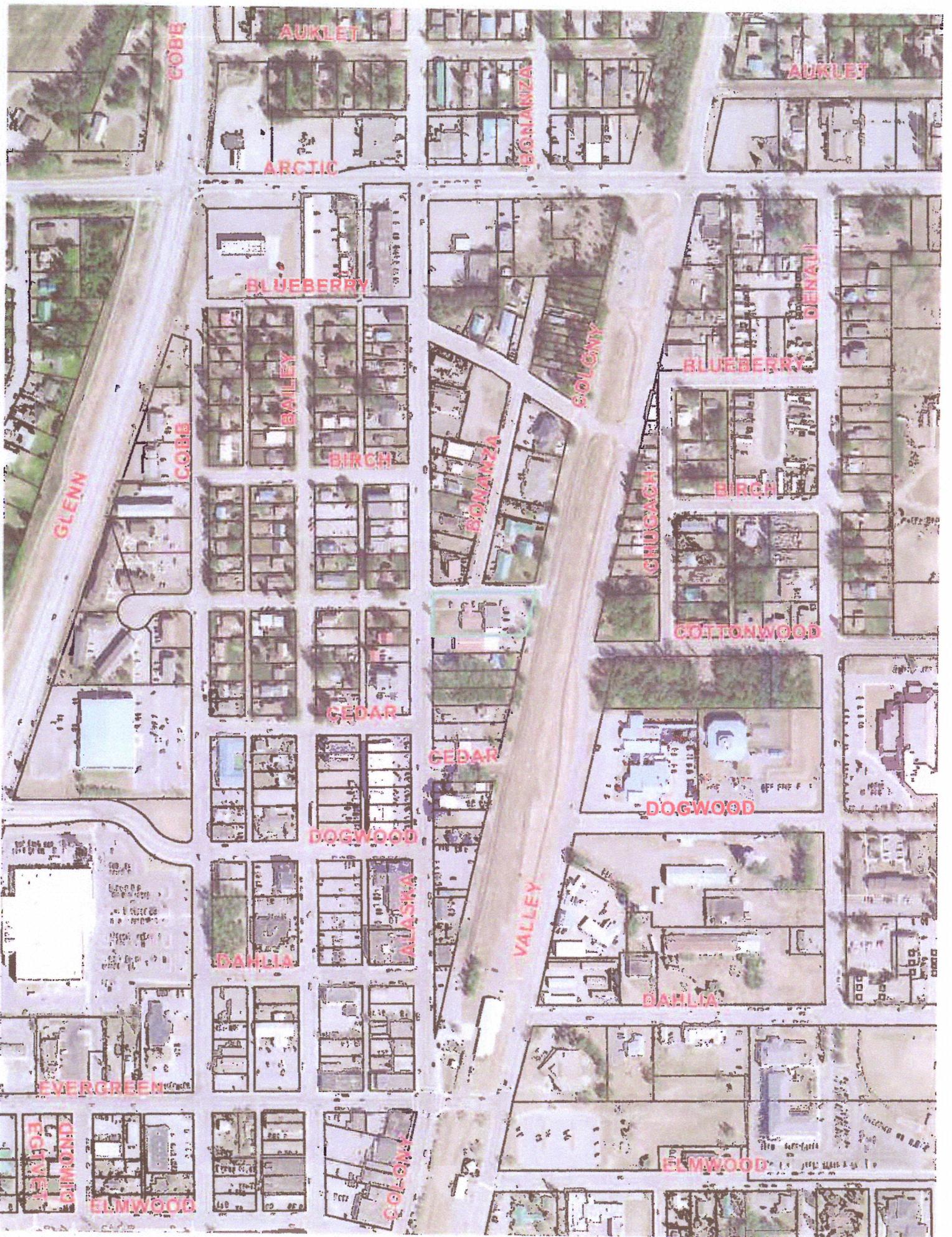
TR B1 (5031)

POWER HOUSE TR 1 (1779)

TR B-2

E DAHLIA AVE

S DENALI ST





BONANZA

COTTONWOOD

COLONY

7

BONANZA

COTTONWOOD

COLONY

Govern For Windows | MATANUSKA SUSTITNA BOROUGH | Amy Otto

File Edit View Select Options Tools Setup Windows Help

2015 9/15/2015

TreeView

- (1) Platting(Property Control) [1,200]
- Tax Map # 54439801L001-A

Tax Map # 54439801L001-A (p_id:66567)

AK FAM RESOURCE CTR INC % ALASKA FAMILY SERVICES 1825 S CHUGACH ST PALMER AK 99645-6795 (Name na_id:60372)

