

Mayor Steven J. Carrington
Deputy Mayor Pamela Melin
Council Member Richard W. Best
Council Member Carolina Anzilotti
Council Member John Alcantra
Council Member Thomas Ojala IV
Council Member Joshua Tudor

City Manager John Moosey
City Clerk Shelly M. Acteson, CMC
City Attorney Sarah Heath, Esq.

City of Palmer, Alaska
Regular City Council Meeting
August 9, 2022, at 6:00 PM
City Council Chambers
231 W. Evergreen Avenue, Palmer
www.palmerak.org

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
2. Approval of Minutes of Previous Meetings
 - a) July 26, 2022, Regular Meeting (page 3)

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Proclamation: Coby Marvin Day (page 7)

F. REPORTS

1. City Manager's Report
 - Code Issue Regarding Gatherings and Marches
2. Mayor's Report
3. City Clerk's Report
4. City Attorney's Report

G. AUDIENCE PARTICIPATION

H. PUBLIC HEARINGS

1. **Ordinance No. 22-005:** Rezone Tax Parcel C-21, T18N, R2E, S33, from C-L, Limited Commercial to C-G, General Commercial (page 9)
2. **Resolution No. 22-022:** Authorizing the City Manager to Execute a Subdivision Agreement with Variances to Required Public Improvements for Subdivision Development as Outlined in Palmer Municipal Code Chapter 12.12 (Public Hearing 1 of 2) (page 51)
3. **Resolution No. 22-023:** Authorizing the City Manager to Accept, Appropriate, and Execute a Grant Offer from the Federal Aviation Administration (FAA) in the Amount up to \$7,131,944.44 for construction of Taxiway "N" November and Improvement of the Airport Drainage System at the Warren "Bud" Woods Palmer Municipal Airport (page 85)
4. **Resolution No. 22-024:** Authorizing the City Manager to Accept, Appropriate, and Execute a Grant Offer from the Federal Aviation Administration (FAA) in the Amount up to \$2,500,000 for Construction of Apron "E" at the Warren "Bud" Woods Palmer Municipal Airport (page 89)
5. **Resolution No. 22-025:** Appointing Election Officials for the City of Palmer Regular Election on Tuesday, October 4, 2022 (page 93)

I. ACTION MEMORANDA

1. **Action Memorandum No. 22-046:** Authorize the City Manager to Execute Change Order No. 3

with Roger Hickel Contracting Inc., to Relocate the Clarifier Control Panels to a More Central Location for the Wastewater Treatment Plant Facility Phase II (page 97)

2. **Action Memorandum No. 22-047:** Authorize the City Manager to Dispose of Surplus City Solid Waste Equipment Valued at More than \$10,000 (page 127)

J. UNFINISHED BUSINESS

K. NEW BUSINESS

L. RECORD OF ITEMS PLACED ON THE TABLE

M. AUDIENCE PARTICIPATION

N. EXECUTIVE SESSION

O. COUNCIL MEMBER COMMENTS

P. ADJOURNMENT

Tentative Future Palmer City Council Meetings

Meeting Date	Meeting Type	Time	Notes
August 23	Regular	6 pm	
Sept. 13	Regular	6 pm	
Sept. 27	Regular	6 pm	
October 10	Special	6 pm	Certify election
October 11	Regular	6 pm	
October 25	Regular	6 pm	
November 8	Regular	6 pm	

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on July 26, 2022, at 6:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor Carrington called the meeting to order at 6:00 p.m.

B. ROLL CALL

Comprising a quorum of the Council, the following were present:

Steve Carrington, Mayor
Carolina Anzilotti
Richard W. Best
Joshua Tudor

Pamela Melin, Deputy Mayor
John Alcantra
Thomas Ojala IV

Staff in attendance were the following:

John Moosey, City Manager
Shelly M. Acteson, CMC, City Clerk

Sarah Heath, City Attorney
Holly Dubose, Deputy City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. **Action Memorandum No. 22-045: A:** Confirming the Mayor's Nomination of Penny Mosher and John Murphy for Appointment to the Planning and Zoning Commission with Terms Ending December 31, 2024
 - b. Introduction and set public hearing date of August 9, 2022, for **Ordinance No. 22-005:** to Rezone Tax Parcel C-21, T18N, R2E, S33, from C-L, Limited Commercial to C-G, General Commercial
2. Approval of Minutes of Previous Meetings
 - a. July 12, 2022, Regular Meeting

Main Motion: To Approve the Agenda, Consent Agenda, and Minutes, as Presented

Moved by:	N/A
Seconded by:	N/A
Vote:	Unanimous Consent
Action:	Motion Carried

E. COMMUNICATION AND APPEARANCE REQUESTS

F. REPORTS

City Manager reported on the following:

- City Insurance update;
- Elevate Matsu Coalition overview;
- Matsu Miners City Sponsored game;

- Upcoming Friday tour of Forestry facility;
- Palmer Revenue update, and
- Senior exemption legislation to be drafted.

City Clerk reported the following:

- Candidacy packets due by Friday at 4pm;
- John Alcantra has been verified for his candidacy; and
- One other candidate has submitted a candidate packet and has not yet been verified.

Mayor reported the following:

- Linda Combs Citizen of the year; and
- Palmer Pride was a successful event.

City Attorney reported on the following:

- Reiterated her written report and spoke against Council adopting Ordinance 22-004 and Resolution 22-021 as written.

G. AUDIENCE PARTICIPATION

Mike Chmielewski:

- Commended Council Member Best on his microphone use and gave suggestions for the Council, and commented on red flashing light at the four way stop in Palmer.

Eric Anderson:

- Commented on the homeless issue coming from Anchorage after the shelter closing.
- Challenged the Council to represent members of the community that did not vote for them.

Cindy Hudgins:

- Commented on the change in atmosphere with the new Council.
- Commented on the funding source for the City's voting machines.

H. PUBLIC HEARINGS

1. **Resolution No. 22-021:** Submitting a Question to the City's Qualified Voters at the October 4, 2022, City of Palmer Election, Pertaining to Eligibility of Council Members and the Mayor

Mayor Carrington opened the public hearing.

Cindy Hudgins:

- Spoke in favor of the Resolution.

Seeing no others come forward Mayor Carrington closed the Public Hearing.

Main Motion: To Adopt Resolution No. 22-021, As amended

Moved by:	Best
Seconded by:	Melin
Vote:	5 Yes/ 2 No (Alcantra and Anzilotti)
Action:	Adopted

Mayor Carrington called a 5-minute recess to draft amended language. Mayor Carrington called back to order at 6:41pm.

Primary Amendment #1: Amend Resolution No. 22-021 as follows: From, “No person who has been recalled from an office or who has resigned from office while recall proceedings were pending against them shall be deemed eligible for all city offices, boards and commissions for two years from the end of the designated term for removal by recall or resignation”.

To, “Any person who has been recalled after October 4, 2022, from an office or who has resigned from office while recall proceedings were pending against them shall be deemed ineligible for all city offices, boards and commissions for two years from the end of the designated term for removal by recall or resignation”.

Moved by:	Best
Seconded by:	Melin
Vote:	Unanimous
Action:	Adopted

2. Resolution No. 22-005 A: Amending the City of Palmer Budget for the Fiscal Year Ending December 31, 2022

City Manager Moosey gave an overview of the budget adjustment.

Mayor Carrington opened the public hearing. Seeing no one come forward Mayor Carrington closed the Public Hearing.

Main Motion: To Adopt Resolution No. 22-005 A

Moved by:	Alcantra
Seconded by:	Best
Vote:	Unanimous
Action:	Motion Carried

I. ACTION MEMORANDA

J. UNFINISHED BUSINESS

- Ordinance No. 22-004:** Amending the Palmer Municipal Code 2.04.031 and 2.05.020, Pertaining to Eligibility of Council Members and the Mayor

Main Motion: To Postpone Indefinitely Ordinance No. 22-004

Moved by:	Best
Seconded by:	Tudor
Vote:	Unanimous
Action:	Motion Carried

K. NEW BUSINESS

L. AUDIENCE PARTICIPATION

Eric Anderson:

- Thanked Mike Chmielewski with Big Cabbage Radio for streaming the meetings
- Commented on recent protests.

- Encouraged people to check out the paving project in the Cedar Hills neighborhood.

M. COUNCIL COMMENTS

Council Member Alcantra:

- Commented on Palmer Pride picnic.

Council Member Tudor:

- Thanked everyone for attending the Palmer Pride Picnic.
- Congratulated to Linda Comb for citizen of the year.
- Congratulated the Fern for business of the year.
- Explained his reason for supporting the amended Ordinance.

Council Member Best:

- Commented on the beautification awards and the efforts put forth by Palmer residents.

Council Member Melin:

- Regretful her inability to attend the Palmer Pride event.
- Congratulated residents for beautification awards.
- Noted the comments made by Eric Anderson and recommended neighborhood watch efforts to help mediate issues.

Council Member Anzilotti:

- Enjoyed singing national anthem at the Miners Game.

Council Member Alcantra:

- Congratulated new members of the Planning and Zoning Commission and noted Mr. Murphy specifically.
- Thanked Cindy Hudgins for her comments.
- Commented on the use of certain voting machines.

N. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 7:05 p.m.

Approved this ____ day of _____, 2022.

Shelly M. Acteson, CMC, City Clerk

Steve Carrington, Mayor



PROCLAMATION

RECOGNIZING COBY MARVIN

WHEREAS, running is a Marvin family tradition; and

WHEREAS, Coby Marvin set the Mt. Marathon record for the 12-14 year old boys bracket in 2021; and

WHEREAS, Coby Marvin set the Mt. Marathon record for the 15-17 year old boys bracket in 2022; and

WHEREAS, Coby Marvin posted the second fastest running time for the Junior Boys bracket in the history of the race; and

WHEREAS, Coby Marvin was named Athlete of the Week by KTUU.

NOW, THEREFORE, IT IS PROCLAIMED by the Mayor and City Council of the City of Palmer, Alaska, August 9, 2022, to be Coby Marvin Day.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the seal of the City of Palmer to be affixed on this 9th day of August 2022.

Steve Carrington, Mayor

Shelly Acteson, CMC, City Clerk

**City of Palmer
Ordinance No. 22-005**

Subject: Amending the Zoning Map to Revise the Zoning Designation of Lot C-21, Township 18N Range 2E Section 33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District, Seward Meridian, Alaska.


Agenda of: July 26, 2022 - Introduction

Council Action: **Adopted** **Amended:** _____
 Defeated

Originator Information:

Originator: Brad Hanson, Community Development Director

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development		_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ _____

- This legislation (√):
- Creates revenue in the amount of: \$ _____
 - Creates expenditure in the amount of: \$ _____
 - Creates a saving in the amount of: \$ _____
 - Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted _____

Director of Finance Signature: _____

Approved for Presentation By:

	Signature:	Remarks:
City Manager	_____	_____
City Attorney	_____	_____
City Clerk	_____	_____

Attachment(s):

1. Ordinance No. 22-005
2. Staff Report
3. Planning and Zoning Commission Resolution No. 22-004 with Findings of Facts
4. Planning and Zoning Commission Minutes for June 16, 2022 (Draft Copy)
5. Public Notice and Vicinity Map for Council Public Hearing of June 16, 2022
6. Zoning Map Amendment Application
7. Public Comments Received for City Council Public Hearing

Summary Statement/Background:

On May 6, 2022, Dale & Catherine Fosselman initiated a zoning map amendment to change the zoning designation of Lot C-21, T18N R2E S33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District.

The owners are requesting a zone change to allow for higher intensity of commercial uses on the property. Expansion of the Central Business District allows for commercial development opportunities. Commercial activities have expanded in the surrounding area in recent years. The recent amendments to the Central Business District allow for flexibility for downtown parking as well as opportunities for economic development and more compatible use of land. The surrounding zoning districts consist of R-3, C-L and P zoning and have had no recent significant condition changes to the area. The zoning map amendment would support the objectives and goals of the City's Comprehensive Plan by encouraging commercial development that would expand the commercial footprint of downtown Palmer.

Ordinance No. 22-0XX will change the zoning designation of Lot C-21, T18N R2E S33 from C-L, Limited Commercial District, to C-G, General Commercial District.

Administration's Recommendation:

Adopt Ordinance No. 22-005 to amend the Zoning Map to revise the designation of Lot C-21, Township 18N Range 2E Section 33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District, Seward Meridian, Alaska.

LEGISLATIVE HISTORY

Introduced by: City Council
Date: 7/26/2022
Public Hearing: 8/9/2022
Action:
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

Ordinance No. 22-005

An Ordinance of the Palmer City Council Enacting the Zoning Map to Revise the Zoning Designation of Lot C-21, Township 18N Range 2E Section 33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District, Seward Meridian, Alaska.

WHEREAS, Dale & Catherine Fosselman, have initiated a zoning map amendment application on May 6, 2022, to change the zoning designation of Lot C-21, T18N R2E S33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District; and

WHEREAS, a request for a zoning map amendment must be reviewed by the Planning and Zoning Commission and a recommendation reflecting the findings of the Commission must be forwarded to the City Council; and

WHEREAS, on May 31, 2022, 159 public hearing notices were mailed to property owners within 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on June 10, 2022. A total of one written comment of no objection was received in response; and

WHEREAS, Goal 1 of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growth guided to make Palmer an increasingly attractive place to live, work, invest and visit; and

WHEREAS, Goal 5 encourages the development of high quality buildings that reflects Palmer's historical character; and

WHEREAS, Goal 6 of Chapter 6 supports improvements to the downtown area to help insure Palmer's traditional downtown is lively, attractive, and inviting for residents and visitors.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provisions of this ordinance or application thereof to any person or circumstances are held invalid, the remainder of this ordinance and the application to the other persons or circumstances shall not be affected thereby.

Section 3. The City of Palmer Zoning Districts Map dated November 2017 is hereby amended to revise the zoning designation of Lot C-21, T18N R2E S33 from C-L, Limited Commercial District, C-G, General Commercial District.

Section 4. Effective Date. Ordinance No. 22-0XX shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this ____ day of _____, 2022.

Steve Carrington, Mayor

Shelly M. Acteson, CMC, City Clerk



Community Development Zoning Map Amendment Application

Staff Report to Commission

PART I. GENERAL INFORMATION

Location:	T18NR2ES33, C-21	
Site Address:	NHN South Valley Way, Palmer Alaska 99645	
Request:	To rezone the lot from C-L, Commercial Limited, to C-G, Commercial General	
Applicant(s) & Owner:	Dale and Catherine Fosselman	
Public Hearing Date:	June 16, 2022	
Notification Requirements:	In accordance with 17.80.030	
<p>On May 31, 2022, 159 public hearing notices were mailed to property owners within 1,200' of the site. Notification of the public hearing was published in the Frontiersman on June 10, 2022. A total of 1 written comment was received in response to this rezone application.</p>		

PART II. BACKGROUND

Site Information:

Lot C-21, Township 18N Range 2E Section 33 is a vacant corner lot that has access from South Valley Way and E. Cottonwood Avenue. The lot is located north of fully developed public zoned lots that include the Palmer Police Department, Alaska State Troopers Detachment and the Mat-Su Pre-Trial Facility. East of Lot C-21 is a vacant property owned by the City of Palmer and Zoned Public. North of C-21 is a single family home and commercial businesses and is zoned R-3, Medium Density Residential. West of the property is the railroad right-of-way and commercial businesses. Zoning is General Commercial.

The property has never been developed.

Parcel Size:

Lot size is 1.6 acres

Existing Zoning:

C-L, Limited Commercial District

Surrounding Land Uses:

	Zoning	Land use for surrounding areas
North	R-3 & C-L	Medium density residential & commercial offices
East	Public	Court House and Vacant City Property
South	Public	Palmer Police Station and Mat-Su Pre-Trial Facility
West	C-G	Railroad right-of-way & small businesses



Considerations:

The intent of the **C-L**, Limited Commercial District is established to serve the daily or frequent convenience shopping and personal service needs of residences, thus serving a population and trade area which is less than that serviced by the Central Business district. The intent of **C-G**, General Commercial District is established in which the principal use of land is for commercial enterprises to provide for commercial enterprises which serve the needs of a large population and a large land area, and to provide a centralization of service by allowing heavier uses.

- **Owners Reason for Request**

We have owned this 1.60-acre lot located in the heart of Palmer for approximately 16 years. In recent years, the surrounding area of Downtown Palmer has dramatically changed. Downtown Palmer is becoming a focal point for the Mat-Su Valley. The surrounding area now hosts many events, live entertainment, great restaurants and two breweries. The area hosts numerous local shops and professional offices. Almost all properties abutting this lot either provide public services (judicial/justice system) or are professional offices spaces (mostly health and legal related).

This lot, while centrally located, has sat vacant (and for sale) for years. The lot is currently zoned "Commercial - Limited," which severely limits the lot's commercial development potential. Specifically, while still permitting development of professional office space, the rezone will also allow for the following additional potential uses providing the basis for a vibrant, mixed-use development:

- a) Hotels, Motels
- b) Bar, cocktail lounge, liquor and beer sales, including brewpubs and wineries;
- c) Cafes, bakeries, bars and restaurants

A preliminary site design plan is attached hereto as **Exhibit 1** of the Zoning Application

Code Requirements:

General Commercial minimum lot width is 60 feet and the required minimum lot area is 7,200 square feet. The total square footage of the proposed rezone property is approximately 69,696 square feet, with an average width of 152 feet.

PART III. FINDINGS OF FACT

(PMC 17.80.036.C) The report of the Commission shall give consideration as to what effect the proposed change would have on public health, safety, welfare and convenience, and for a map amendment show whether:

Fact 1) The proposed change is in accordance with the borough and city comprehensive plans;

Applicant's response:

Yes.
Mixed-use development including professional office space, retail outlets, restaurants, bakeries, bars, and visitor accommodations is a consistent feature of both the Palmer Comprehensive Plan, Palmer Economic Goals and the Area Wide Plan, a joint vision of the Mat-Su Borough and City of Palmer. More specifically, if the project is developed under the proposed plan, it will:

- a) Facilitate the expansion of the local economy and local business, so residents of
- b) Palmer and surrounding areas can find more of the goods, services and jobs they
- c) need in Palmer;
- d) Strengthen downtown Palmer, which is "the heart of community public life;"
- e) Promote and enhance Palmer's uniqueness and attracting more visitors;
- f) Encourage high quality, attractive development, with ready access to parks and
- g) green space.
- h) e) Improve connections within Palmer;
- i) f) Utilize ideas from planned Business Improvement District, by, *e.g.*, helping
- j) maintain and enhance downtown as a compact, walkable, dynamic, mixed-use
- k) center; and
- l) g) Create new retail, office and lodging space so more residents and businesses can
- m) have convenient access to places of work, commercial services, schools and other
- n) public facilities, by vehicle, sidewalk and trail.

Staff finds the following support in the Comprehensive Plan:

- Goal 1 of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growthguided to make Palmer an increasingly attractive place to live, work, invest and visit.
- Goal 5 encourages the development of high-quality buildings that reflects Palmer's historical character.
- Goal 6 of Chapter 6 supports improvements to the downtown area to help ensure Palmer's traditional downtown is lively, attractive, and inviting for residents and visitors.
- The proposed change would support the goals and objectives of the City's Comprehensive Plan by encouraging commercial development that will improve business opportunities
- Guide development so there is the right balance of residential and commercial uses to ensure the City maintains its fiscal health

- These new building will reflect Palmer’s character and historical setting with high quality architecture while maintaining the traditional appeal of Palmer.
- The proposed change will provide more accommodations in the downtown area as well as encourage spending for visitors and tourists.

Fact 2) The proposed change is compatible with surrounding zoning districts and the established land use pattern;

Applicant’s response:

The proposed change is compatible with the surrounding Zoning districts because the development will help provide a transition from the several types of land use surrounding the area. For example:

- a) Land to the south is institutional (Public Safety, Mat-Su Pretrial)
- b) To the west is Commercial - General
- c) To the north is residential and Commercial - Light

As such, the proposed rezoning will complement the land use pattern of surrounding areas and help the City of Palmer (especially the downtown area) become a more integrated whole. The subject parcel is surrounded by a variety of land uses: public safety, professional offices in what used to be single family residences, two residences, and vacant city property. The rezoning will allow us to combine many of these land uses into a single, comprehensive development to further help unify the land use areas in the Palmer's downtown district.

The approximate location of the lot is shown in the illustrations located on the next page. The two illustrations were taken from the *East Downtown Palmer Area Wide Study Plan ("AWP")*. As shown, this parcel is located in the "East Downtown Palmer" area located adjacent to public facilities/courthouse, and close to the Mat-Maid block of town. According to the *AWP*, "East Downtown Palmer lags behind the other downtown areas in terms of vibrancy, business activity, and infill development." If the city of Palmer permits rezoning of this lot, the rezoning will help create new economic opportunities in Palmer and renewed vibrancy in the area.

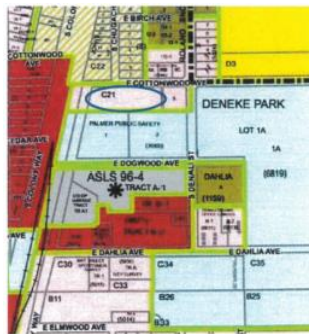


LEGEND
 - - - - AWP Study Area Boundary Catalyst Site Park / Open Space Area
FIGURE ES-1 - AREA CONTEXT MAP
 (Source: Google Earth / Stantec)



FIGURE ES-2 - DOWNTOWN AREA CONTEXT MAP
 (Source: Google Earth / Stantec) Existing aerial of Downtown Palmer (delineated in orange) and the AWP Study Area (delineated in red dashed line)

A cropped version of the *City of Palmer Current Zoning Districts* is shown directly below. As shown in the map, multiple lots located directly West are zoned "Commercial General" (red). Properties to the North and East of the lot are zoned "Public" (blue). The lot abutting the East property line is owned by the City of Palmer, is vacant, and is zoned "Commercial Limited" (pink). Lot C22 is also owned by the City of Palmer, is Vacant, and is zoned "Medium Density Residential" (yellow with stripes). There are believed to be one residential property (possibly two) across the street from the requested rezoning, which is zoned "Medium Density Residential" (yellow with stripes). There are at least three professional offices located on the same street (E. Cottonwood Ave.) and are zoned Limited Commercial. The second lot after turning north on South Denali St. (Lot 10-1) provides accommodations for students at a local bible college.



According to the *City of Palmer Central Business District Vicinity Map* (shown on page 4 below), our lot is part of the Central Business District ("CBD"). Palmer City Code 17.30.010 states that the intent of the central business district . . . is to establish consistent procedures and standards for the traditional downtown in the city of Palmer that is unique or requires additional consideration due to their character, historical importance or importance to the town's economic well-being. The overlay districts will assist Palmer to promote and protect the public health, safety, comfort, character, convenience and general welfare in the central business district (CBD) overlay zone while meeting the goals established in the comprehensive plan.



As shown in the map above, while the subject parcel is part of the CBD. Under the City's code, a property in the CBD is zoned to allow commercial activities such as "Large retail establishment (+20,000)". However, it is unclear how the CBD applies Limited Commercial Zoning. Nonetheless, rezoning the lot to Commercial - General will provide clear guidance for securing development and investment opportunities, and will help clarify ambiguities during the permitting process. Furthermore, over the last several years, the Mat-Maid block has begun developing a new atmosphere with the addition of the Palmer Ale House and two breweries. While the surrounding area is developing, this lot remains one of the largest undeveloped, privately owned real estate parcels with commercial development potential within the heart of

Palmer. The property is ideally situated to connect the following areas:
 Downtown area restaurants, cafes, bars, shops, and lodging;
 The Palmer Depot and greenbelt;
 Justice system and professional office areas (mostly legal/medical professions);
 The Mat-Maid Block with music, entertainment, breweries, and restaurant;
 North Palmer's cafes/coffee, shops, restaurants, Railbelt trail and skate park;
 While this property is in a prime location, it is not without its challenges. One of the main issues with the current zoning is that it abuts the Palmer Correctional Facility. The current zoning makes it extremely challenging to construct aesthetically pleasing Commercial - Limited development or construct single residential homes.
 Our vision is to develop this parcel into a vibrant mixed-use area with development opportunities for high quality retail, tourism/service, professional, accommodations and other industries. We hope to construct a minimum of two (2) multi-use buildings that could provide additional space for, *e.g.*, professional office space, retail stores, restaurants, hospitality/lodging, and other potential services. In addition, we intend to provide off street parking, pedestrian pathways and green spaces as part of a comprehensive site design stretching almost a complete city block.

Staff Finds:

- The property for the proposed rezone is contiguous to P Public Use District zoning on the South and East, C-L Limited Commercial District and R-3 Medium Density Multifamily Residential District zoning on the North side, C-G General Commercial District zoning to the West of the lot.
- The lot is located adjacent to an active Public zone with the Palmer Police and the Alaska State Troopers detachment, the Mat-Su Pre-Trial Facility and the Alaska Court System Palmer. Among the other comparable land use in the subject area are attorney offices. Across the railroad right-of-way are small businesses such as retail, gift shops and short-term rentals. Many restaurants and dining establishments are within walking distance from the property, convenient for visitors of Palmer while staying at this location.
- PMC 17.32.060 establishes a minimum lot size of 7,200 square feet. The property is 1.6 acres, sufficient to provide adequate parking, landscaping and buffering from adjacent lots.

Fact 3) Public facilities such as schools, utilities and streets are adequate to support the proposed change;

Applicant's response:

Yes.
 We paid over \$12,000 as part of the 2010 Blueberry Avenue improvement LID which fixed severe leakage from the City's water system, paved East Cottonwood Avenue, installed sidewalks and streetlights. Two utility stubs to the subject property were installed during construction.
 No permanent residential units are currently proposed, so there should be no additional burden to schools.
 Initial site plans include off street parking and pathways to existing restaurants, brewpubs, government facilities, and the courthouse.

Staff finds:

- This property is a double frontage lot and has access on South Valley Way and East Cottonwood Avenue, allowing adequate flow of traffic along with incoming and outgoing visitors.

- Utilities are available to serve the proposed use of property as General Commercial; current water and sewer are set in place and will support the proposed structure.
- The proposed change is from C-L, Limited Commercial District to C-G, General Commercial District; there would be little to no impact on public schools since the proposed commercial lease space. The nearest public school is 0.7 miles from the property.

Fact 4) Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change;

Applicant's response:

In recent years a variety of new businesses have launched in the East Palmer area including two breweries, the Palmer Ale House, a clothing store, and restaurants.

