

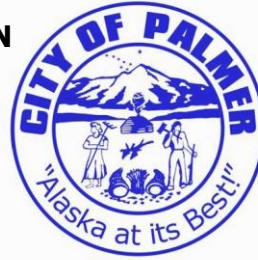


**City of Palmer**  
**Planning and Zoning Commission Packet**

**May 16, 2023**



**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**6 PM, THURSDAY, MAY 16, 2024**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**  
[www.palmerak.org](http://www.palmerak.org)



CHAIR PENNY MOSHER  
VICE CHAIR CASEY PETERSON  
COMMISSIONER LINDA COMBS  
COMMISSIONER LISBETH JACKSON  
COMMISSIONER JOHN MURPHY  
COMMISSIONER BARBARA HUNT  
VACANT

## **AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
  - 1. Regular Meeting April 18, 2024
- F. Reports
- G. Audience Participation
- H. Public Hearings
- I. Unfinished Business
  - 1. Committee of the Whole: Discuss IM 24-005, Discussion of items for Joint City Council and Planning and Zoning Commission Meeting (Note: Action may be taken by the Commission following the committee of the whole)
- J. New Business
- K. Plat Reviews
  - 1. IM 24-009: to create four lots from Parcel B, Waiver Resolution #83-97-PWm, filed as 83-210w excepting that portion conveyed to the State of Alaska, DOT&PF per Quitclaim Deed recorded at 2018-014446-0, 7/18/18 PRD.
  - 2. IM 24-010: To create six lots from Lot 1 & 2, Pat-Mar Acres #1. Proposed lots are to be served by the City of Palmer for water and sewer. Proposed access is from S. Felton Street and E. Helen Drive, City of Palmer owned and maintained roads.
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment

**PLANNING & ZONING COMMISSION  
CITY OF PALMER, ALASKA**

**REGULAR MEETING  
THURSDAY, APRIL 18, 2024  
6:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The regular meeting of the Planning and Zoning Commission was called to order by Chair Mosher at 6:00 p.m.

**B. ROLL CALL:**

Present and constituting a quorum were Commissioners:

Penny Mosher, Chair  
Casey Peterson, Vice Chair  
Linda Combs  
Barbara Hunt (via Zoom)

Absence(s) excused without objection:

John Murphy  
Lisbeth Jackson

Also present were:

Brad Hanson, Community Development Director  
Ailis Vann, Community Development Specialist

**C. PLEDGE OF ALLEGIANCE:** The Pledge was led by Vice Chair Peterson.

**D. APPROVAL OF AGENDA:**

The agenda was approved as presented without objection by all members present.

**E. MINUTES OF PREVIOUS MEETING(S):** The Minutes of the regular meeting of March 21 were unanimously approved as presented without objection by all members present.

**G. REPORTS:**

Staff Report: Director Hanson:

- May is going to be a very busy month for the City; car show at MTAEC, Great Alaska Aviation Gathering, Spring Cleanup Week, and more.
- Provided a brief update on recent action taken by Palmer City Council regarding the library.
- The events hosted in Palmer show that people want to be here.
- Plat review on the next P&Z agenda shows interest in growth near the south entrance of Palmer.

**G. AUDIENCE PARTICIPATION:** None.

**H. PUBLIC HEARINGS:** None.

**I. UNFINISHED BUSINESS:**

1. Committee of the Whole: Committee of the Whole: Discuss IM 24-005, Discussion of items for

Joint City Council and Planning and Zoning Commission Meeting (Note: Action may be taken by the Commission following the committee of the whole)

[The Commission entered Committee of the Whole at 6:10 pm and exited at 6:49 pm.]

Director Hanson provided a brief staff report on the outline for the Joint meeting which included the topics the Commission discussed at the March meeting.

The commission had an open discussion and developed an action plan for the Joint meeting, which is tentatively scheduled for June 20<sup>th</sup>.

- There are 4 topics the Commission wishes to discuss with the Council and see them act on: a recap of what the P&Z has accomplished in the last year, update the 2006 Palmer Comprehensive Plan, the 2021 Annexation study, and to get the Community Event Space/RR Right of Way upgrades project underway again.
- Each commission member volunteered for a portion of the presentation or volunteered to help put the presentations together.
- Each presentation will end with a call to action to the Council.
- Chair Mosher will lead the discussion with the recap, followed by Vice Chair Peterson, providing information on the update to the Comp Plan, then Commissioner Jackson discussing the 2021 Annexation study, and Commissioner Combs will lead the discussion on the RR ROW. Commissioner Hunt will round out the evening with a closing speech, encouraging and reminding the council of Palmer's value and desirability for events, recreation, and quality of life.
- The meeting will be held during the normal P&Z timeslot, so there won't be as many time constraints. The commission is very hopeful that the council will come to the table to discuss the future of Palmer and their role in responsible growth.
- Draft presentations/outlines for each topic will be sent to Staff no later than May 8<sup>th</sup> so they may be included in the May board meeting packet.

**J. NEW BUSINESS:** None.

**K. PLAT REVIEWS:**

1. **IM 24-00X (6):** To create five lots from Tract 1A, Harrington Subdivision Tract 1A, located outside city limits. Proposed Lots 2-4 will share a common access onto N. Popes Road.
  - Director Hanson provided a staff report.
  - The Commission echoed the concerns shared by City of Palmer staff. The updated memorandum to the MSB will reflect these concerns.
2. **IM 24-00X (7):** To create three lots from Lots 8,9,10,11,12, & 13, Virgil Eckert, Plat No. 2010-139 to be known as VIRGIL ECKERT 2024. The property is located within the NE ¼ Section 04, Township 17 North, Range 02 East, Seward Meridian, Alaska and is located inside the city limits.
  - Director Hanson recused himself from this discussion as he is a deed holder on adjacent properties.
  - Community Development Specialist Vann provided the staff report and read aloud the comments from City departments.
  - The Commission had no additional comments.
  - **IM 24-00X (8):** To create three lots from Block 1, Lots 3-5, ARRC Subdivision, Plat No. 3-124, to be known as Silvertip Commercial, containing .87 acres +/- . This property is located inside the city limits.



- Director Hanson provided a brief staff report.
- This property is within the Airport Influence Area, and this will be noted on the memo to the MSB.
- The Commission had no additional comments.

**L. PUBLIC COMMENTS:** None.

**M. COMMISSIONER COMMENTS:**

**Commissioner Combs:**

- Palmer events are highly desirable and make Palmer such a wonderful place to be. It makes her proud that she gets to be a part of it all.
- Looks forward to the Joint Meeting and putting together the outline at the next P&Z meeting.

**Vice Chair Peterson:**

- Reflected on his recent trip to Arizona, and how Alaska is truly a stunning and spectacular place to live.
- Commented on the need for a deadline on the outlines, through discussion it was determined that May 8<sup>th</sup> will be the deadline.

**Chair Mosher:**

- Appreciates the different perspectives on this board.
- Looking forward to the summer months.
- The joint meeting will be great.
- Looking forward to working with the commission, it's a great group to work with.

**N. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 7:17 p.m.

**APPROVED by the Planning and Zoning Commission this \_\_\_\_ day of \_\_\_\_\_, 2024.**

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Penny Mosher, Chair

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Brad Hanson, Community Development Director



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 24-005**

**SUBJECT:** Discussion items for Joint CC / P&Z Meeting

**AGENDA OF:** May 16, 2024  
April 18, 2024  
March 21, 2024

**ACTION:** Review and comment

**Attachment(s):** 1) Narrative provided by commissioners.  
2) Outline for Presentations

**Summary:** **May Update**

Commissioners have provided their outline for their respective elements of the presentation. They all look quite good. An overall presentation can be finalized. Please bring or have available April's packet for discussion items.

**April Update**

Included in the packet for your consideration is information related to the Ak RR ROW discussion. This presentation was the last presentation given before the discussion stalled. Please review to refresh yourselves with relevant information.

Also included is an example of a past agenda, outlining the format. Finally, I have included for discussion purposes an outline for presentation of each item the commission wants to discuss.

**March**

Provided are items requested by the Commission regarding our upcoming Joint City Council and Planning & Zoning Meeting. Discussion should include not only the contents of the report, but also a strategy by which the commission presents the findings and recommendations for further action by the council.

