

New Business

To: Sandra Garley
Department of Community Development

My husband and I own 2 5 acre parcels in the City of Palmer located at 11833 E Helen Drive. Both are zoned agriculture. I have a question of interpretation of commercial use regarding the agricultural district conditional use permit, under G commercial recreational facilities . We are interested in building a barn for the purpose of using it as a venue for meetings and group gatherings.

Before we proceed with any further plans regarding building size and parking, we would like this clarified as soon as possible.

Thank you,
Tim and Cecilia Matlock
907-354-4504
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11833 E Helen Drive
Palmer, Alaska 99645

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Chapter 17.57
AG AGRICULTURAL DISTRICT

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17.57.010 Intent.

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

17.57.020 Permitted uses.

Permitted principal uses and structures in the AG district are:

- A. Single-family residential dwelling;
- B. General farming of agricultural products, agricultural activities, including the raising or growing of crops, livestock, poultry, bees and other farm animals. Including one principal residential structure and one additional residential structure per farm for farm employee housing, and farm labor housing;
- C. Horse and/or animal shows and arenas, petting farms, animal display, and stables;
- D. Parks, greenbelts, and nature trails, playgrounds and equipment typical of public or school playgrounds, such as slides, swings, etc. (not including motorized vehicles or rides);
- E. Grain, seed and feed stores;
- F. Vegetable and fruit stands;
- G. Farm equipment sales and repair;
- H. Gardens and greenhouses, seasonal U-pick fruit and vegetable operations;

- I. Home occupations;
- J. Food sales and processing of any fruits/produce, bakeries selling baked goods containing produce grown primarily on site (e.g., minimum 25 percent);
- K. Historical agricultural exhibits;
- L. Gift shops for the sale of agricultural products and agriculturally related products;
- M. Gift shops for the sale of non-agriculturally related products such as antiques or crafts (limited to 25 percent of gross sales);
- N. Bed and breakfast establishments;
- O. Travel trailers, campers and motor homes not used or occupied as living quarters. (Ord. 12-005 § 4, 2012)

17.57.030 Permitted accessory uses and structures.

Uses and structures customarily subordinate or incidental to the principal permitted use or structure. Buildings or structures subordinate and incidental to agricultural uses include, but are not limited to, stables, barns, paddock areas and storage areas. (Ord. 12-005 § 4, 2012)

17.57.040 Conditional uses.

Uses which may be permitted in the AG district by obtaining a conditional use permit are:

- A. Residential planned unit development in accordance with Chapter 17.84 PMC;
- B. Churches and related buildings, provided no part of any church building shall be located nearer than 30 feet from an adjoining lot or street line;
- C. Utility substations;
- D. Public and private schools;
- E. Public buildings and structures;
- F. Museums, historic and cultural exhibits;
- G. Hospitals, cemeteries, mental health facilities, commercial recreational facilities, sanitariums, residential care facilities, special needs day care facilities, nursing homes, convalescent homes, and homes for the aged;
- H. Commercial campgrounds;
- I. Parking or storage of heavy equipment, tractors, graders or trucks, unrelated to agricultural activity, which are used for gain;
- J. Child care facilities; provided, that no part of any building is located nearer than 30 feet from an adjoining lot or street line;

K. Wind generators or communication towers;

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

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

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

17.57.050 Standards for a conditional use permit.

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

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

17.57.060 Prohibited uses.

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

17.57.070 Building height limit.

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

17.57.080 Minimum lot requirements.

A. Minimum lot width:

1. Lots five acres or larger, 300 feet;
2. Lots less than five acres, 60 feet.

B. Minimum lot area:

1. One acre.

C. Minimum setback requirements:

1. Front yard, 25 feet;
2. Side yard, 10 feet;
3. Rear yard, 25 feet.

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

17.57.090 Parking.

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

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

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

ZONING PRACTICE

NOVEMBER 2015



AMERICAN PLANNING ASSOCIATION

➔ ISSUE NUMBER 11

PRACTICE TINY HOUSES



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

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

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

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

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

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

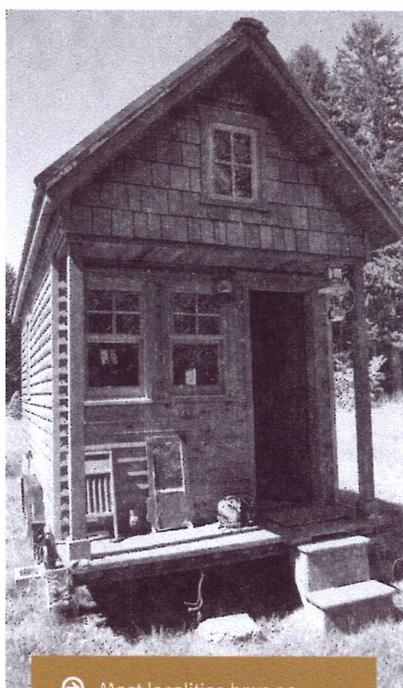
“Is this a house, or a trailer, or . . . just what is it?”

“Would this qualify as an accessory dwelling unit?”

“Does this meet the residential building code?”

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

This article attempts to answer some of those questions for the types of small, trailer-mounted units described above. The sections below review how these units fit into the general U.S. system of land-use control through building codes, zoning ordinances, subdivision regulations, and private



“Tiny house, Portland” by Tammy Weekend with Dea, Wikimedia (CC-BY-2.0)

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

restrictive covenants. In addition to addressing individual tiny homes, we also address how small communities of tiny homes might be created.

WHAT ARE THEY?

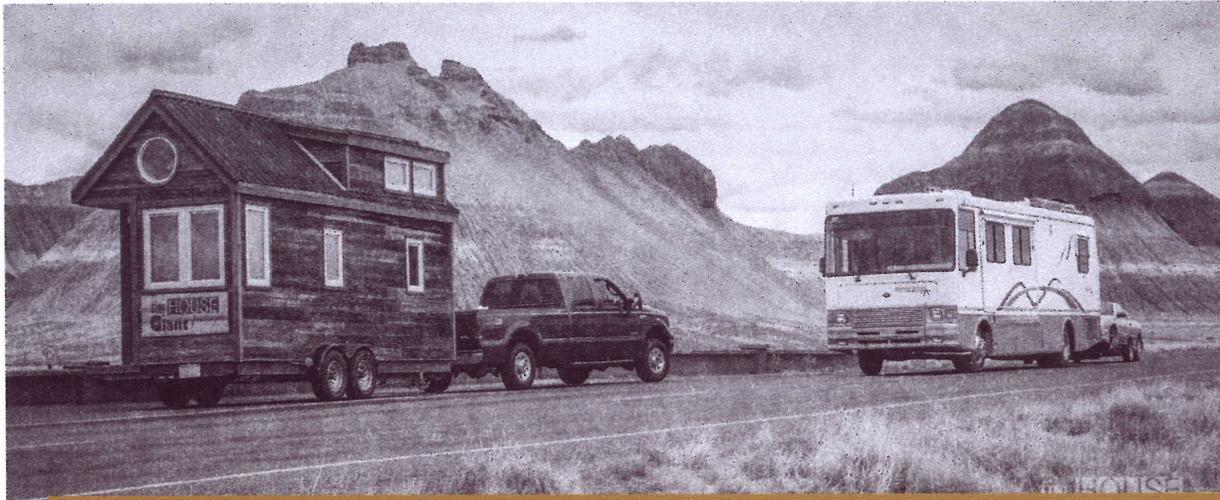
What are tiny houses? The answer is simpler than you think. They’re recreational vehicles (RVs), and a careful read of the manufacturers’ websites makes that clear. One manufacturer, Tumbleweed Tiny House Company, states that their product is “an RV like you’ve never seen before.”