The proposed rezoning will build on the momentum initiated by these ventures

Staff finds:

- Expansion of the Central Business District allows opportunities for commercial development opportunities. Commercial activities have expanded in the surrounding area in recent years.
- The surrounding zoning districts consist of R-3, C-L and P zoning and have had no recent significant condition changes to the area. The recent amendments to the Central Business District allow for flexibility for downtown parking as well as opportunities for economic development and more compatible use of land.

Fact 5) The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).

Applicant's response:

The proposed development will enhance public welfare by providing the local residents and visitors additional, convenient access to retail, restaurant, accommodations, and office space. In addition, the planned development will:

- a) provide community groups space for events.
- b) provide additional business opportunities for entrepreneurs and professionals.
- c) produce sales and other tax revenue to the City of Palmer and Mat-Su Borough.

Provide additional employment opportunities for residents.

The proposed change will not grant a special privilege to the owners because the owners are not asking for any special privileges other than the standard permitted uses under the Commercial - General zoning.

Staff finds:

- The proposed change does not grant the owner any special privilege as the property in question is contiguous to public zoning and commercial development.
- The proposed change is consistent with the public welfare by allowing this property to be developed for commercial activity for the benefit of Palmer residents and visitors.

PART IV. STAFF RECOMMENDATION

Based on the information provided by the applicant, public comments received before publication of this report and staff analysis, staff recommends approval of the request to a zoning map amendment from C-L, Limited Commercial District, to C-G, General Commercial District Lot C-21, T18N R2E S33, is consistent with, and in conformance with the Palmer Comprehensive Plan.

If, following the Public Hearing, Commission finds that the applicant's proposal conforms to the Palmer Comprehensive Plan and Zoning Code provisions, then staff recommends that the Commission approve this request for zoning map amendment for Lot C-21, T18N R2E S33 from C-L Limited Commercial District to C-G, General Commercial District and forward a recommendation for approval to the City Council.

If the final vote of the Commission is not to approve the rezone, the Commission's decision is final unless the initiating party or property owner files a written statement with the City Clerk within 20 days of the Commission's decision requesting that the zoning be considered by City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 22-004

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR LOT C-21, TOWNSHIP 18N RANGE 2E SECTION 33 TO BE REZONED FROM C-L, LIMITED COMMERCIAL DISTRICT, TO C-G, GENERAL COMMERCIAL DISTRICT, SEWARD MERIDIAN, ALASKA

WHEREAS, Dale & Catherine Fosselman, have initiated a zoning map amendment application on May 6, 2022, to change the zoning designation for Lot C-21, T18N R2E S33 to be rezoned from C-L, Limited Commercial District, C-G, General Commercial District; and

WHEREAS, a request for a zoning map amendment must be reviewed by the Planning and Zoning Commission and a recommendation reflecting the findings of the Commission must be forwarded to the City Council; and

WHEREAS, on May 31, 2022, 159 public hearing notices were mailed to property owners within 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on June 10, 2022. A total of one written comment of no objection was received in response; and

WHEREAS, Goal 1 of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growth guided to make Palmer an increasingly attractive place to live, work, invest and visit; and

WHEREAS, Goal 5 encourages the development of high quality buildings that reflects Palmer's historical character; and

WHEREAS, Goal 6 of Chapter 6 supports improvements to the downtown area to help insure Palmer's traditional downtown is lively, attractive, and inviting for residents and visitors.

The following facts support a finding that this zone change is in accordance with the Zoning Code, Title 17, and the Comprehensive Plan:

Fact 1:

- a) The proposed change would support the objectives and goals of the City's Comprehensive Plan by encouraging commercial development that will improve business opportunities
- b) A commercial development will expand the commercial footprint of downtown Palmer and will reflect Palmer's character and historical setting with high quality architecture while maintaining the traditional appeal of Palmer.
- c) The proposed change will guide development so there is a balance between residential and commercial development.

Fact 2:

- a) The property for the proposed rezone is contiguous to P Public Use District zoning on the South and East, C-L Limited Commercial District and R-3 Medium Density Multifamily Residential District zoning on the North side, C-G General Commercial District zoning to the West of the lot.
- b) The lot is located adjacent to an active Public zone with the Palmer Police and the Alaska State Troopers detachment, the Mat-Su Pre-Trial Facility and the Alaska Court System Palmer. Among the other comparable land use in the subject area are attorney offices. Across the railroad right-of-way are small businesses such as retail, gift shops and short-term rentals. Many restaurants and dining establishments are within walking distance from the property; convenient for visitors of Palmer while staying at this location.
- c) PMC 17.27.060 establishes a minimum lot size for dwelling units that would make the development compatible with surrounding properties.

Fact 3:

- a) This property is a double frontage lot and has access on South Valley Way and East Cottonwood Avenue, allowing adequate flow of traffic for business development.
- b) Utilities are available to serve the proposed use of property as General Commercial, current water and sewer are set in place and will support the proposed structure.
- c) The proposed change is from C-L, Limited Commercial District to C-G, General Commercial District; there would be little to no impact on public schools. The nearest public school is 0.7 miles from the property.

Fact 4:

- a) Expansion of the Central Business District allows for commercial development opportunities. Commercial activities have expanded in the surrounding area in recent years.
- b) The surrounding zoning districts consist of R-3, C-L and P zoning and have had no recent significant condition changes to the area. The recent amendments to the Central Business District allow for flexibility for downtown parking as well as opportunities for economic development and more compatible use of land.

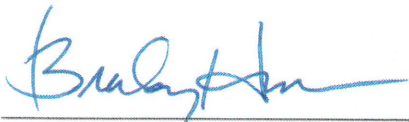
Fact 5:

- a) The proposed change does not grant the owner any special privilege as the property in question is contiguous to public zoning and commercial development.

- b) The proposed change is consistent with the public welfare by allowing this property to be developed for commercial activity for the benefit of Palmer residents and visitors.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Lot C-21, Township 18N Range 2E Section 33 from C-L, Limited Commercial District C-G, General Commercial District.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 16th day of June, 2022.



Brad Hanson
Director, Community Development



Casey Peterson (Jul 8, 2022 16:37 AKDT)

Casey Peterson, Chairperson

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

**REGULAR MEETING
THURSDAY, JUNE 16, 2022
7:00 P.M. - COUNCIL CHAMBERS**

A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Chair Peterson at * p.m.

B. ROLL CALL:

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair
Linda Combs
Lisbeth Jackson
Penny McClain
Kristy Thom Bernier

Also present:

Brad Hanson, Community Development Director

C. PLEDGE OF ALLEGIANCE: The Pledge was performed.

D. APPROVAL OF AGENDA:

The agenda was approved as presented by all members present.
[Thom Bernier, McClain, Jackson, Combs, Peterson]

E. MINUTES OF PREVIOUS MEETINGS: No minutes were presented.

F. REPORTS:

Director Hanson reported on the recent City Council/Board of Economic Development Joint Meeting at which the BED presented its Resolution to encourage the Council to fund a planning study for implementation of potential improvements for the downtown railroad right-of-way. The Council appropriated \$20,000 for the project.

G. AUDIENCE PARTICIPATION:

Andrew Melevanski, 380 N. Eklutna Street, spoke regarding the city land between him and his neighbor, the Andersons, raising concerns about it becoming a snow dump and asked for it to be vacated.

H. PUBLIC HEARINGS:

- 1. Resolution No. 22-004:** A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Tax Parcel C-21 to be rezoned from C-L Limited Commercial to C-G General Commercial, located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.

Director Hanson provided a staff report informing that the applicants/owners of the property are Dale

and Catherine Fosselman and that on May 31, 2022, 159 public hearing notices were mailed to property owners within 1200' of the site. Notification and publication requirements pursuant to code have been met. A total of 1 written comment was received in response. He spoke to background, including site information, parcel size, existing, zoning, surrounding land uses, other considerations and code requirements.

Findings of Fact:

Pursuant to PMC 17.80.036.C, the report of the Commission shall give consideration as to what effect the proposed change would have on public health, safety, welfare and convenience, and for a map amendment show whether:

Fact 1) The proposed change is in accordance with the borough and city comprehensive plans.

Staff finds the following support in the Comprehensive Plan:

- Goal 1, of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growth-guided to make Palmer an increasingly attractive place to live, work, invest and visit.
- Goal 5 encourages the development of high-quality buildings that reflects Palmer's historical character.
- Goal 6 of Chapter 6 supports improvements to the downtown area to help ensure Palmer's traditional downtown in lively, attractive, and inviting for residents and visitors.
- The proposed change would support the goals and objectives of the City's Comprehensive Plan by encouraging commercial development that will improve business opportunities.
- Guide development so there is the right balance of residential and commercial uses to ensure the City maintains its fiscal health.
- These new building will reflect Palmer's character and historical setting with high quality architecture while maintaining the traditional appeal of Palmer.
- The proposed change will provide more accommodations in the downtown area as well as encourage spending for visitors and tourists.

Fact 2) The proposed change is compatible with surrounding zoning districts and the established land use pattern.

Staff finds:

- The property for the proposed rezone is contiguous to P Public Use District zoning on the South and East, C-L Limited Commercial District and R-3 Medium Density Multifamily Residential District zoning on the North side, C-G General Commercial District zoning to the West of the lot.
- The lot is located adjacent to an active Public zone with the Palmer Police and the Alaska State Troopers detachment, the Mat-Su Pre-Trial Facility and the Alaska Court System, Palmer. Among the other comparable land use in the subject area are attorney offices. Across the railroad right-of-way are small businesses such as retail, gift shops and short-term rentals. Many restaurants and dining establishments are within walking distance from the property, convenient for visitors of Palmer while staying at this location.
- PMC 17.32.060 establishes a minimum lot size of 7,200 square feet. The property is 1.6 acres, sufficient to provide adequate parking, landscaping and buffering from adjacent lots.

Fact 3) Public facilities such as schools, utilities and streets are adequate to support the proposed change.

Staff finds:

- This property is a double frontage lot and has access on South Valley Way and East Cottonwood Avenue, allowing adequate flow of traffic along with incoming and outgoing visitors.
- Utilities are available to serve the proposed use of property as General Commercial; current water and sewer are set in place and will support the proposed structure.
- The proposed change is from C-L, Limited Commercial District to C-G, General Commercial District; there would be little to no impact on public schools since the proposed commercial lease space. The nearest public school is 0.7 miles from the property.

Fact 4) Changed conditions affecting the subject parcel or the surrounding neighborhood supports the proposed change.

Staff finds:

- Expansion of the Central Business District allows opportunities for commercial development opportunities. Commercial activities have expanded in the surrounding area in recent years.
- The surrounding zoning districts consist of R-3, C-L, and P zoning and have had no recent significant condition changes to the area. The recent amendments to the Central Business District allow for flexibility for downtown parking as well as opportunities for economic development and more compatible use of land.

Fact 5) The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).

Staff finds:

- The proposed change does not grant the owner any special privilege as the property in question is contiguous to public zoning and commercial development.
- The proposed change is consistent with the public welfare by allowing this property to be developed for commercial activity for the benefit of Palmer residents and visitors.

Staff Recommendation:

Based on the information provided by the applicant, public comments received before publication of this report and staff analysis, staff recommends approval of the request to a zoning map amendment from C-L, Limited Commercial District, to C-G, General Commercial District. Lot C-21, T18N R2E S33, is consistent with and in conformance with the Palmer Comprehensive Plan.

If following the Public Hearing, the Commission finds that the applicant's proposal conforms to the Palmer Comprehensive Plan and Zoning Code provisions, then staff recommends that the Commission approve this request for zoning map amendments for Lot C-21, T18N R2E S33 from C-L Limited Commercial District to C-G, General Commercial District and forward a recommendation for approval to the City Council.

If the final vote of the Commission is not to approve the rezone, the Commission's decision is final unless the initiating party or property owner files a written statement with the City Clerk within 20 days of the Commission's decision requesting that the zoning be considered by the City Council.

Applicant's Presentation:

Jesse Carnahan and Matthew Hayes testified on behalf of Applicants, Dale and Catherine Fosselman, speaking to the “spirit” of the applicants’ plans for the property.

Alex Pafasalvach spoke to her concern over increased traffic in the neighborhood.

There being no further members of the public to speak, Chair Peterson closed public testimony at 6:39 p.m. and called for the motion, followed by further open discussion regarding the Resolution and unanimous approval of Findings of Fact 1 through 5 as presented by staff.

Main Motion: For approval of Resolution No. 22-004, recommending City Council approve a zoning map amendment for Tax Parcel C-21 to be rezoned from C-L Limited Commercial to C-G General Commercial, located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.

Moved by:	Combs
Seconded by:	Jackson
Vote:	Unanimous (Thom Bernier, Combs Jackson, McClain, Peterson; 2 vacant)
Action:	Motion Carried.

I. UNFINISHED BUSINESS: None.

J. NEW BUSINESS: None.

K. PLAT REVIEWS:

1. **IM 22-009:** Pre-application plat request to create two lots from Tax Parcel D-21 (Parcel #2 of Waiver 95-42 pwm).

Director Hanson provided a staff report, directing attention to the packet (p. 47) for comments from City Departments.

The Commission had no additional comments.

2. **IM 22-010:** Abbreviated plat request to create two lots from Tract A-1, Alaska State Land Survey 96-4, Plat No. 99-62, to be known as Matanuska Brewing.

Director Hanson provided a staff report directing attention to the packet (p. 63); City Departments had no comments or issues.

The Commission had no additional comments.

3. **IM-22-011:** Abbreviated/preliminary plat request to create one lot from Lots 3 & 4, Block 1, Sherrod, Plat No. 12-204, to be known as Lot 3A.

Director Hanson provided a staff report directing attention to packet (p. 73), City Departments had no comments or issues.

The Commission had no additional comments.

4. **IM 22-012:** Pre-application request to vacate the 40’ x 114’ right-of-way located between Lot 7

and Lot 8 (Block 2, Christensen Add Subd.)

Director Hanson provided a staff report directing attention to the packet (p. 81); City Department comments included: City Manager: Is there a future city need such as a utility corridor? Community Development: Consideration should be given for not compounding an access issue for platted lots to west of property. Public Works: Recommends to NOT vacate. Plan to use as storm water area in the future.

Commissioners McClain and Thom Bernier spoke in agreement with Public Works.

L. PUBLIC COMMENTS: None.

M. COMMISSIONER COMMENTS:

Commissioner Combs:

- Requested for support to initiate change from Industrial at the location of the Brewery; Director Hanson noted he would look into it.

Chair Peterson:

- Extended a welcome back from vacation to Commissioner Jackson and welcome to new Commissioner McClain.

Commissioner Thom Bernier:

- Reported that Colony Days was very successful and thanked Director Hanson and staff for helping to make it happen.
- Next big event at the Fair Grounds is the Scottish Hyland Games;
- Commented they are gearing up for the Alaska State Fair.

N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 7:33 p.m.

APPROVED by the Planning and Zoning Commission this ____ day of July, 2022.

Casey Peterson, Chair

Brad Hanson, Community Development Director



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709

May 31, 2022

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Tax Parcel C-21, T18N, R2E, S33, initiated by Dale & Catherine Fosselman. The property is located on the corner of S. Valley Way and E. Cottonwood Avenue, Palmer, Alaska.

The property is zoned C-L, Limited Commercial. The request is to rezone the property to C-G, General Commercial. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the C-G District, please refer to Palmer Municipal Code Chapter 17.32, C-G, General Commercial District, located online at: www.palmerak.org.

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on June 16, 2022, at 6:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by **June 13, 2022**. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to 907-745-5443 or emailed to me at: bahanson@palmerak.org.

Sincerely,

Brad Hanson



For the following reason, I am (please circle) **in favor of**, **NOT in favor of**, **have no objection to** the approval of the proposed re-zone from C-L, Limited Commercial, to C-G, General Commercial.