## Outline for Presentation to City Council for Joint Meeting Comprehensive Plan and Annexation

1. Identify the presenter.
2. Utilize the information of previous reports or studies to reference any pertinent information.
3. **Identify Key Issues.** Identify the key issues and challenges facing the city that should be addressed in an updated comprehensive plan.
  - a. Last Comprehensive plan Completed in 2006.
  - b. Last major annexation in 2002.
  - c. Explosive Growth of the Mat-Su Area and the impact on Palmer.
  - d. These could include issues such as urban sprawl, transportation congestion, housing affordability, environmental sustainability, and economic & industrial development.
  - e. The importance of defining community growth, activities and future transportation needs.
  - f. An updated plan will benefit the city and its residents by addressing current challenges, promoting sustainable growth, and enhancing quality of life.
4. **Outline the Process.** Provide an overview of the process for updating the comprehensive plan and developing an annexation petition, including opportunities for public input and feedback, use the 2006 city advisory groups to show community involvement. Explain how the city council can play a leadership role in guiding the process and ensuring that the activities reflect the community's priorities and values.
5. **Call to Action.** End presentation with a clear call to action, urging the city council to prioritize the updating of the comprehensive plan and outline the next steps in the process. Encourage council members to support the initiative and commit to actively engaging with the community throughout the planning process

1. Welcome to the Planning and Zoning Commission Meeting
2. Title 17 – Chair Penny Mosher
  - a. Purpose and Intent of Title 17
    - i. To implement the comprehensive development plan for the city;
    - ii. To encourage the most appropriate use of land;
    - iii. To conserve and stabilize the value of property;
    - iv. To aid in the rendering of fire and police protection
    - v. To provide adequate open space for light and air;
    - vi. To lessen the congestion on the streets;
    - vii. To give an orderly growth to the city;
    - viii. To prevent undue concentration of population
    - ix. To improve the city’s appearance;
    - x. To facilitate adequate provisions for the community utilities and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements and
    - xi. In general to promote public health, safety, and general welfare (Ord 454 S 4, 1994)
  - b. Definition Update – to meet the American Disabilities Act (ADA) Requirements
  - c. Addition of the Residential matrix for the visual learner – to ease permitting process
3. Introduction of future plans and initiatives:
  - A. Comprehensive Plan,– Vice Chair, Peterson
    - a. Mat Su Growth, 2020 Census, established MPO
    - b. Importance of Defining Community Growth
    - c. Benefits of an Update Plan
  - B. Annexation – Lisbeth Jackson/Linda Combs
  - C. Future Transportation and Safety Needs – John Murphy
    - i. Roads
    - ii. Bike/pedestrian paths
4. Closing Remarks – Barbara Hunt

## **From Casey Peterson:**

### **Overall View:**

Outline - Introduction to the comprehensive plan, what it's for.

Topics -

1. Fundamental uses for a comprehensive plan: ARDORS, grants, etc.
2. Community involvement and outreach regarding goals
3. Updating the goals in general for Palmer, where we want to see ourselves in the next two decades.

Conclusion & Call for Action

### **DRAFT body:**

Economic and societal development occurs whether or not there is a general plan or goal in motion set forth by the community. This is important to keep in mind, as the leadership of those communities should help guide and set forth expectations of how we'd like to see ourselves become in the future. Today's packet outlines the last comprehensive plan, which was completed in 2006 - almost two decades ago. Almost two decades ago, as outlined in the comprehensive plan, there were various goals such as finding ways to entice a mall or big box store to the small town - which may or may not be in the public's mind anymore given the trends of online shopping. Those goals didn't come from the council at that time, it came from the citizens in a series of public involvement and learning what they wanted to see in Palmer. This is a great opportunity to review the goals made back in 2006, and determine what goals we would like to see the city take on, two decades from now.

Overall, the process sounds fairly simple. We would need a dedicated advisory group, selected by the council, to meet and discuss which major sections of the plan to update. Then we would need to determine the best ways to include the community, receive input and feedback, and perform outreach where needed. Council would play a leadership role, in assisting and overseeing the entire process, which should help influence the number of citizens involved in the process. This should not be a political issue - both sides can come together in agreement on items in person, or through other means of feedback with the advisory group.

1. The fundamental uses for a comprehensive plan cannot go understated. A plan such as this is required by various organizations, such as the EPA, in order to qualify for certain grants or programs. Additionally, the State of Alaska has a program specifically for economic development, under the Alaska Regional Development Organizations program. This program is quite successful in helping communities generate economic growth, while providing valuable feedback to decision makers. While the Mat-Su lost

their ARDOR some time ago, there is still great benefit in updating the comprehensive plan and involving the public.

2. The most valuable and often talked about feedback/event that was well-received from the public during the 2006 plan preparation, was the train depot hosted community discussions. There were several different ways the community could interact with the advisory group and/or council members, to let their voices be heard on the issue. Since then, there are countless other examples that could be used to help drive community involvement with this process. This combined with surveying and other outreach will help achieve the feedback needed to update the plan with useful information from the public to create desirable goals.
3. As noted earlier, there are several goals currently listed in the 2006 plan. Some were already achieved in the late 2000's, or sometime after. There are also more that we have yet to achieve, and those that are questionable whether they are truly something the community would still desire. For those goals we have achieved, it would be good public perception to note our successes as a City and strike them off the list. Likewise, it would be useful to review the outstanding items as a stepping stone for public feedback. Once we have the community's goals in mind, that should help provide council and future city councils with enough feedback to make better decisions for the city.

The worst possible outcome is that the community let their voices be heard, and those voices say "we do not need any new goals at this time, as a small town". However, I consider this possibility highly unlikely. I would be more than willing to bet that after seeing the last two decades perspire, and looking into two decades into the future, we have much bigger plans. I'm asking for you to approve involving the public again to gather and help provide feedback to achieve a new or updated comprehensive plan. I ask that you take action to include this matter as part of a council meeting and re-engage with the public to help develop this plan. What are your concerns that are barring you from making this decision?

**From:** [Lisbeth Jackson](#)  
**To:** [Ailis Vann](#); [Brad Hanson](#)  
**Subject:** Re: Additional Documents from last P&Z meeting and draft minutes  
**Date:** Wednesday, May 8, 2024 2:46:37 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Brad and Ailis,

I have been working on the outline for the Joint City Council Meeting, and since I was not at the meeting when this was discussed, I am not exactly sure what is required. I am sending along a draft to get something in today. I can work on this more prior to the meeting next week and fine tune this rough draft – just please let me know what you would like me to do.

1. My name is Lisbeth (Liz) Jackson, and I have been a P&Z Commissioner since January of 2021, and am now serving my second term. I thoroughly enjoy the time on this Commission, and during my tenure looking over Plat Reviews the Commission has noticed new subdivisions near the city with inappropriate access and several flag lots that would make it difficult for emergency vehicles to access and for egress for residents. These incidents would not occur within City Limits.
2. As a resident of the Mat Su Valley – I have also been disappointed at the unsightly sprawl that continues on the Palmer Wasilla Highway and I would not want to have that sort of development at the edge of the City of Palmer.
3. During my time on the Commission, we have with Staff made updates to Title 17 – which is easier to read and is a very workable and applicable document to any development.
4. History – the last major annexation that happened in Palmer was 2002 – since that time there have been studies with no action and the last study was 2021 and cost \$160K again with no action.
5. In addition to safely developing land, providing a more pleasing development plan for the land, annexation would also allow for the following positive outcomes:
  - a. More self-governance – the bigger the city is the more influence we would have Statewide.
  - b. Annexation would ensure a sustainable tax base along with long-term economic viability, fiscal health, and natural environment in Palmer.
  - c. Safe, attractive development at our borders to continue Palmer’s beautiful community a little further without the possibility of a junk yard next door.
  - d. Provide opportunity for those just outside our City Limits now that consider Palmer their home a voice in the election process.
  - e. Annexing would allow planning on undeveloped land that makes sense, i.e., Commercial Park off Springer Loop.

To that end, the Commission recommends the following areas for annexation consideration by the Council: Parcels E, G, and part of D – basically from the west of the Glenn Highway to the



Parks Highway, eliminating annexing any farms or more residential areas on the east side of Glenn Highway, and from Hemmer Road on the west side of the Glenn meeting at the Parks Highway.

Public support at the time of the Annexation Study was not stellar, however; the study was done during Covid so in person discussions and open houses were minimal at best, and education is key here. I am a prime example – when I moved to the City from the Borough I was not thrilled that I would have to pay City Property taxes on top of my Borough taxes, but when you remove RSA and Fire from the Borough property tax it is a wash. In addition, if I need the Fire Department or Police – I would actually get that service I am paying for, but when I lived on the Palmer Fishhook near the Fishhook Fire Department, I knew that if I actually had an emergency, I needed to be prepared to deal with it as service in outlying areas is poor. Living in the City – if I need emergency assistance, I know it will be there. People often don't know these things. In annexing areas that want to have 4-wheelers allowed there could be Special Use Districts within the city so those activities that many people value would still be available.

Annexation is a positive proposition for the existing City and for the surrounding communities. Let's start the conversation again and grow the City in a positive and exciting way. "Palmer at its Best" will only get better by providing services, stability, organization, and structure beyond the existing borders. Starting the conversation includes any updates necessary for the Study, outreach, open houses, and education of what living in City of Palmer really means.