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

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

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



Tiny House Giant Journey in the Petrified Forest and an RV by Catherine Oudin, Wikipedia (CC BY-SA 4.0)

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

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

BUILDING AND OCCUPANCY CODES

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

Unfortunately for many purchasers, some tiny houses do not meet these requirements. While tiny houses might meet the Recreational Vehicle Industry Association (RVIA) safety standard for highway travel and temporary living, these standards are not the same as the HUD manufactured housing standards for permanent living. In fact, the website for CAVCO (a manufacturer of “park model” recreational vehicles—which are similar to and sometimes in-

clude tiny houses)—states that these vehicles “are not intended for, nor should they be used for, anything other than recreational camping or seasonal use. They are not permanent residences and should not be used as such.”

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

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

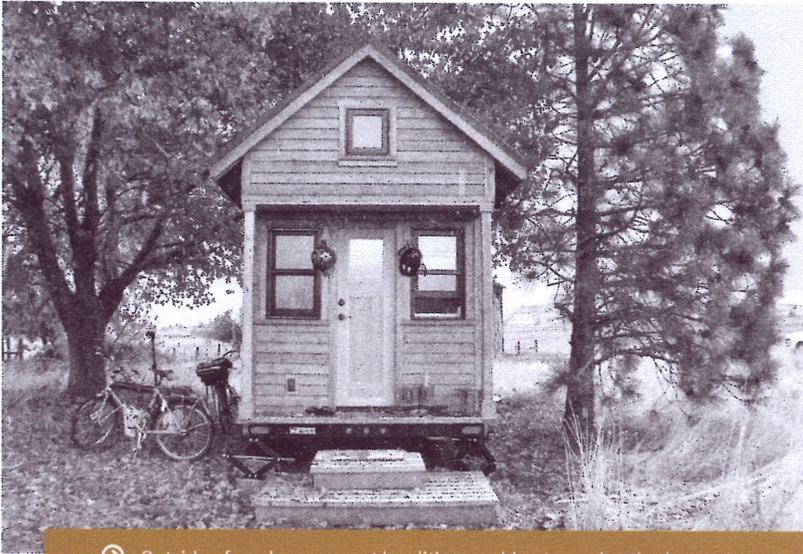
FOUNDATIONS MATTER

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

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

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

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



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

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

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

NOW, ABOUT THOSE ZONING RULES

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

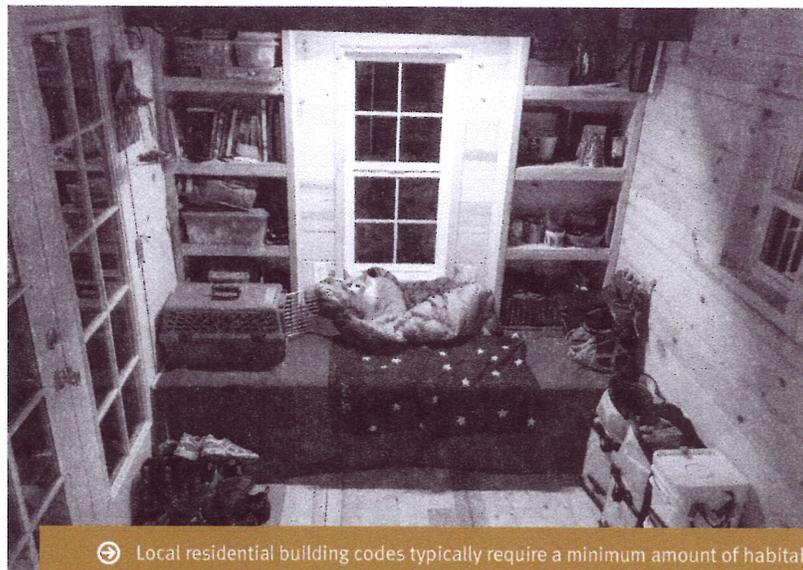
For a tiny house to be used as a primary dwelling unit (i.e., there is no other house or primary use on the property), the question is whether the lot is zoned for single-family homes and whether the tiny house meets any minimum size requirements for houses in that zone. Most zoning codes across the U.S. do not include minimum floor space requirements for single-family homes. But some do, and that can be a barrier to installing tiny houses. Generally this occurs when a residential neighborhood has been developed for—or with—large homes, and some of the lots already have large homes on them. In those circumstances, the local government or neighborhood residents may want to protect against the remaining lots being

occupied by smaller homes that they fear will reduce the neighborhood quality or character. Some communities, for example, have adopted minimum width or length-to-width requirements for single-family homes in an attempt to keep "single-wide" manufactured homes out of neighborhoods where the housing stock is of a different character. Those requirements would likely prohibit the installation of a tiny house, despite their charming appearance.

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

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

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



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

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

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

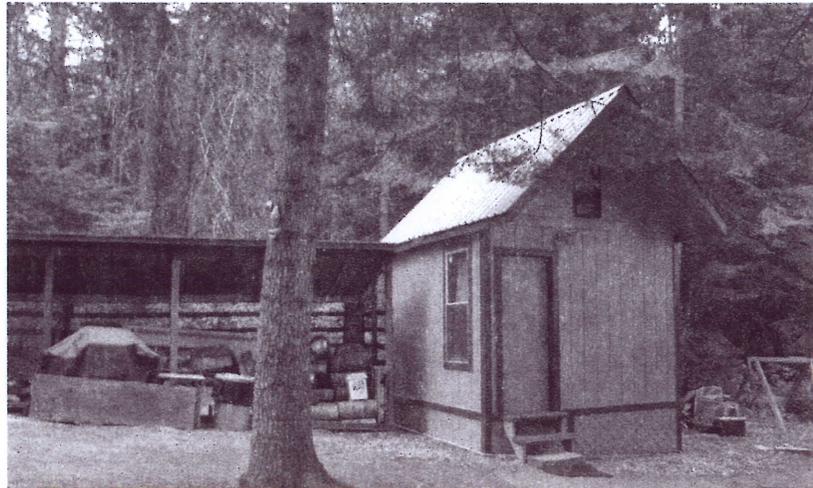
Finally, it is important to realize that most communities apply the same building, foundation, and utility requirements to ADUs that they do to primary structures. So if the question is, “can I park my tiny house in my parents’ backyard and live in it without installing a foundation or hooking up to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

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

OTHER POTENTIAL BARRIERS

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

First, unless you want to install the tiny house in a very rural area, the parcel of land where the tiny house will be located generally needs to be a subdivided lot. Subdivision regulations ensure that each parcel of land that will be developed with something other than open space or agriculture has access to a street and has utilities in place (if utilities are required in that location). This could be an issue if the tiny-house owner wants to buy 1,000



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

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

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

square feet of land from a property owner—just enough to accommodate the tiny house and a “livin’ small” lifestyle—but the subdivision regulations require a minimum lot size of 5,000 square feet. Or it could be an issue if the tiny house must be connected to utilities but the land in question does not yet have utilities in place to connect to.