Name: _____

Address: _____

125 WEST EVERGREEN LLC
3852 N CLARK-WOLVERINE RD
PALMER, AK 99645-8708

4 C'S LLC
1150 S COLONY WAY PMB 361
PALMER, AK 99645

AHMED CHAUDHRY R
BUSHRA GHULAM
339 S BAILEY ST
PALMER, AK 99645

AK FAM RESOURCE CTR INC
c/o ALASKA FAMILY SERVICES
1825 S CHUGACH ST
PALMER, AK 99645-6795

ALASKA BIBLE COLLEGE
248 E ELMWOOD AVE
PALMER, AK 99645-6619

THE ALASKA LIFE LLC
12120 E WOODSTOCK DR
PALMER, AK 99645

ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

ALASKA STATE OF
DNR DIV OF LANDS
550 W 7TH AVE STE 1050A
ANCHORAGE, AK 99501-3576

ANDERSON BONNIE K
229 S CHUGACH ST
PALMER, AK 99645-6427

ANDERSON BONNIE K
229 S CHUGACH ST
PALMER, AK 99645-6427

ARRC
248 E DAHLIA AVE
PALMER, AK 99645

AUBREY BOB
352 E BLUEBERRY ST # 16
PALMER, AK 99645

B&J ASSETS LLC
7015 E JEAN DR
PALMER, AK 99645

BAKER DAVID M & EVA M
4374 E SHAW'S DR
WASILLA, AK 99654-4353

BALES CANDICE M
PO BOX 2621
PALMER, AK 99645-2621

BELLAMY ISAAC
352 E BLUEBERRY AVE SPACE 24
PALMER, AK 99645-6465

BERBERICH INVESTMENTS LLC
532 E EAGLE AVE
PALMER, AK 99645

BERGER PAUL
15250 EVERGREEN RIDGE
ANCHORAGE, AK 99516

BIELAR WM M & ELAINE L
PO BOX 70
PALMER, AK 99645-0070

BLATCHFORD HENRY
417 S COBB ST
PALMER, AK 99645

BLUEBERRY INV MNGMT LLC
TAYLOR KENNETH & LISA
2124 N NADINA ST
PALMER, AK 99645-9131

BOLSHIO MISHA INC
1150 S COLONY WAY PMB 311
PALMER, AK 99645

BOVY BRANDON J
319 S COBB ST
PALMER, AK 99645-6315

BOYLE STEPHANIE
PO BOX 38
SUTTON, AK 99674

BRISCOE CLARENCE A & MARY
141 S DENALI ST
PALMER, AK 99645-6431

BROOKS PROPERTIES LLC
3680 S SKY RANCH LOOP
PALMER, AK 99645

BURTCH FAMILY TRUST
BURTCH MONTE LEE TRE BURTCH
JERILYN LENO
1150 S COLONY WAY STE 3 PMB 105
PALMER, AK 99645-6967

CAULKINS DENISE
352 E BLUEBERRY SPC 2
PALMER, AK 99645

CHACE GARY TODD
2521 E MTN VILLAGE DR #B PMB 255
WASILLA, AK 99654

CHISHOLM BRET THOMAS
BERBERICH LESLIE LAUREN
PO BOX 903
PALMER, AK 99645

CHURCH OF THE
COVENANT OF PALMER AK INC
451 S BAILEY ST
PALMER, AK 99645

CM MECHANICAL INC
PO BOX 1025
PALMER, AK 99645-1025

COBB STREET INVESTMENTS LLC
9806 E NORTHSTAR CIR
PALMER, AK 99645-8810

COCKLE SETSUKO REV LVG TR
COCKLE SETSUKO TRE COCKLE MARY
ANN TRE
25224 E BUCK SHOT LN
PALMER, AK 99645

COLONY WAY INVESTMENTS LLC
800 W BRIAR DR
WASILLA, AK 99654

COMBS DAVID HARVEY
COMBS SABRENA KENT
208 W COTTONWOOD AVE
PALMER, AK 99645

CONSULTING SOLUTIONS GROUP INC
425 E DAHLIA AVE #K
PALMER, AK 99645

CORP OF ST MICHAEL'S PARISH
432 E FIREWEED AVE
PALMER, AK 99645

CPD ALASKA LLC
201 ARCTIC SLOPE AVE
ANCHORAGE, AK 99518-3033

CZARNEZKI MARGARET R
335 S COBB ST
PALMER, AK 99645

DALRYMPLE-SORENSEN HOLDINGS LLC
353 S DENALI ST
PALMER, AK 99645

DAW WHITNEY M
PO BOX 3822
PALMER, AK 99645-3822

DECORA RICHARD ALLEN
313 S DENALI ST
PALMER, AK 99645

DENALI SQ BLDG CONDO CORP
c/o WESTERN ENTERPRISES
4101 ARTIC BLVD
ANCHORAGE, AK 99503

DENALI STREET LLC
561 S DENALI ST STE C
PALMER, AK 99645

DISARRO PETER JR & SANDRA
PO BOX WWP
KETCHIKAN, AK 99950-0280

DOLLARD ANNE S
329 S CHUGACH ST
PALMER, AK 99645-6429

DUNLAP RUSSELL M & RHONDA L
1150 S COLONY WAY STE 3 PMB 635
PALMER, AK 99645

DYEMOND LLC
11621 OLD SEWARD HWY
ANCHORAGE, AK 99515

EAGERTON ANN
267 S BAILEY ST
PALMER, AK 99645

ERBEY KENNETH W & CYNTHIA A
635 E CEDAR AVE
PALMER, AK 99645

ETHOS LLC
PO BOX 1217
PALMER, AK 99645-1217

FAMILY CHRISTIAN CENTER
PO BOX 2491
PALMER, AK 99645-2491

FELZIEN CHARLES R
PO BOX 110
PALMER, AK 99645-0110

FOSELMAN DALE & CATHERINE M
3562 E TEAGUE TRAIL CIR
WASILLA, AK 99654

FOX KYLE LEVI
564 S DENALI ST
PALMER, AK 99645

FROHLING KEVIN K& JOANN A
6250 N LOSSING RD
PALMER, AK 99645

GLACIER MEDICAL GROUP LLC
1150 S COLONY WAY STE 3 PMB 193
PALMER, AK 99645

GLICK KORY N
352 E BLUEBERRY AVE LOT 26
PALMER, AK 99645

GOLDMAN KENNETH J& MARY V
3150 N SEAGULL DR
PALMER, AK 99645-6930

GRABAREK LUKASZ
347 S CHUGACH ST
PALMER, AK 99645-6429

GRIMES DUSTIN L & AUSTIN M
11200 E LUPINE RD
PALMER, AK 99645-9448

GUTHRIE STANLEY L
PO BOX 2367
PALMER, AK 99645-2367

HALE JOSEPH
15581 E TEELING CIR
PALMER, AK 99645

HANSON MILDRED A N FAM TR
235 S VALLEY WAY
PALMER, AK 99645

HAWKINS JOSEPH T
108 E ARCTIC AVE
PALMER, AK 99645

HEADRICK MEGAN
PO BOX 3951
PALMER, AK 99645-3951

HENDRICKSON ROSE M
NEUMANN CANAAN
PO BOX 1314
PALMER, AK 99645-1314

HENRY NICHELLE S
327 S COBB ST
PALMER, AK 99645-6315

HILL JARED
352 E BLUEBERRY AVE SPC 10
PALMER, AK 99645

HOKENSON TASHA N
424 S BAILEY ST
PALMER, AK 99645

HOLSAPPLE MICHAEL W&MAY M
7327 S LENORE ST
WASILLA, AK 99654-0368

HUBBARD KENNETH & CAROLYN Rev TR
615 S GULKANA ST
PALMER, AK 99645-6677

INGALDSON WM H
4120 TAZLINA AVE
ANCHORAGE, AK 99517

JAN-AL LLC
3761 E PALMDALE DR
WASILLA, AK 99654-6611

JIMENEZ PAULETTE
PO BOX 2513
PALMER, AK 99645

JOHNSON BARBARA PENNISTON
543 S GULKANA ST
PALMER, AK 99645

JOHNSON DELENA
PO BOX 944
PALMER, AK 99645-0944

JOHNSON JEFFREY
THORN CRAIG A
PO BOX 2527
PALMER, AK 99645-2527

JONES JULIE M
c/o MERIDITH DOLPI
352 E BLUEBERRY AVE LOT 19
PALMER, AK 99645-6465

KEELING GERALDINE LAMPARD
243 S BAILEY ST
PALMER, AK 99645

KELLEY RAYMOND B& LINDA M
560 W MONTANA DR
PALMER, AK 99645

KEYPORT PHYLLIS M
c/o JO WELLER
3245 DOVE LN
PALMER, AK 99645-9639

KIM JUNG S
4875 BARRINGTON LOOP # 88
ANCHORAGE, AK 99503-7521

KINCAID MICHELLE
KLOEP DAVID
PO BOX 520687
BIG LAKE, AK 99652-0687

KINDRICK MICHAEL C
251 S BAILEY ST
PALMER, AK 99645-6323

KLH INC
4255 S MCKECHNIE LOOP
PALMER, AK 99645

KONYOT JOE
PO BOX 876738
WASILLA, AK 99687-6738

KOPPERUD NOEL H
PO BOX 4470
PALMER, AK 99645-4470

KRAUN CLARENCE
352 E BLUBERRY ST SPC 28
PALMER, AK 99645

KULIKOVSKIY ROMAN
3060 N LAZY EIGHT CT STE 2 PMB 109
WASILLA, AK 99654-4331

LAVIELLE FLOYD
352 E BLUEBERRY ST SPC 3
PALMER, AK 99645

LEE CYNTHIA M
PO BOX 2401
PALMER, AK 99645-2401

LENAGHEN RICHARD & GRETA
6454 E BEECHCRAFT RD
WASILLA, AK 99654-9331

LOCKE LYNDA E
421 S LAKE ST
WASILLA, AK 99654

LOGSDON & GOLTER LLC
348 S DENALI ST
PALMER, AK 99645

MAIN DRAG LLC
c/o DAN LUCAS
1180 S MARGARET DR
PALMER, AK 99645

MARTIN CURTIS W
MARTIN DONNA L
263 S ALASKA ST
PALMER, AK 99645-6335

MATANUSKA BREWING CO LLC
c/o KEVIN BUTON
513 S VALLEY WAY
PALMER, AK 99645

MATANUSKA TELEPHONE ASSN
PO BOX 3550
PALMER, AK 99645-3550

MATANUSKA-SUSITNA BOROUGH
MSB/ DSJ ADMIN BUILDING
350 E DAHLIA AVE
PALMER, AK 99645

MAT-SU HEALTH SERVICES INC
1363 W SPRUCE AVE
WASILLA, AK 99654-5327

MAUI TOE LLC
1460 S FRAN ST
PALMER, AK 99645-9029

MCCLURE DOLORES M
MCCLURE MARY EST
416 S BAILEY ST
PALMER, AK 99645-6326

MCKENZIE KAY S
452 S COLONY WAY
PALMER, AK 99645

MEADOWS CHARLSA JOY
6823 TERRY ST
ANCHORAGE, AK 99502

MESSENGER LINDSAY J
413 S GULKANA ST
PALMER, AK 99645

MILLER INVESTMENT TR
MILLER WM H JR & BARBARA J TRES
PO BOX 870151
WASILLA, AK 99687-0151

MITTLESTADT SUZANNE
319 S CHUGACH ST
PALMER, AK 99645-6429

MOB INVESTMENTS LLC
2451 N LARKSPUR HILL CIR
PALMER, AK 99645

MONROE LINDA NOEL J
352 E BLUEBERRY AVE # 8
PALMER, AK 99645

MOODY RONNIE
FINDLAY-MOODY SHERRY
16345 E SMITH RD
PALMER, AK 99645

MORROW JOSHUA P & HEATHER N
PO BOX 1223
PALMER, AK 99645

MOSES ERIC J
ALSTROM APRIL G
151 S DENALI ST
PALMER, AK 99645-6431

NILSSON GREGORY SCOTT
LIVELY BRIGITTE E
259 S ALASKA ST
PALMER, AK 99645

PALMER ARTS COUNCIL
PO BOX 4286
PALMER, AK 99645-4286

PALMER CLINIC LLC
PO BOX 202845
ANCHORAGE, AK 99520-2845

PALMER EMERGENCY FOOD & COMM
SERV INC
PO BOX 2421
PALMER, AK 99645

PALMER PROPERTIES LLC
561 S DENALI ST STE B
PALMER, AK 99645-6464

PAPASAVAS CYNTHIA A
337 S CHUGACH ST
PALMER, AK 99645

PASSPORT LLC
610 S BAILEY ST
PALMER, AK 99645

PENWARDEN RICHARD
352 E BLUEBERRY AVE SPACE 13
PALMER, AK 99645

PMK PROPERTIES LLC
2521 E MTN. VILLAGE DR. #B PMB 619
WASILLA, AK 99654-7336

PROSSER ROBERT & CAROL Jnt Rev Tr
12031 GINAMI ST
ANCHORAGE, AK 99516-2550

QUILL BONNIE
241 S BAILEY ST
PALMER, AK 99645-6323

RAYBACK CLINTON & DELORES E
312 S BAILEY ST
PALMER, AK 99645

RELGUD INVESTMENTS LLC
10701 STROGANOF DR
ANCHORAGE, AK 99507

RICHARDS RON DOUGLAS
RICHARDS MICHELLE LEE
1460 FRAN ST
PALMER, AK 99645-9029

ROBERTS DAVID A
ROBERTS CHRISTINA R
505 W QUICK SILVER CIR
PALMER, AK 99645

SCANDURA MICHELLE R
WEAVER THOMAS W
231 W CEDAR AVE
PALMER, AK 99645

SHAFFER PHYLLIS J
PO BOX 3475
PALMER, AK 99645-3475

SHAFFER DANIEL R
1481 S BERTHA LN
WASILLA, AK 99654-8230

SHILOH MISSIONARY BAPTIST
CHURCH OF PALMER
PO BOX 2449
PALMER, AK 99645

SINDORF PAUL H JR & MARY H
10913 N PALMER FISHHOOK R
PALMER, AK 99645-9235

SLATER DAPHNE
210 S ALASKA ST
PALMER, AK 99645

SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867

SNYDER WILLIAM H & TERRY L
208 W CEDAR AVE
PALMER, AK 99645

STEPHEN MARLENE F
NOLIN MARLENE F
517 S COBB ST
PALMER, AK 99645

STONEKING RUSSELL & ANNE
3803 MUKTUK TRL
DELTA JUNCTION, AK 99737

STOTTS DEBBIE LAHTI
PO BOX 3951
PALMER, AK 99645-3951

SUSTAINABLE DESIGN & PLANNING
LLC
247 S ALASKA ST
PALMER, AK 99645-6335

T & S ENTERPRISES LLC
PO BOX 1969
PALMER, AK 99645

TORIGAI LLC
720 S ALASKA ST
PALMER, AK 99645

TORRES ROBERTO JESUS
171 S DENALI ST #A
PALMER, AK 99645

TSALACH LLC
c/o HOLLY STEINER
10739 E GRANITE RIDGE RD
PALMER, AK 99645-9664

TULL WILLIAM F
1995 N MONTE VISTA DR
PALMER, AK 99645-8842

VALLEY RESIDENTIAL SERVICES
1075 S CHECK ST STE 102
WASILLA, AK 99654-8067

VAN CLEVE RAMONA ANN
PO BOX 372
SUTTON, AK 99674

VAN DIEST JAY & SUSAN
16801 E T & T LN
PALMER, AK 99645

VANHOOMISSEN JAMES J & DIANE E
PO BOX 873833
WASILLA, AK 99687

VANN AILIS S
DECKERT MAVERICK O
PO BOX 3354
PALMER, AK 99645

VERZONE THAI G
3740 CLAY PRODUCTS DR
ANCHORAGE, AK 99517-1010

VH PROPERTIES LLC
PO BOX 520488
BIG LAKE, AK 99652-0488

VINDUSKA JOHN A
15605 E HELMAUR PL
PALMER, AK 99645-8691

VIZZERRA WM P & ALMA E
324 E ARCTIC AVE
PALMER, AK 99645-6129

WALDEN JESSICA S M
147 S BONANZA ST
PALMER, AK 99645-6344

WALKER RICHARD LEE
2131 W MELANIE DR
WASILLA, AK 99654

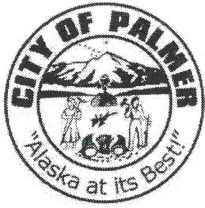
WARNKE RANDY L
4380 E HAMILTON CT
WASILLA, AK 99654

WHITMORE ENTERPRISES LLC
1200 S BADGER RD
PALMER, AK 99645

ZELAZNY JOS
352 E BLUEBERRY AVE # 32
PALMER, AK 99645

MAY - 6 2022

City of Palmer



**City of Palmer
Community Development Department**

645 E. Cope Industrial Way, Palmer, AK 99645

Phone: 907-745-3709

www.palmerak.org

Zoning Map Amendment Application Form

Applicant: Dale and Catherine Fosselman

Legal Description of properties covered by this application (use additional sheets if necessary):

Township 18N Range 2E Section 33 Lot C21

Requested District Change (i.e., from - to): Rezone From Commercial Light to Commercial General

Reason for request: See attached page 1

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the borough and city comprehensive plans?

See attached page 2

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?

See attached page 3

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

See attached page 6

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

See attached page 6

5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

See attached page 6

Date of application: 5/6/2022

\$500.00 filing fee paid: yes



Signature of owner or owner's authorized representative

c/o Jesse Carrahan P.O. Box 4514, Palmer, AK 99645
Address

907.232-2140 Dale 907-795-5872 Matt Hayes (POA)
Contact/phone/email

Matt Hayes
795-5872
jmatthewhayes@me.com

Reason for Request

We have owned this ~ 1.60 acre lot located in the heart of Palmer for approximately 16 years. In recent years, the surrounding area of Downtown Palmer has dramatically changed. Downtown Palmer is becoming a focal point for the Mat-Su Valley. The surrounding area now hosts many events, live entertainment, great restaurants and two breweries. The area hosts numerous local shops and professional offices. Almost all properties abutting this lot either provide public services (judicial/justice system) or are professional offices spaces (mostly health and legal related).

This lot, while centrally located, has sat vacant (and for sale) for years. The lot is currently zoned "Commercial - Limited," which severely limits the lot's commercial development potential. Specifically, while still permitting development of professional office space, the rezone will also allow for the following additional potential uses providing the basis for a vibrant, mixed-use development:

- a) Hotels, Motels
- b) Bar, cocktail lounge, liquor and beer sales, including brewpubs and wineries;
- c) Cafes, bakeries, bars and restaurants

A preliminary site design plan is attached hereto as **Exhibit 1**.

1. Is the proposed change in accordance with the borough and city comprehensive plans?

Yes.

Mixed-use development including professional office space, retail outlets, restaurants, bakeries, bars, and visitor accommodations is a consistent feature of both the Palmer Comprehensive Plan, Palmer Economic Goals and the Area Wide Plan, a joint vision of the Mat-Su Borough and City of Palmer. More specifically, if the project is developed under the proposed plan, it will:

- a) Facilitate the expansion of the local economy and local business, so residents of Palmer and surrounding areas can find more of the goods, services and jobs they need in Palmer;
- b) Strengthen downtown Palmer, which is “the heart of community public life;”
- c) Promote and enhance Palmer’s uniqueness and attracting more visitors;
- d) Encourage high quality, attractive development, with ready access to parks and green space;
- e) Improve connections within Palmer;
- f) Utilize ideas from planned Business Improvement District, by, *e.g.*, helping maintain and enhance downtown as a compact, walkable, dynamic, mixed-use center; and
- g) Create new retail, office and lodging space so more residents and businesses can have convenient access to places of work, commercial services, schools and other public facilities, by vehicle, sidewalk and trail.

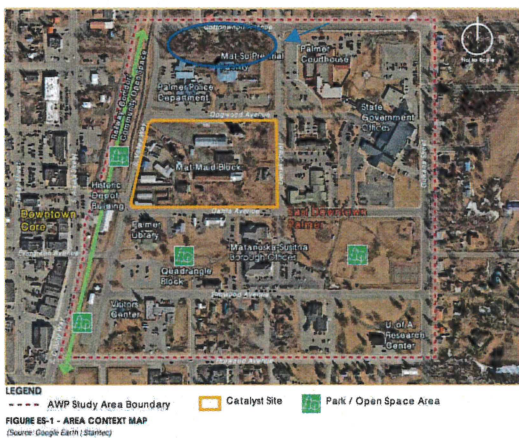
2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?

The proposed change is compatible with the surrounding Zoning districts because the development will help provide a transition from the several types of land use surrounding the area. For example:

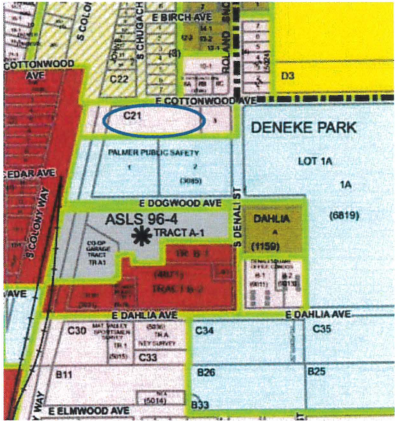
- a. Land to the south is institutional (Public Safety, Mat-Su Pretrial)
- b. To the west is Commercial – General
- c. To the north is residential and Commercial – Light

As such, the proposed rezoning will complement the land use pattern of surrounding areas and help the City of Palmer (especially the downtown area) become a more integrated whole. The subject parcel is surrounded by a variety of land uses: public safety, professional offices in what used to be single family residences, two residences, and vacant city property. The rezoning will allow us to combine many of these land uses into a single, comprehensive development to further help unify the land use areas in the Palmer’s downtown district.

The approximate location of the lot is shown in the illustrations located on the next page. The two illustrations were taken from the *East Downtown Palmer Area Wide Study Plan* (“AWP”). As shown, this parcel is located in the “East Downtown Palmer” area located adjacent to public facilities/courthouse, and close to the Mat-Maid block of town. According to the *AWP*, “East Downtown Palmer lags behind the other downtown areas in terms of vibrancy, business activity, and infill development.” If the city of Palmer permits rezoning of this lot, the rezoning will help create new economic opportunities in Palmer and renewed vibrancy in the area.



A cropped version of the *City of Palmer Current Zoning Districts* is shown directly below. As shown in the map, multiple lots located directly West are zoned “Commercial General” (red). Properties to the North and East of the lot are zoned “Public” (blue). The lot abutting the East property line is owned by the City of Palmer, is vacant, and is zoned “Commercial Limited” (pink). Lot C22 is also owned by the City of Palmer, is Vacant, and is zoned “Medium Density Residential” (yellow with stripes). There are believed to be one residential property (possibly two) across the street from the requested rezoning, which is zoned “Medium Density Residential” (yellow with stripes). There are at least three professional offices located on the same street (E. Cottonwood Ave.) and are zoned Limited Commercial. The second lot after turning north on South Denali St. (Lot 10-1) provides accommodations for students at a local bible college.



According to the *City of Palmer Central Business District Vicinity Map* (shown on page 4 below), our lot is part of the Central Business District (“CBD”). Palmer City Code 17.30.010 states that the intent of the central business district

... is to establish consistent procedures and standards for the traditional downtown in the city of Palmer that is unique or requires additional consideration due to their character, historical importance or importance to the town’s economic well-being. The overlay districts will assist Palmer to promote and protect the public health, safety, comfort, character, convenience and general welfare in the central business district (CBD) overlay zone while meeting the goals established in the comprehensive plan.



As shown in the map above, while the subject parcel is part of the CBD. Under the City’s code, a property in the CBD is zoned to allow commercial activities such as “Large retail establishment (+20,000)”.” However, it is unclear how the CBD applies Limited Commercial Zoning. Nonetheless, rezoning the lot to Commercial - General will provide clear guidance for securing development and investment opportunities, and will help clarify ambiguities during the permitting process.

Furthermore, over the last several years, the Mat-Maid block has begun developing a new atmosphere with the addition of the Palmer Ale House and two breweries. While the surrounding area is developing, this lot remains one of the largest undeveloped, privately owned real estate parcels with commercial development potential within the heart of Palmer. The property is ideally situated to connect the following areas:

- a) Downtown area restaurants, cafes, bars, shops, and lodging;
- b) The Palmer Depot and greenbelt;
- c) Justice system and professional office areas (mostly legal/medical professions);
- d) The Mat-Maid Block with music, entertainment, breweries, and restaurant;
- e) North Palmer’s cafes/coffee, shops, restaurants, Railbelt trail and skate park;

While this property is in a prime location, it is not without its challenges. One of the main issues with the current zoning is that it abuts the Palmer Correctional Facility. The current zoning makes it extremely challenging to construct aesthetically pleasing Commercial - Limited development or construct single residential homes.

Our vision is to develop this parcel into a vibrant mixed-use area with development opportunities for high quality retail, tourism/service, professional, accommodations and other industries. We hope to construct a minimum of two (2) multi-use buildings that could provide additional space for, e.g., professional office space, retail stores, restaurants, hospitality/lodging, and other potential services. In addition, we intend to provide off street parking, pedestrian pathways and green spaces as part of a comprehensive site design stretching almost a complete city block.

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

Yes.

We paid over \$12,000 as part of the 2010 Blueberry Avenue improvement LID which fixed severe leakage from the City's water system, paved East Cottonwood Avenue, installed sidewalks and streetlights. Two utility stubs to the subject property were installed during construction.

No permanent residential units are currently proposed, so there should be no additional burden to schools.

Initial site plans include off street parking and pathways to existing restaurants, brew pubs, government facilities, and the courthouse.

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

In recent years a variety of new businesses have launched in the East Palmer area including two breweries, the Palmer Ale House, a clothing store, and restaurants. The proposed rezoning will build on the momentum initiated by these ventures.

5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

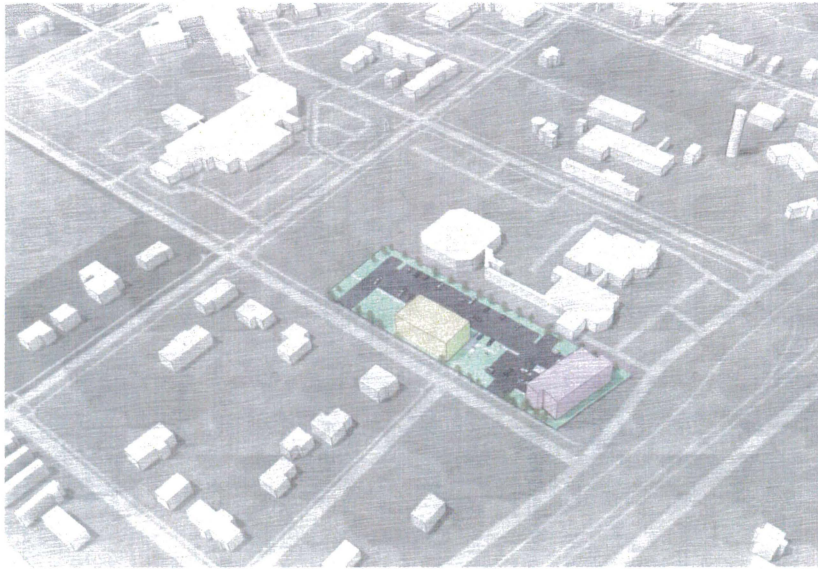
The proposed development will enhance public welfare by providing the local residents and visitors additional, convenient access to retail, restaurant, accommodations, and office space. In addition, the planned development will:

- a) provide community groups space for events.
- b) provide additional business opportunities for entrepreneurs and professionals.
- c) produce sales and other tax revenue to the City of Palmer and Mat-Su Borough.
Provide additional employment opportunities for residents.

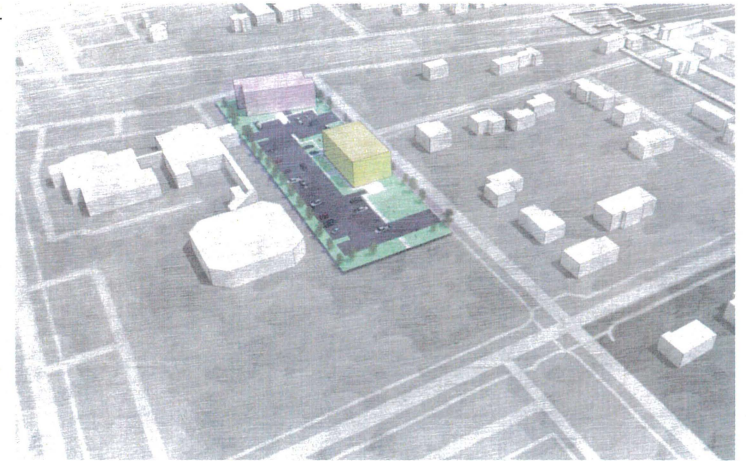
The proposed change will not grant a special privilege to the owners because the owners are not asking for any special privileges other than the standard permitted uses under the Commercial - General zoning.

OPTION 1

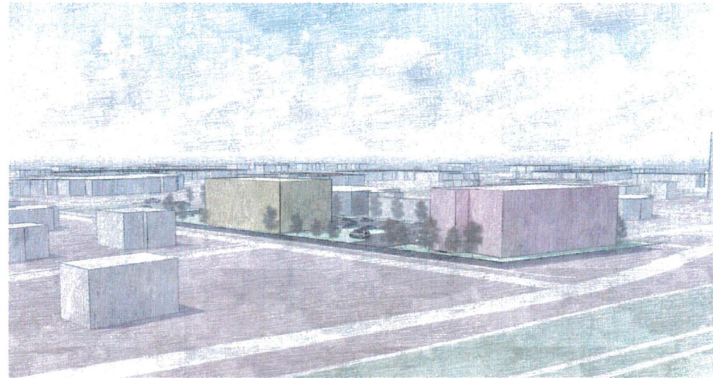
VIEW 2



VIEW 1

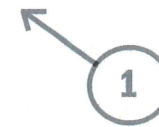
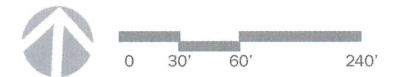
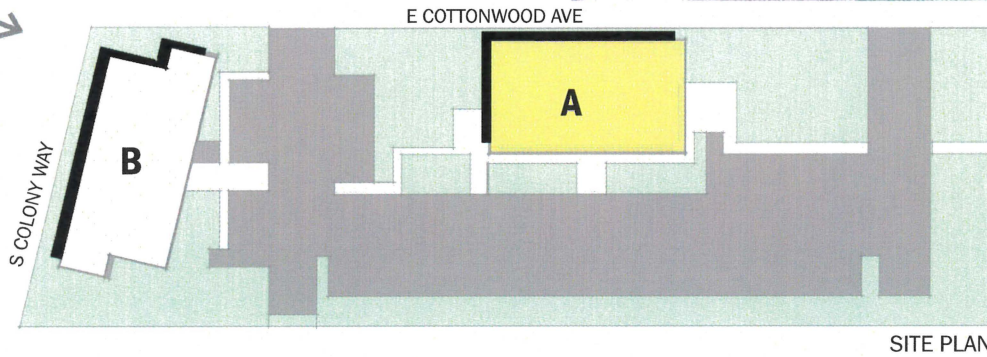
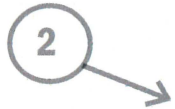


SOUTH WEST PERSPECTIVE



- BUILDING A** 3 STORIES
 RETAIL LEVEL 1 - 6,000 GSF
 OFFICE LEVEL 2 & 3 - 6,000 GSF EA.

- BUILDING B** 3 STORIES
 HOTEL LEVEL 1 & 2 - 6,000 GSF EA. (28 ROOMS)
 RESTAURANT LEVEL 3 - 6,000 GSF

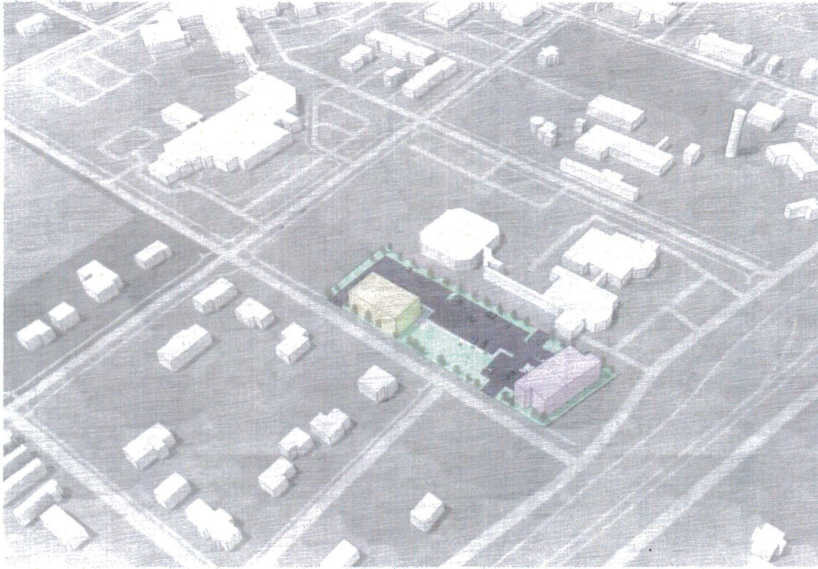


COTTONWOOD AVE MIXED-USED DEVELOPMENT
 05 04 22

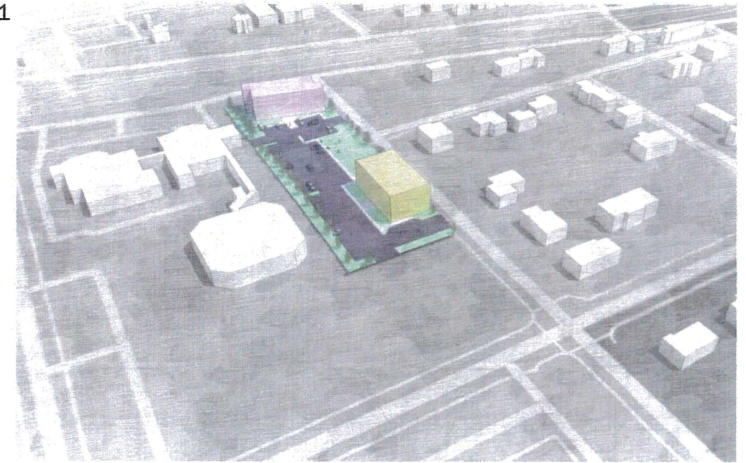
EXHIBIT 1 ECI

OPTION 2

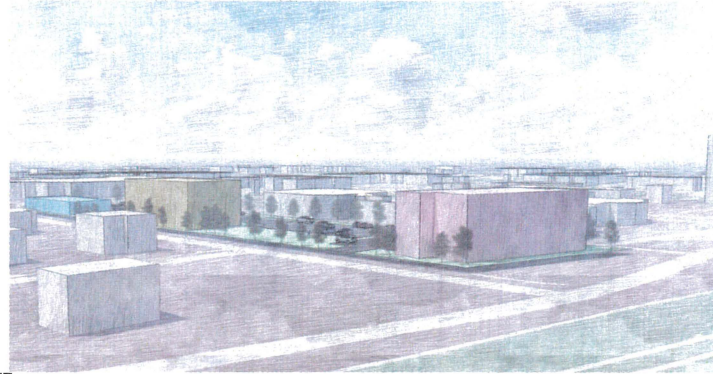
VIEW 2



VIEW 1



SOUTH WEST PERSPECTIVE

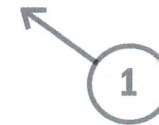


BUILDING A 3 STORIES
 RETAIL LEVEL 1 -
 6,000 GSF
 OFFICE LEVEL 2 & 3 -
 6,000 GSF EA.

