

**City of Palmer**  
**Planning and Zoning Commission Packet**  
*November 17, 2016*



*Happy Thanksgiving*



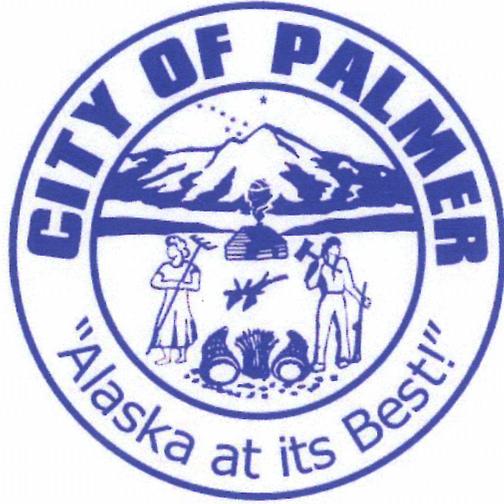
## **AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
  - 1. Regular Meeting of October 20, 2016
- F. Persons to be Heard
- G. Public Hearings
- H. Unfinished Business
- I. New Business
  - 1. Annual Election of Chairman and Vice Chairman
  - 2. Resolution No. 16-006: In appreciation of Michael Kircher's service as a member of the Commission
  - 3. Resolution No. 16-007: In appreciation of William Kerlake's service as a member of the Commission
  - 4. Resolution No. 16-008: In appreciation of David Fuller's service as a member of the Commission
  - 5. IM 16-017: Consideration of text amendment to PMC 17.84 Planned Unit Development (PUD) to process a PUD as a zone overlay; and review code language and revise if necessary
  - 6. Ordinance No. 16-0XX: Amending Building Setbacks in Palmer Municipal Code Chapter 17.44.060(C) A-C Airport Commercial District, PMC 17.48.060(C) A-I Airport Industrial District and PMC 17.49.060(C) A-M Airport Mixed Use District (IM 16-018)
- J. Plat Reviews
  - 1. IM 16-019: Abbreviated Plat Review: The request is to create two lots from Tract 4, Kopperud Subdivision Plat No. 2001-71 to be known as Kopperud Fairhill, located outside 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, OCTOBER 20, 2016  
7:00 P.M. - COUNCIL CHAMBERS**

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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  
Douglas Cruthers

Excused Absence:

William Kerslake, Sr.  
Merry Maxwell

Also present were:

Kimberly A. McClure, Planning and Code Compliance Technician  
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 presented.

E. MINUTES OF PREVIOUS MEETING:

The minutes of the **September 15, 2016** Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD:

**LaMarr Anderson**, Chairman, Board of Economic Development, addressed the Commission proposing a joint meeting of the BED and P&Z for the purpose of identifying common interests, economic development ideas, and any actions on which to work cooperatively presenting a joint voice for recommendations to the City council. BED members would be amenable to scheduling the joint meeting on a regular P&Z meeting night. Brief discussion ensued. P&Z was receptive to the idea.

G. PUBLIC HEARING: There were no public hearings.

H. UNFINISHED BUSINESS: There was no Unfinished Business presented.

I. NEW BUSINESS:

1. Annual Review of Conditional Use Permits.

Attention was directed to the report in the packet of Active Conditional Use Permits as of October 20, 2016 for the Commission's review.

Commissioner Cruthers asked about the complaints against Palmer Lifeways Child Care for improper parking and blocked driveways. Chairman Lucas noted that it appears the complaints have been addressed and that the CUP remains in compliance. Ms. McClure outlined the proactive ways in which the daycare provider has and continues to respond to any complaint received; confirmed that the conditions are being followed and the CUP remains open and compliant.

It was noted that the CUP of Arctic Alaska Region of the Sports Car Club of America (SCCA) at the Fairgrounds expired on 3/29/16 and they did not renew.

There were no objections to the renewal of any of the Active Conditional Use Permits as of October 20, 2016.

J. PLAT REVIEWS:

1. **IM 16-016: Pre-Application Plat Review:** The request is to create a 2 to 4-lot subdivision from Parcel 2, MSB Waiver 95-60-PWm recorded at Book 833, Page 82, containing 7.31 acres, shown as Tax Parcel B18 in Section 5, Township 17 North, Range 2 East, Seward Meridian, located outside Palmer city limits.

Staff Report: Ms. McClure directed attention to the vicinity map showing location of the parcel in addition to drawings showing possible proposed parcel divisions in the packet. The request is to create the subdivision as above-described outside Palmer city limits. City Department staff comments included:

- Building Inspector – Need approved road and right-of-way to all properties; need to meet all requirements for Fire Department access and turn-around per I.F.C.
- Community Development – The proposed lot divisions would be able to meet the minimum required lot area of 8,400 square feet for R-1 Single Family Residential for any newly created lot if this property were located inside Palmer city limits; concurs with Building Inspector's comments regarding access.

The Commission had no additional comments; agreed with City staff comments.

K. PUBLIC COMMENTS:

There were no persons wishing to speak on a topic not on the agenda.

L. STAFF REPORT: There was no additional staff report.

M. COMMISSIONER COMMENTS:

**Commissioner Kircher** commented that as his term has expired, this would be his last meeting. He has served on the Planning and Zoning Commission for 20 years. Out of concern because three commissioners are leaving at one time, however, he offered to remain for a time if needed until the seats are filled to assure a quorum. City Manager Wallace informed that two appointments are pending approval on the October 25.

**Chairman Lucas**, along with the other commissioners, thanked Commissioner Kircher for his service, help, and knowledge along the way and wished him well; told him that he will be missed and to not be a stranger.

N. ADJOURNMENT:

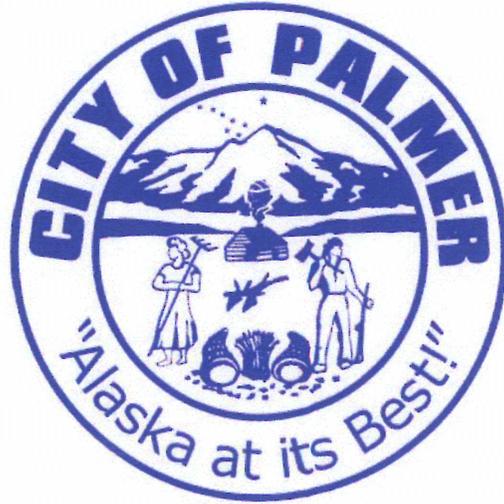
There being no further business, the meeting was adjourned at 7:23 p.m.

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Dan Lucas, Chairman

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Kimberly A. McClure  
Planning and Code Compliance Technician



## **New Business**





**Janette M. Bower, MMC**  
**City Clerk**

Direct: (907) 761-1301  
Fax: (907) 745-0930

231 W. Evergreen Ave.  
Palmer, Alaska 99645-6952  
[www.cityofpalmer.org](http://www.cityofpalmer.org)

TO: Commission Member John Lee  
FROM: Janette Bower, MMC *JTB*  
DATE: November 13, 2013  
SUBJECT: Chair and Vice Chair Nomination Process

Palmer Municipal Code Section 2.25.020 D states, "A chair and vice chair of the commission shall be selected and appointed from and by members during the first regular November meeting of each year".

Robert's Rules reads, "A nomination is, in effect, a proposal to fill the blank in an assumed motion "that \_\_\_ be elected" to the specified position."