AK FAM RESOURCE CTR INC Since Jan 2007 (Owner:60372) | 403 S ALASKA ST | MAP: PA 5 | Original Area: 0.03

Parcel Status: Active | Subd/Non: 4439 | Taxable: 0.65 | TRS: S 18N 2E 33C

VALLEY WOMEN'S RESOURCE (Occupant na_id:509430) | Exemption: CR 729718 | Ambulance District: 304 Palmer

CentId: 952000 | CentLnd: 120000 | Record District: Palmer | Assembly District: 002 Assembly District

APRC #1 RSB 8 00 L/1 & 2 S 18N02E33C | ECR: 14 - Palmer | ESN: 60

(1) Platting, Property Control

Tax Account Number/LRM Case #
54439801L001-A

Subdivision / Lot | Parcel Index

APRC #1 RSB 8/01 L/1 & 2

TRS | Owner Name

S 18N02E33C | AK FAM RESOURCE CTR INC

Property Location | Project

403 S ALASKA ST

Site Name | Occupant Name(s)

| VALLEY WOMEN'S RESOURCE (PP)

Split/Merge/Virtual Parcels | Parcel(s) Linked

|

Browse | Exit

Record Inquiry (1/1)

Pub Wks. Planning Platting Fire Code Enforcement Tax Sale/FRCL Collections All Users LID

Own/Buyers Legacy Audit Land Smry Bldg Smry Legacy Connects

frm_pc02 | 10.8.24 | SCRL CAPS NUM INS 11:40 AM

11:40 AM 9/15/2015

Pre-Application Conference Request

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

Richard K. Payne
354 N. Main Wad: 11A AK 99654
907-373-8725(6)

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

Greg Shepherd
414-9456

Required Items:

1. Fee of \$50.00. Exact cash amount or check made out to MSB. TAX MAP # PA 05
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
ARRC # 1 RSB B/01 41 # 2 544390012001-A
3. **Basic dimensions** of the lots to be created, the road to be built, the area to be vacated, etc.
4. Existing rights of way shown with names.
5. **If eliminating lot lines or easement/right-of-way vacations:** provide copy of map showing the area of vacation or the lot line to be eliminated.
6. **If creating a street or road:** proposed rights of way shown.
7. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:
Lot line creation; separate lots create a zero lot line situation
between the buildings LOT 1-A of ARRC #1; ALASKA street
and cottonwood street

RECEIVED

SEP 15 2015

PLATTING

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:

9/29/15 10:00 Am
PA 2015 0168 PLT-21-8-1103

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



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-024**

SUBJECT: Pre-Application Review: Tract A-1, Cedar Hills #2 Ph. I

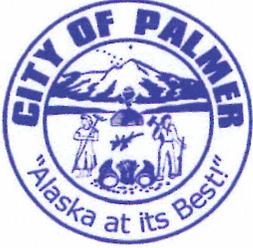
AGENDA OF: October 15, 2015

ACTION: Review and comment

Attachment(s): 1) Memorandum
2) Pre-Application package from MSB Platting Division

Summary: The request is to divide Tract A-1 into 3 new tracts, located inside Palmer city limits

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: September 22, 2015
SUBJECT: Tract A-1, Cedar Hills #2 Ph. 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: This development must be developed in conformance with City of Palmer utility, road and storm water requirements. The development may require a subdivision agreement and a utility extension agreement.
2. Building Inspector: Must meet all applicable Fire & Life Safety Code at the time of development of parcels.
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 have access from: Tract 1 will have access from Williwaw Drive and Cedar Hills; Tract 2 will have access from Williwaw Drive and Montana; and Tract 3 will have access from Montana, Williwaw Drive and Cedar Hills.
4. Fire Chief: See Building Inspector comments above.
5. Public Works: This development must be developed in conformance with City of Palmer utility, road and storm water requirements. The development may require a subdivision agreement and a utility extension agreement.
6. Planning and Zoning Commission: This plat is scheduled to be reviewed at the October 15 Planning & Zoning Commission meeting. Any additional comments will be forwarded.