BUILDING B 3 STORIES
 HOTEL LEVEL 1 & 2 -
 6,000 GSF EA. (28 ROOMS)
 RESTAURANT LEVEL 3 -
 6,000 GSF



SITE PLAN

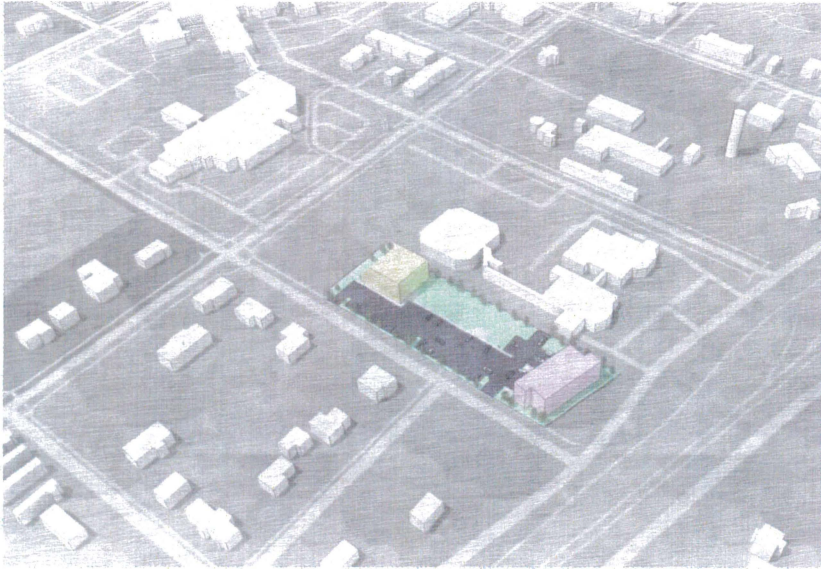


COTTONWOOD AVE MIXED-USED DEVELOPMENT
 05 04 22

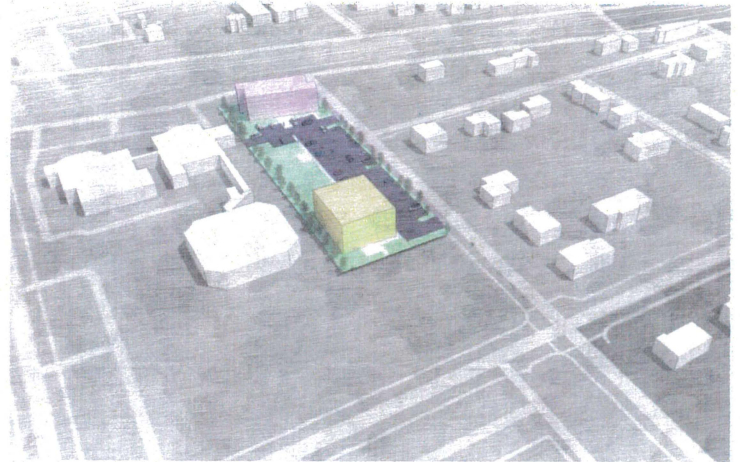
EXHIBIT 1 ECI

OPTION 3

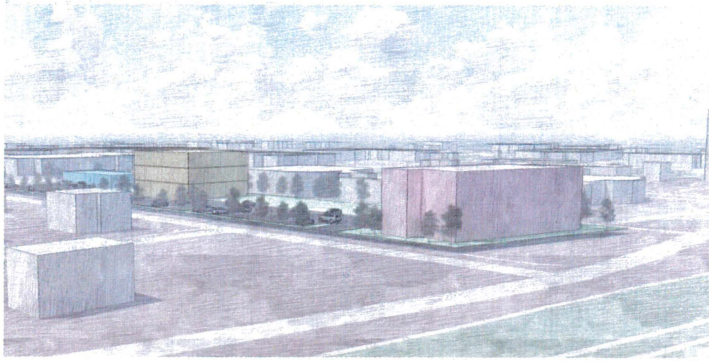
VIEW 2



VIEW 1

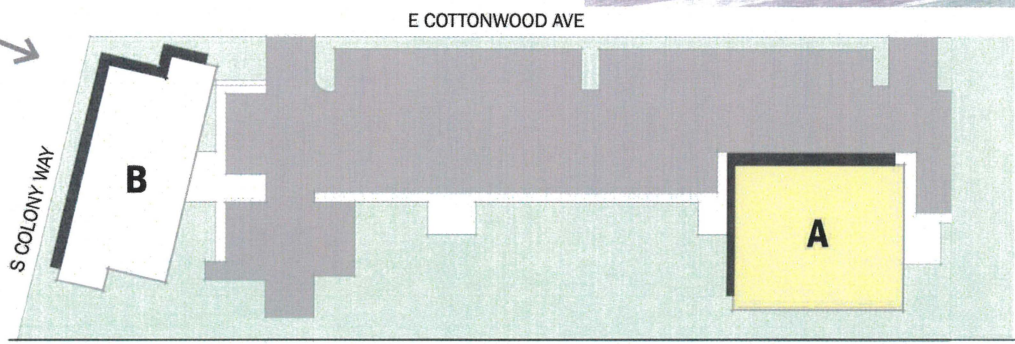


SOUTH WEST PERSPECTIVE

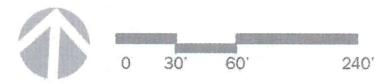


- BUILDING A** 3 STORIES
RETAIL LEVEL 1 - 6,000 GSF
OFFICE LEVEL 2 & 3 - 6,000 GSF EA.
- BUILDING B** 3 STORIES
HOTEL LEVEL 1 & 2 - 6,000 GSF EA. (28 ROOMS)
RESTAURANT LEVEL 3 - 6,000 GSF

2



SITE PLAN



1



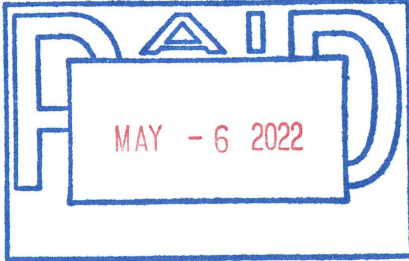
PALMER COMMUNITY DEVELOPMENT

ATTN: Joan E. Patterson
645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709 • Fax: 907-745-5443
www.palmerak.org

Invoice No.: COP22-054

Invoice Date: 05/06/2022

Sold To: DALE & CATHERINE FOSSELMAN
3562 E. TEAGUE TRAIL CIR.
WASILLA, AK 99654

Qty	Description	Price
	<p>ZONING MAP AMENDMENT APPLICATION T18N, R2E, S33, TAX PARCEL C-21 NHN S. VALLEY WAY</p> 	\$500.00

01-00-00-3427

TOTAL
\$500.00

This invoice must be paid within 30 DAYS or further collection procedures will be taken.

Application Processing Checklist

Applicant: Dale & Catherine Fosselman

Planning & Zoning Commission Meeting: June 16, 2022

Application for:

- Rezone from C-L to C-G
- CUP for _____
- Variance for _____
- Public Use
- Other _____

Legal Description:	Tax Parcel C-21, T18N, R2E, S33		
Street Address:	Corner of S. Valley Way & E. Cottonwood Avenue		
Requested By:	Dale & Catherine Fosselman		
Mailing Address:	3562 E. Teague Trail Cir., Wasilla, AK 99654		
Total Fee:	\$500.00	Date Paid:	05/06/2022

P & Z COMMISSION	Deadline	Date Completed	Initial
Date complete application accepted		05/06/2022	Jep
Prepare map of 1,200' notification area		05/23/2022	Jep
Public notices mailed		05/31/2022	Jep
Advertising through agenda to Frontiersman	06/07/2022	06/07/2022	Jep
Staff report completed	06/09/2022	06/09/2022	Jep
Packets prepared	06/09/2022	06/09/2022	Jep
Date of issuance: <i>recommended</i>	-----	06/16/2022	BH
Special Limitations-signed showing concurrence	-----	Date signed:	---

FORWARDED TO CITY COUNCIL

City council hearing date:	
Ordinance No.:	Date of first reading:
Public notices mailed:	
Publication in Frontiersman on: (5 to 20 days before public hearing)	
Decision:	



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
www.palmerak.org

May 31, 2022

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Tax Parcel C-21, T18N, R2E, S33, initiated by Dale & Catherine Fosselman. The property is located on the corner of S. Valley Way and E. Cottonwood Avenue, Palmer, Alaska.

The property is zoned C-L, Limited Commercial. The request is to rezone the property to C-G, General Commercial. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the C-G District, please refer to Palmer Municipal Code Chapter 17.32, C-G, General Commercial District, located online at: www.palmerak.org.

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on June 16, 2022, at 6:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by **June 13, 2022**. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to 907-745-5443 or emailed to me at: bahanson@palmerak.org.

Sincerely,

Brad Hanson

Received

JUN - 7 2022

City of Palmer

☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆

For the following reason, I am (please circle) **in favor of**, **NOT in favor of**, **have no objection to** the approval of the proposed re-zone from C-L, Limited Commercial, to C-G, General Commercial.

No objection

Name: *Daralyn Dalrymple, member*

Address: *353 S. Denali St. Palmer 99645*



PALMER PLANNING & ZONING COMMISSION
PUBLIC HEARING
SIGN-IN SHEET

Date: June 16, 2022

Item: Res. #22-004 (Rezone Request C-21, T18N, R2E, S33)

NAME	ADDRESS	PHONE #
JESSE CARDANAN	832 SCOLONY WAY	907-775-5377
Matthew Hayes	PO Box 1258, Palmer, AK	907-795-5872
Alex Papasavas	337 S Chugach	907 355-3242

**City of Palmer
Resolution No. 22-022**

Subject: Authorizing the City Manager to Execute a Subdivision Agreement with Variances to Required Public Improvements for Subdivision Development as Outlined in Palmer Municipal Code Chapter 12.12

Agenda of: August 9, 2022
August 23, 2022

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: John Moosey, City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
<u>✓</u>	Community Development		<u>7/27/22</u>
	Finance		
<u>✓</u>	Fire	 David Lundin	<u>For Chad Cameron 7/27/22</u>
<u>✓</u>	Police		<u>7-31-22</u>
<u>✓</u>	Public Works		<u>8/4/22</u>

Certification of Funds:

Total amount of funds listed in this legislation: \$ _____

This legislation (✓):


- Creates revenue in the amount of: \$ 500.00
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (✓):

- Budgeted Line item(s): 01-00-00-3687
- Not budgeted

Director of Finance Signature: 

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney	_____	_____
City Clerk	_____	_____

Attachment(s):

1. Resolution No. 22-022
2. Staff Report – Departmental Memos
3. Variance Application
4. Green Acres Supplemental Information – Provided by WM Construction

Summary Statement/Background:

Variance Request	Item	Appeal Process & Procedure	Hearing Administrator and Type	Date
1	Curb and Gutter	PMC 12.12.080	Public Hearing – City Council	August 9, 2022

City Development Standards outline requirements for developers when constructing subdivisions. One of the requirements is for curb and gutter to be constructed on all residential streets. WM Construction, LLC., is asking for a variance from this requirement.

The city council recently granted a similar variance request to Cedar Park, LLC., in April of 2021.

Administration’s Recommendation:

Consider Resolution No. 22-022 to grant WM Construction LLC.’s requested variance to subdivision development standards for Green Acres Subdivision.

LEGISLATIVE HISTORY

Introduced by: City Manager Moosey
Public Hearing Date: April 27, 2021
Action:
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

Resolution No. 22-022

A Resolution of the Palmer City Council Authorizing the City Manager to Execute a Subdivision Agreement with Variances to Required Public Improvements for Subdivision Development as Outlined in Palmer Municipal Code Chapter 12.12

WHEREAS, City Council establishes and defines the public improvements which will be required under agreement to be constructed by a subdivider and to outline the procedures and responsibilities of subdivider in Palmer Municipal Code Chapter 12.12; and

WHEREAS, the City requires every subdivider to install streets, curb and gutters, public utilities, provide adequate drainage system, traffic control devises, sidewalks (when required) and street lighting in accordance with standards adopted by the City; and

WHEREAS, Palmer Municipal Code Section 12.12.080 grants City Council the authority to grant variances to development standards for subdivisions that it deems necessary, or which it finds desirable from the standpoint of public interest; and

WHEREAS, the City Council shall include its findings the specific reasons and actions in its minutes; and

WHEREAS, the City has received from WM Construction LLC a request for variances to development standards for curb and gutters; and

WHEREAS, the adopted Palmer Comprehensive Plan Chapter 6 Goal 2 supports maintaining high quality residential neighborhoods; promotes development of a range of desirable new places to live in Palmer; and

NOW, THEREFORE, BE IT RESOLVED by the Palmer City Council hereby authorizes the City Manager to enter into a subdivision agreement with WM Construction LLC and grant variances to development standards for the installation of curb and gutter.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Palmer City Council hereby finds that there are such circumstances of conditions affecting the property that the strict application of the provisions of this chapter would clearly be impractical, unreasonable, or undesirable to the general public. That granting of the specific variances will not be detrimental to the public welfare or injurious to the property in the area in which property is situated. The granting the specific variance will not have the effect of nullifying the intent and purpose of Palmer Municipal Code Chapter 12.12 or the Palmer Comprehensive Plan.

Approved by the Palmer City Council this ____ day of _____, 2022.

Steve Carrington, Mayor

Shelly Acteson, MMC, City Clerk



DEPARTMENT OF PUBLIC WORKS

Jude Bilafer
Director

Phone: (907) 761-1350
Fax: (907) 745-3203
Email: jbilafer@palmerak.org

Mail: 231 W. Evergreen Ave.
Palmer, Alaska 99645-6952
Location: 1316 South Bonanza Street
www.palmerak.org

MEMORANDUM FOR RECORD

FROM: Jude Bilafer, Director of Public Works

DATE: July 22, 2022

SUBJECT: **Green Acres Variance Request from Curb and Gutter requirement**

The City of Palmer Public Works Director and Maintenance Superintendent reviewed the variance request and provide the following comments.

According to the 1985 Development Standards, Division 1000, Section 1001, para 1001.2, "The developer shall provide roads, **curb and gutter**, sidewalks, drainage, etc. as provided herein and in accordance with Palmer Municipal Code." Additionally, Section 1003.5 residential, states curb and gutter are required for residential streets.

Regarding this request, Public Works "concur" with granting a variance. None of the surrounding roads have curb and gutter. Due to the lack of surrounding curb and gutter, an engineered drainage plan was created by the developer to effectively move water in and around the development. This drainage plan also provides for additional snow storage along the development. Both the Public Works Director and the Maintenance Superintendent visited the site on several occasions. Based on the site visits and plan reviews, Public Works believes the plans will sufficiently mitigate drainage any issues.

Jude Bilafer
Director of Public Works, City of Palmer



City of Palmer

Variance Application Form

Palmer Municipal Code 12.12.080

ATTN: City Clerk

231 W. Evergreen Avenue, Palmer, Alaska 99645

Telephone: 907-745-3790 * Fax: 907-745-5443

Applicant: WM Construction

Property Location(s): 12501 East Helen Drive

Owner of Record: WM Construction

Legal Description(Lot, Block): T17N R2E Section 5, Tax Lot C30

Zone: Single Family R-1

Request variance from PMC City of Palmer Dev. Standards 1003.5

Reasons for variance request: _____

SEE ATTACHED EXHIBIT A

The city council may grant a variance from the provisions of these regulations. The city council shall only grant variances that it deems necessary, or which it finds desirable from the standpoint of public interest. In making its findings, as required in this section, the city council shall consider the nature of the proposed use of the land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon conditions in the vicinity. No variance shall be granted unless the city council finds the following contained in subsections (A), (B) and (C) of this section.

Please provide a written explanation stating how each of the following requirements has been met:

12.12.080 (A.) That there are such circumstances or conditions affecting said property that the strict application of the provisions of this chapter would clearly be impractical, unreasonable, or undesirable to the general public. In such cases, the subdivider shall first state his reasons in writing to the specific provision or requirement involved and submit them to the city council. The subdivider bears the burden of proof;

SEE ATTACHED EXHIBIT A

12.12.080 (B.) That the granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated;

SEE ATTACHED EXHIBIT A

12.12.080 (C.) That the granting of the specific variance will not have the effect of nullifying the intent and purpose of this title or the comprehensive plan;

SEE ATTACHED EXHIBIT A

The city council shall include its findings and the specific reasons for its action and shall also record its reasons and actions in its minutes.

Date of application: 7/12/22

Filing Fee Paid: \$ 500

Signature of Owner's authorized representative 

Mailing address HANSON LAND SOLUTIONS 305 E. FIREWEED AVE PALMER, AK 99645

Phone/Contact number (907)746-7738

**Please attach any plans or documents pertinent to the request.

EXHIBIT A

Reasons for Variance Request:

The Developer requests this variance because he believes the proposed design would improve traffic flow and aesthetics in his subdivision while reducing city maintenance costs. Having built many houses in this particular area, the developer has seen snow removal challenges presented by curb and gutter and recognizes that while curb and gutter is generally a good solution, in this case, with the dedicated outflow area and the limited space for snow storage within the ROW, the proposed open conveyance system would provide a more efficient solution.

12.12.08(A)

Development within this general area of the city (particularly portions of Hidden Ranch Subdivision) has already been done successfully without curb and gutter being implemented. In the present case, construction without curb and gutter will provide a more desirable outcome by increasing the snow storage capacity outside of the plowed lanes. Green Acres is composed of a single loop street. Curb and gutter here would force city maintenance crews to physically remove all of the snow along this street continuously until break-up to ensure efficient traffic flow. The proposed system of open swales, on-site infiltrators, and the approved final high water discharge venue will allow for more snow storage area on-site through-out the winter, thereby reducing maintenance costs and improving traffic flow as the winter progresses.

12.12.080(B)

Subdivisions in this general area have already been developed without curb and gutter and without injury to the public. Injury will in fact be reduced by reducing pollutant concentrations inherent to the 100% discharge conveyance of a curb and gutter system. The proposed system will allow for multiple filtering points for the discharged water, increasing pollutant dilution and settling out of the pollutants prior to conveyance to the final collection point.

12.12.080(C)

The Comprehensive Plan's objective of "functional flow" will be better met by facilitating more efficient street snow management within this subdivision. Likewise, the increased on-site absorption will reduce the concentrated flows of formal curb and gutter systems and their associated spring break-up flooding issues.

The Comprehensive Plan likewise focuses on residential land as evidenced by its stated goals. The sought-after "estate look" outlined in Objective B under Goal 2, can be better met here by replacing the confining and unnatural feel of formal curbing with natural, manicured, grassy swales.



City of Palmer

Variance Application Form

Palmer Municipal Code 12.12.080

ATTN: City Clerk

231 W. Evergreen Avenue, Palmer, Alaska 99645

Telephone: 907-745-3790 * Fax: 907-745-5443

Applicant: WM Construction

Property Location(s): 12501 East Helen Drive

Owner of Record: WM Construction

Legal Description(Lot, Block): T17N R2E Section 5, Tax Lot C30

Zone: Single Family R-1

Request variance from PMC City of Palmer Dev. Standards 1003.5

Reasons for variance request: SEE ATTACHED EXHIBIT A

The city council may grant a variance from the provisions of these regulations. The city council shall only grant variances that it deems necessary, or which it finds desirable from the standpoint of public interest. In making its findings, as required in this section, the city council shall consider the nature of the proposed use of the land and the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision, and the probable effect of the proposed subdivision upon conditions in the vicinity. No variance shall be granted unless the city council finds the following contained in subsections (A), (B) and (C) of this section.

Please provide a written explanation stating how each of the following requirements has been met:

12.12.080 (A.) That there are such circumstances or conditions affecting said property that the strict application of the provisions of this chapter would clearly be impractical, unreasonable, or undesirable to the general public. In such cases, the subdivider shall first state his reasons in writing to the specific provision or requirement involved and submit them to the city council. The subdivider bears the burden of proof;

SEE ATTACHED EXHIBIT A

12.12.080 (B.) That the granting of the specific variance will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated;

SEE ATTACHED EXHIBIT A

12.12.080 (C.) That the granting of the specific variance will not have the effect of nullifying the intent and purpose of this title or the comprehensive plan;

SEE ATTACHED EXHIBIT A

The city council shall include its findings and the specific reasons for its action and shall also record its reasons and actions in its minutes.

Date of application: 7/12/22

Filing Fee Paid: \$ 500

Signature of Owner's authorized representative 

Mailing address HANSON LAND SOLUTIONS 305 E. FIREWEED AVE PALMER, AK 99645

Phone/Contact number (907)746-7738

**Please attach any plans or documents pertinent to the request.

EXHIBIT A

Reasons for Variance Request:

The Developer requests this variance because he believes the proposed design would improve traffic flow and aesthetics in his subdivision while reducing city maintenance costs. Having built many houses in this particular area, the developer has seen snow removal challenges presented by curb and gutter and recognizes that while curb and gutter is generally a good solution, in this case, with the dedicated outflow area and the limited space for snow storage within the ROW, the proposed open conveyance system would provide a more efficient solution.

12.12.08(A)

Development within this general area of the city (particularly portions of Hidden Ranch Subdivision) has already been done successfully without curb and gutter being implemented. In the present case, construction without curb and gutter will provide a more desirable outcome by increasing the snow storage capacity outside of the plowed lanes. Green Acres is composed of a single loop street. Curb and gutter here would force city maintenance crews to physically remove all of the snow along this street continuously until break-up to ensure efficient traffic flow. The proposed system of open swales, on-site infiltrators, and the approved final high water discharge venue will allow for more snow storage area on-site through-out the winter, thereby reducing maintenance costs and improving traffic flow as the winter progresses.

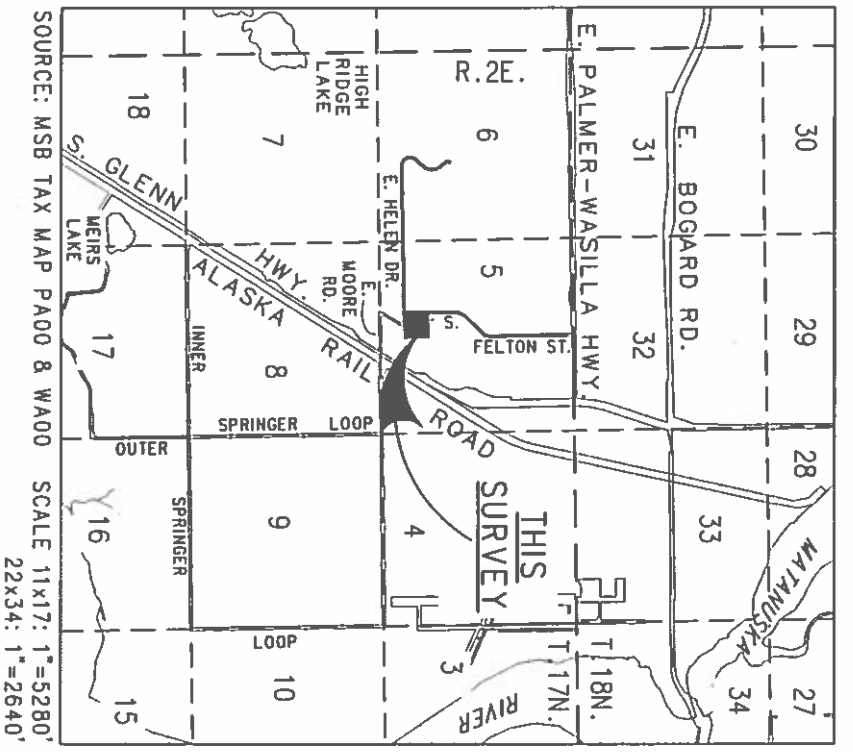
12.12.08(B)

Subdivisions in this general area have already been developed without curb and gutter and without injury to the public. Injury will in fact be reduced by reducing pollutant concentrations inherent to the 100% discharge conveyance of a curb and gutter system. The proposed system will allow for multiple filtering points for the discharged water, increasing pollutant dilution and settling out of the pollutants prior to conveyance to the final collection point.

12.12.08(C)

The Comprehensive Plan's objective of "functional flow" will be better met by facilitating more efficient street snow management within this subdivision. Likewise, the increased on-site absorption will reduce the concentrated flows of formal curb and gutter systems and their associated spring break-up flooding issues.

The Comprehensive Plan likewise focuses on residential land as evidenced by it's stated goals. The sought-after "estate look" outlined in Objective B under Goal 2, can be better met here by replacing the confining and unnatural feel of formal curbing with natural, manicured, grassy swales.



PLAN SET

GREEN ACRES

SHEETS

1. C-1.0 COVER SHEET
2. C-2.0 PROJECT OVERVIEW
3. C-2.1 DRAINAGE PLAN
4. C-3.0 TYPICAL ROAD CROSS SECTION
- 5-7. C-3.1 - C-3.3 ROAD PLAN & PROFILE
- 8-14. U-1.1 - U-1.7 WATER LINE PLAN AND PROFILE
- 15-19. U-2.1 - U-2.5 SEWER PLAN AND PROFILE
20. U-3.6 SWALE AND INFILTRATION DETAILS
21. U-4.0 DETAILS

LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> ⊛ RECOVERED BRASS CAP MONUMENT ⊙ RECOVERED PLASTIC CAP ON 1/2" REBAR ● RECOVERED 1/2" REBAR ⊕ MEASURED DATA ① BLOCK ⊕ WATER WELL ⊕ PEDESTAL, TELEPHONE ⊕ FIRE HYDRANT ⊕ SIGN, PUBLIC ⊕ MANHOLE, SEWER ⊕ MANHOLE, STORM DRAIN ⊕ ANCHOR GUY ⊕ UTILITY POLE | <ul style="list-style-type: none"> ⊕ ELECTRIC TRANSFORMER BOX ⊕ WATER VALVE ⊕ FENCE ⊕ OVERHEAD ELECTRIC ⊕ EXISTING 24" CULVERT ⊕ ASPHALT ROAD/DRIVEWAY ⊕ CATCH BASIN ⊕ BOLLARD ⊕ SANITARY SEWER ⊕ WATER PIPE, UNDERGROUND ⊕ STORM DRAIN PIPE, UNDERGROUND ⊕ FLOWLINE, GUTTER ⊕ PROPOSED 18" CULVERT |
|--|--|

SPECS

1. ONLY LEAD-FREE PIPE, FLUX, AND SOLDER WILL BE USED IN CONSTRUCTION, AS REQUIRED BY 18 AAC 80.500.
2. DISINFECTION OF SYSTEM PORTIONS NOT OUTLINED IN STANDARD SPECIFICATIONS SHALL BE COMPLETED AS A SIMILAR MANNER AS PRACTICABLE TO AWWA STANDARD C651 WITH EQUAL DETENTION AND FLUSHING STANDARDS BEING APPLIED. THESE PORTIONS INCLUDE BUT ARE NOT LIMITED TO INDIVIDUAL WATER SERVICE CONNECTS.
3. HDPE PIPE SHALL BE INSTALLED AND WELDED AND TESTED PER MANUFACTURER RECOMMENDATION PURSUANT TO FALLING WITHIN STANDARD SPECIFICATIONS. TESTING, QA/QC, AND EQUIPMENT CERTIFICATION FOR WELDS SHALL BE PER STANDARD SPECIFICATIONS.
4. HDPE WELDER CERTIFICATES SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF WELDING.

WATER SYSTEM NOTES

1. INSTALL THRUST BLOCKS AT ALL LOCATIONS SPECIFIED IN STANDARD SPECIFICATIONS PER DETAIL 60-2.
2. INSTALL HYDRANT GUARD POSTS AT EACH LOCATION PER DETAIL 60-06.
3. INSTALL WATER SERVICE CONNECTS 1" AT ALL SERVICE CONNECTION LOCATIONS IN PLANS PER DETAIL 60-07.
4. INSTALL AN 10" HDPE CONDUIT/RACEWAY FOR THE WATER LINE TO BE RUN THROUGH FOR 10 FT. ON EITHER SIDE OF THE STORM DRAIN CROSSING (STATION 115+98.15 TO 116+18.15) TO PROVIDE ADDITIONAL PROTECTION TO THE WATERLINE FROM POTENTIAL CONTAMINATION. ENDS OF CONDUIT TO BE SEALED BY FILLING THE GAP BETWEEN THE 10" CONDUIT AND THE 8" WATER LINE WITH EXPANDING URETHANE SPRAY FOAM INSULATION FOR A DISTANCE OF 1 FT. IN LENGTH AT EACH END OF THE CONDUIT/RACEWAY.