Using the provisions in Robert's Rules, I've developed the following script to aid the Commission in the nominating and voting process.

**Nominations:**

**Chair (in this case, the Vice Chair):** I will now take nominations for Chair. (Note: the Chair is a member of the Commission and can nominate as well).

**Commission Member:** I nominate Commission Member XXXXX to serve as Chair.

**Chair:** Commission Member XXXX is nominated. Are there any further nominations?

The Chair repeats each nomination in this way until all nominations for Chair have been made.

**Chair:** Are there any further nominations? If not, nominations are closed.

**Voting Process:**

Robert's Rules offers many different types of voting. In order to ensure the Commission complies with Open Meetings Act issues, etc., I have modified one of the methods.

After the nominations have closed, Jon or Ailis will print, and give each member a ballot. Each member will mark the ballot and give all ballots back to Jon or Ailis. Jon or Ailis will tally and because the commission is prohibited from voting in secret, the Chair (or Jon or Ailis) will announce the winner and read each vote into the record.

This method allows you to consider all nominees at the same time and make your selection. Following the announcement of the apparent winner, it is necessary for the Commission to confirm the winner. This is the script to confirm:

**Commission Member:** I move to confirm the appointment of Commission Member XXXXX as Chair.

**Commission Member:** I second.

**Mayor:** It has been moved and seconded to confirm the appointment of Commission Member XXXXX as Chair. All those in favor please say aye. Those opposed? The ayes have it; Commission Member XXXX has been confirmed as Chair.

The same process is used for the Vice Chair.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 16-006

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION IN APPRECIATION OF THE CONTRIBUTIONS OF PLANNING AND ZONING COMMISSION MEMBER MICHAEL KIRCHER

WHEREAS, Mr. Kircher served on the City of Palmer Planning and Zoning Commission from November 1996 to October 2016; and

WHEREAS, Mr. Kircher was a reliable and dedicated member of the Commission; and

WHEREAS, Mr. Kircher contributed in many ways to discussion of issues before the Planning and Zoning Commission to include the Comprehensive Plan and City annexations; and

WHEREAS, Mr. Kircher demonstrated meticulous and conscientious review of commission packets, materials, and issues coming before the Planning Commission; and

WHEREAS, Mr. Kircher handled controversial issues fairly, professionally, and capably; and

WHEREAS, Mr. Kircher diligently sought, through his work on the Commission and his informative comments and suggestions, to improve the quality of life for City residents and to protect the public health, safety, and welfare; and

WHEREAS, the Commissioners enjoyed serving with Mr. Kircher as a fellow Commissioner and wish him well; and

WHEREAS, Mr. Kircher exemplarily served as Chairman and Vice Chairman of the Planning and Zoning Commission from November 2004 to November 2015.

NOW, THEREFORE, BE IT RESOLVED that the City of Palmer Planning and Zoning Commission expresses its gratitude to Mr. Kircher for having served as City Planning and Zoning Commissioner.

ADOPTED by the City of Palmer Planning and Zoning Commission this 17<sup>th</sup> day of November 2016.

\_\_\_\_\_  
Dan Lucas, Chairman

\_\_\_\_\_  
Kimberly A. McClure  
Planning & Code Compliance Technician

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 16-007

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION IN APPRECIATION OF THE CONTRIBUTIONS OF PLANNING AND ZONING COMMISSION MEMBER WILLIAM KERSLAKE

WHEREAS, Mr. Kerslake served on the City of Palmer Planning and Zoning Commission from February 2007 to October 2016; and

WHEREAS, Mr. Kerslake was a reliable and committed member of the Commission; and

WHEREAS, Mr. Kerslake contributed in many ways to discussion of issues before the Planning and Zoning Commission; and

WHEREAS, Mr. Kerslake demonstrated meticulous and conscientious review of commission packets, materials, and issues coming before the Planning Commission; and

WHEREAS, Mr. Kerslake handled controversial issues fairly, professionally, and capably; and

WHEREAS, Mr. Kerslake sought, through his work on the Commission, to improve the quality of life for City residents and to protect the public health, safety, and welfare; and

WHEREAS, the Commissioners enjoyed serving with Mr. Kerslake as a fellow Commissioner and wish him well; and

WHEREAS, Mr. Kerslake exemplarily served as Vice Chairman and Chairman of the Planning and Zoning Commission from October 2008 to November 2015.

NOW, THEREFORE, BE IT RESOLVED that the City of Palmer Planning and Zoning Commission expresses its gratitude to Mr. Kerslake for having served as City Planning and Zoning Commissioner.

ADOPTED by the City of Palmer Planning and Zoning Commission this 17<sup>th</sup> day of November 2016.

\_\_\_\_\_  
Dan Lucas, Chairman

\_\_\_\_\_  
Kimberly A. McClure  
Planning & Code Compliance Technician

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 16-008

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION IN APPRECIATION OF THE CONTRIBUTIONS OF PLANNING AND ZONING COMMISSION MEMBER DAVID FULLER

WHEREAS, Mr. Fuller served on the City of Palmer Planning and Zoning Commission from October 2015 to October 2016; and

WHEREAS, Mr. Fuller was a reliable and committed member of the Commission; and

WHEREAS, Mr. Fuller contributed in many ways to discussion of issues before the Planning and Zoning Commission; and

WHEREAS, Mr. Fuller demonstrated meticulous and conscientious review of commission packets, materials, and issues coming before the Planning Commission; and

WHEREAS, Mr. Fuller handled controversial issues fairly, professionally, and capably; and

WHEREAS, Mr. Fuller sought, through his work on the Commission, to improve the quality of life for City residents and to protect the public health, safety, and welfare; and

WHEREAS, the Commissioners enjoyed serving with Mr. Fuller as a fellow Commissioner and congratulate him on his election to City Council; and

NOW, THEREFORE, BE IT RESOLVED that the City of Palmer Planning and Zoning Commission expresses its gratitude to Mr. Fuller for having served as City Planning and Zoning Commissioner.

ADOPTED by the City of Palmer Planning and Zoning Commission this 17<sup>th</sup> day of November 2016.

\_\_\_\_\_  
Dan Lucas, Chairman

\_\_\_\_\_  
Kimberly A. McClure  
Planning & Code Compliance Technician



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 16-017**

**SUBJECT:** Consideration of text amendment to PMC 17.84 Planned Unit Development (PUD) to process a PUD as a zone overlay; and review code language and revise if necessary

**AGENDA OF:** November 17, 2016

**ACTION:** Review and make recommendations for revision

**Attachment(s):** PMC 17.84 Planned Unit Development (PUD)

**Summary:** The City Manager has asked the Commission to review the language in PMC 17.84 Planned Unit Development (PUD) and consider revisions to require City Council approval for adoption of Planned Unit Developments.

A Planned Unit Development would be considered a zoning overlay and with this amendment the approval of a PUD would be adopted using the procedures as a zoning map amendment.

Additionally, the last revisions to PMC 17.84 Planned Unit Development (PUD) were in 2010. It is recommended to review this chapter in its entirety for any obsolete or confusing language that should be revised for clarity.

**Recommendation:** Review, consider revisions and direct staff to make changes as necessary to move forward to City Council with recommendation for adoption.