Second, the community should probably advise the tiny-house owner to check that private restrictive covenants attached to the land do not prohibit tiny houses in that area. Again, *tiny house* will probably not be listed by name, but it is not uncommon to find private covenants that contain minimum house size requirements even if the zoning ordinance does not. While it is generally not the city or

county planner’s job to check on the existence of private covenants when issuing a zoning approval or a building/installation permit, and local governments are generally not responsible for enforcing those covenants, advising the tiny-house owner to check on this is just good customer service. In the end, the fact that the city or county issues a permit to install a tiny house with a foundation does not protect the owner against a suit from other property owners pointing out that the tiny house does not meet restrictive covenant minimum-size requirements.

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

WHAT ABOUT A TINY HOUSE COMMUNITY?

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

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

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

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

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

A Tailored Zoning and Subdivision of Land

If tiny-house owners are going to be able to sell their lots and homes to others, then the community will need to be subdivided into individual lots, and those lots will need to meet the minimum size and dimension requirements of the zone district where they are located. If you want to allow tiny house community developers to create very small lots (say 1,000 to 2,000 square feet), it is likely that your city or county does not have a residential zone district allowing lots of that size. So the local government will have to create a zone district allowing that type of lot. If the roads within the community are going to be narrower or more lightly constructed than those in stick-built



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

subdivisions, then the community will have to adopt subdivision standards (or exceptions to the current standards) allowing those types of construction. In many cases, the local government is only willing to allow “lower-than-normal-standard” infrastructure if the property

home subdivisions, and those types of standards are good places to look for guidance.

A Planned Unit Development

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

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

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

owners agree to own and maintain it over time (i.e., the city or county will not accept it as dedicated infrastructure for public maintenance), so the developer will likely have to create a home owners association to do so. These types of specialized standards have been adopted before, however, for unique forms of housing like manufactured home subdivisions or cottage

A Condominium or Cohousing Development

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

CONCLUSION

At this point, most city and county zoning and subdivision ordinances are unprepared for tiny houses. Answers to questions about what tiny houses are, where they can be installed, and under what conditions can be found if you search hard enough—but they are not clear or obvious. The good news is that there are several examples of how land-use controls can

be developed or modified to accommodate new and creative forms of housing and land development. RV park, manufactured home park, and subdivision, cohousing, and cottage development standards provide a deep pool of content from which tiny-house regulations can be tailored and developed.

As with most land-use questions, however, the appropriate tools cannot be crafted until some policy questions have been answered.

To prepare for the arrival of tiny-house owners and community developers in the future, local governments should be prepared to answer these questions:

- Do we want to allow the installation of tiny houses for long-term occupancy, and if so, in what parts of our community?
- Do we want to accommodate only those tiny houses that meet our current building code or the federal manufactured home standards, or do we want to create exceptions for other tiny houses that can be made safe for long-term occupancy in other ways?
- Do all tiny houses need to be installed on foundations and with connections to our electric, water, and sewer systems, or are there some areas (maybe rural areas) where we would allow them under other circumstances?
- Are there areas of the community where they should be permitted as primary dwelling units?
- Are there areas of the community where they should not be permitted as primary dwelling units, but would be acceptable as accessory dwelling units?
- What changes to our building code, zoning ordinance, and subdivision regulations need to be made to achieve those results?

- With a little forethought, you can be prepared for the day a tiny-house owner shows up with some or all of the questions discussed above—and avoid that “deer-in-the-headlights” look that so annoys the town council.

VOL. 32, NO. 11

Zoning Practice is a monthly publication of the American Planning Association. Subscriptions are available for \$95 (U.S.) and \$120 (foreign). James M. Drinan, JD, Executive Director; David Rouse, AICP, Managing Director of Research and Advisory Services.

Zoning Practice (ISSN 1548-0135) is produced at APA. Jim Schwab, AICP, and David Morley, AICP, Editors; Julie Von Bergen, Assistant Editor; Lisa Barton, Design and Production.

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Printed on recycled paper, including 50-70% recycled fiber and 10% postconsumer waste.

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

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By Andrew Heben for Tent City Urbanism

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

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

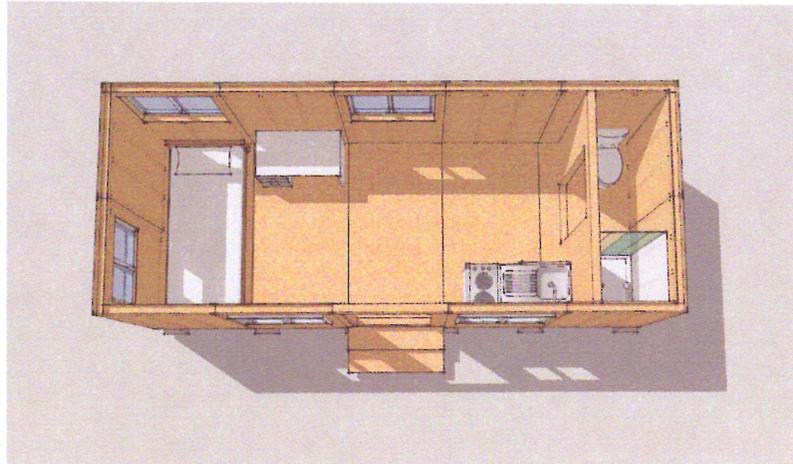
- **R304.1** Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area*** (this requirement has been removed in the 2015 IRC)
- **R304.2** Other habitable rooms shall have a floor area of not less than 70 square feet (except kitchens)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

This means that the legal limit for a tiny house throughout the U.S.—according to your state building code—could be as small as 138 square feet (120 sf habitable room at 7' wide + 18 sf bathroom)

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

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

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



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

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

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

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

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

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

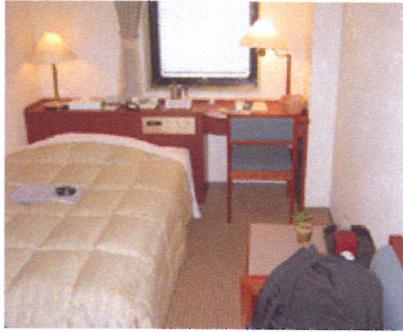
There are plenty of legal methods for developing tiny houses now, we just have to be creative and work together. This presents an opportunity to not only address the over-sized

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

By Ryan Taylor Architects

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

Posted by [Ryan Taylor Architects LLC](#) on [July 20, 2012](#)



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

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

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

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

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

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

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

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

Photo by [ElCapitanBSC](#) used under a creative commons license.