Thanks so much,  
Liz Jackson  
[copperlisbeth@gmail.com](mailto:copperlisbeth@gmail.com)  
907-232-2063

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**From:** Ailis Vann <[avann@palmerak.org](mailto:avann@palmerak.org)>

**Date:** Tuesday, May 7, 2024 at 9:21 AM

**To:** [bhunt@mtaonline.net](mailto:bhunt@mtaonline.net) <[bhunt@mtaonline.net](mailto:bhunt@mtaonline.net)>, Casey Peterson <[peteroncasy17@gmail.com](mailto:peteroncasy17@gmail.com)>, [copperlisbeth@gmail.com](mailto:copperlisbeth@gmail.com) <[copperlisbeth@gmail.com](mailto:copperlisbeth@gmail.com)>, John Murphy <[carjo1997@gci.net](mailto:carjo1997@gci.net)>, Linda Combs <[lcombs@mtaonline.net](mailto:lcombs@mtaonline.net)>, Penny Mosher <[pl.mosher@outlook.com](mailto:pl.mosher@outlook.com)>

**Cc:** Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 24-009**

**SUBJECT:** Pre-Application Request – SEC 05,T17N, R02E

**AGENDA OF:** May 16, 2024

**ACTION:** Review and comment

**Attachment(s):** Routing Packet (10 pages)

**Summary:** To create four lots from Parcel B, Waiver Resolution #83-97-PWm, filed as 83-210w excepting that portion conveyed to the State of Alaska, DOT&PF per Quitclaim Deed recorded at 2018-014446-0, 7/18/18 PRD.

**Recommendation:** City staff is currently reviewing the Routing Packet and will provide all comments to P&Z in person at the meeting on 5/16/24.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
PRE-APPLICATION ROUTING SLIP**

MG

DUE DATE: **May 14, 2024**  
 MEETING DATE: **May 17, 2024**  
 TIME: **email only**  
 PETITIONER / #: **S4 Group, LLC** PHONE#: **907-306-8104**  
 EMAIL: [craigb@s4ak.com](mailto:craigb@s4ak.com) / [kate@s4ak.com](mailto:kate@s4ak.com)  
 OWNER(s) : **Kerttula Joint Revocable Trust**  
 SEC/TWP/RNG: **SEC 05, T17N, R02E** TAX MAP: **PA 12**  
 SUBDIVISION: **MSB Waiver #83-97 Recorded as 83-210w** RSA#: **N/A**  
 TAX ID: **17N02E05D012** CITY OF: **Palmer**  
 REQUEST: **To create four lots from Parcel B, Waiver Resolution #83-97-PWm, filed as 83-210w excepting that portion conveyed to the State of Alaska, DOT&PF per Quitclaim Deed recorded at 2018-014446-0, 7/18/18 PRD.**

**SENT PRE-APP PACKET TO:**

ASSESSMENTS, **CHARLYN SPANNAGEL,**  
**KATRINA KLINE**  
 ATTORNEY, **JOHN ASCHENBRENNER**  
 PLANNING DEPARTMENT, **ALEX STRAWN**  
 PLANNING DIVISION, **PLANNING EMAIL**  
 PLATTING OFFICER, **FRED WAGNER**  
 DEVELOPMENT SERVICES, **PERMIT CENTER**  
 LIDS, **MARCIA VONEHR**  
 ADOT&PF, **KRISTINA HULING & DAVID POST**

COMMUNITY DEVELOPMENT, **LMD**  
 PUBLIC WORKS,  
 O & M DIVISION, **TOM ADAMS**  
 PRE-DESIGN & ENGINEERING DIVISION, **BRAD**  
**SWORTS, JAMIE TAYLOR, DANIEL DAHMS,**  
**ELAINE FLAGG & TAMMY SIMMONS**  
 EMS SERVICES, **FIRE CODE**  
 CITY OF, **PALMER**

**COMMENTS:**

PA20240040

PLT-21-8-3000

PRE-APP CHECK LIST.	
TASK	COMPLETE
Collect \$50 / Receipt	√
Collect Map	√
Collect Application	√
Schedule Date	√
Summary My Property	√
GIS Tax Map	√
OSHP Map	√
Aerial Map	√
SOA Road?	Yes
Cartegraph Sheet	√
CITY P/W/H?	Palmer
Cross Check	<i>cc</i>
E-Mail for Comments	
Add to Platting Calendar	√

MC

### Pre-Application Request Form

Name of Requestor: S4 Group, LLC  
 Mailing Address: 124 E 7th Ave, Anchorage, AK 99501  
 Phone Number: 907-306-8104  
 Email: craigb@s4ak.com, kate@s4ak.com

Owner's name (if different):  
Kerttula Joint Revocable Trust  
 Surveyor's name (if hired already):  
S4 Group, LLC

*The pre-application request requires preparation by both parties to maximize the benefits to everyone. The more information you provide, the better staff can assist you in achieving your goals.*

#### Required Items:

1.  Fee of \$50.00. Payable to MSB.  TAX MAP # PA 12
2.  Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
S17N02E05, Tax Account # 117N02E05D012, 1452 S Glenn Hwy
3.  Provide **Basic dimensions** of the lots to be created, the road to be built, the area to be vacated, etc.
4.  Show existing rights of way with road names.
5.  **If eliminating lot lines or vacating easements or right-of-ways:** show the area of vacation or the lot line to be eliminated.
6.  **If creating a street or road:** show proposed rights of way.
7.  Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:  
To Subdivide parcel into four tracts

**RECEIVED**  
 APR 10 2024  
**PLATTING**

*Optional: Provide development plans to better assist borough departments with providing appropriate comments:* \_\_\_\_\_

*For Industrial, Commercial, or multi-family development, the Subdivision standards may not meet International Fire Code requirements for access. Contact Fire Code Official at 907-861-8030 for more info.*

**The Pre-application packet will be sent to you 10 to 21 days after acceptance of fees.**

*PA20240040 PLT-21-8-3000*

Provide if available:  
 Easement Documentation  
 As-Built Survey

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

*May 17, 2024*

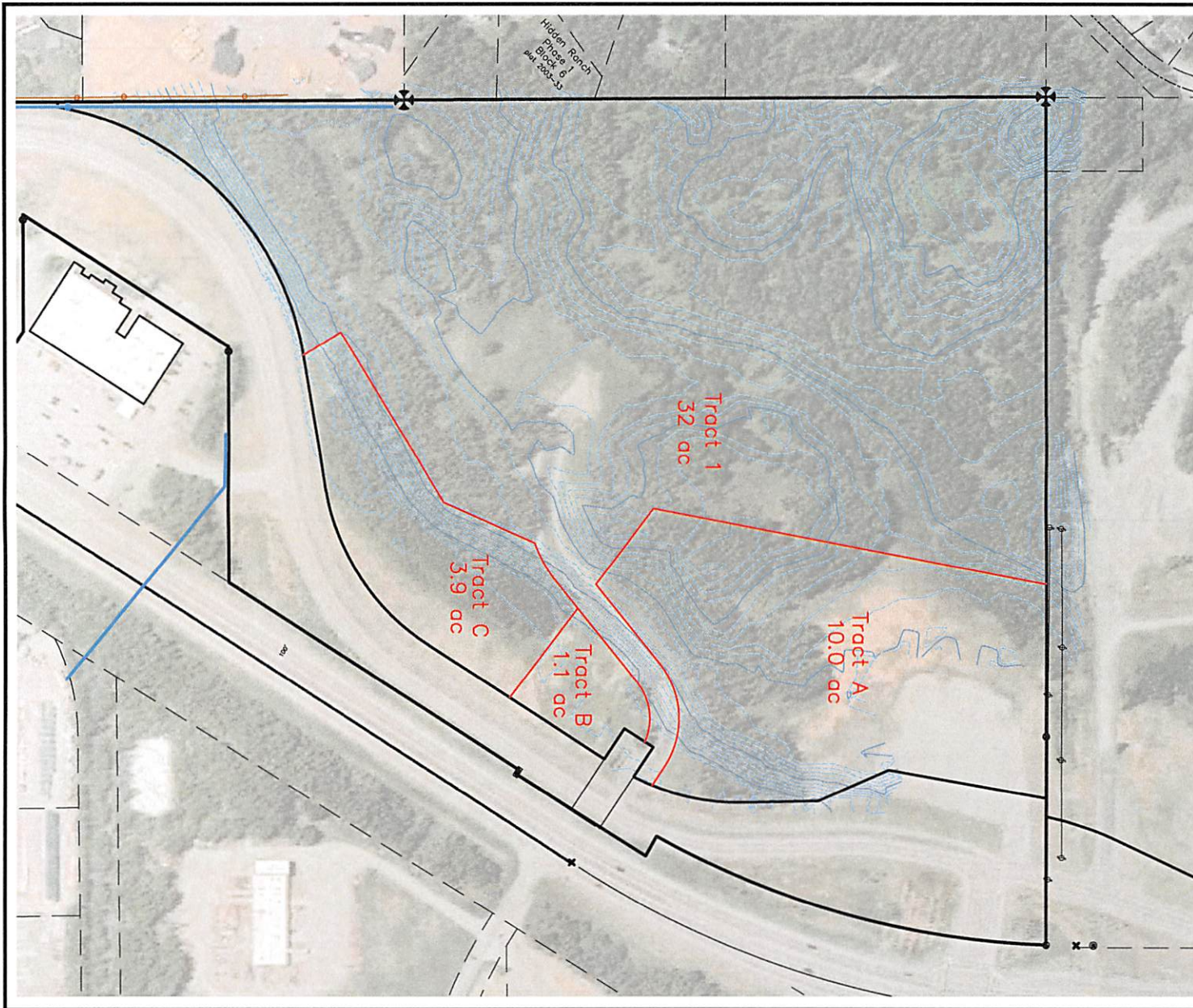
For Office Use Only:

Date Rcvd: 4/15/24

How Paid: CK #348

Initials: ADD





# Concept Layout

Vicinity Map Scale: 1" = 1/2 mile

A Plan of:

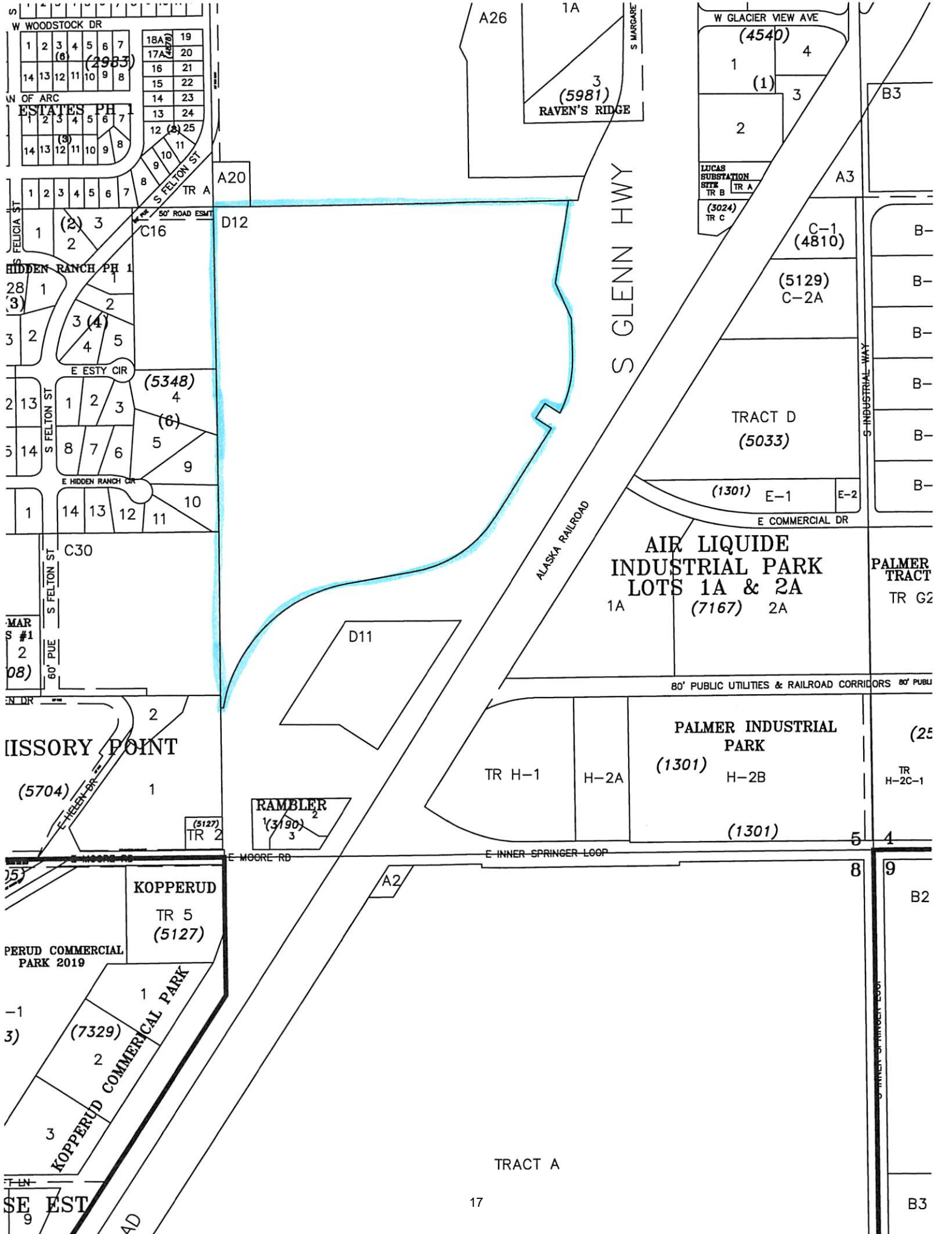
## Waiver 83-210W

Located within the SE 1/4 of Section 5, T17N, R2E, Seward Meridian, Palmer Recording District, Alaska, containing 47.342 acres, more or less.

**S4 Group**  
 Land Surveying  
 Land Development Consultants  
 Subdivision Specialists  
 Construction Surveying

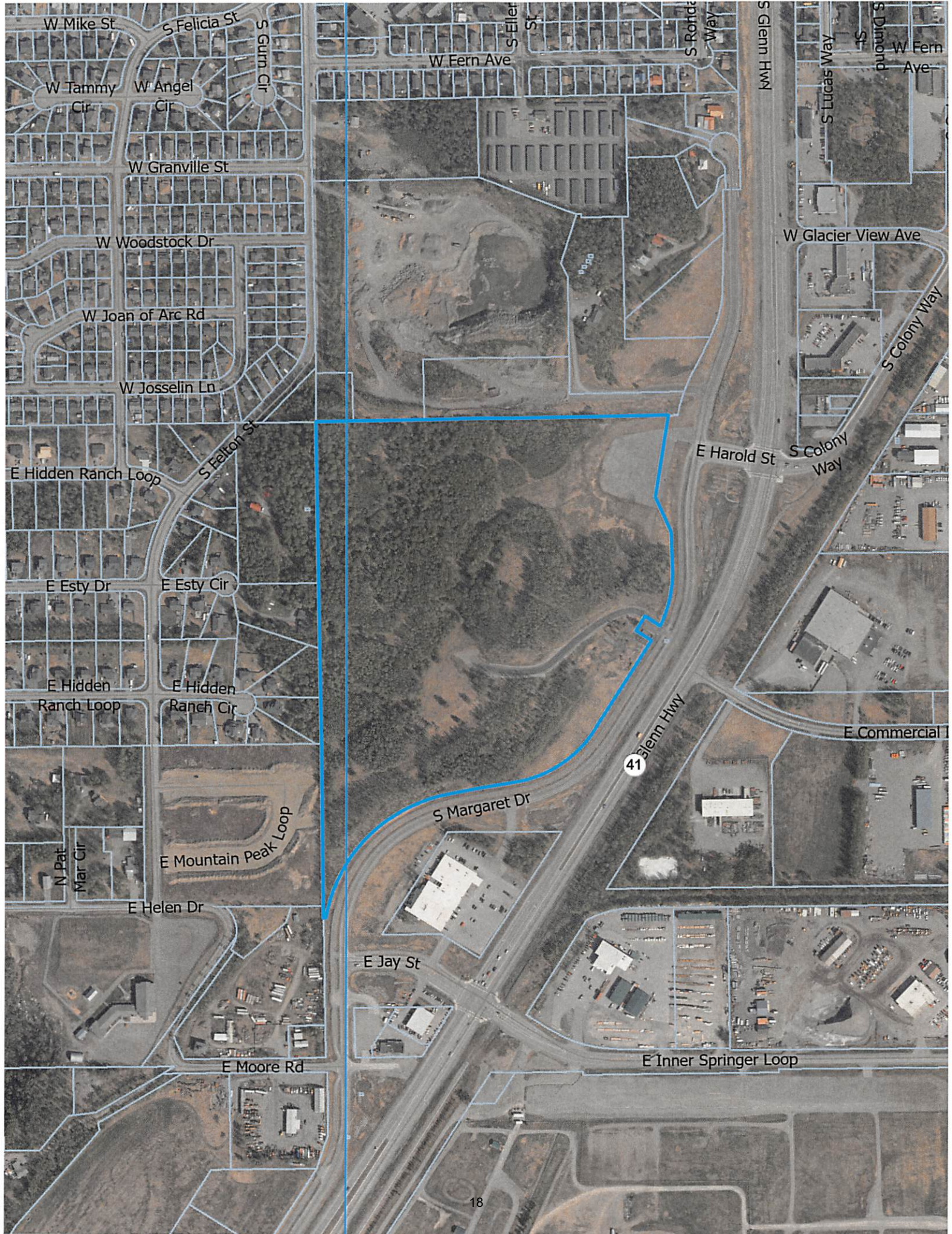
124 E. 7th Avenue  
 Anchorage, Alaska 99501  
 (907) 506-8104  
 mol@S4AK.com