**Chapter 17.84  
PLANNED UNIT DEVELOPMENT (PUD)**

Sections:

- 17.84.010 Intent.**
- 17.84.020 Permitted locations.**
- 17.84.030 Site area.**
- 17.84.040 Permitted uses.**
- 17.84.050 Standards and criteria.**
- 17.84.060 Informal review.**
- 17.84.070 Formal review.**
- 17.84.080 Contents of application.**
- 17.84.090 Action on preliminary plan application.**
- 17.84.100 Action on final PUD plan.**
- 17.84.110 Permissive variations.**
- 17.84.120 Minor adjustments.**
- 17.84.130 Density bonus and parking reduction.**
- 17.84.140 Common open space and facilities.**

**17.84.010 Intent.**

The intent of the planned unit development (PUD) conditional use process is to:

- A. Permit flexibility in design, placement of buildings, and use of open spaces, including modification in requirements for lot frontage, building setbacks, and design of circulation facilities to best use site potentials afforded by special features of geography, topography, size or shape; and
- B. Encourage creative approaches in land development that will result in a more efficient, aesthetic and desirable environment in harmony with that of the surrounding area, while at the same time providing a slightly higher population density or increased intensity of use than is permitted in the zone in which the project is located. Appropriate mixing of uses and alternative approaches to development are permitted through the PUD process. (Ord. 454 § 4, 1992)

**17.84.020 Permitted locations.**

A. Planned unit development projects may be approved only in R-1, R-2, R-3, R-4, R-1E, CL and CG zones.

B. The site must abut, and the major internal street serving the planned unit development project must be directly connected to, a public road which has been improved, established, and is maintained by the city, borough or state.

C. In the R-1 district, commercial uses must front on a major arterial, arterial or commercial street. (Ord. 05-024 § 3, 2005; Ord. 454 § 4, 1992)

**17.84.030 Site area.**

The required minimum area for a PUD is 60,000 square feet. The minimum area may be waived when planned unit development is used to facilitate redevelopment in the central business district as depicted on the most recently adopted zoning district map. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.040 Permitted uses.**

In a residential, nonresidential or mixed land use PUD, various land uses may be permitted, subject to conditions, if such uses are deemed by the commission to be appropriate and further the goals of the city comprehensive development plan. The following uses may be permitted in a PUD:

A. One-family, two-family, and multifamily residences;

B. Commercial uses as may be specifically and selectively authorized;

C. Recreational facilities including, but not limited to, tennis courts and playgrounds;

D. Schools, libraries, public buildings and community halls;

E. Shopping malls;

F. Any permitted or conditional use in the underlying zone. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.050 Standards and criteria.**

All standards of PMC 17.72.050 for approval of a conditional use and the following must be met:

A. Each development must provide space for private use and reasonable visual and acoustical privacy for dwelling units on and off the site. Mitigating measures may include fences, insulation, walks, barriers and landscaping;

B. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air;

C. The PUD must be integrated with surrounding land uses and minimize any negative impacts on them;

D. The PUD must be shown not to overload the street system or result in unsafe access or danger to pedestrians and must be in conformance with the most recently adopted city traffic study;

E. Parking, loading spaces, and landscaping must comply with the requirements of Chapter 17.64 PMC and be adequate and safe for the proposed use and in conformance with the requirements of the underlying zone, unless a reduction is approved under PMC 17.84.130 (B). The commission may require a surety bond to guarantee development and one year of maintenance of these improvements;

F. The PUD must provide an attractive mix of designs, setbacks, elevations and floor plans. Generally, identical designs should not be proposed of adjoining lots;

G. All proposed improvements for roads, storm drains, sewer, water and sidewalks must meet the current standard specifications of the city. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.060 Informal review.**

A proposed plan must first be submitted for informal review to the commission. The plan must include the location, general layout of streets, parking areas, ingress and egress, building design and type of uses proposed. A written report on the proposed plan will be provided to the developer which summarizes the concerns and recommendations of the commission. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.070 Formal review.**

At any time within six months of the date of the commission report under PMC 17.84.060, the applicant may file to initiate formal review of the PUD request. An application for preliminary PUD plan approval and for a conditional use permit must be filed on forms prescribed by the zoning administrator. The time for hearing, method, types of notice and the time period for decisions are as set out in PMC 17.80.030. (Ord. 454 § 4, 1992)

**17.84.080 Contents of application.**

An application for a PUD must include the following:

A. Ten copies of accurate site plans drawn to a scale of one inch to 100 feet and topographic maps showing present and proposed contours at intervals of not more than two feet unless the zoning administrator requests plans at a different scale or maps with different contour intervals. The maps and plans must be of a standard size and format and show or contain:

1. Boundaries of the site, including lot corners,
2. The name and dimensions of all streets bounding or touching the site,

3. Proposed location and horizontal and vertical dimensions of all buildings and structures proposed to be located on the site,
4. Proposed location and dimensions of any private open space or trails within the site,
5. Proposed public dedications within the site,
6. Location, dimensions and design of off-street parking facilities showing points of ingress and egress,
7. The location, direction and bearing of any major features such as controlled intersections, public buildings and railroad tracts,
8. Proposed grading, drainage and landscaping plans,
9. Existing and proposed utility systems including sewers, water, electric, gas and telephone lines,
10. An approved preliminary plat if a resubdivision of the site is required or proposed,
11. Surrounding zoning and land uses;

B. A statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant. The developer shall demonstrate how the PUD conforms to the purposes of the underlying district, the city comprehensive development plan, and the approval criteria;

C. A proposed development schedule indicating the approximate dates when the development of the PUD or stages of the PUD can be expected to begin and be completed. The PUD may include two or more phases of development; provided, that each phase must be developed successively and each succeeding phase is subject to the then-current development standards of the city;

D. Quantitative data for the following: total number and type of dwelling units, proposed lot coverage of buildings and structures, approximate residential densities, total amount of nonresidential construction, the location and floor area of all existing and proposed buildings, structures and other improvements, and preliminary architectural renderings of typical structures and improvements;

E. Any other material requested by the commission or the zoning administrator;

F. A nonrefundable filing fee established in the current, adopted budget. (Ord. 10-012 § 3, 2010; Ord. 07-029 § 33, 2007; Ord. 454 § 4, 1992)

**17.84.090 Action on preliminary plan application.**

A. Both in the written materials submitted with the application and at the hearing on the application, the burden of proof is on the applicant to show and justify how the proposed project meets the applicable approval criteria.

B. The zoning administrator shall transmit copies of the PUD plan to the city fire and public works departments, and other appropriate agencies and utilities for their advice and comments. The comments must be sent to the zoning administrator no later than 15 days before the date set for hearing on the PUD application.

C. After the public hearing, the commission may approve, approve with conditions, or deny a PUD plan according to the plan's consistency with the city comprehensive development plan and these regulations. The decision shall be in accordance with PMC 17.72.030 through 17.72.080 and include written findings of fact to record the reasons for approval or denial. The city shall require an agreement and a bond or surety to guarantee construction of proposed improvements.

D. A decision of the commission may be appealed under PMC 17.72.080 by any party or city official. The right of appeal is forfeited unless the appeal is filed with the city clerk within 20 days of mailing of the commission's decision properly addressed to the applicant. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.100 Action on final PUD plan.**

A. The applicant shall, within one year of the date of commission approval of the preliminary PUD plan, submit a final PUD plan of the proposed development to the zoning administrator, which must incorporate all the changes and conditions required by the commission.