Received *PH*

MATANUSKA-SUSITNA BOROUGH
PLATTING DIVISION
PRE-APPLICATION ROUTING SLIP

SEP 18 2015

City of Palmer

DUE DATE: September 22, 2015
 PETITIONER / #: Rick Besse # 354-8074
 OWNER(s) / #: Cedar Park Prop LLC
 SEC/TWP/RNG: SEC 29, T18N, R02E
 SUBDIVISION: CEDAR HILLS #2 PH 1
 TAX ID: 4991000T00A-1
 REQUEST: Divide Tract A-1 into 3 new tracts. Tract 1 will contain that area shown on the Master Plan as phases 2 & 3; Tract 2 will contain that area shown as Phase 4-B and the final tract will be the remainder. Master Plan for Cedar Hills Unit 2, approved in April, 1999. Legal Access exists to the proposed tracts from the stub rights-of-way platted on the Cedar Hills Unit #2 Phase 1 plat (2000-66). The Master Plan is set to expire in 2019.

MEETING DATE: September 25, 2015
 TIME: 1:00 P.M.
 E-MAIL: Yes
 TAX MAP: PA 05
 RSA#: N/A
 CITY OF: Palmer

SENT PRE-APP PACKET TO:

PLATTING ASST, MARILYN MCGUIRE
 ASSESSMENTS, CHERYL SCOTT
 ATTORNEY, JOHN ASCHENBRENNER
 CULTURAL RESOURCES, HEATHER RALSTON,
 & SANDRA COOK
 PLANNING, EILEEN PROBASCO
 ENVIRONMENTAL PLANNER, FRANKIE BARKER
 CODE COMPLIANCE, THERESA TARANTO
 DEVELOPMENT SERVICES, SUSAN LEE
 LIDS, MARCIA VONEHR
 O & M DIVISION, JENNIFER BALLINGER
 O & M DIVISION, TERRY DOLAN & JIM JENSON
 & ANNE DOLLARD

PLATTING OFFICER, PAUL HULBERT
 ROW COORDINATOR, ANDY DEAN
 PLANNING DIVISION, JESSICA SMITH
 PERMIT CENTER, MAIN E-MAIL ADDRESS
 COMMUNITY DEVELOPMENT, ELIZABETH WEIANT
 COMMUNITY DEVELOPMENT, JILL IRSIK
 COMMUNITY DEVELOPMENT, ERIC PHILLIPS
 EMS SERVICES, JM MCNUIT
 EMS SERVICES, RICHARD BOOTHBY
 PRE-DESIGN & ENGINEERING, BOB WALDEN,
 BRAD SWORTS, MIKE CAMPFIELD, MIKE WELLER,
 TRACY MCDANIEL, SHEILA ARMSTRONG,
 & CP E-MAIL

COMMENTS:

PA20150169

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 ?	No
Cartograph Sheet	<i>NO PALMER</i>
CITY P/W/H?	Palmer <i>ONLY?</i>
MM Check	✓
E-Mail for Comments	
Add to Platting Calendar	