Plat Reviews



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 16-009**

SUBJECT: Preliminary Plat Review: Tax Parcel D10 & Tax Parcel D12 in Section 5, Township 17 North, Range 2 East, Seward Meridian

AGENDA OF: July 21, 2016

ACTION: Review and comment

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

Summary: The request is to create six lots from Tax Parcel D12 (Tract B of MSB Waiver 83-97-PWm recorded as 83-210W) and Tax Parcel D10 in Section 5, Township 17 North, Range 2 East, Seward Meridian, located inside Palmer city limits.

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



MEMORANDUM

TO: Eileen Probasco
FROM: Kimberly McClure, Planning Technician
DATE: June 20, 2016
SUBJECT: Proposed Platting Action - 17N02E05D010 & D012

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: Concur with Public Works' comments; with pending state ROW actions, this doesn't seem appropriate.
2. Building Inspector: 1) I'm unable to determine access to all parcels, because the road that is part of the Glenn Highway improvement is not shown; 2) The house cannot be split between Lot 4 and Tract A. The whole house must be on a single lot and meet the required setbacks; & 3) All properties must meet all access requirements and Fire apparatus turn-a-round standards listed in the International Fire Code 2009.
3. Community Development: Is the proposed lot 4 going to have the lot line dividing the existing building in half as shown on the preliminary plat? Access for proposed Tract A and Lot 2 need to be shown on the preliminary plat.
4. Fire Chief: See Building Inspector's comments.
5. Public Works: This action will create six lots, five of which match the area DOT&PF will acquire for right-of-way (ROW) for the Glenn Highway expansion project. The applicant may subdivide their property as they wish. But, given the imminent ROW acquisition process, there does not appear to be any reason to have five separate "retail lots" other than to raise the amount paid to the owner for ROW acquisition. One lot that matches the right-of-way acquisition area should be adequate, with the Tract A remainder being a second lot.
6. Planning and Zoning Commission: This plat was not received in time for the June meeting. This plat is scheduled to be reviewed at the July 21 P & Z meeting; any additional comments will follow.

MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 PRE-APPLICATION ROUTING SLIP

Received
 JUN 14 2016
 City of Palmer
 AOB

* DUE DATE: **June 23, 2016** *per Amy*
 MEETING DATE: **June 27, 2016**
 TIME: **9:00 A.M.**
 PETITIONER / #: **S4 Group, Tom Dreyer 306-8104**
 OWNER(s) / #: **Jalmar Kerttula** E-MAIL: tom@s4ak.com
 SEC/TWP/RNG: **SEC 05, T17N, R02E** TAX MAP: **PA 12**
 SUBDIVISION: **NA** RSA#: **None**
 TAX ID: **117N02E05D012 & D010** CITY OF: **Palmer**
 REQUEST: **To create six lots from Tax Parcel D12 (Tract B of MSB Waiver 83-97-PWm, recorded as 83-210W) and Tax Parcel D10. Parcels are within the city limits of Palmer and front on S. Glenn Highway (ADOT&PF maintained road). Tax Parcel D12 has a 30' wide pole portion accessing onto E. Moore Road (City of Palmer maintained street).**

SENT PRE-APP PACKET TO:

PLATTING ASSISTANT, **VICKIELEE FENSTER**
 ASSESSMENTS, **NICOLE WILKINS**
 ATTORNEY, **JOHN ASCHENBRENNER**
 CULTURAL RESOURCES, **SANDRA COOK**
 PLANNING, **EILEEN PROBASCO**
 ENVIRONMENTAL PLANNER, **FRANKIE BARKER**
 CODE COMPLIANCE, **THERESA TARANTO**
 DEVELOPMENT SERVICES, **SUSAN LEE**
 LIDS, **MARCIA VONEHR**
 O & M DIVISION, **TERRY DOLAN, JIM JENSON,**
ANNE DOLLARD & JAMIE TAYLOR

PLATTING OFFICER, **FRED WAGNER**
 ROW COORDINATOR, **ANDY DEAN**
 PLANNING DIVISION, **JESSICA SMITH**
 PERMIT CENTER, MAIN E-MAIL ADDRESS
 COMMUNITY DEVELOPMENT, **ELIZABETH WEIANT,**
JILL IRSIK, & ERIC PHILLIPS
 EMS SERVICES, **JM MCNUTT**
 EMS SERVICES, **RICHARD BOOTHBY**
 PRE-DESIGN & ENGINEERING, **MIKE WELLER**
 TRACY MCDANIEL, **SHEILA ARMSTRONG**
 CAPITAL PROJECTS, **JUDE BILAFER**

COMMENTS:

PA20160114

PLT-21-8-1282

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 ?	S. Glenn Hwy
Cartograph Sheet	√
CITY P/W/H?	Palmer
Cross Check	<i>Hee</i>
E-Mail for Comments	
Add to Platting Calendar	√

RECEIVED
JUN 14 2016
A013

TOM@SAAK.COM Pre-Application Conference Request

Name, phone # and address of requestor(s):
TOM DREYER SA GROUP
124 E. 7TH AVE. ANCHORAGE, 99501
907-300-8104

Name, phone #, address of owner(s) (if different):
JALMAR KERITULA
10601 HORIZON DR JUNEAU, 99801
907-209-5676 JIM POWELL
907-209-5104 BETH KERITULA

Required Items:

- Fee of \$50.00. Exact cash amount or check made out to MSB. TAX MAP # PA-12
- Location of land (Township, Range, Section; Tax Account #: Subdivision Name and Lot & Block, etc.):
T17N, R2E, SEC 5, LOT D12. PARCEL ID 74316,
1452 S. GLENN HIGHWAY
- Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
- Existing rights of way shown with names.
- If eliminating lot lines or easement/right-of-way vacations: provide copy of map showing the area of vacation or the lot line to be eliminated.
- If creating a street or road: proposed rights of way shown.
- Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:
SUBDIVISION OF WAIVER 83-210W INTO RETAIL LOTS.