B. The final PUD plan must include reproducible copies of all necessary maps and drawings. The zoning administrator shall recommend approval of the final PUD plan to the commission if the plan is substantially the same as the plan approved by the commission and all changes and conditions of the approval have been satisfactorily met.

C. If the final plan is not received within one year of the first approval of the preliminary plan, the approval of the preliminary plan expires and the applicant may renew consideration of the PUD project only by filing a new application under this chapter, except the commission may grant one six-month extension of the deadline for final PUD plan submittal.

D. No permit of any nature may be issued by the city relating to the PUD project until the final PUD plans have been approved by the commission.

E. No activity or improvements may commence on the site in furtherance of the approved PUD or PUD phase until all construction guarantees have been posted with and approved by the city, any necessary final plat has been approved and recorded and a notice to proceed has been issued by the zoning administrator.

F. The PUD resulting from application of provisions of this section must be indicated on the official city zoning map and identified thereon by the symbol "PUD" with appropriate reference to the PUD plan and explanatory text. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.110 Permissive variations.**

The commission may modify the setback standards and lot coverage requirements of the underlying zone or zones in which the project is located. However, all streets, paving, curbs, sidewalks, utilities, lights and similar facilities must be developed according to city standards unless specifically waived by the commission upon recommendation of the city manager and the department of public works. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.120 Minor adjustments.**

In issuing building permits for construction within a PUD, the zoning administrator may permit minor adjustments in location and dimensions of buildings, provided such adjustments may not exceed the permitted lot coverage or the total number of dwelling units authorized in the PUD, nor decrease the amount of parking facilities, nor permit buildings to be located closer to the site boundary line, nor change any points of ingress to or egress from the site. The developer must advise the zoning administrator in writing of any and all minor adjustments. A record of any action under this section must be made a part of the final PUD plan by the zoning administrator. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.130 Density bonus and parking reduction.**

A. Approval of the PUD may allow up to a maximum density bonus of 1.3 times the basic density of the project.

B. Approval of the PUD may allow parking requirements for commercial uses in the central business district as depicted on the most recently adopted zoning district map to be reduced up to 20 percent.

C. The commission may approve a density bonus, a parking reduction, or both if one or more of the following features are included in the PUD to fulfill the goals and objectives of the city comprehensive development plan and the intent of the underlying district:

1. Recreation facilities such as, but not limited to, playgrounds, bike and pedestrian pathways, tennis courts, basketball courts and picnic areas;
2. Fenced storage area for common use of the PUD occupants, adequate to store boats, trailers, snowmobiles, recreational vehicles and other appropriate items;
3. A design theme compatible with the surrounding neighborhood or in compliance with the comprehensive development plan;
4. A part of the net development area of the planned unit development as determined pursuant to subsection (A) of this section is dedicated or reserved as common open space land;

5. Provisions for security and/or lighting and pedestrian areas which exceed current city standards. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)

**17.84.140 Common open space and facilities.**

A. No open area may be accepted as common or public open space under the provisions of this chapter unless it meets the following standards:

1. The location, shape, size and character of the common open space must be suitable for the planned development;
2. Common open space must be used for amenity or recreational purposes. The uses authorized for the common open space must be appropriate to the scale and character of the planned development, considering its size, density, expected population, topography, and the number and type of dwellings and uses to be provided;
3. Common open space must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures, and the improvements which are permitted in the common open space must be appropriate to the uses which are authorized for the common open space and must conserve and enhance the amenities of the common open space having regard to its topography and unimproved condition;
4. No more than one-half of the common open space area requirement may be fulfilled with land having slopes exceeding 40 percent or with submerged, marshy, or boggy land;
5. If the final development plan provides for buildings, landscaping, structures, or other improvements in the common open space, the developer must provide a bond or other adequate assurance in accordance with PMC 17.84.090 that such improvements will be completed. The city manager shall release the bond or other assurance when the improvements have been completed according to the development plan.

B. All land shown on the final development plan as common open space must be conveyed under one of the following options:

1. It may be conveyed to a public agency that will agree to maintain the common open space and any buildings, structures, or improvements which have been placed on it;
2. When no maintenance of the common open space is required, it may be conveyed to all new owners in undivided joint ownership;
3. When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the common open space must be established. Covenants establishing the association must be approved as to form by the city attorney and reviewed by the commission to ensure that covenants provide for maintenance of the common open space in a manner which assures its continuing use for its intended purpose;

4. Conveyance of common open space must be consistent with Alaska state law. (Ord. 10-012 § 3, 2010; Ord. 454 § 4, 1992)



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 16-018**

- SUBJECT:** Consideration of text amendment to building setbacks in PMC 17.44.060(C) A-C Airport Commercial District, PMC 17.48.060(C) A-I Airport Industrial District and PMC 17.49.060(C) A-M Airport Mixed Use District
- AGENDA OF:** November 17, 2016
- ACTION:** Review and make recommendations
- Attachment(s):** PMC 17.44 A-C Airport Commercial District  
PMC 17.48 A-I Airport Industrial District  
PMC 17.49 A-M Airport Mixed Use District  
Draft Ordinance No. 16-0XX to City Council amending building setbacks in airport districts
- Summary:** The question of the 10-foot minimum building setback from the right-of-way in the airport districts has recently been brought to staff's attention as being inconsistent with the setbacks in the C-G, General Commercial District.
- After review of the Code and discussion with the Airport Manager, City Manager and Building Inspector, it was determined that the 10-foot minimum building setback from the lot line requirement should be changed to zero or 10 feet minimum.
- Recommendation:** Review, consider revisions and direct staff to make changes as necessary to move forward to City Council with recommendation for adoption.

**Chapter 17.44**  
**A-C AIRPORT COMMERCIAL DISTRICT**

Sections:

- 17.44.010 Intent.**
- 17.44.020 Permitted uses.**
- 17.44.030 Prohibited uses.**
- 17.44.040 Building height limit.**
- 17.44.050 Lot coverage.**
- 17.44.060 Building setbacks.**
- 17.44.070 Parking.**
- 17.44.080 Fences.**
- 17.44.090 Supplemental requirements.**

**17.44.010 Intent.**

The A-C district is intended to provide for the safe and orderly use of lands where the best use is for airport-related commercial and retail purposes. The specific intent in establishing this district is:

- A. To provide land for commercial and retail operations that are dependent upon the use of aircraft or are involved in the maintenance of aircraft or aircraft parts and equipment;
- B. To locate aircraft-related uses in an area where their activities will have minimal effect on residential areas;
- C. To prohibit uses that are not commercial- or retail-oriented and dependent upon or related to aircraft and their use;
- D. To prohibit residential use of land;
- E. To be consistent with the airport layout plan prepared by HDL Engineering Consultants, July 2004; and
- F. To give preference to aeronautical uses. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**17.44.020 Permitted uses.**

- A. Aircraft and aircraft parts and equipment maintenance, repairing, reconditioning or sales.
- B. Aircraft charter and passenger operations.