Drawn by: CB	Scale 1" = 100'	Grid
Field Book:		Date: 9/25/2023



TRACT A















# Cartegraph Road Information

Road Info					
<b>Road Number:</b>	006879	<b>Road Name:</b>	Margaret Dr	<b>RSA #:</b>	16 SOUTH COLONY RSA
<b>Surface Type:</b>	HMA	<b>Certified:</b>	0	<b>Map #:</b>	PA 12
<b>TRS:</b>	S 17N02E05	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>		<b>Length:</b>	0.854943181818182	<b>Classification:</b>	Collector Asphalt
<b>Route Back:</b>		<b>Route Ahead:</b>		<b>Travel Direction:</b>	
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>	Will Barickman	<b>Contractor:</b>	
<b>OSHP:</b>	Major Collector	<b>MSB Functional Classification:</b>	Minor Collector <small>Certified Value of 1 denotes Certified.</small>	<b>SCM:</b>	
<b>Status:</b>	Active				
<b>Road Number:</b>	006879	<b>Road Name:</b>	Margaret Dr	<b>RSA #:</b>	16 SOUTH COLONY RSA
<b>Surface Type:</b>	HMA	<b>Certified:</b>	1	<b>Map #:</b>	PA 12
<b>TRS:</b>	S 17N02E05	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>		<b>Length:</b>	1.14238636363636	<b>Classification:</b>	Collector Asphalt
<b>Route Back:</b>		<b>Route Ahead:</b>		<b>Travel Direction:</b>	
<b>Custodian:</b>	Mat-Su Borough	<b>RSA Superintendent:</b>	Will Barickman	<b>Contractor:</b>	
<b>OSHP:</b>	Major Collector	<b>MSB Functional Classification:</b>	Minor Collector	<b>SCM:</b>	
<b>Status:</b>	Active				



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 117N02E05D012

### Site Information

Account Number 117N02E05D012 Subdivision  
 Parcel ID 74316 City Palmer  
 TRS S17N02E05 Map PA12 Tax Map  
 Abbreviated Description (Not for Conveyance) TOWNSHIP 17N RANGE 2E SECTION 5 LOT D12

Site Address 1452 S Glenn Hwy

### Ownership

Owners KERTTULA JOINT REV TR Buyers  
 KERTTULA&KERTTULA DE ECHA VE TRES  
 Primary Owner's Address 10601 HORIZON DR JUNEAU AK 99801 Primary Buyer's Address

### Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2024	\$2,325,700.00	\$0.00	\$2,325,700.00	2024	\$2,325,700.00	\$0.00	\$2,325,700.00
2023	\$1,038,300.00	\$0.00	\$1,038,300.00	2023	\$1,038,300.00	\$0.00	\$1,038,300.00
2022	\$1,038,300.00	\$0.00	\$1,038,300.00	2022	\$1,038,300.00	\$0.00	\$1,038,300.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete			
<b>Tax/Billing Information</b>						
Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2024	No	0012	::	::	9/22/2016 QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2016-020037-0</a>
2023	Yes	0012	11.396	\$11832.47		
2022	Yes	0012	11.901	\$12356.81		

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$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
47.67	47.67	Assembly District 002	<a href="#">25-325</a>	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



Matanuska-Susitna Borough

350 E. Dahlia Avenue

Palmer, Alaska 99645

Platting Case Summary for

**PA20240040**

**PA 12 S4 FOR KERTTULA 05/01/2024**

Applicant Name: KERTTULA JOINT REV TR

Status: F 05/01/2024

Technician: MATTHEW GODDARD

Surveyor: S4 GROUP

Engineer:

Pre-App Date: 05/01/2024

Date Submitted: 04/10/2024

TRS:

Date App Accepted: 04/10/2024

Start Date: 05/01/2024

Expiration Date:

30-Day Letter Date:

NOA Date:

Platting Board Date:

Platting Board Approval:

Resolution #:

Linked Parcels: PA 12 MAP

S 17N02E05 TRS

PA20240040

117N02E05D012

Assembly District 002

Case Type: **PRE\_APP PA20240040**

Subdivision Sub-Type:

Total Acreage: 47.67 Covenants:

Total Parcels: 1

Plat Sheets:

**Recording Info:**

Rec Date:

Rec Dis

Book

Page

Plat Year

Plat#



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 24-010**

**SUBJECT:** Pre-Application Request

**AGENDA OF:** May 16, 2024

**ACTION:** Review and comment

**Attachment(s):** Routing Packet (16 pages)

**Summary:** To create six lots from Lot 1 & 2, Pat-Mar Acres #1. The proposed lots are to be served by the City of Palmer for water and sewer. Proposed access is from S. Felton Street and E. Helen Drive, City of Palmer owned and maintained roads.

**Recommendation:** City staff have reviewed and submitted comments to the MSB on this plat request. Those comments are included in the packet.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
PRE-APPLICATION ROUTING SLIP**

CC

DUE DATE: **May 10, 2024**  
 MEETING DATE: **May 16, 2024**  
 TIME: **Email only**  
 PETITIONER / #: **Ben Crowley** PHONE: (907) 841-2592  
 EMAIL: [office@ridgelinealaska.com](mailto:office@ridgelinealaska.com)  
 OWNER(s) / #: **Ben Crowley**  
 SEC/TWP/RNG: **SEC 05, T17N, R05E** TAX MAP: **PA 12**  
 SUBDIVISION: **Pat-Mar Acres # 1 (Plat# 86-197)** RSA#: **City of Palmer**  
 TAX ID: **3308000L001&2** CITY OF: **Palmer**  
 REQUEST: **To create six lots from Lot 1 & 2, Pat-Mar Acres # 1 (Plat# 86-197). Proposed lots are to be served by the City of Palmer for water and sewer. Proposed access is from S. Felton Street and E. Helen Drive, City of Palmer owned and maintained roads.**

**SENT PRE-APP PACKET TO:**

ASSESSMENTS, CHARLYN SPANNAGEL, KATRINA KLINE  
 ATTORNEY, JOHN ASCHENBRENNER  
 PLANNING DEPARTMENT, ALEX STRAWN  
 PLANNING DIVISION, PLANNING EMAIL  
 PLATTING OFFICER, FRED WAGNER  
 DEVELOPMENT SERVICES, PERMIT CENTER  
 LIDS, MARCIA VONEHR  
 EMS SERVICES, FIRE CODE

COMMUNITY DEVELOPMENT,  
 ERIC PHILLIPS  
 PUBLIC WORKS DEPT, TOM ADAMS  
 O & M DIVISION,  
 PRE-DESIGN & ENGINEERING DIV,  
 BRAD SWORTS, JAMIE TAYLOR,  
 DANIEL DAHMS  
 CITY OF PALMER

PA20240046 PLT-21-8-3007

**COMMENTS:**

PRE-APP CHECK LIST.	
TASK	COMPLETE
Collect \$50 / Receipt	√
Collect Map	√
Collect Application	√
Schedule Date	√
Summary My Property	√
GIS Tax Map	√
OSHP Map	√
Aerial Map	√
SOA Road?	No
Cartograph Sheet	√
CITY P/W/H?	Palmer
Cross Check	<i>mtt</i>
E-Mail for Comments	√
Add to Platting Calendar	√



**Pre-Application Conference Request**

Name of Requestor: BEN CROWLEY

Mailing Address: 2521 E. MNT. VILLAGE DR. SUITE B, #870 WASILLA, ALASKA 99654

Phone Number: (907) 841-2592

Email: [office@ridgelinealaska.com](mailto:office@ridgelinealaska.com) – [garyl@mtaonline.net](mailto:garyl@mtaonline.net)

**Required Items:**

1. Fee of \$50.00. Exact cash amount or check made out to MSB. **TAX MAP # PA12**
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
LOTS 1 &2, PAT-MAR ACRES #1 PLAT # 86-197
3. **Basic dimensions** of the lots to be created, the road to be built, the area to be vacated, etc.
4. Existing rights of way shown with names.
5. **If eliminating lot lines or easement/right-of-way vacations:** provide copy of map showing the area of vacation or the lot line to be eliminated.
6. **If creating a street or road:** proposed rights of way shown.
7. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:

CREATE 6 LOTS SERVED BY CITY WATER AND CITY SEWER

RECEIVED

APR 25 2024

***Pre-application conferences are scheduled ten to 21 days after acceptance of fees.***

Provide if available:

Easement Documentation

As-Built Survey

**PRE-APPLICATION CONFERENCE DATE & TIME:**

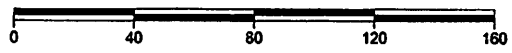
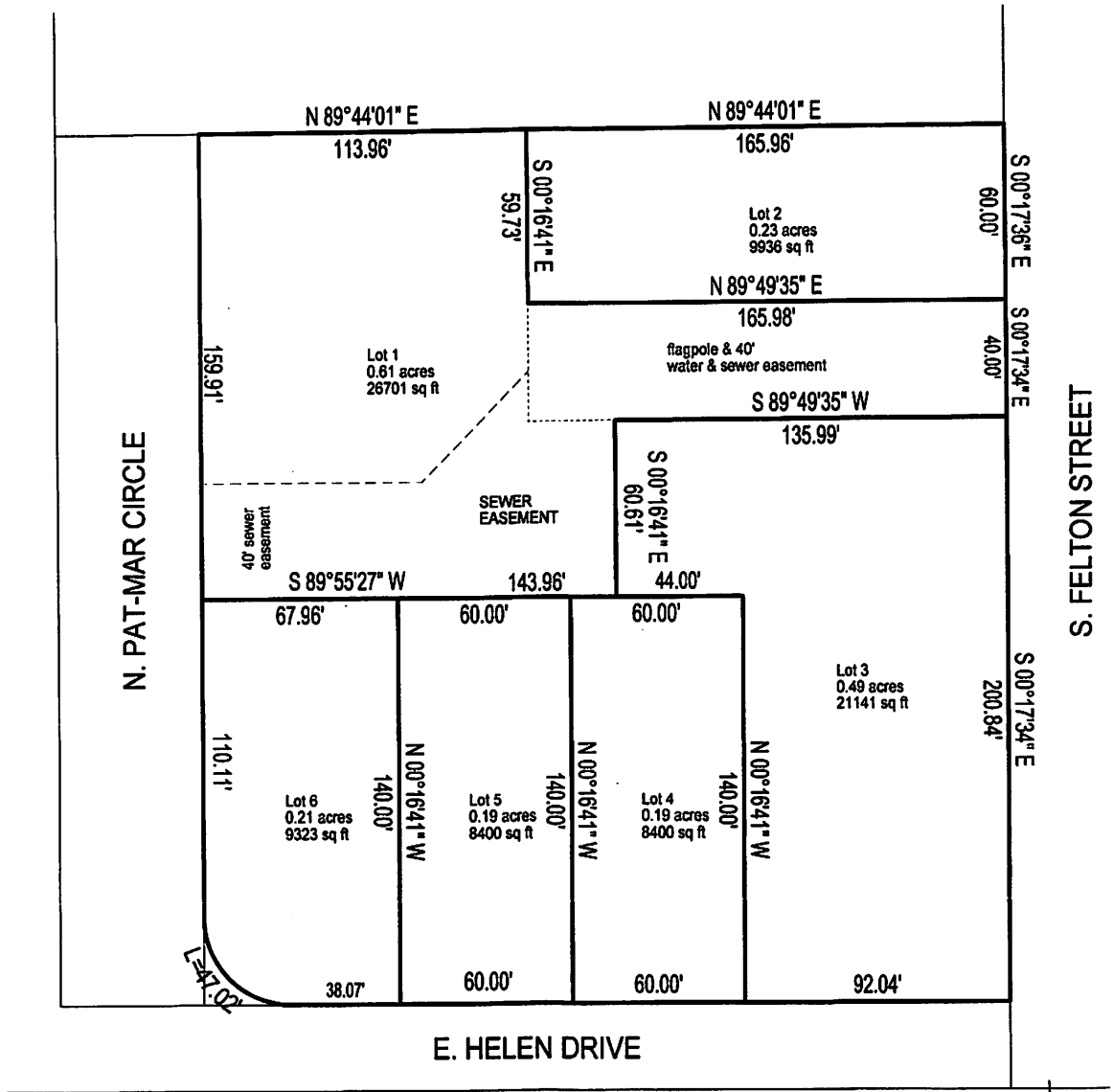
PA20240046 PCT-21-8-3007

PLATTING

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

<i>For Office Use Only</i>	
Date Rcvd:	_____
How Paid:	_____
Initials:	_____



20 | 19 | 18 | 17 | 16 | 15 | 14

8 / / 6

H LOOP

E HIDDEN RANCH CIR

6 | 5 | 4 | 3 | 2 | 1

14 | 13 | 12 | 1

78  
2005-25 P

15' UTILITY ESMT

15' & E EASEMENT

C17

S FELTON ST

3  
FAIRSIDE  
ESTATE

(2665)

PAT-MAR  
#1

ACRES

PLAT #84-10 P

1 | 2  
(3308)

PLAT #86-197 P

15' UTILITY ESMT

N PAT-MAR CIR

E HELEN DR

30' PUE

30' UTILITY ESMT

3

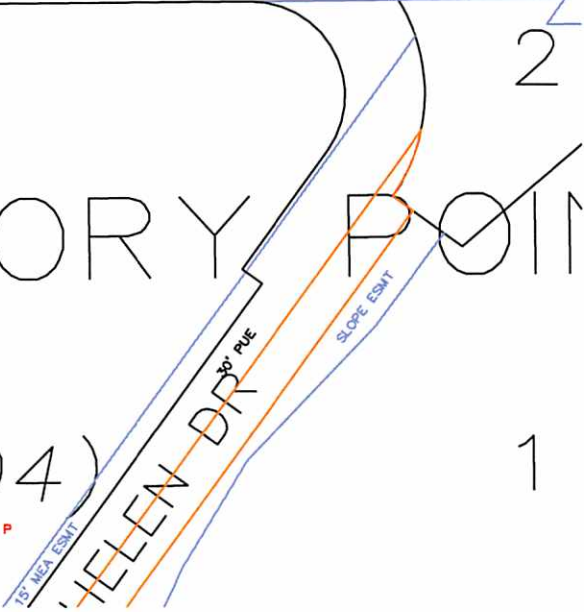
PROMISSORY POIN

3

(5704)