PA 2016 0114 PLT 21-8-1282

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:
6/27/14 teleconference

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

Pd ✓

Kurtula Subdivision

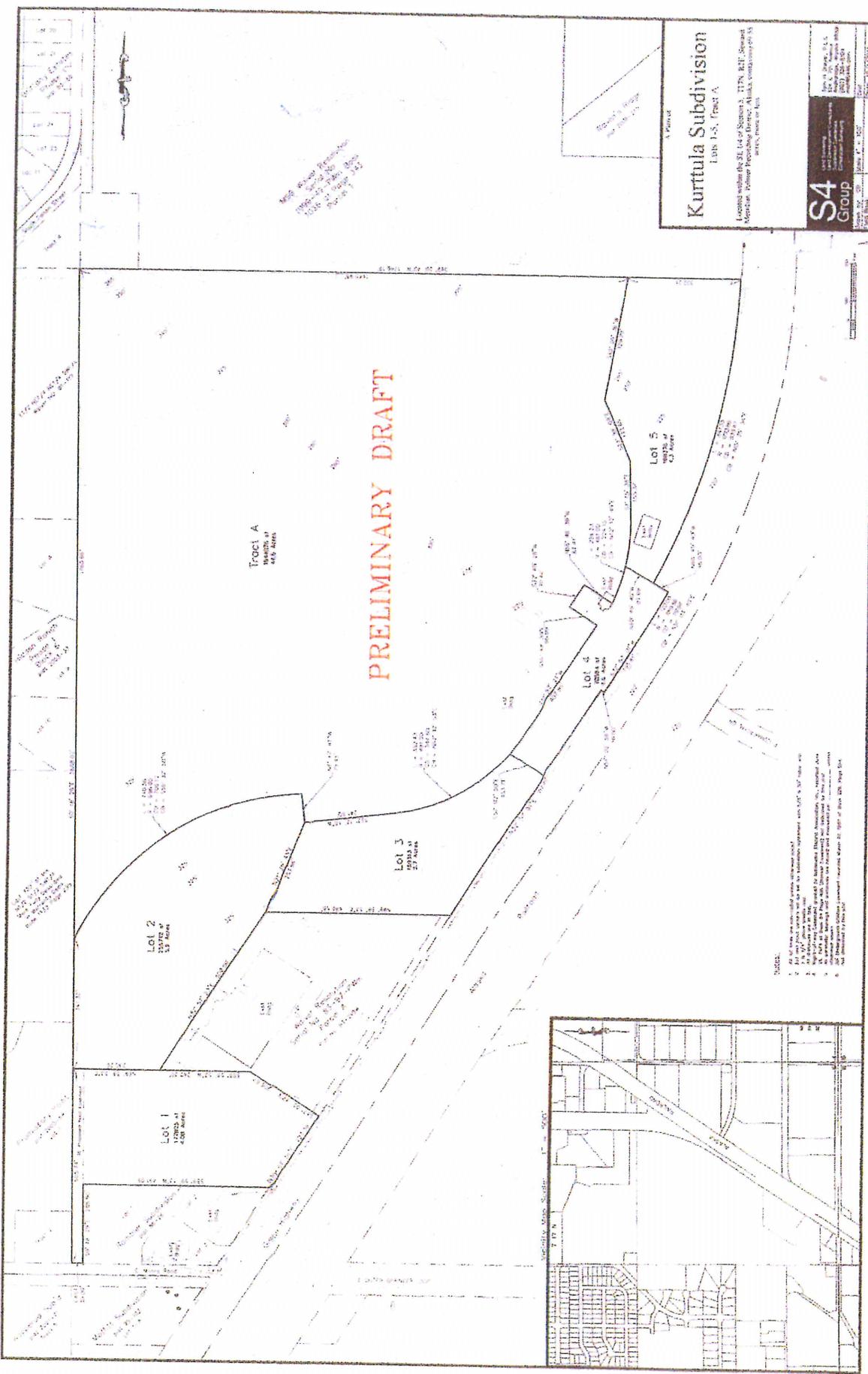
1/208 1-5, Tract A

Location within SE 1/4 of Section 4, T17N, R17E, S10W, Alaska, containing approximately 55 acres, more or less.

S4
Group

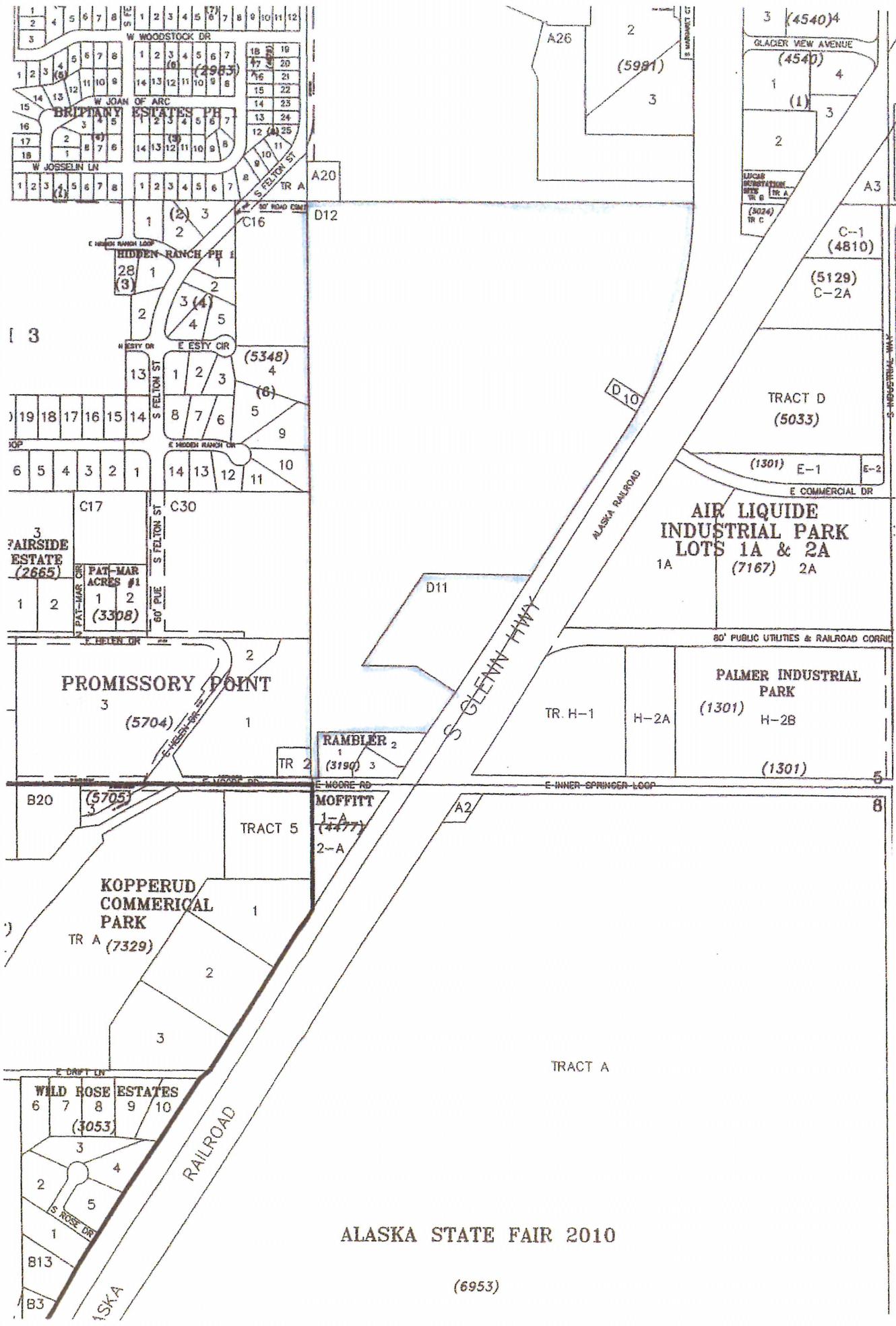
Scale: 1" = 40' (Horizontal)
1" = 80' (Vertical)