- C. Aircraft flight instruction schools.
- D. Aircraft storage and parking.
- E. Aircraft fueling operations.
- F. Public safety facilities, airport operations and maintenance facilities.
- G. Food service operations, restaurants. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**17.44.030 Prohibited uses.**

- A. Residential use or housing facilities.
- B. Uses that would cause emission of smoke, dust, fumes, vapors, etc., of such a nature and quantity as to pose a hazard to aircraft flight or navigation. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**17.44.040 Building height limit.**

Thirty-five feet except where a lesser height is required to comply with FAA rules. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**17.44.050 Lot coverage.**

Fifty percent maximum. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**17.44.060 Building setbacks.**

- A. From right-of-way, 10 feet minimum.
- B. From taxiway, runway or apron, 50 feet minimum.
- C. From lot lines, 10 feet minimum. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**17.44.070 Parking.**

- A. Comply with Chapter 17.64 PMC, Off-Street Parking and Loading, including loading docks.
- B. In addition, provide one vehicle space for each aircraft tie-down or parking space on the lot. Tie-down may be used for parking of one vehicle. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**17.44.080 Fences.**

None within 50 feet of a taxiway, runway, or apron; elsewhere, eight-foot height maximum. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**17.44.090 Supplemental requirements.**

No outside storage of items capable of being easily moved by the wind and becoming a hazard to air traffic unless securely restrained. (Ord. 05-010 § 3, 2005; Ord. 455 § 3, 1993)

**Chapter 17.48**  
**A-I AIRPORT INDUSTRIAL DISTRICT**

Sections:

**17.48.010 Intent.**

**17.48.020 Permitted uses.**

**17.48.030 Prohibited uses.**

**17.48.040 Building height limit.**

**17.48.050 Lot coverage.**

**17.48.060 Building setbacks.**

**17.48.070 Parking.**

**17.48.080 Fences.**

**17.48.090 Supplemental requirements.**

**17.48.010 Intent.**

The A-I district is intended to provide for the safe and orderly use of lands where the best use is for airport-related industrial purposes. The specific intent in establishing this district is:

- A. To provide land for industrial operations that are dependent upon the use of aircraft or are involved in the manufacturing or maintenance of aircraft or aircraft parts and equipment;
- B. To locate industrial uses in an area where their activities will have minimal effect on residential areas;
- C. To prohibit uses that are not industrial- or manufacturing-oriented and dependent upon or related to aircraft and their use;
- D. To prohibit residential use of land;
- E. To be consistent with the airport layout plan prepared by HDL Engineering Consultants, July 2004; and
- F. To give preference to aeronautical uses. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993)

**17.48.020 Permitted uses.**

- A. Aircraft and aircraft parts and equipment maintenance, repairing, reconditioning or sales.
- B. Warehousing, freight handling and cargo shipping using aircraft for inbound or outbound materials.

- C. Utility plants or substations.
- D. Aircraft storage and parking.
- E. Aircraft fueling operations.
- F. Public safety facilities, airport operations and maintenance facilities.
- G. Operations base for forest firefighting including dormitory facility for firefighters.
- H. Aircraft charter and passenger operations.
- I. Aircraft flight instructor schools.
- J. Food service operations, restaurants. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993)

**17.48.030 Prohibited uses.**

- A. Residential use.
- B. Uses that would cause emission of smoke, dust, fumes, vapors, etc., of such a nature and quantity as to pose a hazard to aircraft flight or navigation.
- C. Glider service operations. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993. Formerly 17.48.040.)

**17.48.040 Building height limit.**

Fifty feet except where a lesser height is required to comply with FAA rules. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993. Formerly 17.48.050.)

**17.48.050 Lot coverage.**

Fifty percent maximum. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993. Formerly 17.48.060.)

**17.48.060 Building setbacks.**

- A. From right-of-way, 10 feet minimum.
- B. From taxiway, runway or apron, 50 feet minimum.
- C. From lot lines, 10 feet minimum. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993. Formerly 17.48.070.)

**17.48.070 Parking.**

- A. Comply with Chapter 17.64 PMC, Off-Street Parking and Loading, including loading docks.
- B. In addition, provide one vehicle space for each aircraft tie-down or parking space on the lot. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993. Formerly 17.48.080.)

**17.48.080 Fences.**

None within 50 feet of a taxiway, runway or apron; elsewhere, eight-foot height maximum. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993. Formerly 17.48.090.)

**17.48.090 Supplemental requirements.**

No outside storage of items capable of being easily moved by the wind and becoming a hazard to air traffic unless securely restrained. (Ord. 05-011 § 3, 2005; Ord. 455 § 3, 1993. Formerly 17.48.100.)

**Chapter 17.49**  
**A-M AIRPORT MIXED USE DISTRICT**

Sections:

**17.49.010 Intent.**

**17.49.020 Permitted uses.**

**17.49.030 Prohibited uses.**

**17.49.040 Building height limit.**

**17.49.050 Lot coverage.**

**17.49.060 Building setbacks.**

**17.49.070 Parking.**

**17.49.080 Fences.**

**17.49.010 Intent.**

The A-M district is intended to provide for the safe and orderly use of lands where the best use is for airport-related noncommercial, commercial and retail purposes. The specific intent in establishing this district is:

A. To provide land for noncommercial, commercial, and retail operations that are dependent upon the use of aircraft or are involved in the maintenance of aircraft or aircraft parts and equipment;

B. To locate aircraft-related uses in an area where their activities will have minimal effect on residential areas;

C. To be consistent with the airport layout plan prepared by HDL Engineering Consultants, dated July 2004; and

D. To give preference to aeronautical uses. (Ord. 07-023 § 3, 2007)

**17.49.020 Permitted uses.**

A. Aircraft, aircraft parts and equipment maintenance, repairing, reconditioning or sales;

B. Aircraft charter and passenger operations;

C. Aircraft flight instruction schools;

D. Aircraft storage and parking;

E. Aircraft fueling operations;

F. Public safety facilities, airport operations and maintenance facilities;

G. Food service operations, restaurants; and

H. Aircraft-related noncommercial operations. (Ord. 07-023 § 3, 2007)

**17.49.030 Prohibited uses.**

A. Residential use or housing facilities;

B. Uses that would cause emissions of smoke, dust, fumes, vapors and glare of such a nature and quantity as to pose a hazard to aircraft flight or navigation;

C. Uses that are not aircraft-related; and

D. Outside storage of unrestrained items capable of being easily moved by the wind and becoming a hazard to air traffic. (Ord. 07-023 § 3, 2007)

**17.49.040 Building height limit.**

Thirty-five feet except where a lesser height is required to comply with FAA regulations. (Ord. 07-023 § 3, 2007)

**17.49.050 Lot coverage.**

Maximum lot coverage shall be 50 percent. (Ord. 07-023 § 3, 2007)

**17.49.060 Building setbacks.**

A. From right-of-way, 10 feet minimum;

B. From taxiway, runway or apron, 50 feet minimum; and

C. From all other lot lines, 10 feet minimum. (Ord. 07-023 § 3, 2007)

**17.49.070 Parking.**

A. Comply with Chapter 17.64 PMC, Parking and Loading, including loading docks.

B. In addition, provide one vehicle space for each aircraft tie-down or parking space on the lot. Tie-down may be used for parking of one vehicle. (Ord. 07-023 § 3, 2007)

**17.49.080 Fences.**

Fences are not permitted within 50 feet of a taxiway, runway, or apron. Maximum height of a fence shall be eight feet. (Ord. 07-023 § 3, 2007)

Commission Information:

Initiated by:  
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 Building Setbacks in Palmer Municipal Code Chapter 17.44.060(C) A-C Airport Commercial District, PMC 17.48.060(C) A-I Airport Industrial District and PMC 17.49.060(C) A-M Airport Mixed Use District**

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 17.44.060 is hereby enacted to read as follows (new language is underlined and deleted language is stricken):

**17.44.060 Building setbacks.**

- A. From right-of-way, 10 feet minimum.
- B. From taxiway, runway or apron, 50 feet minimum.
- C. From lot lines, ~~10 feet minimum.~~ Zero or 10 feet minimum.