SEWER SYSTEM NOTES

1. INSTALL SERVICE CONNECTIONS WITH EITHER DETAIL 50-16 OR 50-18 AT DISCRETION OF THE CONTRACTOR.



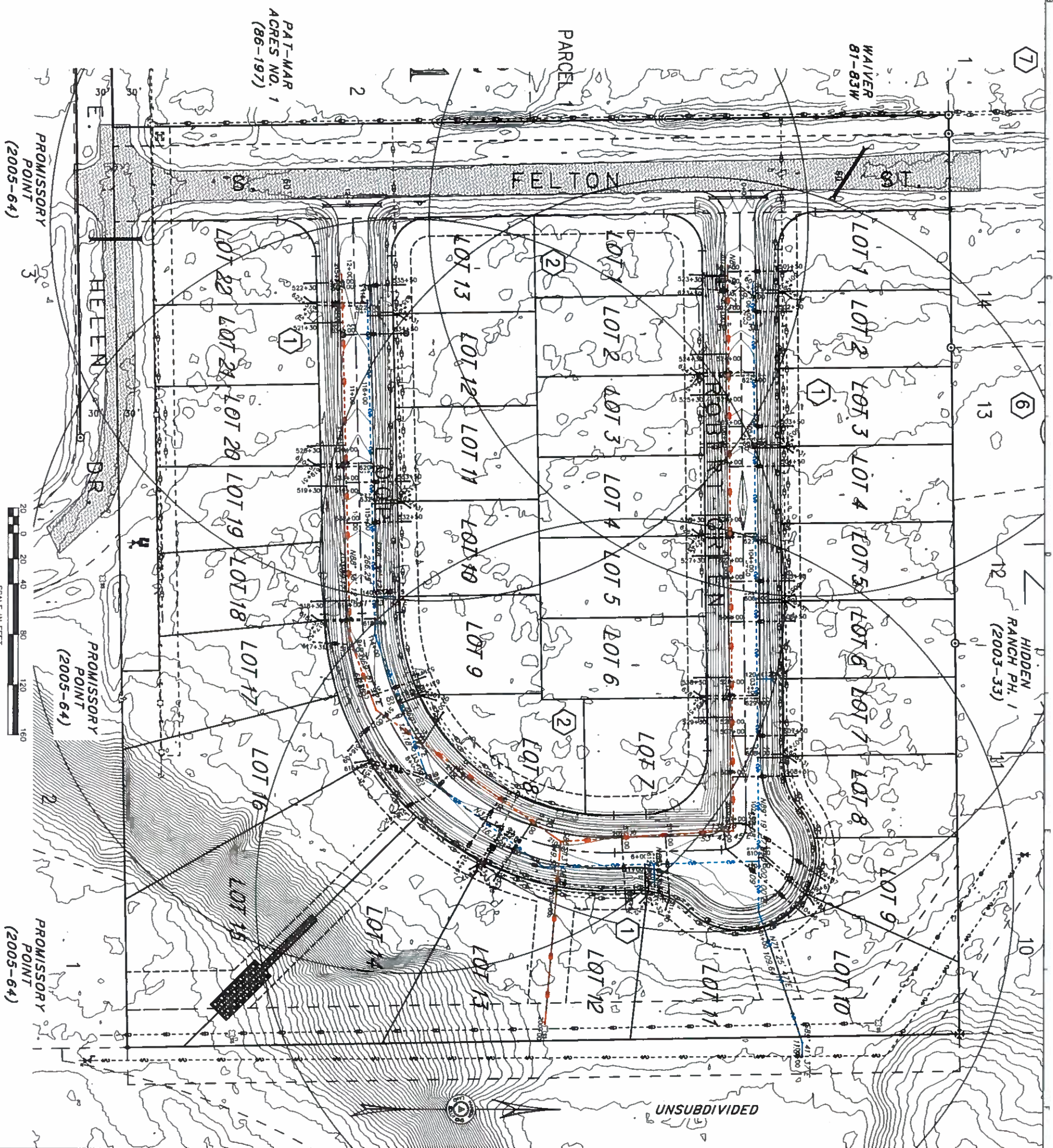
HANSON
LAND SOLUTIONS
305 E. FIREWED AVE.
PALMER, ALASKA 99645
(907) 746-7738



PALMER, ALASKA
GREEN ACRES
COVER SHEET

DWG.#: 20-242C
DESIGN: CEH
DRAWN BY: SON
CHECKED: CEH
SCALE: 1"=1'-0"
11x17, 1"=1'-0"
22x34, 1"=1'-0"
REVISION DATE:
06-09-22

REFERENCE
NUMBER:
C-1.0
SHEET 1 OF 21



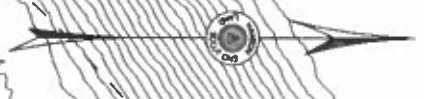
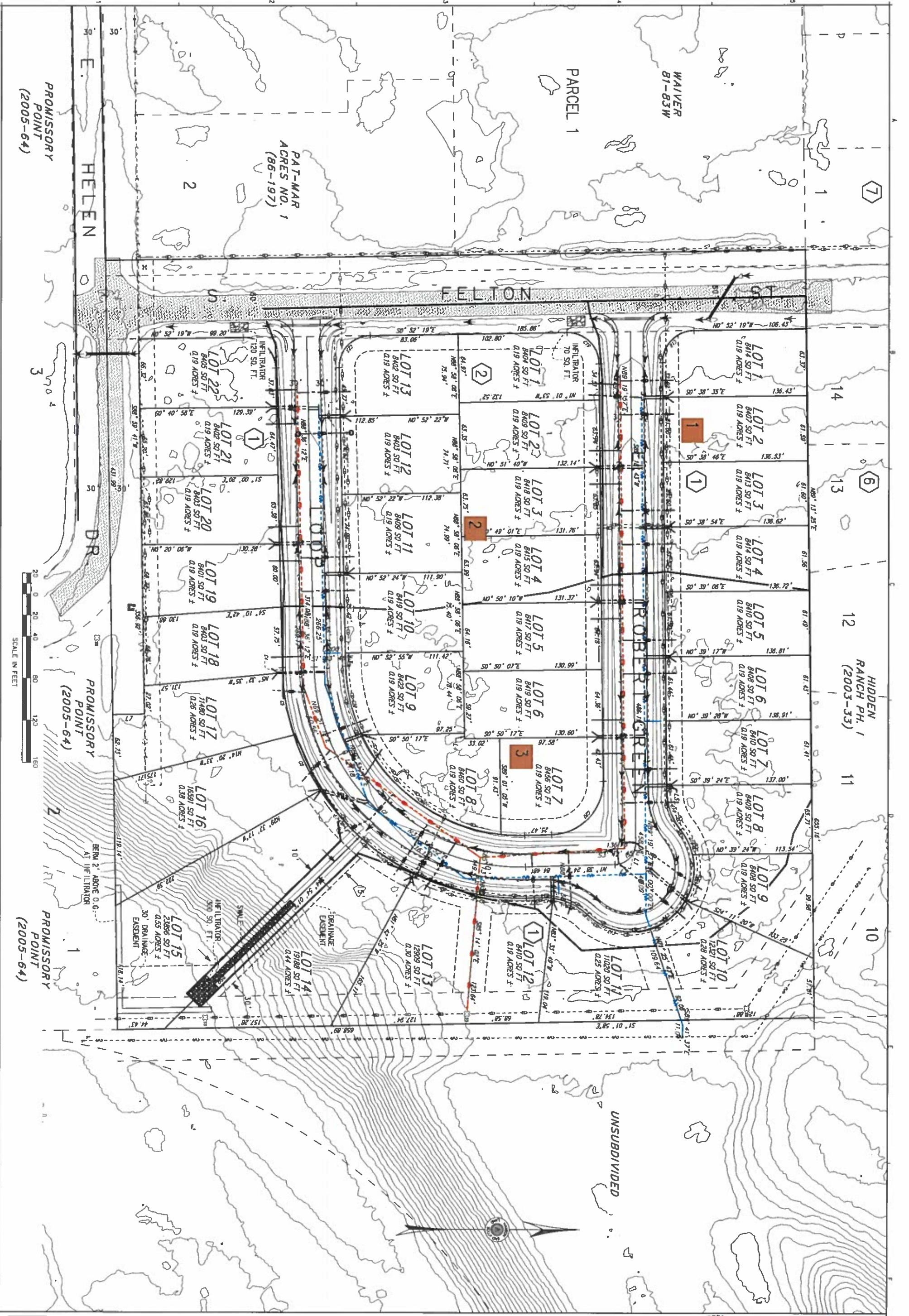
HANSON
LAND SOLUTIONS
305 E. FIREBIRD AVE.
PALMER, ALASKA 99645
(907) 766-7738



PALMER, ALASKA
GREEN ACRES
PROJECT OVERVIEW

OWG #: 20-242C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=80'
22x34: 1"=40'
REVISION DATE:
05-31-22

REFERENCE
NUMBER:
C-20
SHEET 2 OF 21

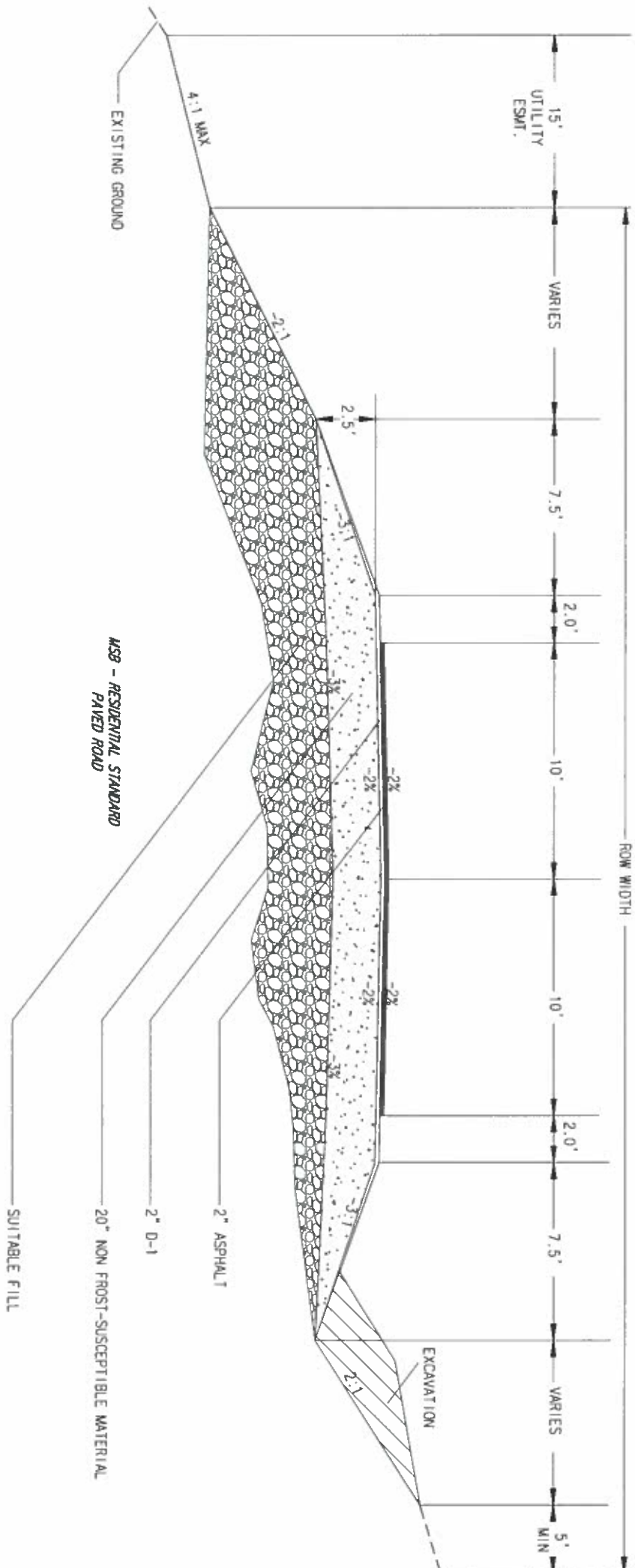


DWG # 20-242C
 DESIGN: SCS
 DRAWN BY: SDN
 CHECKED: CEN
 SCALE: 1"=80'
 22x14.1"=40'
 REVISION DATE: 06-10-22
 REFERENCE NUMBER: C-21
 SHEET 3 OF 21

**PALMER, ALASKA
 GREEN ACRES
 SITE PLAN - DESIGN
 GRADING-DRAINAGE PLAN**

- NOTES**
1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND PRESENT THE DESIGNED TOP OF THE SUBBASE (24" NFS) AND THE DITCH BACKSLOPES.
 2. THE 1" BACKGROUND, ORIGINAL GROUND CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE WATANASKA SUSTAINABLE BOROUGHS LIDAR/IMAGERY PROJECT OF 2011/2012
 3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POST-PROCESSED POSITIONING CONSTRAINED WITH AN OPUS SOLUTION OF A GPS STATIC OCCUPATION.
 4. THE HORIZONTAL DATUM IS NAD83(EPOCH 2010)





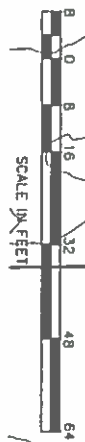
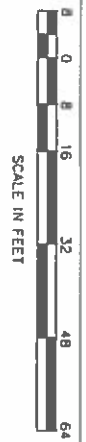
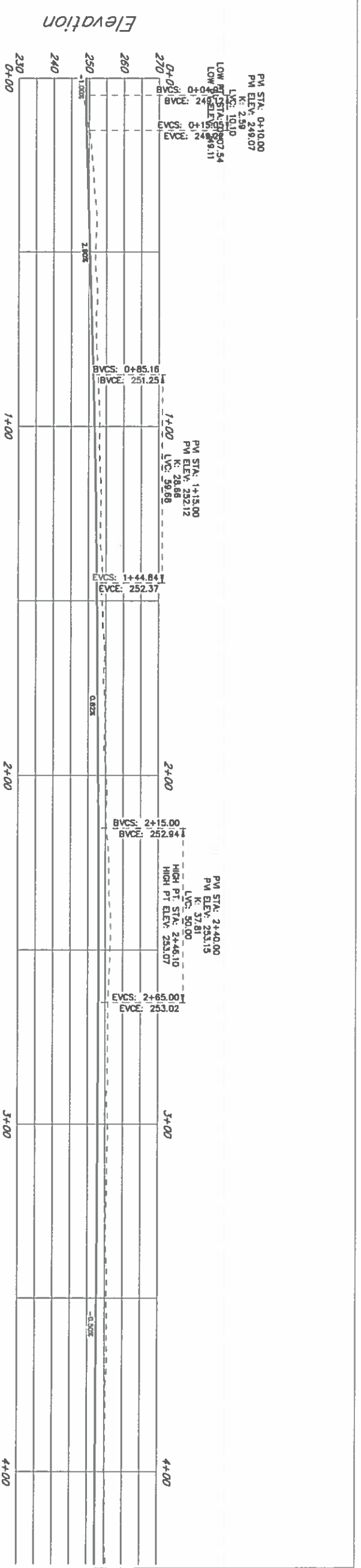
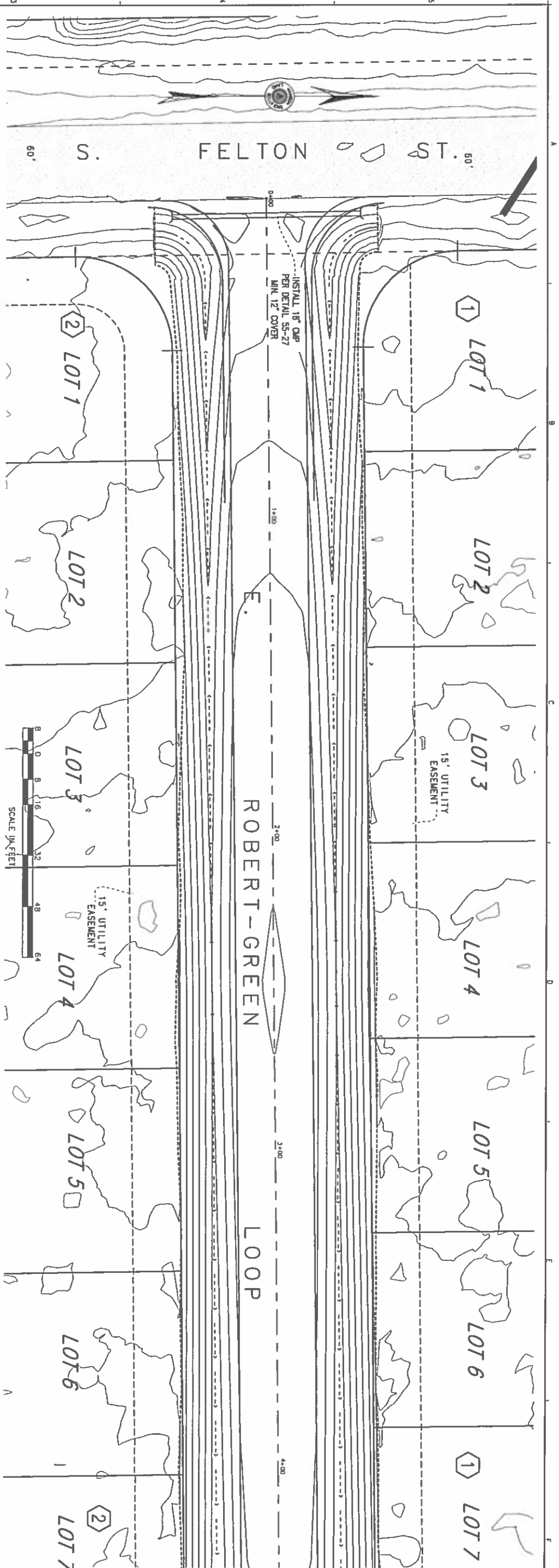
**PALMER, ALASKA
GREEN ACRES
TYPICAL SECTIONS**

NOTES
1. ROAD CONSTRUCTION TO FOLLOW MSB
SUBDIVISION CONSTRUCTION MANUAL RESIDENTIAL
STANDARDS.



DWG.#: 20-242C
DESIGN: CEH
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=XXX'
22x34: 1"=XXX'
REVISION DATE:
05-31-22

REFERENCE
NUMBER:
C-30
SHEET 4 OF 21



**PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 ROBERT GREEN LOOP**

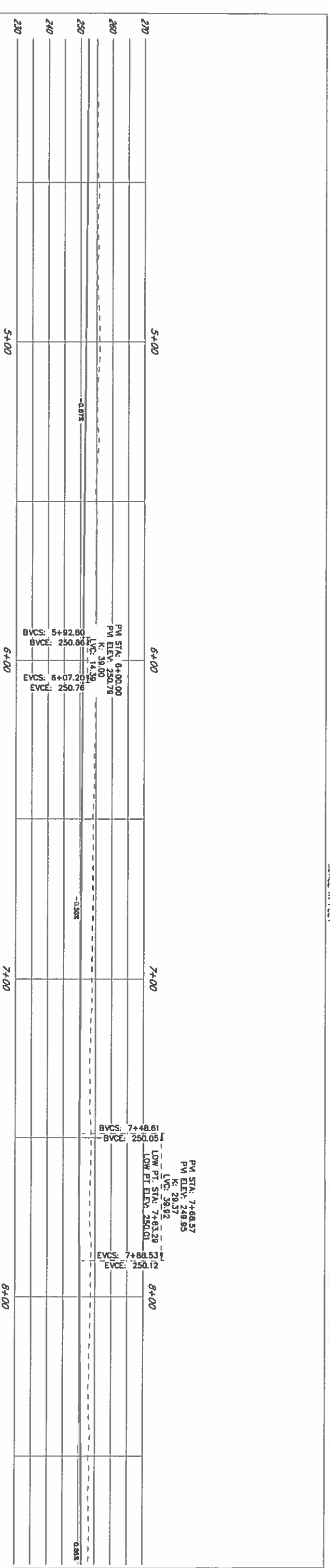
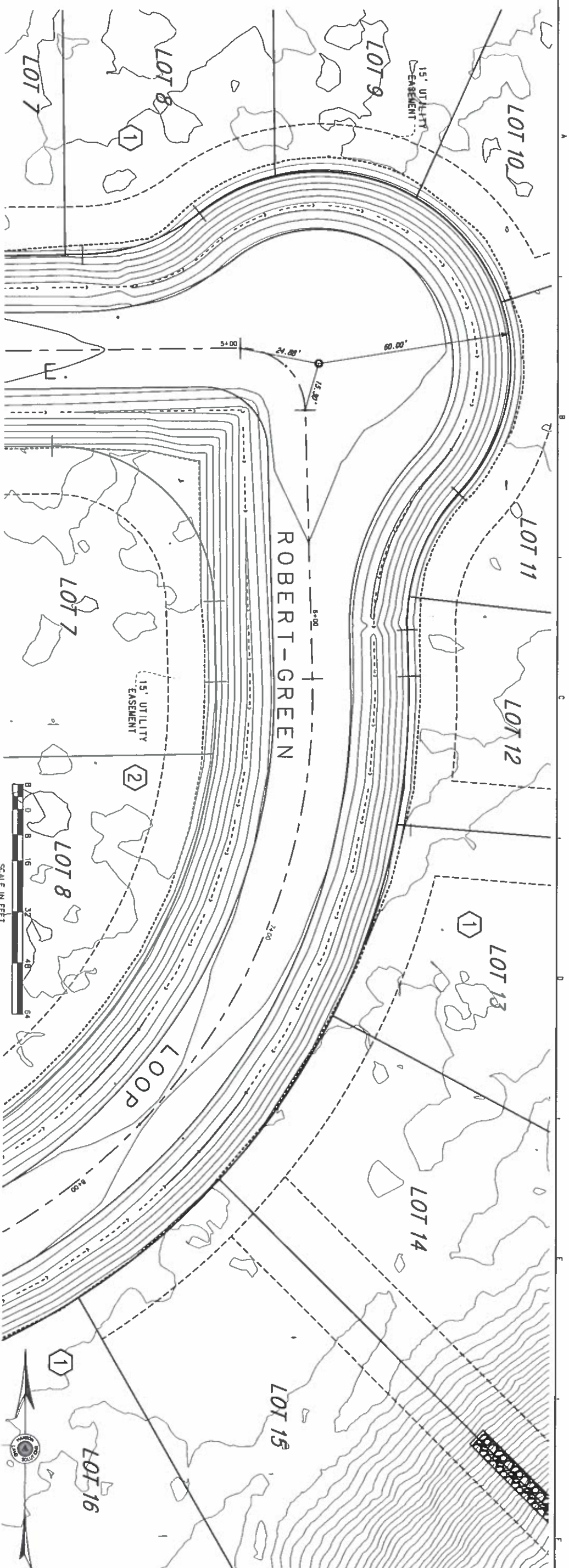
- NOTES
1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL



DWG #: 20-242C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE:
 1"=32'
 1"=16'
 22x34 1"=16'
 REVISION DATE:
 05-31-22

REFERENCE NUMBER:
C-31

SHEET 5 OF 21



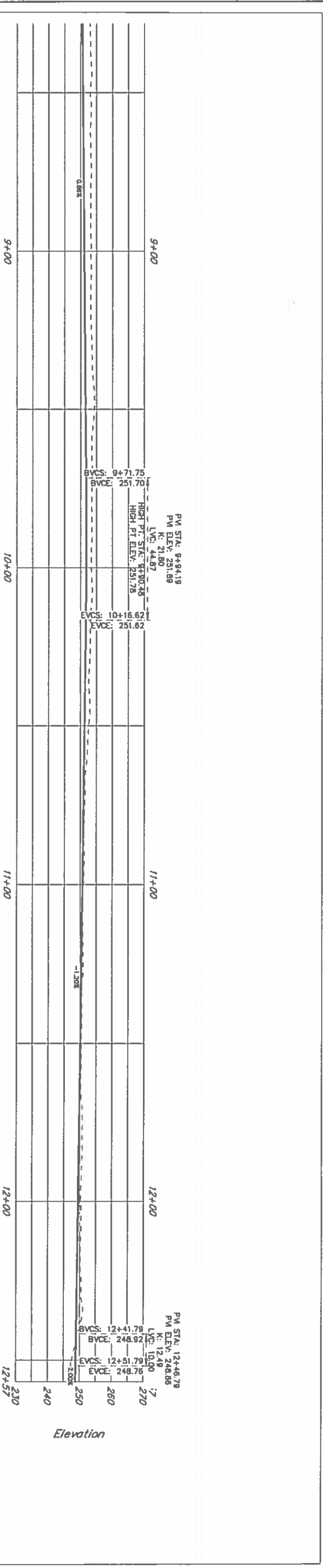
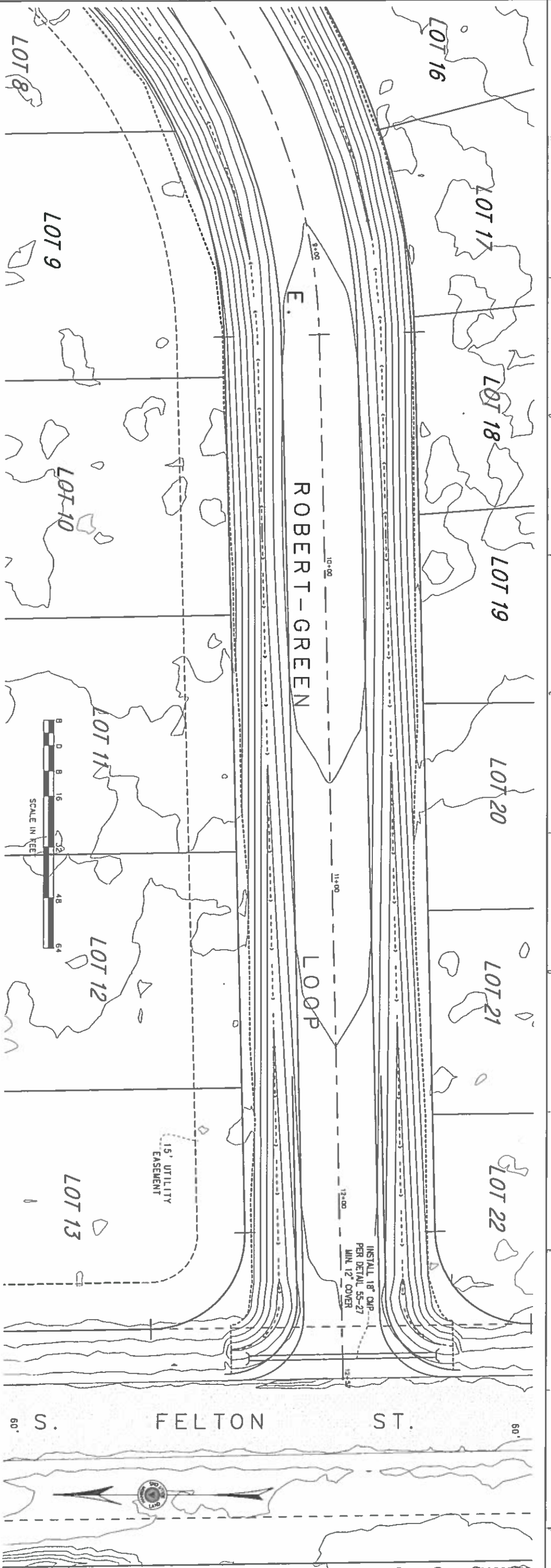
**PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
ROBERT GREEN LOOP**