PRELIMINARY DRAFT



NOTES:

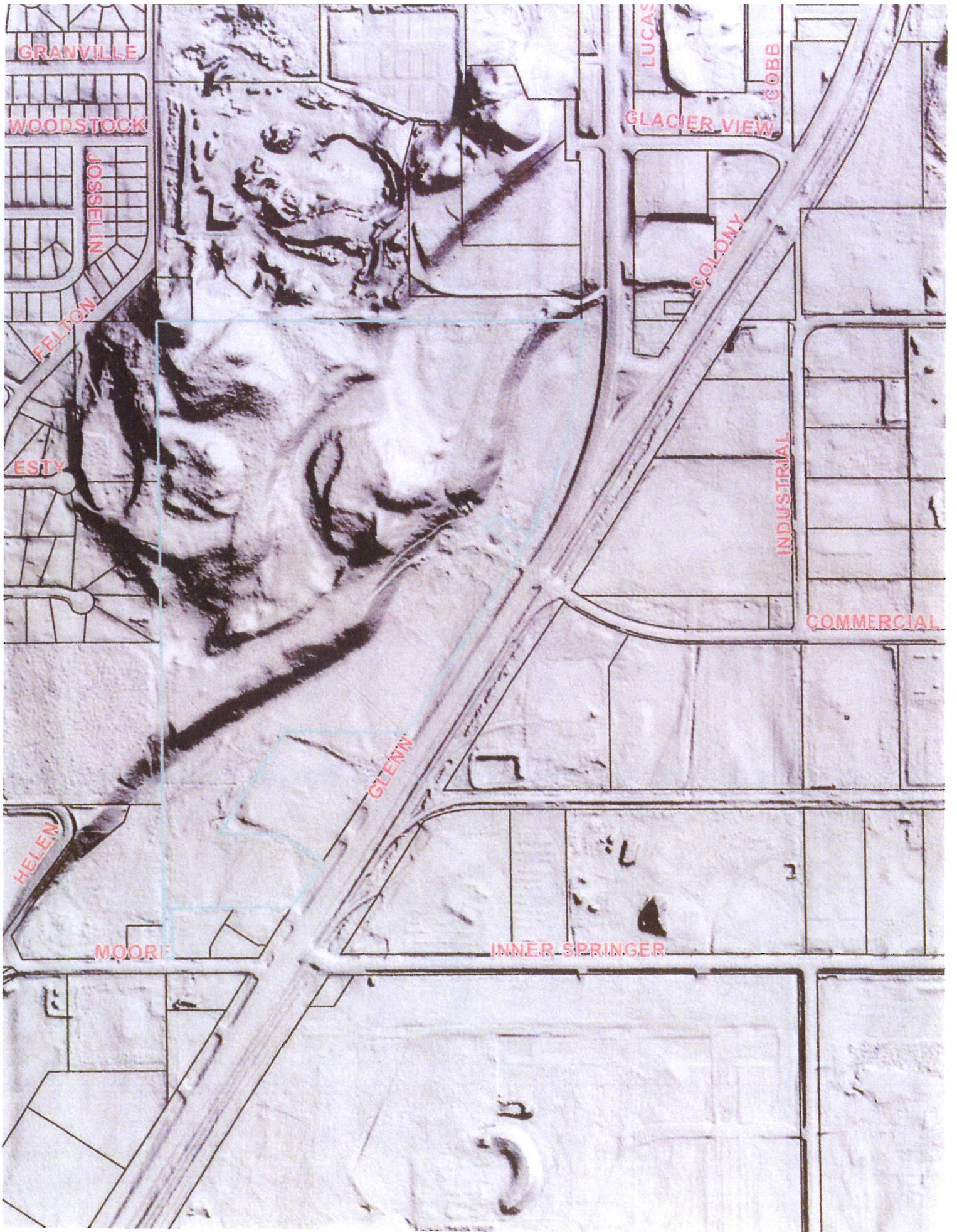
1. All dimensions are in feet and inches.
2. All bearings are in degrees, minutes and seconds.
3. All areas are in square feet.
4. All areas are rounded to the nearest square foot.
5. All areas are subject to change without notice.
6. All areas are subject to change without notice.