Section 4. Chapter 17.48.060 is hereby amended to read as follows:

**17.48.060 Building setbacks.**

- A. From right-of-way, 10 feet minimum.
- B. From taxiway, runway or apron, 50 feet minimum.
- C. From lot lines, ~~10 feet minimum.~~ Zero or 10 feet minimum.

Section 5. Chapter 17.49.060 is hereby amended to read as follows:

**17.49.060 Building setbacks.**

- A. From right-of-way, 10 feet minimum.
- B. From taxiway, runway or apron, 50 feet minimum; and
- C. From all other lot lines, ~~10 feet minimum.~~ Zero or 10 feet minimum.

Section 6. 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.

\_\_\_\_\_  
Edna B. DeVries, Mayor

\_\_\_\_\_  
Norma I. Alley, MMC, City Clerk



## **Plat Reviews**



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 16-019**

**SUBJECT:** Abbreviated Plat Review: Tract 4, Kopperud

**AGENDA OF:** November 17, 2016

**ACTION:** Review and comment

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

**Summary:** The request is to create two lots from Tract 4, Kopperud Subdivision, Plat No. 2001-71, to be known as Kopperud Fairhill, located outside Palmer city limits.

The initial review of the Pre-Application package was at the September 15 P & Z meeting.

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



## MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kimberly McClure, Planning Technician  
DATE: November 30, 2016  
SUBJECT: Tract 4, Kopperud Subdivision – 2<sup>nd</sup> Review

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 yet)
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: (no comments received yet)
6. Planning and Zoning Commission: (awaiting comments from November 17 meeting)


**MATANUSKA-SUSITNA BOROUGH**

NOV 08 2016

**• PLATTING DIVISION •**

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

City of Palmer

Comments Due: November 30, 2016

Date: November 8, 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: #132 Greater Palmer Consol.	GCI
Road Service Area: #16 South Colony	Assembly District #2 Matthew Beck
MSB – Borough Attorney	

Title:	KOPPERUD FAIRHILL
Location:	SEC 08, T17N, R02E, S.M, AK
Petitioner:	LEIF KOPPERUD
Address:	PO BOX 4001 PALMER AK 99645-1211
Surveyor:	KEYSTONE SURVEYING
Address:	PO BOX PALMER AK 99645
Engineer:	HOLLER ENGINEERING
Address:	3375 N. SAMS DRIVE WASILLA AK 99654

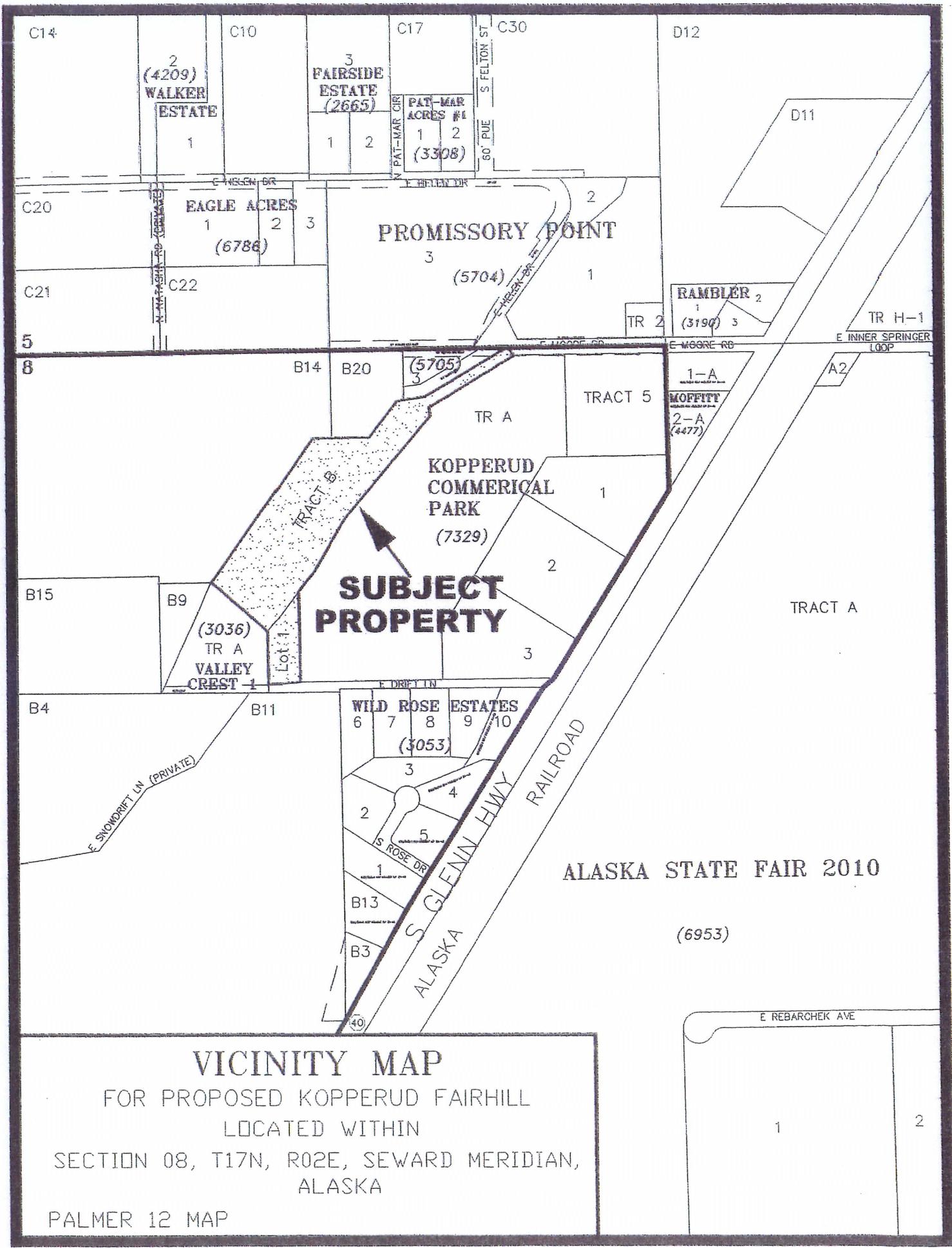
**The request is to create two lots from Tract 4, Kopperud Subdivision, Plat No. 2001-71, Section 08, Township 17 North, Range 21 East, SM AK, to be known as KOPPERUD FAIRHILL, containing 7.13+ acres. Proposed Lot 1 is .77 acres and will be served by City of Palmer water.**

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 **November 30, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **December 7, 2016**.