PLAT #2005-64 P

28

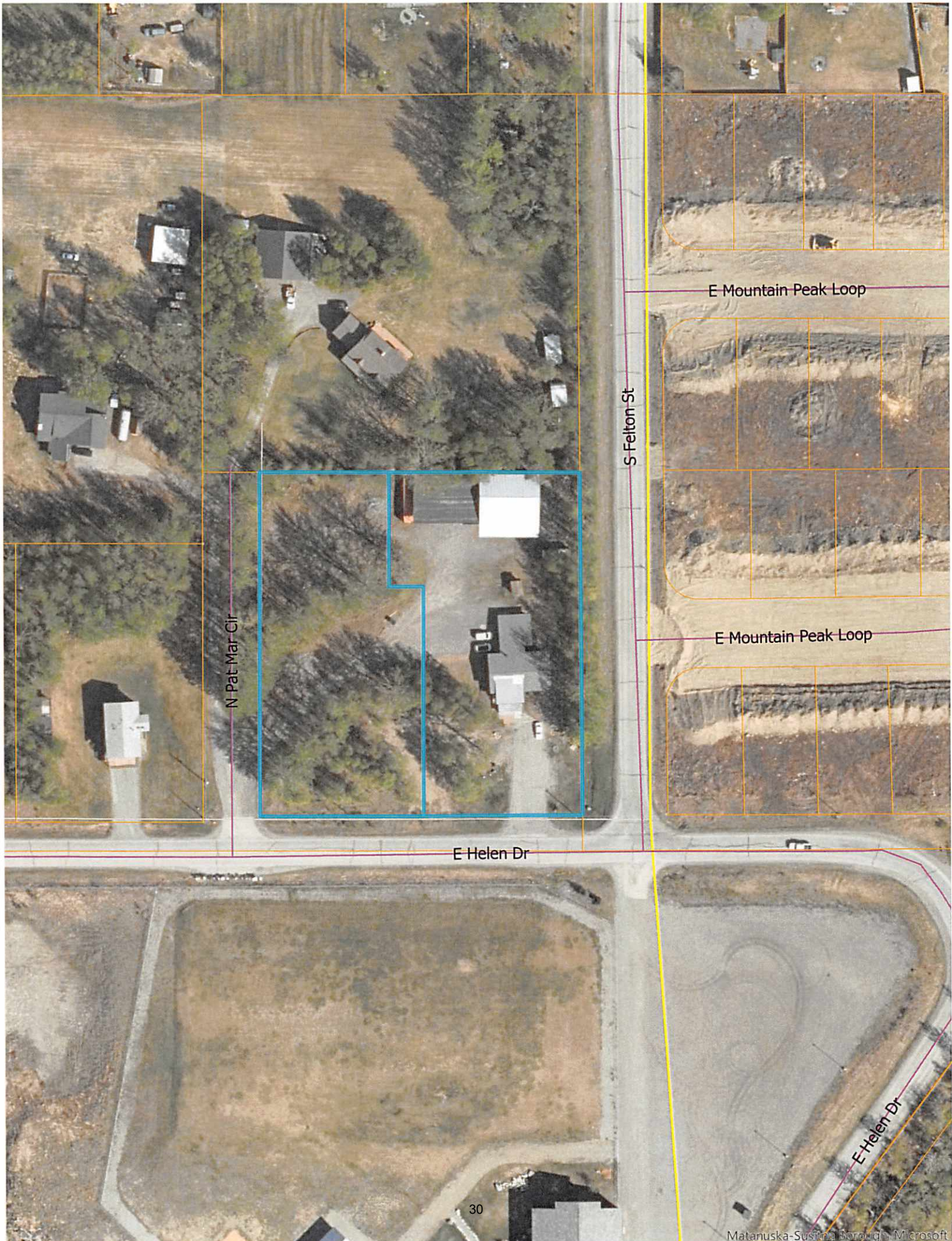






E Helen Dr





N Pat Mar Cir

S Felton St

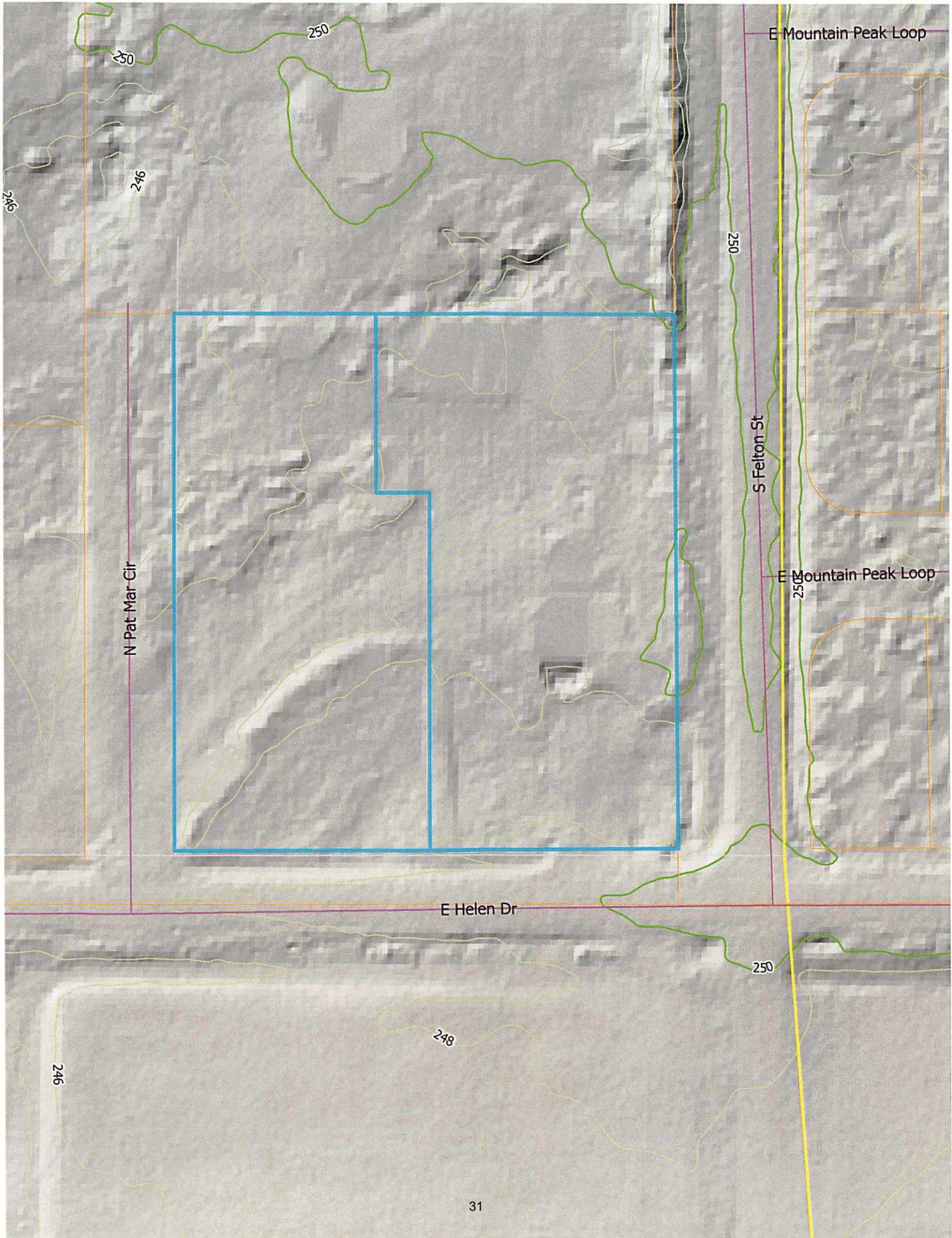
E Mountain Peak Loop

E Mountain Peak Loop

E Helen Dr

E Helen Dr





N Pat Mar Cir

E Helen Dr

S Felton St

E Mountain Peak Loop

E Mountain Peak Loop

250

250

246

246

250

250

250

248

246





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 53308000L001

**Site Information**

Account Number	53308000L001	Subdivision	PAT-MAR ACRES #1
Parcel ID	51953	City	Palmer
TRS	S17N02E05	Map PA12	Tax Map
Abbreviated Description (Not for Conveyance)	PAT-MAR ACRES #1 LOT 1		

Site Address 12401 E Helen Dr

**Ownership**

Owners	CROWLEY BENJAMIN	Buyers	
Primary Owner's Address	STE B #870 2521 E MTN VILLAGE DR WASILLA AK 99654	Primary Buyer's Address	

**Appraisal Information**

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2024	\$34,000.00	\$0.00	\$34,000.00	2024	\$34,000.00	\$0.00	\$34,000.00
2023	\$34,000.00	\$0.00	\$34,000.00	2023	\$34,000.00	\$0.00	\$34,000.00
2022	\$34,000.00	\$0.00	\$34,000.00	2022	\$34,000.00	\$0.00	\$34,000.00

**Building Information**

**Building Item Details**

Building Number	Description	Area	Percent Complete
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**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2024	No	0012	::	::	10/12/2022	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2022-023723-0</a>
2023	Yes	0012	11.396	\$387.46	10/6/2017		<a href="#">Palmer 2017-023587-0</a>
2022	Yes	0012	11.901	\$404.63	9/29/1995	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk: 822 Pg: 305</a>

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00No

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.92	0.92	Assembly District 002	<a href="#">25-325</a>	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 4/25/2024 3:00:01 PM





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 53308000L002

**Site Information**

Account Number	53308000L002	Subdivision	PAT-MAR ACRES #1
Parcel ID	33297	City	Palmer
TRS	S17N02E05	Map PA12	Tax Map
Abbreviated Description (Not for Conveyance)	PAT-MAR ACRES #1 LOT 2		

Site Address: 12451 E Helen Dr

Ownership

Owners	CROWLEY BENJAMIN	Buyers	
Primary Owner's Address	STE B #870 2521 E MTN VILLAGE DR WASILLA AK 99654	Primary Buyer's Address	

**Appraisal Information**

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2024	\$34,000.00	\$412,200.00	\$446,200.00	2024	\$34,000.00	\$412,200.00	\$446,200.00
2023	\$34,000.00	\$374,300.00	\$408,300.00	2023	\$34,000.00	\$374,300.00	\$408,300.00
2022	\$34,000.00	\$244,600.00	\$278,600.00	2022	\$34,000.00	\$244,600.00	\$278,600.00

**Building Information**

Structure 0 of 2			
Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built	2000	Grade	None
Foundation	Unknown	Building Appraisal	\$51100
Well		Septic	
Structure 1 of 2			
Residential Units	3	Use	Multi Family
Condition	Standard	Design	Tri Level
Basement	Partial	Construction Type	Frame
Year Built	1979	Grade	14.1
Foundation	Concrete Block	Building Appraisal	\$361100
Well	Well P - Public Water	Septic	Septic - 1 - Septic Tank

**Building Item Details**

Building Number	Description	Area	Percent Complete
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**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2024	No	0012	::	::
2023	Yes	0012	11.396	\$4652.99
2022	Yes	0012	11.901	\$3315.62

**Recorded Documents**

Date	Type
10/12/2022	WARRANTY DEED (ALL TYPES)
10/6/2017	
9/29/1995	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

- [Palmer 2022-023723-0](#)
- [Palmer 2017-023587-0](#)
- [Palmer Bk: 822 Pg: 305](#)

**Tax Account Status <sup>2</sup>**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
Current		\$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
1.01	1.01	Assembly District 002	<a href="#">25-325</a>	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400 Last Updated: 4/25/2024 3:00:01 PM

<sup>1</sup> Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

# Cartegraph Road Information

Road Info					
<b>Road Number:</b>	004210	<b>Road Name:</b>	Pat-Mar Circle	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>		<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S17N02E05	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	50	<b>Length:</b>	0.05	<b>Classification:</b>	Residential
<b>Route Back:</b>	Helen Drive	<b>Route Ahead:</b>	End	<b>Travel Direction:</b>	North
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>OSHP:</b>	Local	<b>MSB Functional Classification:</b>	Local <small>Certified Value of 1 denotes Certified.</small>	<b>SCM:</b>	
<b>Status:</b>					

# Cartegraph Road Information

Road Info					
<b>Road Number:</b>	001251	<b>Road Name:</b>	Helen Drive	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>		<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S17N02E06	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	60	<b>Length:</b>	0.31	<b>Classification:</b>	Residential
<b>Route Back:</b>	Moore Road	<b>Route Ahead:</b>	Esty Drive	<b>Travel Direction:</b>	West
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>OSHP:</b>	Local	<b>MSB Functional Classification:</b>	Local <small>Certified Value of 1 denotes Certified.</small>	<b>SCM:</b>	
<b>Status:</b>					
<b>Road Number:</b>	001251	<b>Road Name:</b>	Helen Drive	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>		<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S17N02E06	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	60	<b>Length:</b>	0.39	<b>Classification:</b>	Residential
<b>Route Back:</b>	Esty Drive	<b>Route Ahead:</b>	Turtle Drive	<b>Travel Direction:</b>	North
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>OSHP:</b>	Local	<b>MSB Functional Classification:</b>	Local	<b>SCM:</b>	
<b>Status:</b>					
<b>Road Number:</b>	001251	<b>Road Name:</b>	Helen Drive	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>		<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S17N02E05	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	60	<b>Length:</b>	0.62	<b>Classification:</b>	Residential