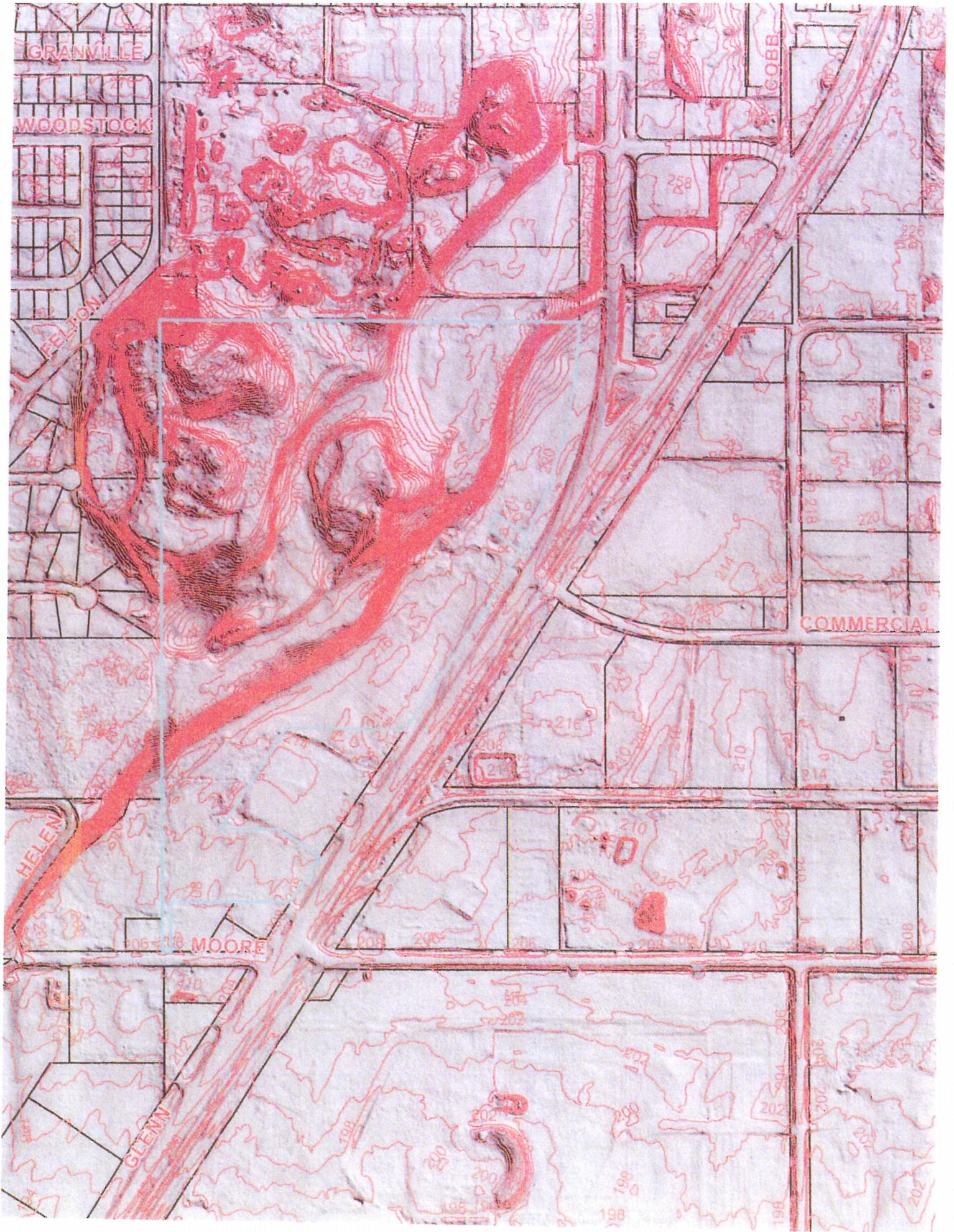


ALASKA STATE FAIR 2010

(6953)









MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 17N02E05D012

Site Information

Account Number: 17N02E05D012
 Parcel ID: 74316
 TRS: S17N02E05
 Abbreviated Description (Not for Conveyance): TOWNSHIP 17N RANGE 2E SECTION 5 LOT D12
 Subdivision: Map PA12
 City: Palmer
 Tax Map: Tax Map

Site Address

1452 S GLENN HWY

Ownership

Owners: KERTTULA JALMAR M & JOYCE
 Primary Owner's Address: 10601 HORIZON DR JUNEAU AK 99801-7628
 Buyers: Primary Buyer's Address

Appraisal Information

Year	Land Appraised	Bldg Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed
2016	\$1,250,400.00	\$75,300.00	\$1,325,700.00	2016	\$1,250,400.00	\$75,300.00	\$1,325,700.00
2015	\$1,250,400.00	\$75,300.00	\$1,325,700.00	2015	\$214,847.00	\$75,300.00	\$290,147.00
2014	\$1,250,400.00	\$75,300.00	\$1,325,700.00	2014	\$214,847.00	\$75,300.00	\$290,147.00

Building Information

Structure 1 of 1
 Business Use: None
 Design: Warehousing & Storage
 Construction Type: Commercial
 Grade: Frame
 Building Appraisal: None
 Septic: \$75300
 Residential Units: 0
 Condition: Standard
 Basement: None
 Year Built: 2003
 Foundation: Slab on Grade
 Well:

Building Item Details

Building Number	Description	Area	Percent Complete

Recording Info (to site link to DNR)

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Tax Not Yet Billed
2016	Yes	0012	12.984		
2015	Yes	0012	12.984	\$3767.27	
2014	Yes	0012	12.662	\$3673.84	

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage: 63.79
 Taxable Acreage: 63.79
 Assembly District: Assembly District 002
 Precinct: 11-075
 Fire Service Area: Palmer Fire Service is under the jurisdiction of the City of Palmer

Road Service Area: No Borough Road Service, for City of Palmer road service info, call (907)745-3400
 Last Updated: 6/14/2016 4:00:06 AM

* 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.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 17N02E05D010

Site Information

Account Number 17N02E05D010 Subdivision
 Parcel ID 30501 City Palmer
 TRS S17N02E05 Map PA 12
 Abbreviated Description TOWNSHIP 17N RANGE 2E SECTION 5 LOT D10 Tax Map
 (Not for Conveyance)

Site Address

1600 S GLENN HWY

Ownership

Owners KERTTULA JALMAR M & JOYCE Buyers
 Primary Owner's Address 10601 HORIZON DR JUNEAU AK 99801-7626 Primary Buyer's Address

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2016	\$29,000.00	\$94,700.00	\$123,700.00	2016	\$29,000.00	\$94,700.00	\$123,700.00
2015	\$29,000.00	\$93,300.00	\$122,300.00	2015	\$29,000.00	\$93,300.00	\$122,300.00
2014	\$29,000.00	\$89,600.00	\$118,600.00	2014	\$29,000.00	\$89,600.00	\$118,600.00

Building Information

Structure 1 of 1
 Business Use None Residential Units 1
 Design Use Residential Building Condition Sub-Standard
 Construction Type One Story Basement Full
 Grade Frame Year Built 1936
 Building Appraisal 03.9 Foundation Concrete Block
 Septic Well Well P - Public Water

Building Item Details

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A	1296	100
1	Oil Heat	1	100
1	First Story	1296	100

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2016	Yes	0012	12.984	Tax Not Yet Billed			
2015	Yes	0012	12.984	\$1587.94			
2014	Yes	0012	12.662	\$1501.71			

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
PLEASE CALL	\$925.23	\$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
0.32	0.32	Assembly District 002	11-905	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 Last Updated: 6/14/2016 4:00:06 AM

* 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.



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 16-010**

SUBJECT: Preliminary Plat Review: Lots 29 & 30, Block 11, T A Smith

AGENDA OF: July 21, 2016

ACTION: Review and comment

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

Summary: The request is to create one lot from Lots 29 & 30, Block 11 T A Smith to be known as Lot 29A, located inside Palmer city limits.

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



MEMORANDUM

TO: Eileen Probasco
FROM: Kimberly McClure, Planning Technician
DATE: July 6, 2016
SUBJECT: Preliminary Plat Review – Lots 29 & 30, Block 11, T A Smith

Inside City Limits

Outside City Limits

We have distributed the abbreviated plat for the subject project and have received the following comments from the following departments:

1. City Manager: No comments received.
2. Building Inspector: No changes necessary.
3. Community Development: The proposed lot is zoned R-1 Single-family Residential and will exceed the minimum lot width of 50 feet and the minimum lot area of 5,000 square feet as required for the R-1 Single-family residential district.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: This plat will be reviewed at the next regularly scheduled P & Z meeting held on July 21, 2016; any additional comments will be forwarded.



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Received

JUN 20 2016

City of Palmer

Comments Due: July 6, 2016

Date: June 20, 2016

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Palmer	MSB – Community Development
AK Dept. of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
AK DF&G, Habitat Mgmt. & Permitting	MSB – Code Compliance
AK DF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
Corp of Engineers	MSB – Permit Center
U.S. Postmaster	M.E.A.
City of: Palmer	M.T.A.
Community Council:	Enstar
Fire Service Area:	GCI
Road Service Area:	Assembly District #2 Matthew Beck
MSB – Borough Attorney	

Title:	SMITH TA RSB BLOCK 11, LOTS 29 & 30
Location:	SEC 33, T18N, R02E, S.M, AK
Petitioner:	CYNTHIA BIRD
Address:	450 N. BAILEY STREET PALMER AK 99645
Surveyor/Engineer:	HANSON SURVEYING & MAPPING
Address:	305 E. FIREWEED AVENUE PALMER AK 99645

The request is to create one lot from Lots 29 & 30, Block 11, Smith TA Subdivision, Plat No. 64-6, Section 33, Township 18 North, Range 02 East, SM AK, to be known as LOT 29A, containing .358+ acres.