Sincerely,

Amy Otto-Buchanan  
 Platting Technician  
 direct line: 861-7872  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)

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

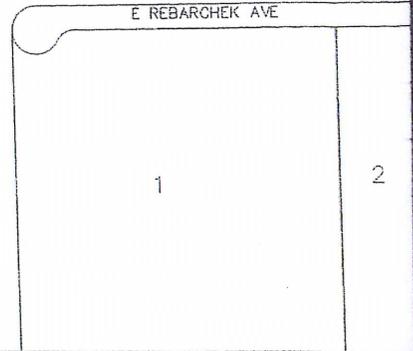


**VICINITY MAP**

FOR PROPOSED KOPPERUD FAIRHILL  
LOCATED WITHIN

SECTION 08, T17N, R02E, SEWARD MERIDIAN,  
ALASKA

PALMER 12 MAP





# HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

3375 N Sams Dr. Wasilla, Alaska 99654 • 376-0410

November 7, 2016

Fred Wagner  
MSB Platting Officer  
350 East Dahlia Avenue  
Palmer, Alaska 99645

RECEIVED  
NOV 07 2016  
PLATTING

Re: *Kopperud Fairhill Subdivision; Useable Areas & Drainage. HE #16103*

Dear Mr. Wagner:

At the request of Noel Kopperud, we have performed a soils investigation and related preliminary design work for the referenced proposed subdivision. The project will create a small lot and remainder tract from an existing 7.13 acre tract. Our soils evaluation included logging a single new test hole, review of existing testholes, review of the provided topography information, review of satellite imaging and our other observations at the site. See the attached testhole location, drainage and topography map for details.

Topography. The parent parcel forms an irregular shape north of E. Drift Lane, with proposed Tract B occupying the flat top area of a 35' high ridge running southwest to northeast. Proposed Lot 1 is relatively level ground within a large hay field area, and lies at the base of the steep ridge feature. Drainage is very pronounced with steep slopes along the ridge, and the lower ground sloping gently to the southwest. The total elevation differential indicated from the provided map is approximately 47'. See the attached topography map for general drainage patterns.

Soils & Vegetation. A house and garage building have previously been constructed on proposed Tract B, with a long side-hilling driveway. The tract also has a long slender field cleared along the ridge top. Proposed Lot 1 consists of mostly level and cleared land to the west of a neighboring farming field. The remaining areas of the parent tract generally are steeply sloped and have undisturbed native vegetation. Vegetation consists of birch, spruce, cottonwoods and willows, as well as various brush and wild grasses. Near surface native soils included a thin layer of developed hay turf over a 6' layer of brown loess silt topsoils. Receiving soils under the silt topsoils were sandy gravels with a minor amount of silt. Copies of the testholes and location/topography map are attached.

Groundwater. Groundwater was not encountered in any of the neighboring testholes or the 2 testholes located on the property, which were both excavated to 12' deep. Based on the available information, groundwater will not be a limiting factor.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, setbacks to the top of the steep slopes, waterline easements and setbacks to an existing waterline bordering Lot 1 on three sides. For useable building area, limiting factors will be lotlines, utility easements, and ROW/PUE setbacks. Proposed lot 1 and Tract B contain adequate unencumbered area to meet the useable area requirements in their present configuration.

Based on the available soils & water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *proposed Lot 1 and Tract B will each contain over 10,000 square feet of contiguous useable septic area. Tract B will contain an additional 10,000 square feet of useable building area.*

The petitioner also asked that I address a comment received from the City of Palmer Public Works reviewer, regarding being able to “maintain minimum ADEC sewer and water separation distance requirements if a building or house were to be constructed on this lot” as Lot 1 is a relatively small and bounded on 3 sides by an existing water main line. The lot already has an existing water line provision with a valve located near the northwest corner, so a water service line could be installed and no well would be necessary. Although there exists a water line and/or utility easements on the north, west and south side of the lot, a septic is only required to be outside of the easement and a minimum of 10’ from the water line. Installing a home and water service line would create new items to observe setbacks from (5’ and 10’, respectively). Despite all of the setbacks, the undeveloped lot will have approximately 21,000 ft<sup>2</sup> of useable septic area. A typical home and waterline development as shown on our sketch would reduce the useable septic area to around 18,000 ft<sup>2</sup>, which is ample room for a large onsite system and several replacements, and is 180% of the requirement for a given lot.

Road Construction. As Tract B has an existing access and proposed Lot 1 will have a simple driveway accessing E. Drift Lane to the south, no road construction will be required for this project.

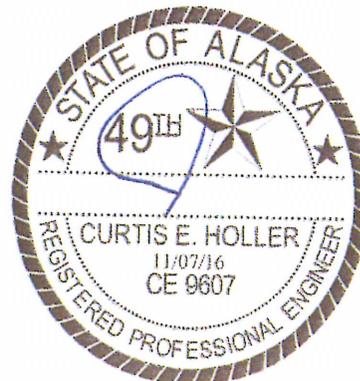
Drainage Plan. The attached map shows the approximate existing drainage patterns. Drainage patterns will not change significantly for this project; the attached drainage plan shows the existing expected flow patterns. See the attached map for details.

Please do not hesitate to call with any other questions you may have.

Sincerely,

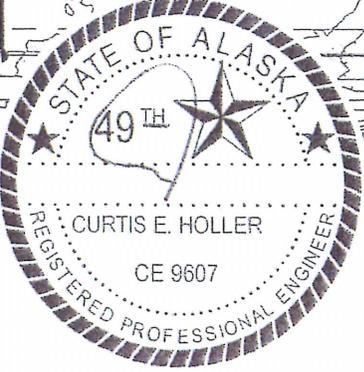
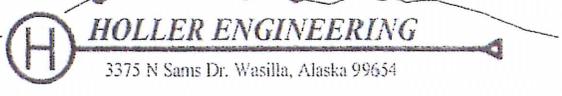
Curtis Holler, PE

c: N. Kopperud, w/attachments





Kopperud Fairhills Subdivision  
Testhole, Useable Area, Drainage & Topography Map



- Notes:
- 1) Base drawing and topography provided by surveyor.
  - 2) Arrows denote apparent drainage patterns.
  - 3) Topography elevations relative only.

Job # 16100      Scale: 1" = 125'      11/07/2016



3-19-01  
AM

# ARCHIE GIDDINGS

CIVIL ENGINEERING

P.O. Box 872024  
Wasilla, AK 99687  
(907) 373-0270

Matanuska-Susitna Borough  
Plating Department  
350 E. Dahlia Ave  
Palmer, Alaska 99645

March 18, 2001

RE: Proposed Kopperud Subdivision; Located within the SE1/4 SW1/4 Section 5, T17N, R2E, Seward Meridian, Alaska

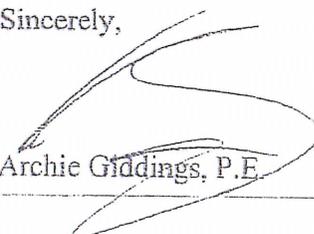
## SOILS INVESTIGATION

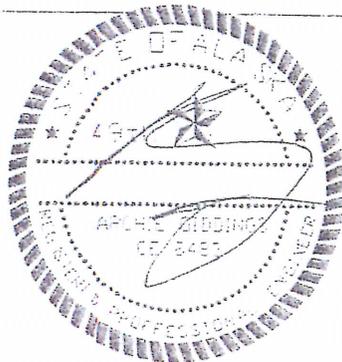
A soils investigation has been completed for the referenced proposed subdivision, to determine if the subsurface soil and groundwater conditions are suitable for conventional on-site wastewater disposal systems meeting the State's regulatory requirements, 18 AAC 72 Wastewater Disposal Regulations. The proposed subdivision consists of 5 Tracts, ranging in size between 22,270 square feet and 28.3 acres. Tract 2 (22,270 square feet) will be served by the City of Palmer Water System. The result of the soils investigation is as follows:

Three (3) test holes were excavated and inspected on March 31, 2001. The subsurface soils consist primarily of topsoil, overlying gravelly sand (GP/SP). The test holes were excavated a minimum of 12 feet deep and no groundwater was encountered. The attached test hole logs show the soil strata found in each test hole excavation. The attached map shows the location of each test hole. The soil and groundwater conditions found within the proposed subdivision are suitable for conventional on-site wastewater disposal systems meeting the State's regulatory requirements, 18 AAC 72.