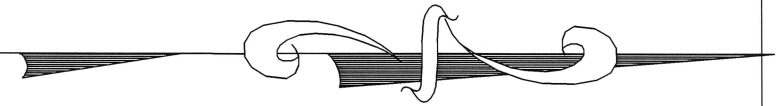
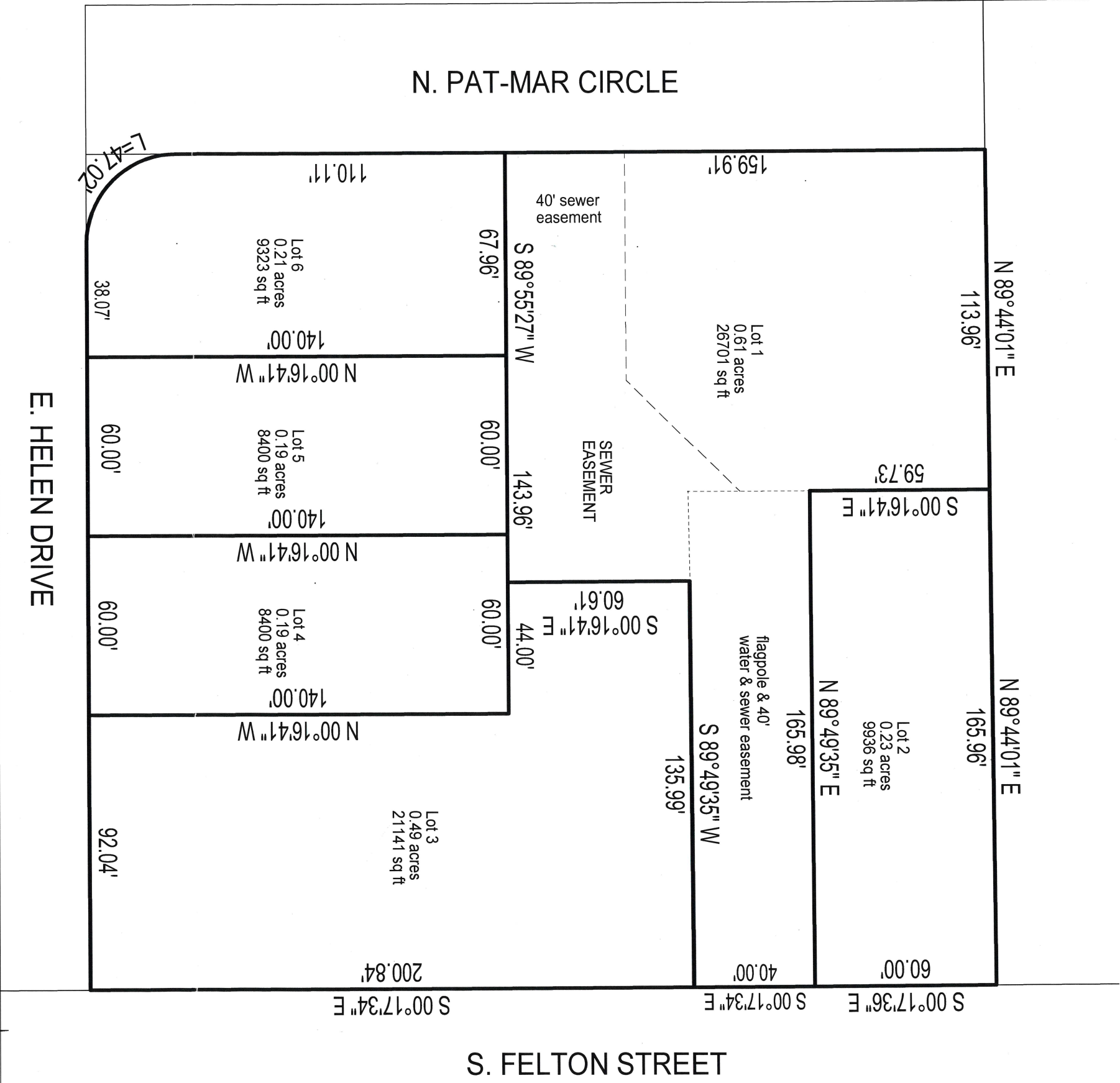
Road Info					
<b>Route Back:</b>	Moore Road	<b>Route Ahead:</b>	Esty Drive	<b>Travel Direction:</b>	Northwest
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>OSHP:</b>	Local	<b>MSB Functional Classification:</b>	Local	<b>SCM:</b>	
<b>Status:</b>					
<b>Road Number:</b>	001252	<b>Road Name:</b>	Helen Lane	<b>RSA #:</b>	25 BOGARD RSA
<b>Surface Type:</b>		<b>Certified:</b>	1	<b>Map #:</b>	WA11
<b>TRS:</b>	S17N01W02	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	50	<b>Length:</b>	0.21	<b>Classification:</b>	Residential Gravel
<b>Route Back:</b>	Bogard Road	<b>Route Ahead:</b>	Williwaw Way	<b>Travel Direction:</b>	Northeast
<b>Custodian:</b>	Mat-Su Borough	<b>RSA Superintendent:</b>	Will Barickman	<b>Contractor:</b>	Mckenna Brothers
<b>OSHP:</b>	Local	<b>MSB Functional Classification:</b>	Local	<b>SCM:</b>	
<b>Status:</b>	Active				
<b>Road Number:</b>	001252	<b>Road Name:</b>	Helen Lane	<b>RSA #:</b>	25 BOGARD RSA
<b>Surface Type:</b>	HMA	<b>Certified:</b>	1	<b>Map #:</b>	WA11
<b>TRS:</b>	S17N01W02	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	50	<b>Length:</b>	0.27	<b>Classification:</b>	Residential Asphalt
<b>Route Back:</b>	Bogard Road	<b>Route Ahead:</b>	Williwaw Way	<b>Travel Direction:</b>	North
<b>Custodian:</b>	Mat-Su Borough	<b>RSA Superintendent:</b>	Will Barickman	<b>Contractor:</b>	Mckenna Brothers
<b>OSHP:</b>	Local	<b>MSB Functional Classification:</b>	Local	<b>SCM:</b>	
<b>Status:</b>	Active				
<b>Road Number:</b>	001254	<b>Road Name:</b>	<sup>36</sup> Helena Avenue	<b>RSA #:</b>	29 GRTR TALKEETNA RSA



# Cartegraph Road Information

Road Info					
<b>Road Number:</b>	004461	<b>Road Name:</b>	Felton Drive	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>		<b>Certified:</b>	0	<b>Map #:</b>	PA05
<b>TRS:</b>	S18N02E32	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	60	<b>Length:</b>	0	<b>Classification:</b>	Residential
<b>Route Back:</b>	Arctic West Avenue	<b>Route Ahead:</b>		<b>Travel Direction:</b>	
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	
<b>OSHP:</b>		<b>MSB Functional Classification:</b>	Local <i>Certified Value of 1 denotes Certified.</i>	<b>SCM:</b>	
<b>Status:</b>	Retired				
<b>Road Number:</b>	003958	<b>Road Name:</b>	Felton Street	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>		<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S18N02E32	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	40	<b>Length:</b>	0.11	<b>Classification:</b>	Minor Collector Asphalt
<b>Route Back:</b>	Arctic Avenue	<b>Route Ahead:</b>	Josh Drive	<b>Travel Direction:</b>	South
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>OSHP:</b>	Major Collector	<b>MSB Functional Classification:</b>	Minor Collector	<b>SCM:</b>	
<b>Status:</b>					
<b>Road Number:</b>	003958	<b>Road Name:</b>	Felton Street	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>		<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S17N02E05	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	60	<b>Length:</b>	0.93	<b>Classification:</b>	Minor Collector

<b>Road Info</b>					
<b>Route Back:</b>	Palmer Wasilla Highway	<b>Route Ahead:</b>	Helen Drive	<b>Travel Direction:</b>	South
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>OSHP:</b>	Major Collector	<b>MSB Functional Classification:</b>	Minor Collector	<b>SCM:</b>	
<b>Status:</b>					





Brad Hanson  
Director

Nathaniel Ouzts  
Building Inspector

Beth Skow  
Library Director

Ailis Vann  
Parks & Facilities Manager

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# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Ailis Vann, Parks & Facilities Manager  
DATE: May 10, 2024  
LOCATION: SEC 05, T17N, R05E  
SUBJECT: Pre-Application Routing Slip – Pat-Mar Acres #1

Inside City Limits

Outside City Limits

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We distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comments.
2. Building Inspector: Be aware proposed Lot 3 lines and the existing building may result in a setback exception application. PMC 17.20.060.
3. Community Development: This property is zoned Single Family Residential (R-1). The lots meet the minimum requirements as per the City of Palmer Municipal Code.
4. Fire Chief: No changes necessary.
5. Public Works: The driveways on lots #4 and #5 should be separated by the maximum possible distance. Lots #1 and #6 need to access N. Pat-Mar Circle. Lot #2 should access Felton St and Lot #3 should access through the current established driveway on that lot. The attachment shows the general access concept as described above.
6. Planning and Zoning Commission: The Commission will review this request at their next regular meeting, scheduled for May 16, 2024. Any additional comments will be forwarded at that time.