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 **July 6, 2016** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **July 13, 2016**.

Sincerely,

Amy Otto-Buchanan
Platting Technician
direct line: 861-7872

amy.otto-buchanan@matnspov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2016-076

Tax ID: 55021B11L029 & L030

Tax Map #: PA 05

Pre-App Date: None

TR A

W DOLPHIN AVE

E DOLPHIN AVE

PIPPEL

FRENCH HAVEN 2

(5532)

4

(7197)

E SCOTT RD

48	25
47	26
46	27 (11)
45	28
44	29A
43	31
42	32
41	33
40	34
39	35
38	36
37	

24	1
23	2
22	3
21	4
20	5
19	6
18	7
17	8
16	9
15	10A
14	12A
13	

18	1
17	2
16	3
15	4
14	5
13	6
12	7
11	8
10	9

SMITH (12)

N BAILEY ST

N ALASKA ST

W CARIBOU AVE

E CARIBOU AVE

A13

SUBJECT PROPERTY

A16

32	
31	(10)
30	19
29	20A
28	(2736)
27	22A
26	23
25	24

16	
15	
14	(5028)
13	4
12	5
11	6
10	7
9	8

N BAILEY ST

22	1
21	2
20	3
19	4
18	5
17	6
16	7

TRACT A (4979)

(5021)

VICINITY MAP

FOR SMITH TA RSB B/11 L/29 & 30
 LOCATED WITHIN
 SECTION 33, T18N, R02E, SEWARD MERIDIAN,
 ALASKA
 PALMER 05 MAP

W. BEAVER AVE E.

3	2	1
20	21	22

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

(5)

OWNER'S STATEMENT

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

PROPOSED SUBMITTAL NAME: T.A. Smith Replat LOT 29A Block II

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.

RECEIVED
JUN 17 2016
PLATTING

Cynthia Baird
Original Signature (please sign in ink)

6-16-16
Date

450 N. Bailey St Palmer AK 99645
Mailing Address

745-3832
Phone

Name & Official Title (print)

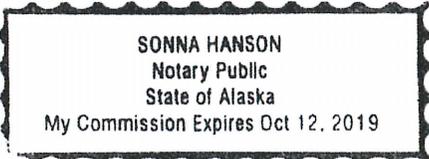
Company or Agency (if applicable)

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 16 day June, 2016

Sonna Hanson

NOTARY PUBLIC in & for Alaska
My Commission Expires: Oct 12, 2019



CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2015, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL
(MATANUSKA-SUSTINA BOROUGH)

DATE

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH 2015, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON, HAVE BEEN PAID.

TAX COLLECTION OFFICIAL
(CITY OF PALMER)

DATE



FRENCH HAVEN SUBDIVISION (PLAT 2004-69)

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS PROVIDED BY THE T. A. SMITH SUBDIVISION (64-6)

REGISTERED LAND SURVEYOR

2

NOTES

1. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON THIS LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE ALASKA STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
2. THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCELS OWNERS SHOULD DETERMINE THE APPLICABLE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
3. RECORD INFORMATION WAS OBTAINED FROM THE REVISED PLAT OF T. A. SMITH SUBDIVISION RECORDED IN THE PALMER RECORDING DISTRICT (PLAT 84-5).



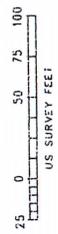
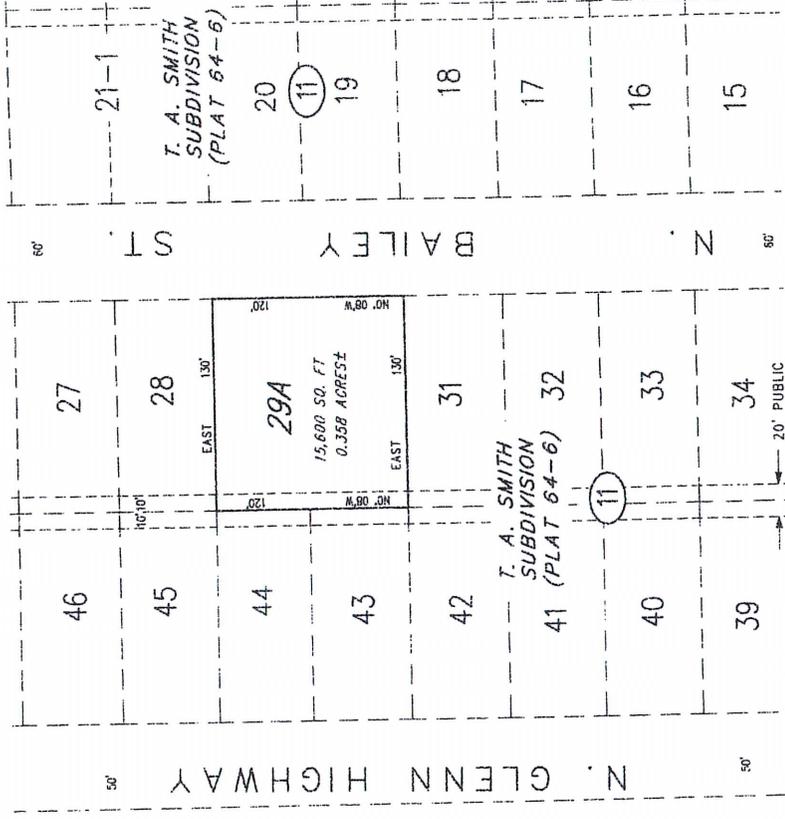
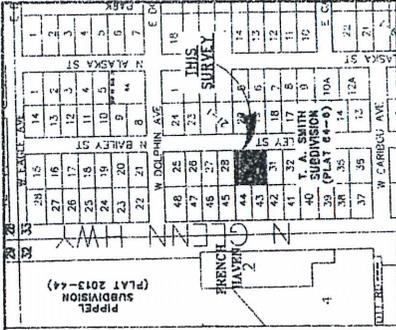
PLANNING & LAND USE DIRECTOR'S CERTIFICATE

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

PLANNING AND LAND USE DIRECTOR

DATE

ATTEST: PLANNING CLERK



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND I HAVE GIVEN MY CONSENT TO THIS SUBDIVISION BY MY FREE CONSENT.

CYRILIA J. BRID
450 N. BAILEY STREET
PALMER, AK 99645

DATE

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2015

FOR _____

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: _____

Agenda Copy

RECEIVED

JUN 17 2016

PLATTING

T. A. SMITH SUBDIVISION, LOT 29A BLOCK 11

A REVALUATION OF LOTS 29, & 30, BLOCK 11 T. A. SMITH SUBDIVISION (PLAT 64-6)

LOCATED WITHIN PALMER RECORDING DISTRICT NWK SEC. 33, T.19N., R.2E., S.M., AK CONTAINING 0.358 ACRES MORE OR LESS

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

FILE: FBIS-135; CS: CEH; SCALE: 1"=50'; 16/16/16/11 OF 1