Based on the test hole data and my observation of topography, there is a minimum of 20,000 square feet of contiguous useable area within each of the proposed tracts, in conformance with the Matanuska-Susitna Borough Subdivision Regulations, Title 16. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

  
Archie Giddings, P.E.



## TEST HOLE LOGS

Location: SE1/4 SW1/4 Section 5, T17N R2E S.M.

Date: March 31, 2001

By: Archie Giddings, P.E.

Equipment: Hitachi 200 Excavator

### TEST HOLE 1

Depth Below Ground Surface	Soil Description
0.0-3.0 feet	Topsoil
3.0-12.0 feet	Sandy Gravel w/Trace Silt Some Rock to 12" (GP/SP) No Groundwater Encountered

### TEST HOLE 2

Depth Below Ground Surface	Soil Description
0.0-3.0 feet	Topsoil
3.0-12.0 feet	Sandy Gravel Some Rock to 12" (GP/SP) No Groundwater Encountered

### TEST HOLE 3



Depth Below Ground Surface	Soil Description
0.0-2.0 feet	Topsoil
2.0-12.0 feet	Gravelly Sand (SP/GP) No Groundwater Encountered

---

Soils visually rated using the Unified Soils Classification System

## TEST HOLE LOGS

---

Location: SE1/4 SW1/4 Section 5, T17N R2E S.M.

Date: March 31, 2001

By: Archie Giddings, P.E.

Equipment: Hitachi 200 Excavator

### TEST HOLE 1

Depth Below Ground Surface	Soil Description
0.0-3.0 feet	Topsoil
3.0-12.0 feet	Sandy Gravel w/Trace Silt Some Rock to 12" (GP/SP) No Groundwater Encountered

### TEST HOLE 2

Depth Below Ground Surface	Soil Description
0.0-3.0 feet	Topsoil
3.0-12.0 feet	Sandy Gravel Some Rock to 12" (GP/SP) No Groundwater Encountered

### TEST HOLE 3



Depth Below Ground Surface	Soil Description
0.0-2.0 feet	Topsoil
2.0-12.0 feet	Gravelly Sand (SP/GP) No Groundwater Encountered

---

Soils visually rated using the Unified Soils Classification System



# OWNER'S STATEMENT

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

PROPOSED SUBMITTAL NAME: Kopperud Fairhill

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

- Privately owned and that I am the owner.
- Owned by a sole proprietorship and I am the proprietor.
- Owned by a partnership of which I am a general partner.

Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).

Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

[Signature]  
Original Signature (please sign in ink)

10/25/2016  
Date

PO Box 4001 Palmer, AK 99645  
Mailing Address

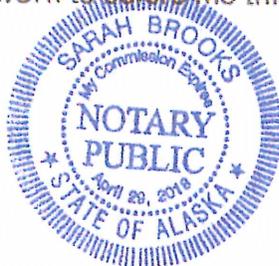
(907) 746-0123  
Phone

Leif Kopperud, Owner, Tract 4 Kopperud Subdivision  
Name & Official Title (print)

N / A  
Company or Agency (if applicable)

## NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 25 day October, 2016

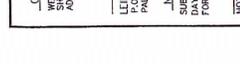
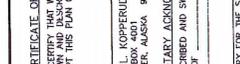


[Signature]  
NOTARY PUBLIC in & for Alaska

My Commission Expires: April 29 2018

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11	12	13	14	15	16	17	18	19	20

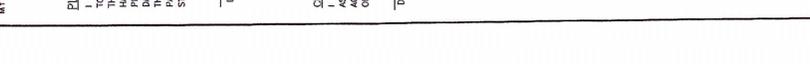
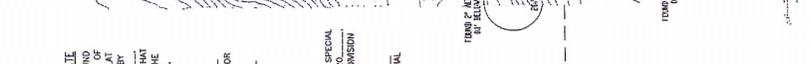
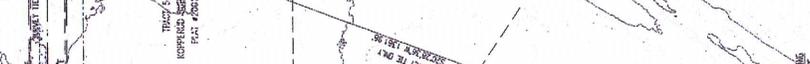
SCALE 1" = 1 MILE



**NOTES.**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING LAND USE. THE SURVEYOR HAS OBTAINED A DETERMINATION WHETHER SUCH REGULATIONS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. THE SURVEYOR HAS OBTAINED A DETERMINATION WHETHER THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER INTERESTS.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.I.'S AND P.L.C.'S UNLESS NOTED.
4. INDIVIDUAL SYSTEMS SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS. LOT 1 MUST BE SERVED BY EITHER CITY WATER OR CITY SEWER.
5. EASEMENTS OF RECORD NOT PLOTTED HEREON.

SCALE 1" = 100 FEET



**A PLAT OF**  
**KOPERUD FAIRHILL**  
 A SUBDIVISION OF  
 TRACT 4, KOPERUD SUBDIVISION, PLAT #2001-71  
 WITHIN LOT 17, BLOCK 6  
 SEWARD MEDIAN, ALASKA  
 PALMER RECORDING DISTRICT  
 THIRD JUDICIAL DISTRICT  
 STATE OF ALASKA  
 CONTAINING 7.13 ACRES, MORE OR LESS

**KEYSTONE SURVIVING & MAPPING**  
 GARY LARSEN, REGISTERED LAND SURVEYOR  
 ALASKA BUSINESS LICENSE #34815  
 MAILING ADDRESS: P.O. BOX 2318 • PALMER, ALASKA 99645  
 PHYSICAL ADDRESS: 1000 W. PALMER, ALASKA 99646  
 PHONE: (907) 376-7811

DATE: 11/17/16  
 DRAWN BY: GARY LARSEN  
 CHECKED BY: GARY LARSEN  
 EXAMINED BY: GARY LARSEN  
 2330-5 GARY LARSEN  
 REGISTERED LAND SURVEYOR

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**CERTIFICATE OF OWNERSHIP**  
 I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

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

LEIF L. KOPERUD  
 P.O. BOX 4001  
 PALMER, ALASKA 99645

**JUDICIAL ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY FOR THE STATE OF ALASKA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION ACT AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

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

PLANNING & LAND USE DIRECTOR

ATTEST: \_\_\_\_\_

PLATTING CLERK

**CERTIFICATION OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH \_\_\_\_\_, IN THE SUBDIVISION OR RESECTION, HEREON HAVE BEEN PAID.

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

BOROUGH TAX COLLECTION OFFICIAL

**LEGEND**

- FOUND ALUMINUM CAP ALIGNMENT AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED 2071-5
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED LS-7330
- FOUND IRON PIPE - AS SHOWN AND DESCRIBED
- FOUND ALUMINUM CAP - AS SHOWN AND DESCRIBED
- FOUND P.C. WALL IN ASPHALT CONCRETE - 1/4 CORNER
- LD. = INSIDE DIMENSION
- △ SURVEY CONTROL POINT

**REGISTERED LAND SURVEYOR**  
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