Matanuska Susitna Borough

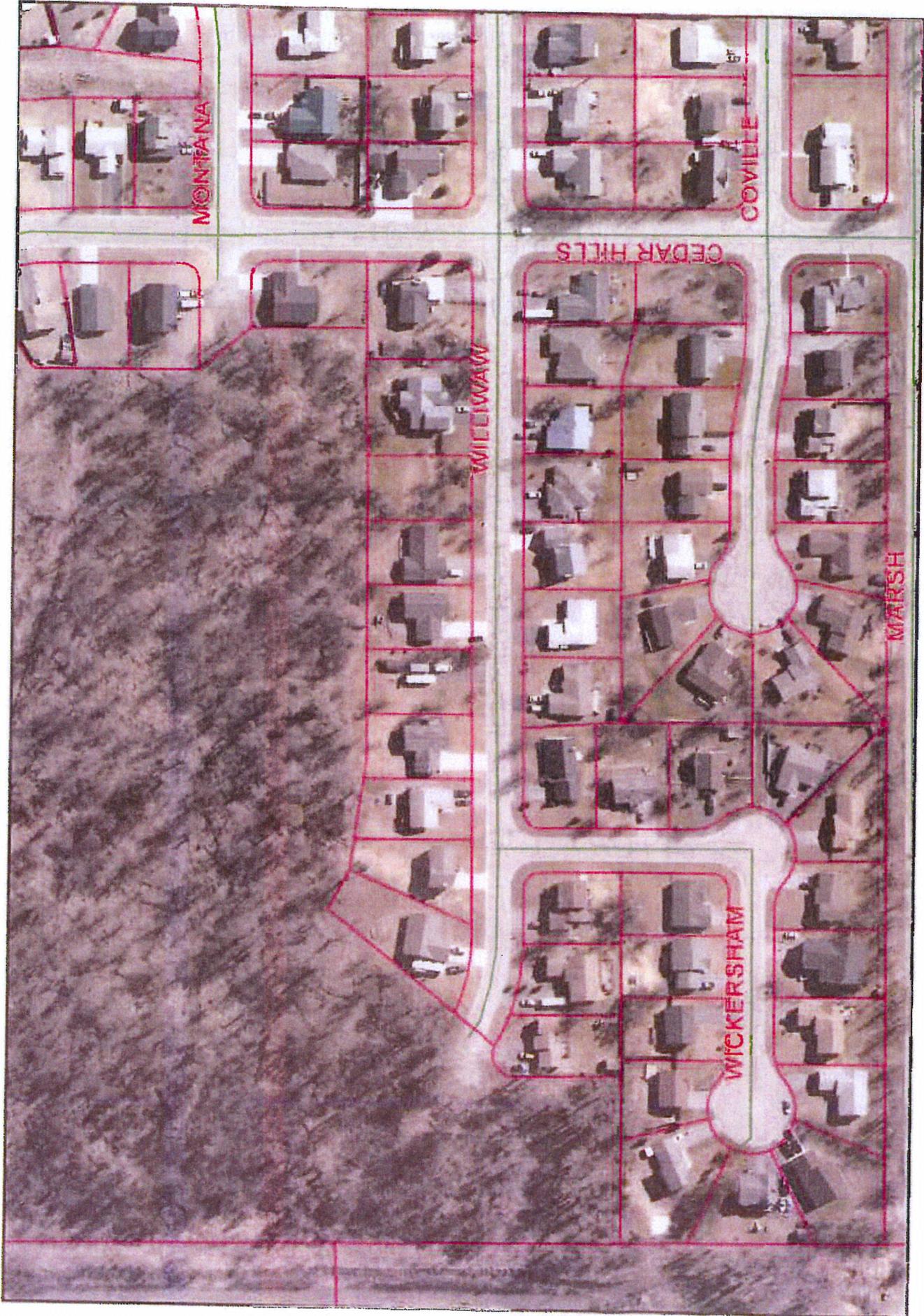
Platting Division

Date: 9/17/2015

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0 112.5 225 450 675 900 Feet





**Matanuska Susitna Borough
Permit Center**



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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 4991000T00A-1

Site Information

Account Number	4991000T00A-1	Subdivision	CEDAR HLS #2 PH I
Parcel ID	19337	City	Palmer
TRE	S18N02E29	Map PA05	Tax Map
Abbreviated Description (Not for Conveyance)	CEDAR HLS #2 PH I TRACT A-1		

Site Address

Ownership

Owner	CEDAR PARK PROP LLC	Buyers	
Primary Owner's Address	# 1 3230 C ST ANCHORAGE AK 99503-3918	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$580,200.00	\$0.00	\$580,200.00	2015	\$580,200.00	\$0.00	\$580,200.00
2014	\$580,200.00	\$0.00	\$580,200.00	2014	\$580,200.00	\$0.00	\$580,200.00
2013	\$580,200.00	\$0.00	\$580,200.00	2013	\$580,200.00	\$0.00	\$580,200.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete

Tax/Billing Information	Recorded Documents	Recording Info (offsites link to DNR)				
Year	Certified	Zone	Mill	Tax Billed	Date	Type
2015	Yes	0012	12.984	\$7533.32		
2014	Yes	0012	12.662	\$7346.49		
2013	Yes	0012	12.852	\$7456.73		

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Original	Total	LID Exempt
Current	\$3,766.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
89.26	89.26	Assembly District 002	11-070	Palmer Fire Service is under the jurisdiction of the City of Palmer	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

* Total Assessed is net of exemptions and deferrals, 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: 9/17/2015 4:02:01 AM

Pre-Application Conference Request

RECEIVED
SEP 13 2015
PERMIT CENTER

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

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

Rick Besse
1890 W. Jaime Marie Cir.
Wasilla, AK 99654

907-354-8074

Required Items:

1. Fee of \$25.00. Exact cash amount or check made out to MSB. TAX MAP # PA5
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
Cedar Hills Subd.
Sec 29, T18N, R2E, S.M.
3. Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
4. Existing rights of way shown with names.
5. If eliminating lot lines or easement/right-of-way vacations: provide copy of map showing the area of vacation or the lot line to be eliminated.
6. If creating a street or road: proposed rights of way shown.
7. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:
To Make Smaller Tracts along approved Master Plan Lines
DOES NOT SEE A REASON FOR THAT NEAR TURNAROUND

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:

Electronically 9/25/15

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
9/25/15
CH