NOTES
 1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL



DWG # 20-242C
 DESIGN: CEH
 DRAWN BY: SDM
 CHECKED: CEH
 SCALE: 1"=32'
 11x17: 1"=16'
 22x34: 1"=8'
 REVISION DATE:
 05-31-22

REFERENCE NUMBER:
C-32
 SHEET 6 OF 21



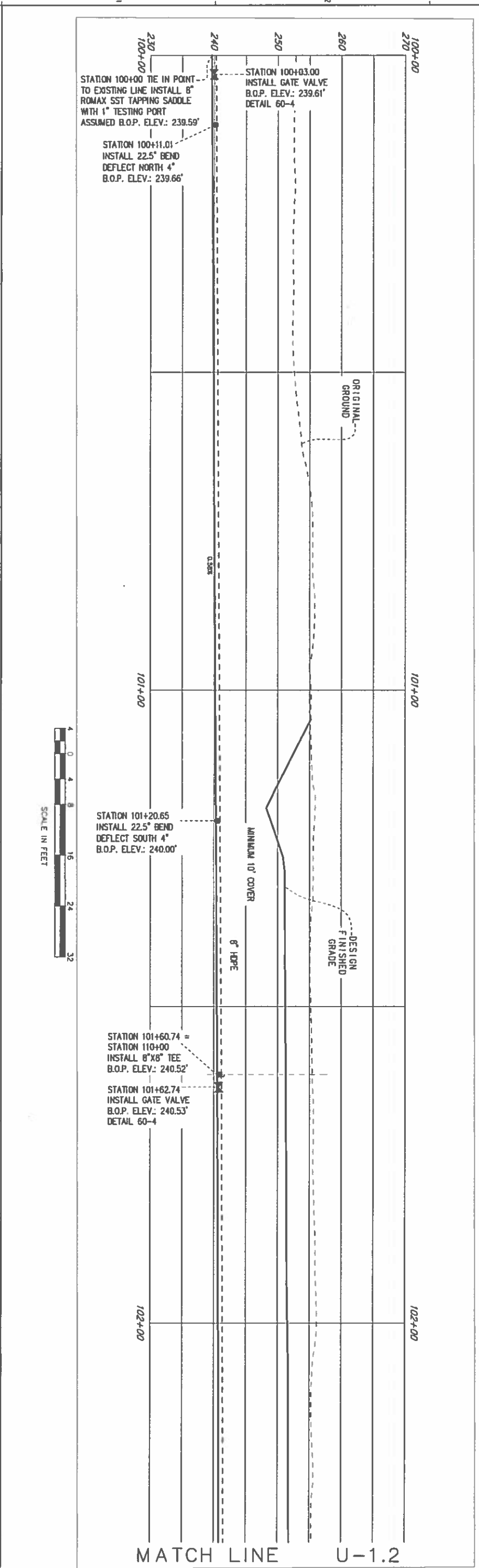
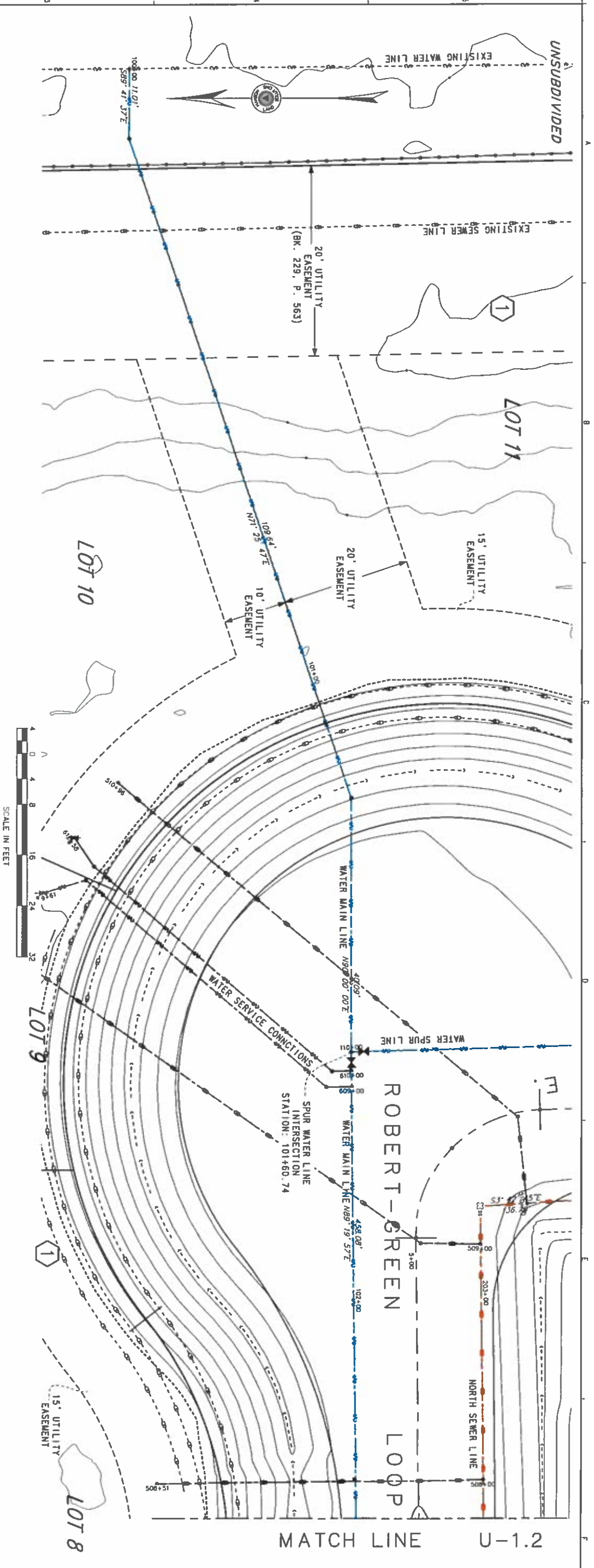
**PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
ROBERT GREEN LOOP**

- NOTES**
1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL



DWG. # 20-242C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=32'
 22x34: 1"=16'
 REVISION DATE:
 05-31-22

REFERENCE NUMBER:
 C-33
 SHEET 7 OF 21



NOTES

1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL

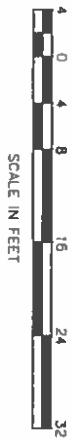
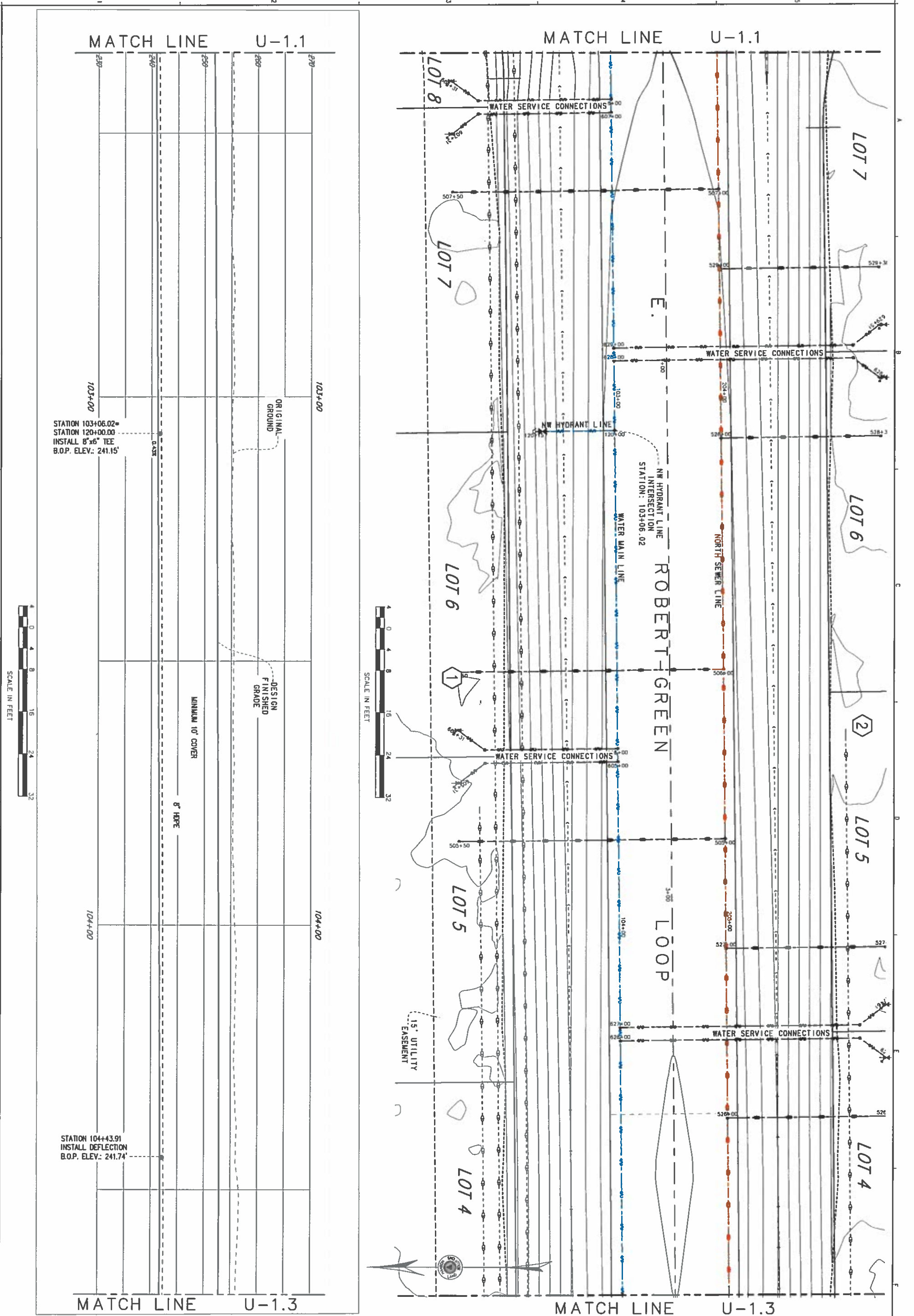
PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 WATER MAIN LINE



DWG. # 20-242C
 DESIGN: SCG
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE: 1"=16'
 11x17 1"=8'
 22x34 1"=8'
 REVISION DATE: 06-10-22

REFERENCE NUMBER: U-1.1

SHEET 8 OF 21



DWG. #: 20-242C
 DESIGN: SCG
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE: 1"=16'
 11x17: 1"=8'
 22x34: 1"=8'
 REVISION DATE: 06-10-22

**PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 WATER MAIN LINE**

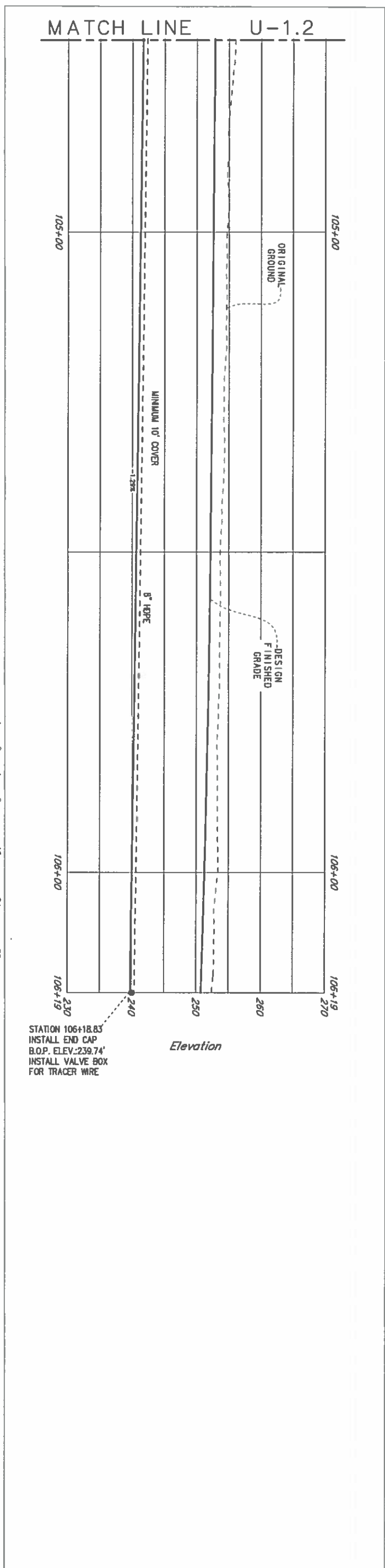
NOTES
 1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL



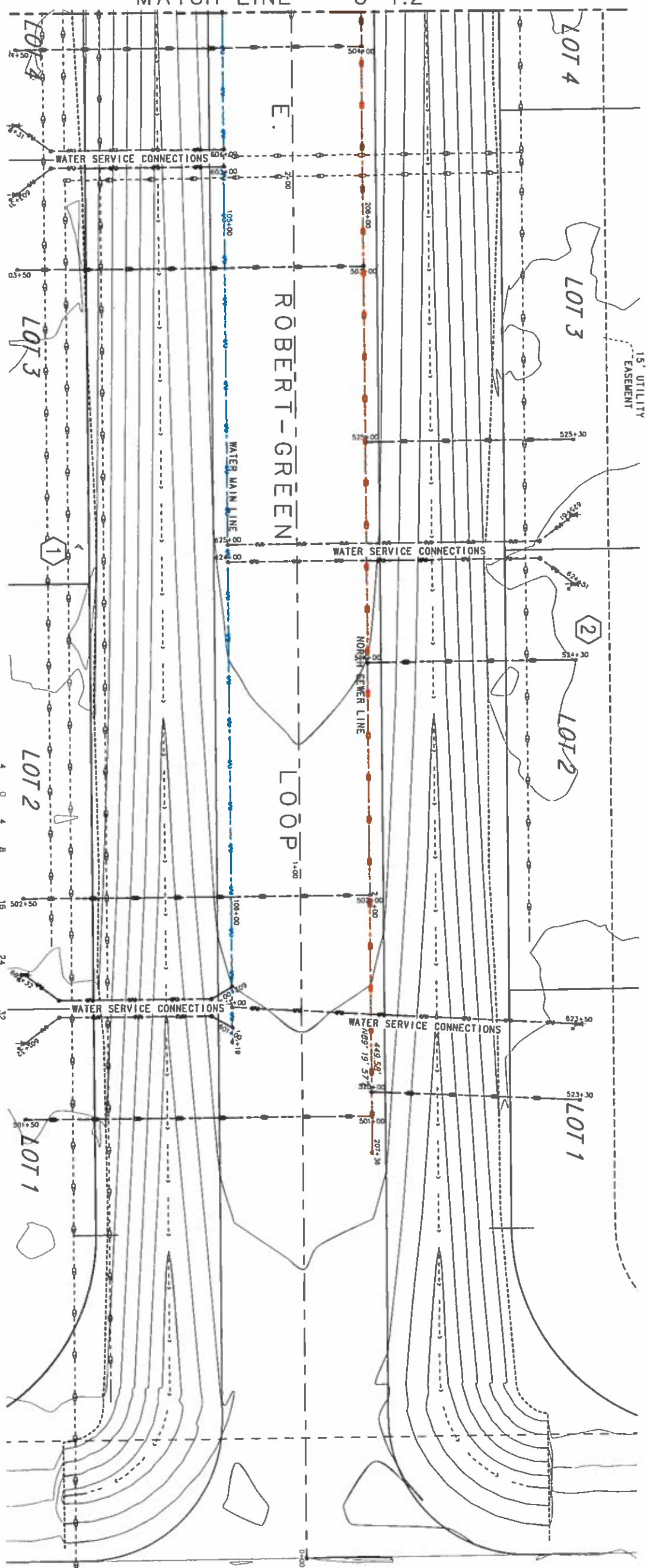
REFERENCE NUMBER: U-12
 SHEET 9 OF 21

MATCH LINE U-1.2

MATCH LINE U-1.2



STATION 106+18.83
INSTALL END CAP
B.O.P. ELEV: 239.74'
INSTALL VALVE BOX
FOR TRACER WIRE

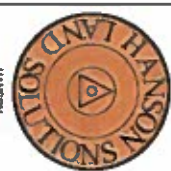


SCALE IN FEET

SCALE IN FEET

PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
WATER MAIN LINE

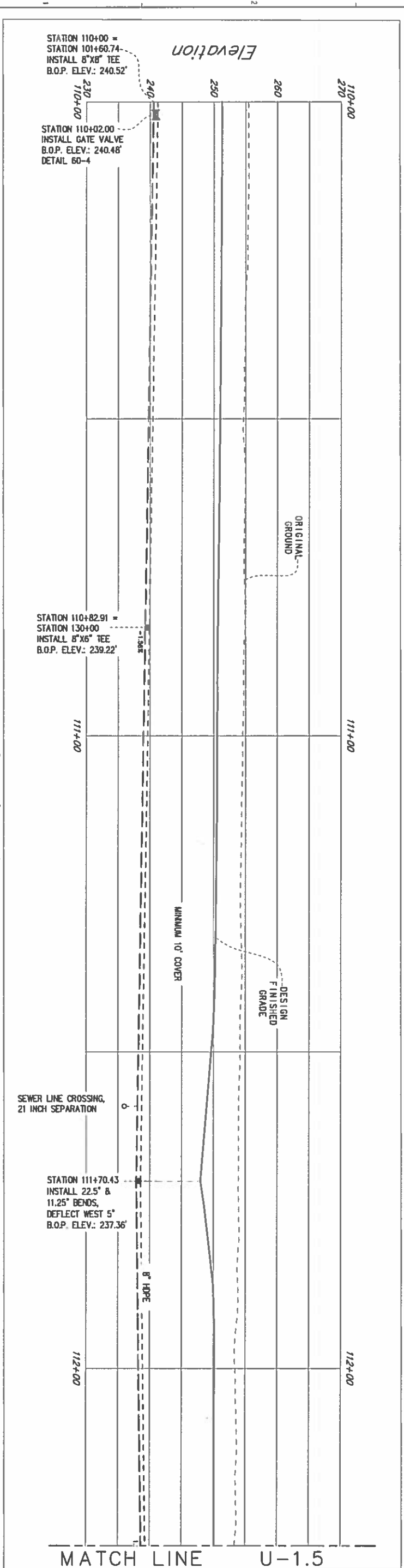
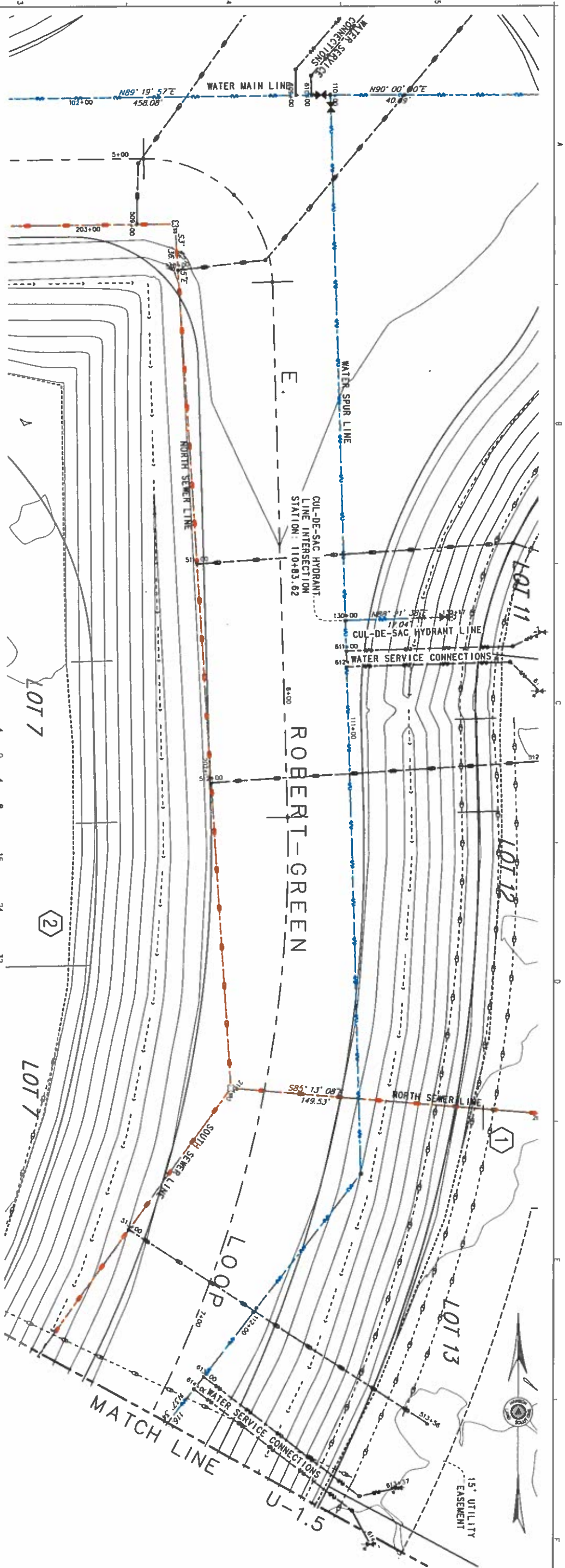
- NOTES
1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL.



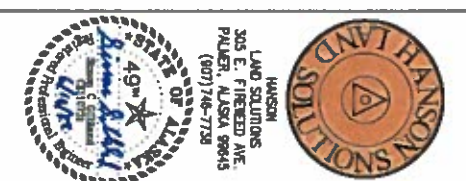
DWG # 20-242C
DESIGN: SCG
DRAWN BY: SDN
CHECKED: CEH
SCALE: 1"=16'
11x17, 1"=8'
22x34, 1"=8'
REVISION DATE: 06-10-22

REFERENCE NUMBER:
U-1.3

SHEET 10 OF 21



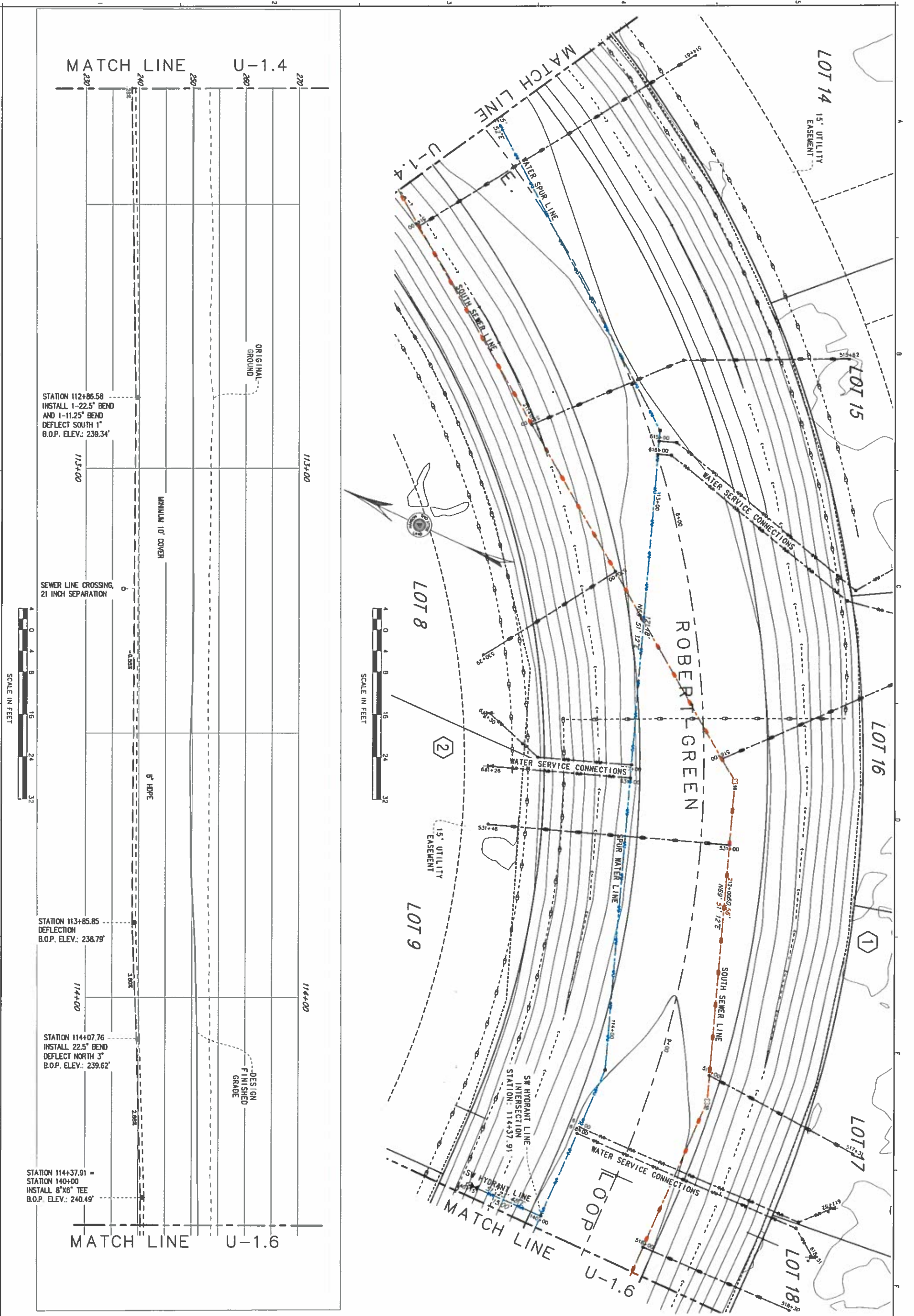
NOTES
 1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL.



**PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 WATER SPUR LINE**

DWG.#: 20-242C
 DESIGN: SCG
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE: 1"=16'
 11x17: 1"=8'
 22x34: 1"=8'
 REVISION DATE: 06-10-22

REFERENCE NUMBER: U-14
 SHEET 11 OF 21



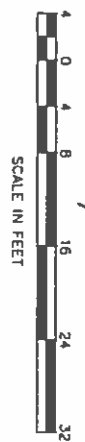
STATION 112+86.58
 INSTALL 1-22.5° BEND
 AND 1-11.25° BEND
 DEFLECT SOUTH 1°
 B.O.P. ELEV.: 239.34'

SEWER LINE CROSSING,
 21 INCH SEPARATION

STATION 113+85.85
 DEFLECTION
 B.O.P. ELEV.: 238.79'

STATION 114+07.76
 INSTALL 22.5° BEND
 DEFLECT NORTH 3°
 B.O.P. ELEV.: 239.62'

STATION 114+37.91 =
 STATION 140+00
 INSTALL 8"x6" TEE
 B.O.P. ELEV.: 240.49'



**PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 WATER SPUR LINE**

NOTES
 1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL



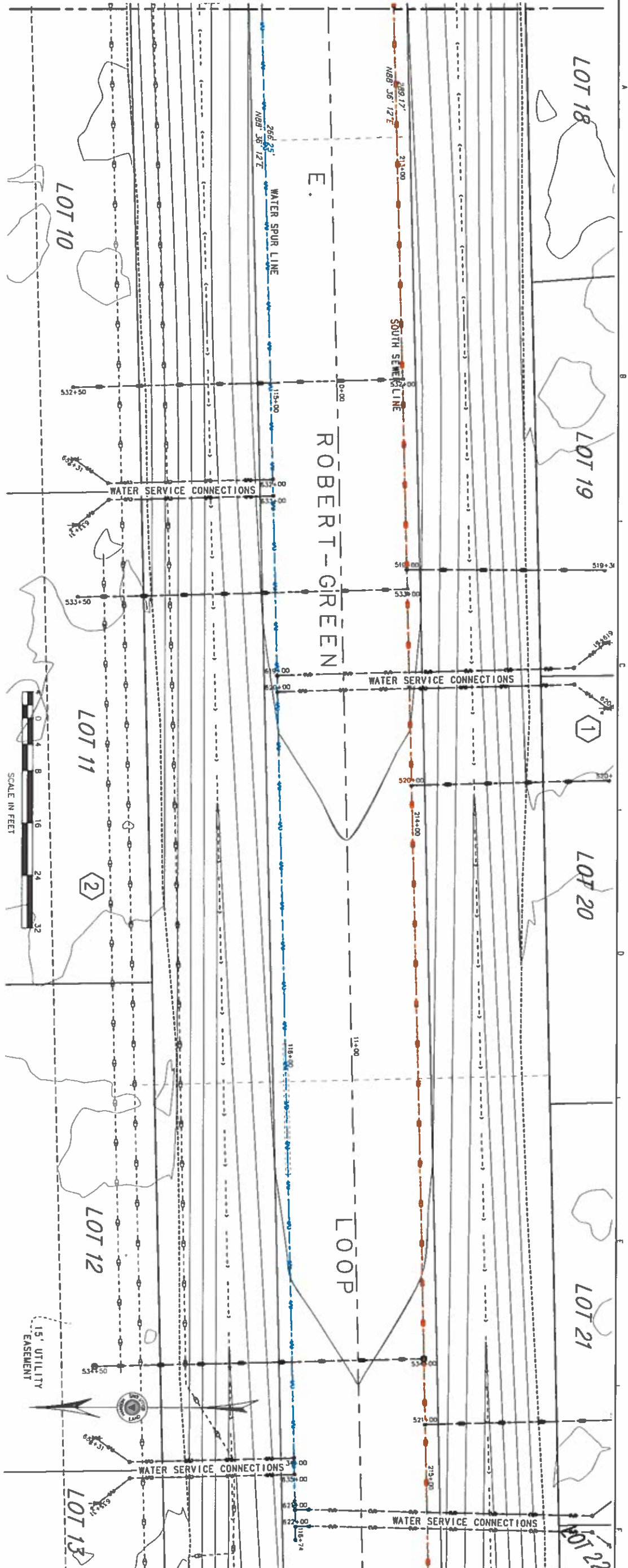
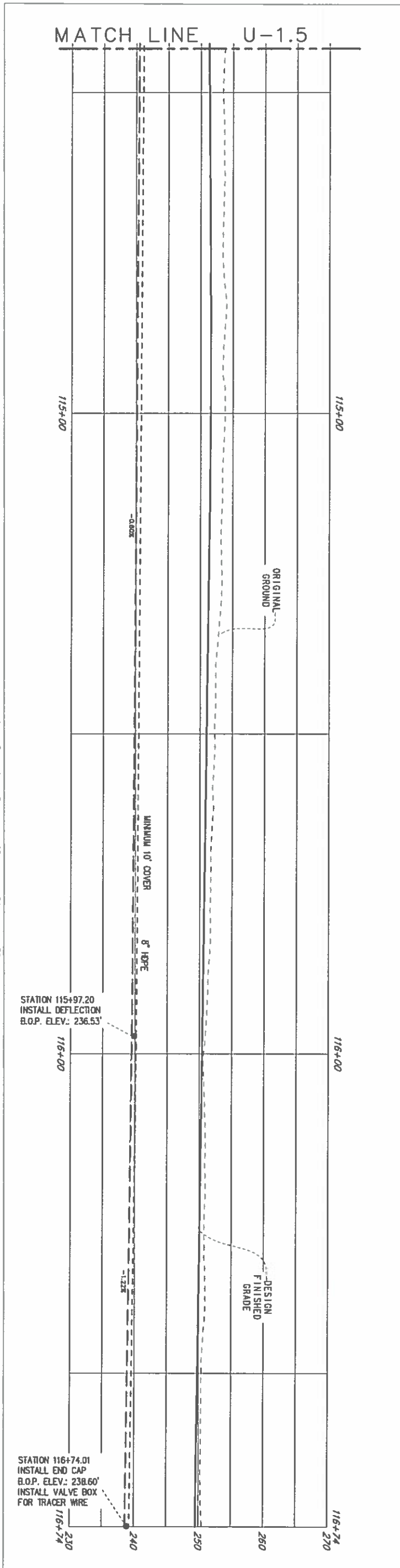
DWG # 20-242C
 DESIGN: SCG
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE: 1"=16'
 11x17: 1"=16'
 22x34: 1"=8'
 REVISION DATE: 06-10-22

REFERENCE NUMBER:
U-15

SHEET 12 OF 21

MATCH LINE U-1.5

MATCH LINE U-1.5



DWG.#: 20-242C
DESIGN: SCG
DRAWN BY: SDN
CHECKED: CEH
SCALE: 1"=16'
11x17: 1"=8'
22x34: 1"=8'
REVISION DATE: 06-10-22

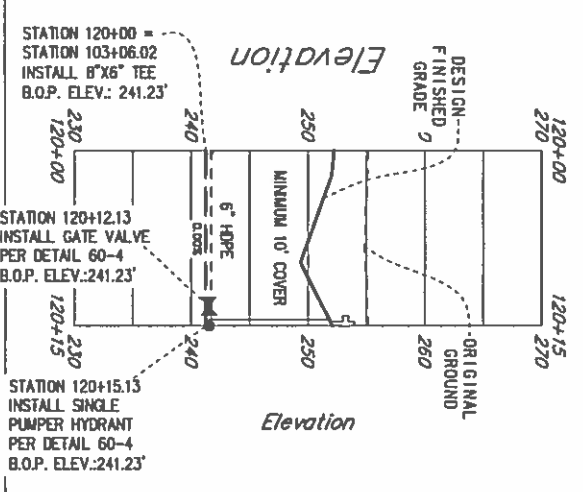
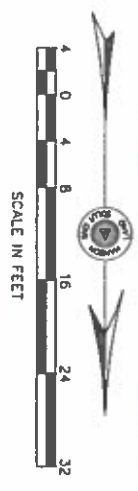
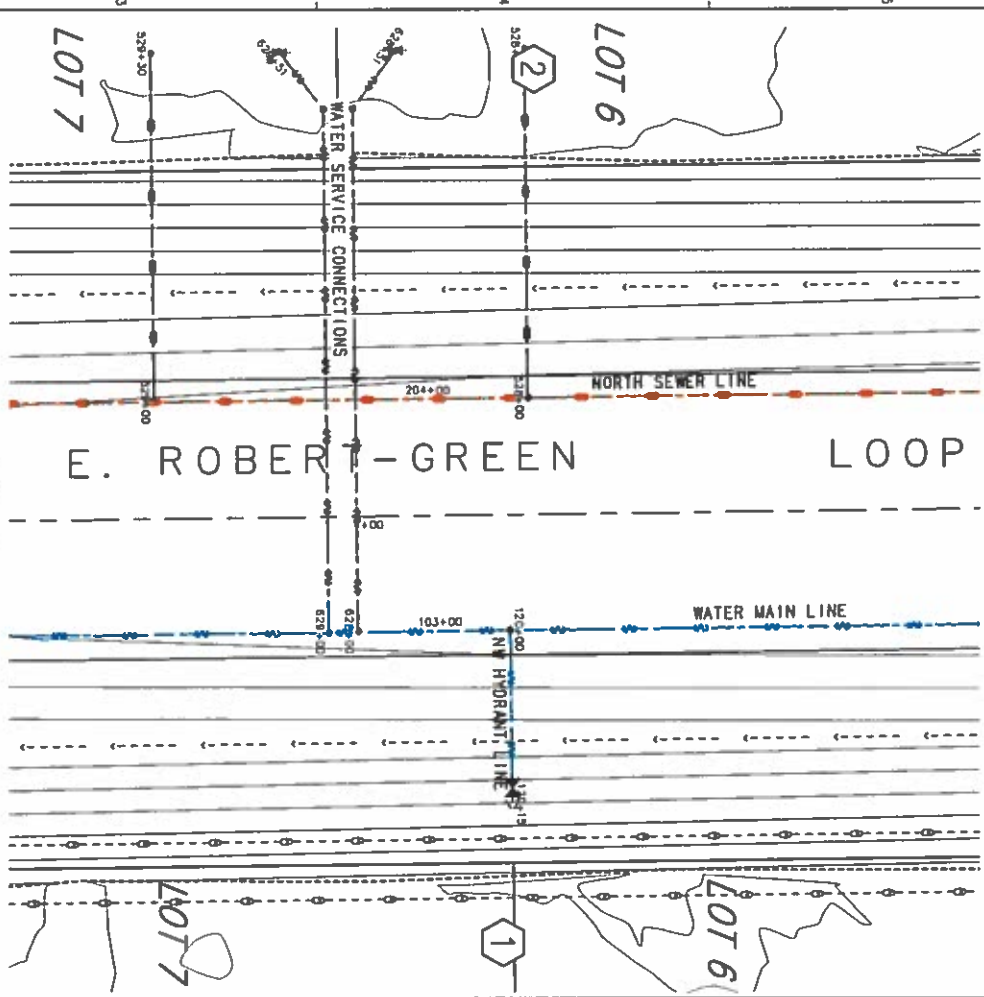
**PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
WATER SPUR LINE**

NOTES
1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL.

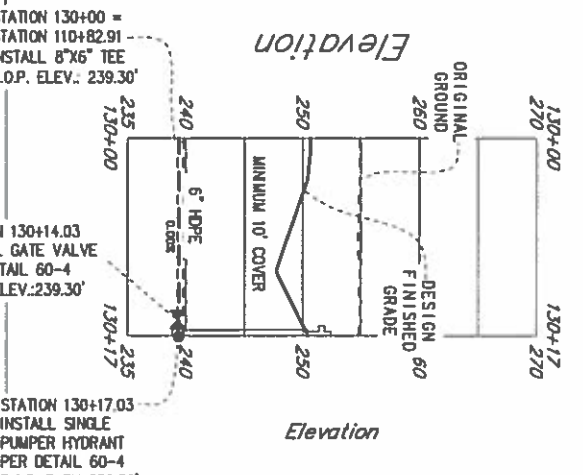
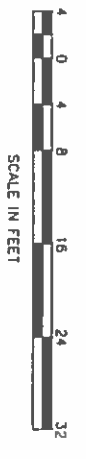
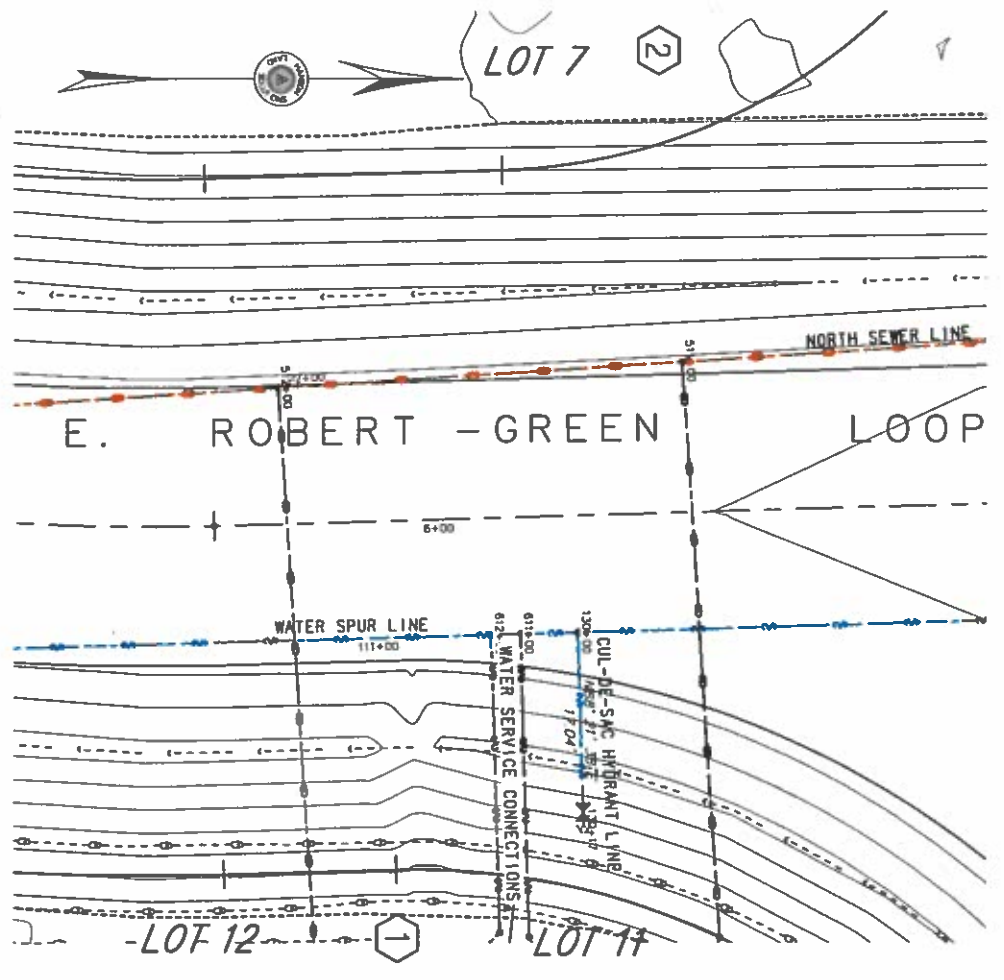


REFERENCE NUMBER:
U-1.6
SHEET 13 OF 21

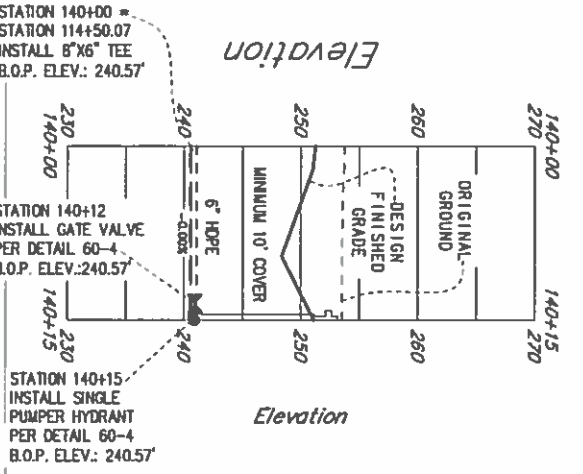
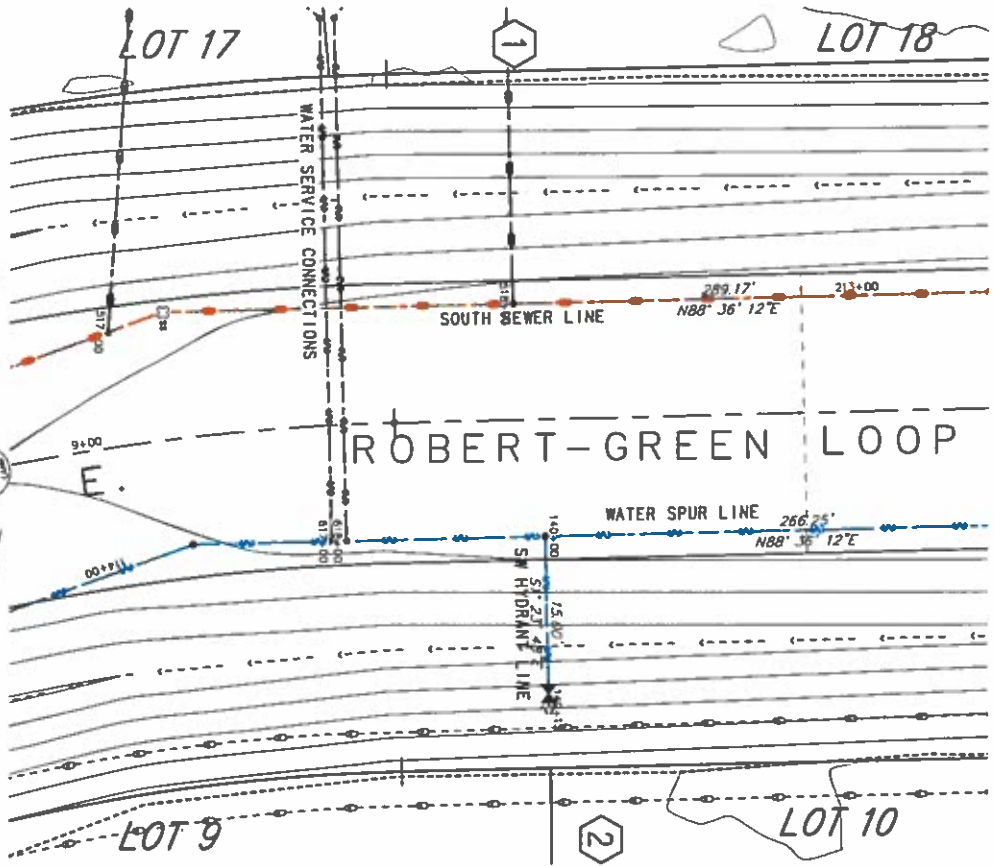
NW HYDRANT



CUL-DE-SAC HYDRANT



SW HYDRANT

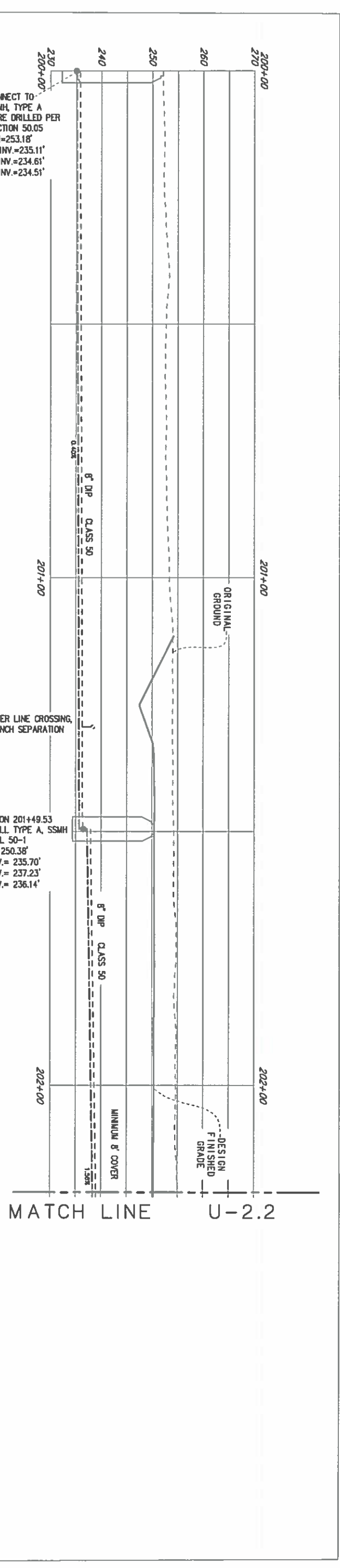
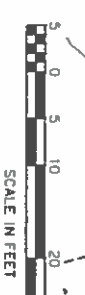
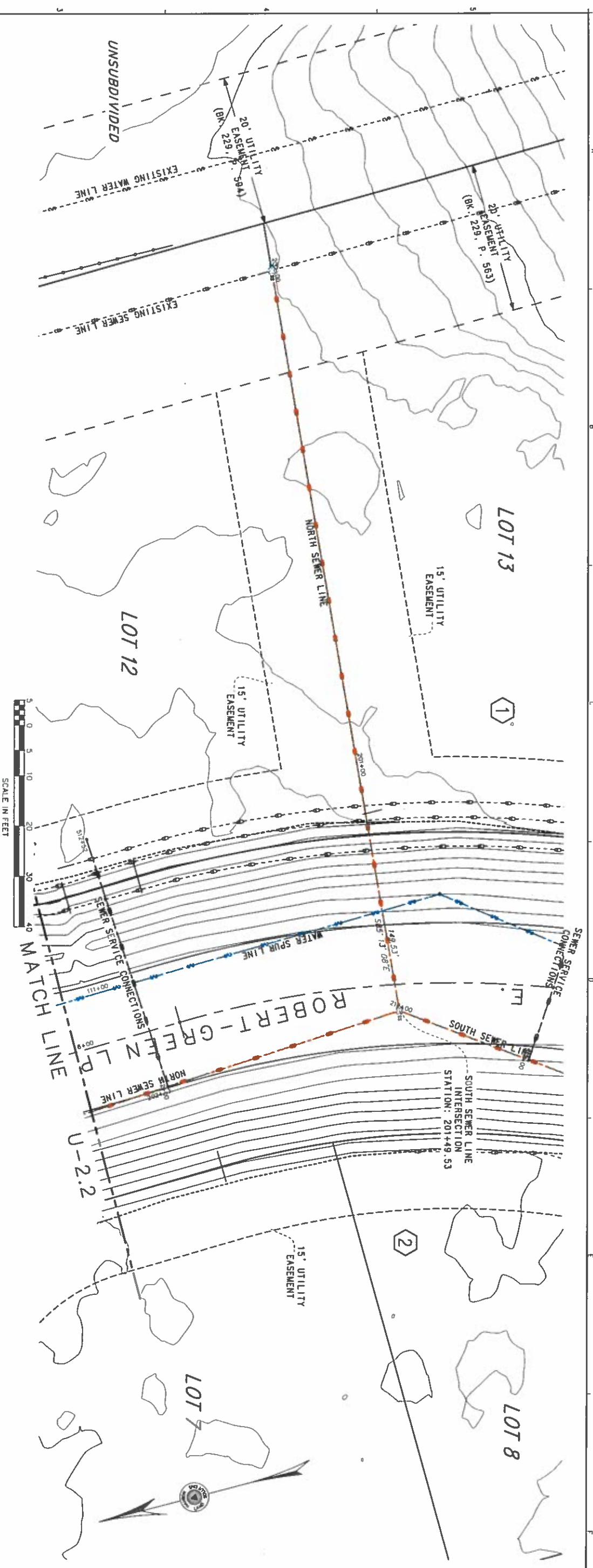


NOTES
 1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA-SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL

PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 HYDRANT LINES

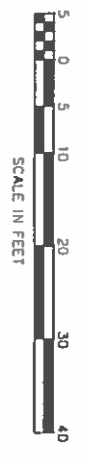


DWG # 20-242C
 DESIGN SCG
 DRAWN BY SDN
 CHECKED BY CEN
 SCALE 11x17: 1"=16'
 11x17: 1"=8'
 22x34: 1"=8'
 REVISION DATE 06-10-22
 REFERENCE NUMBER: U-17
 SHEET 14 OF 21



CONNECT TO SSMH, TYPE A CORE DRILLED PER SECTION 50.05
 RIM=253.18'
 W. INV.=235.11'
 N. INV.=234.61'
 S. INV.=234.51'

STATION 201+49.53
 INSTALL TYPE A, SSMH
 DETAIL 50-1
 RIM= 250.38'
 E. INV.= 235.70'
 N. INV.= 237.23'
 S. INV.= 236.14'

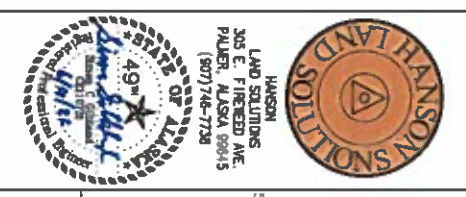


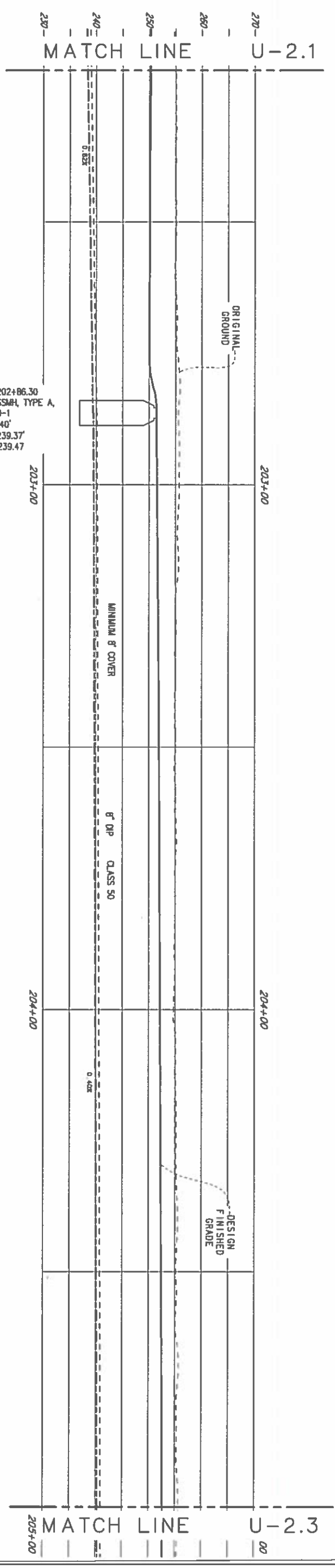
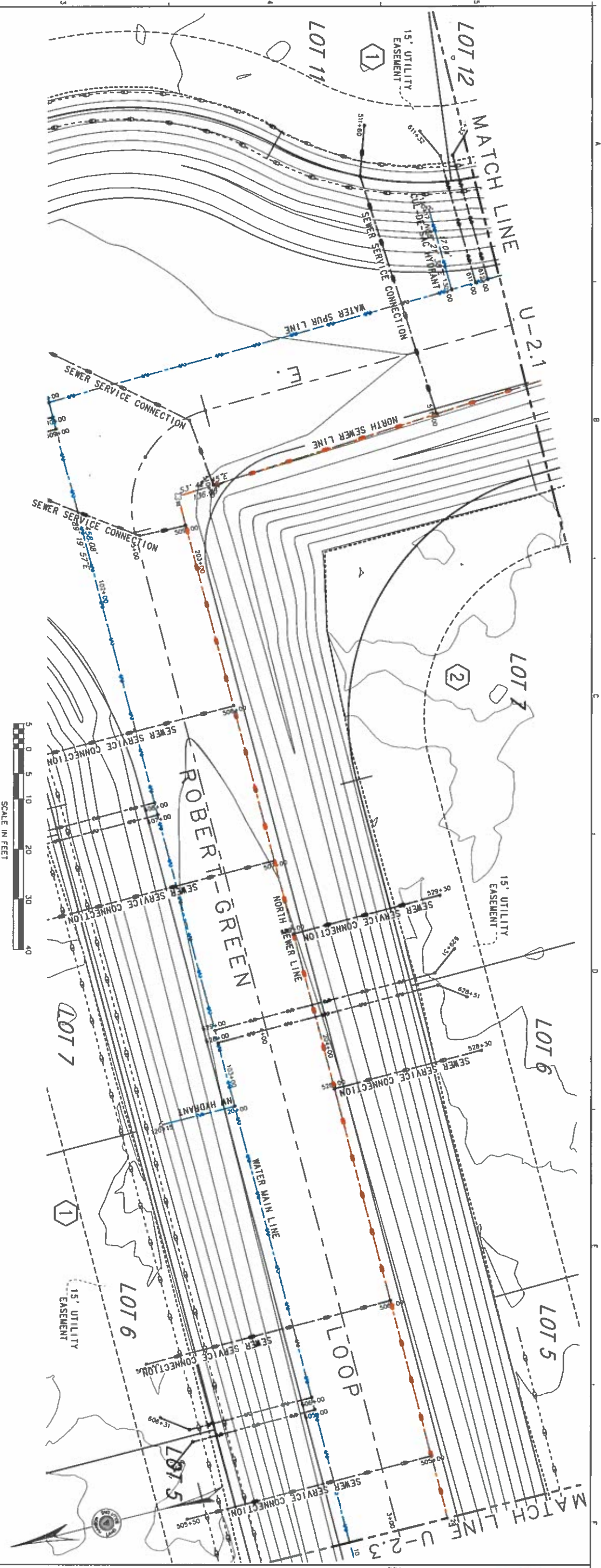
NOTES
 1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL.

**PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 NORTH SEWER LINE**

DWG # 20-242C
 DESIGN SCG
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1"=20'
 22x34: 1"=10'
 REVISION DATE:
 06-19-22

REFERENCE NUMBER:
U-21
 SHEET 15 OF 21





STATION 202+06.30
 INSTALL SSMH, TYPE A,
 DETAIL 50-1
 RIM = 251.40'
 S. INV. = 239.37'
 W. INV. = 239.47'

NOTES
 1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL

**PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 NORTH SEWER LINE**



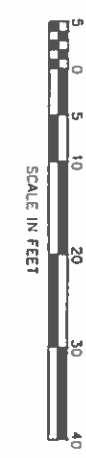
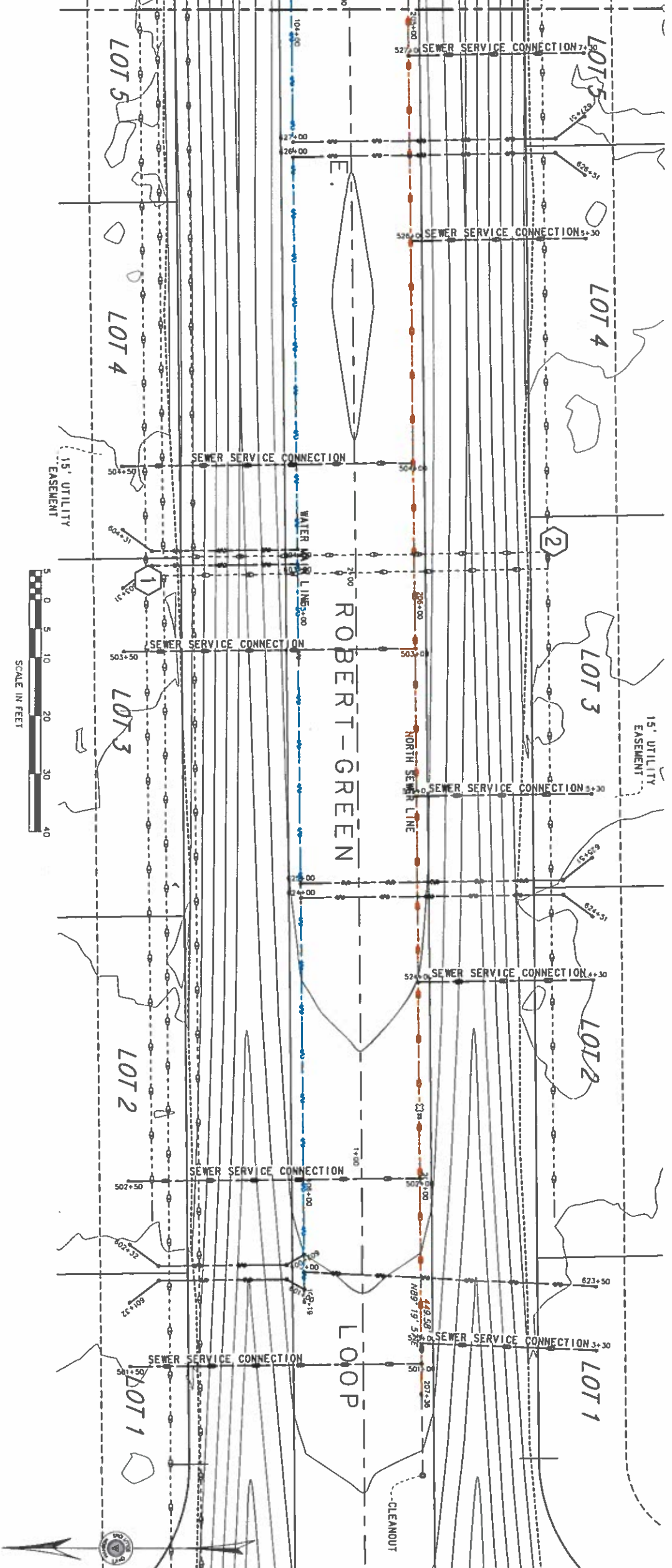
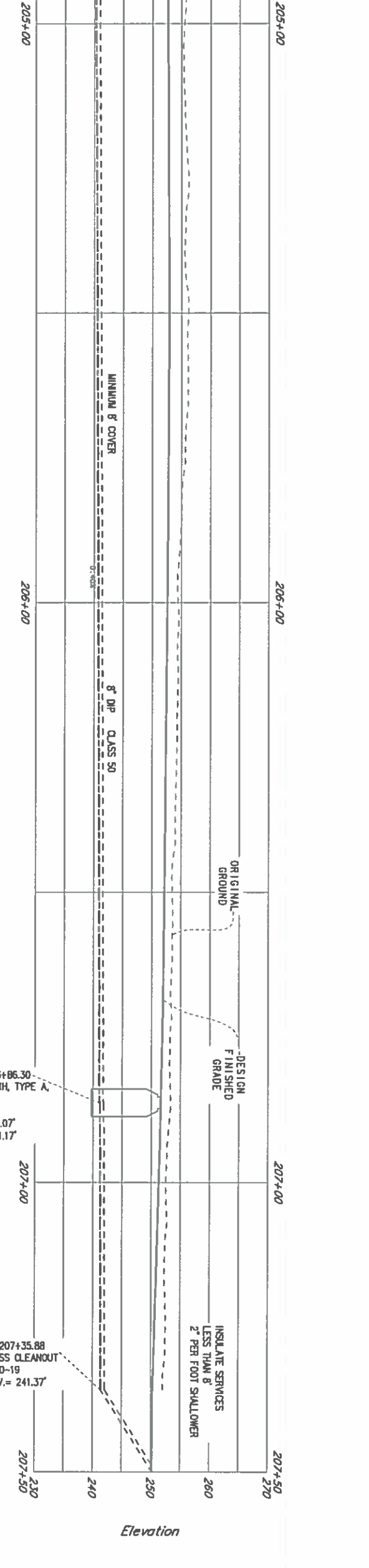
DWG. # 20-242C
 DESIGN: SCG
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 1" = 20'
 22x34" = 10'
 REVISION DATE:
 06-10-22

REFERENCE NUMBER:
 U-22

SHEET 16 OF 21

MATCH LINE U-2.2

MATCH LINE U-2.2



STATION 206+86.30
INSTALL SSMH, TYPE A,
DETAIL 50-1
RIM = 251.61'
E. INV. = 241.07'
W. INV. = 241.17'

STATION 207+35.88
INSTALL SS CLEANOUT
DETAIL 50-19
BOP ELEV. = 241.37'

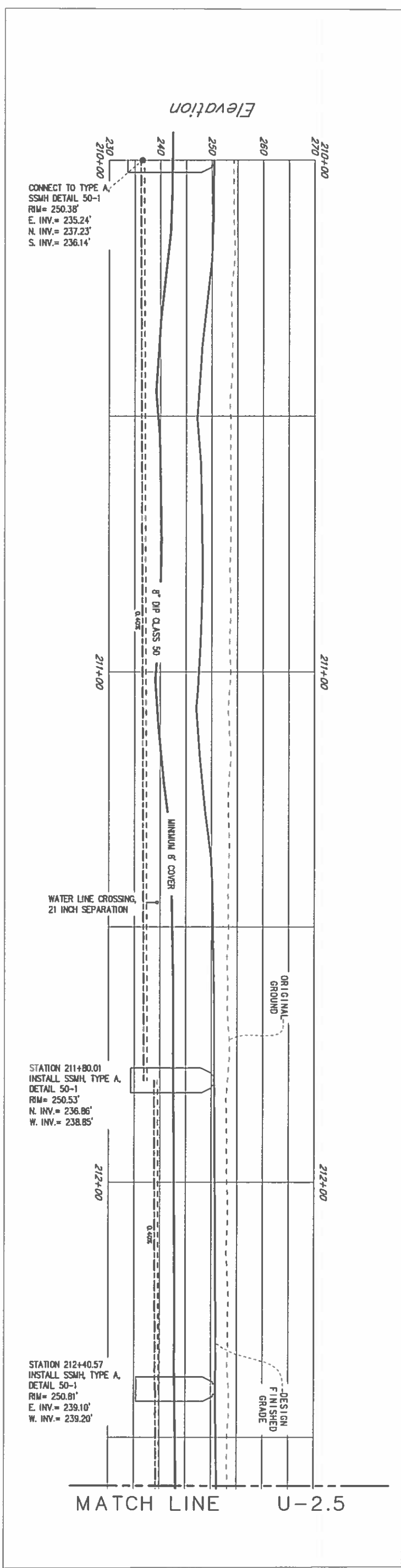
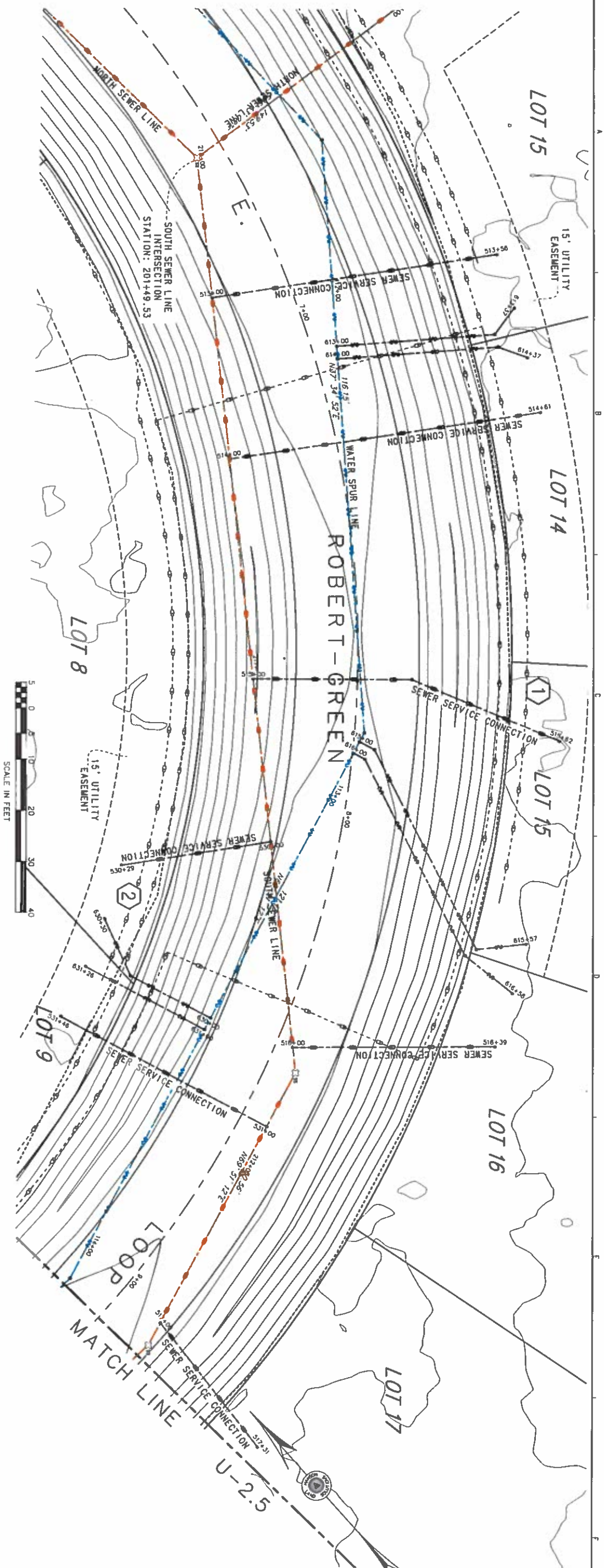
PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
NORTH SEWER LINE

NOTES
1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL



REFERENCE NUMBER:
U-23
SHEET 17 OF 21

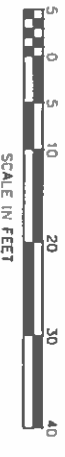
DWG.# 20-242C
DESIGN: SCG
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: 1"=20'
22x34: 1"=10'
REVISION DATE:
06-10-22



CONNECT TO TYPE A
SSMH DETAIL 50-1
RIM = 250.38'
E. INV. = 235.24'
N. INV. = 237.23'
S. INV. = 236.14'

STATION 211+80.01
INSTALL SSMH, TYPE A,
DETAIL 50-1
RIM = 250.53'
N. INV. = 236.86'
W. INV. = 238.85'

STATION 212+40.57
INSTALL SSMH, TYPE A,
DETAIL 50-1
RIM = 250.81'
E. INV. = 239.10'
W. INV. = 239.20'



MATCH LINE U-2.5

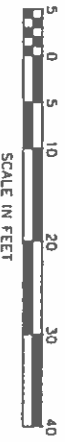
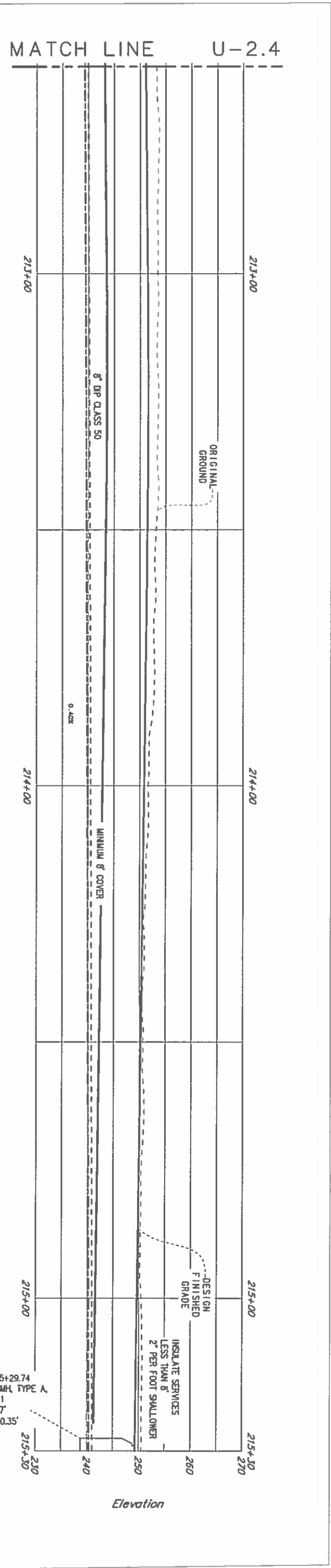
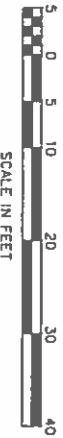
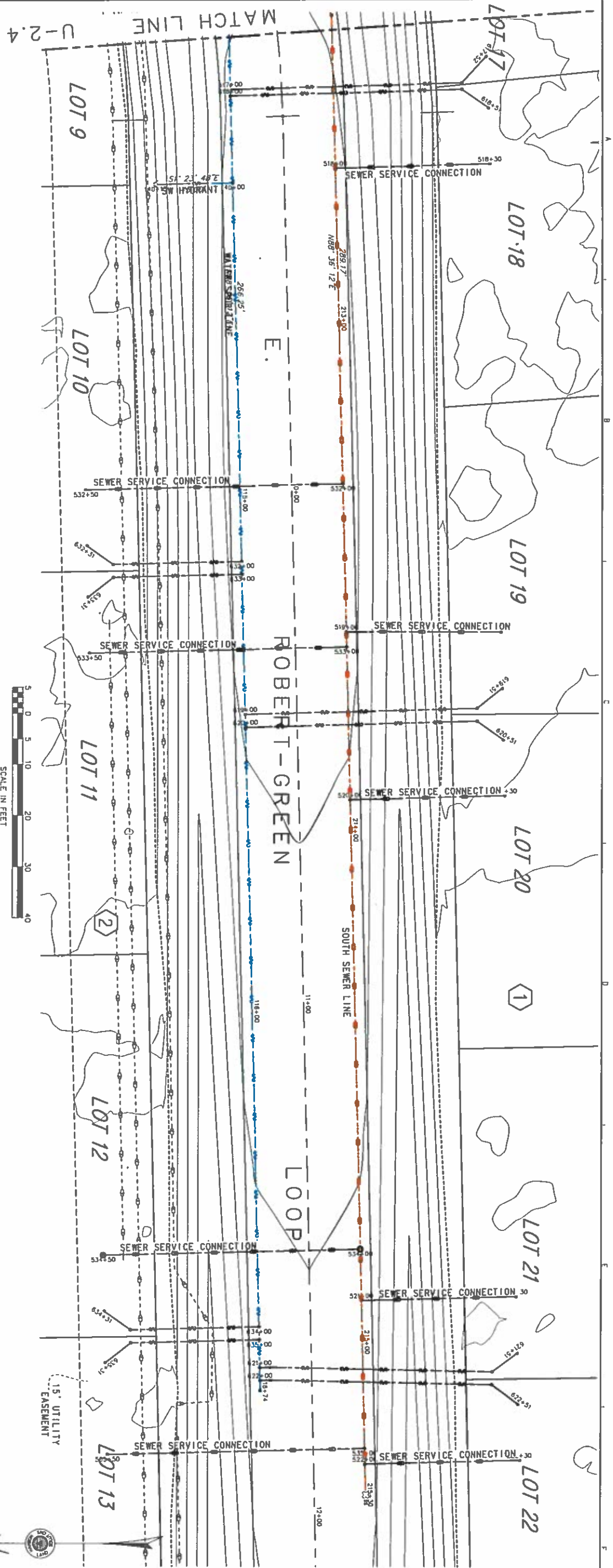
PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
SOUTH SEWER LINE

- NOTES
1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL.



REFERENCE NUMBER:
U-2.4
SHEET 18 OF 21

DWG.#: 20-2420
DESIGN: SCG
DRAWN BY: SDN
CHECKED: CEH
SCALE: 1"=20'
11x17: 1"=10'
22x34: 1"=10'
REVISION DATE: 06-10-22



STATION 215+29.74
 INSTALL SSMH, TYPE A,
 DETAIL 50-1
 RIM = 249.27'
 E. INV. = 240.35'

- NOTES
1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LIDAR/IMAGERY PROJECT OF 2011/2012.
 2. DESIGN EXCAVATION/CONSTRUCTION CONTOURS ARE DISPLAYED AT 1' CONTOUR INTERVAL

PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 SOUTH SEWER LINE

DWG #: 20-242C
 DESIGN: SCG
 DRAWN BY: SDM
 CHECKED: CEH
 SCALE: 11x17: 1"=20'
 22x34: 1"=10'
 REVISION DATE: 06-10-22

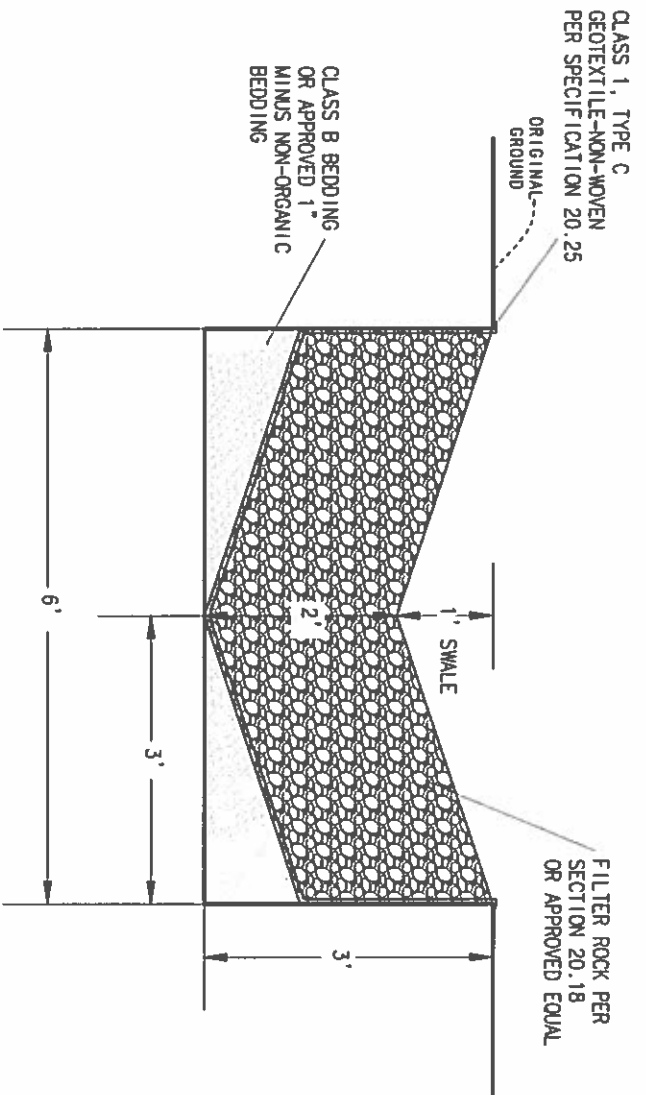
REFERENCE NUMBER:
 U-2.5
 SHEET 19 OF 21



HANSON
 LAND SOLUTIONS
 305 E. FISHERS AVE.
 PALMER, ALASKA 99645
 (907) 746-7238

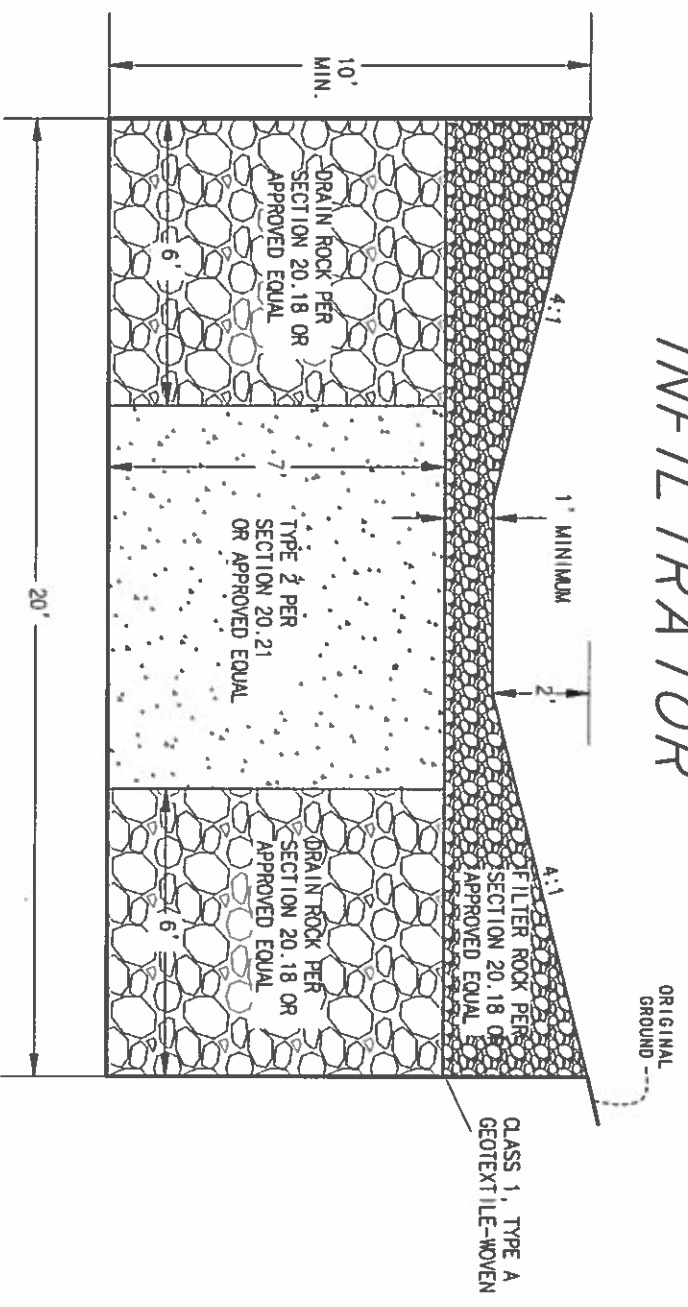


SWALE

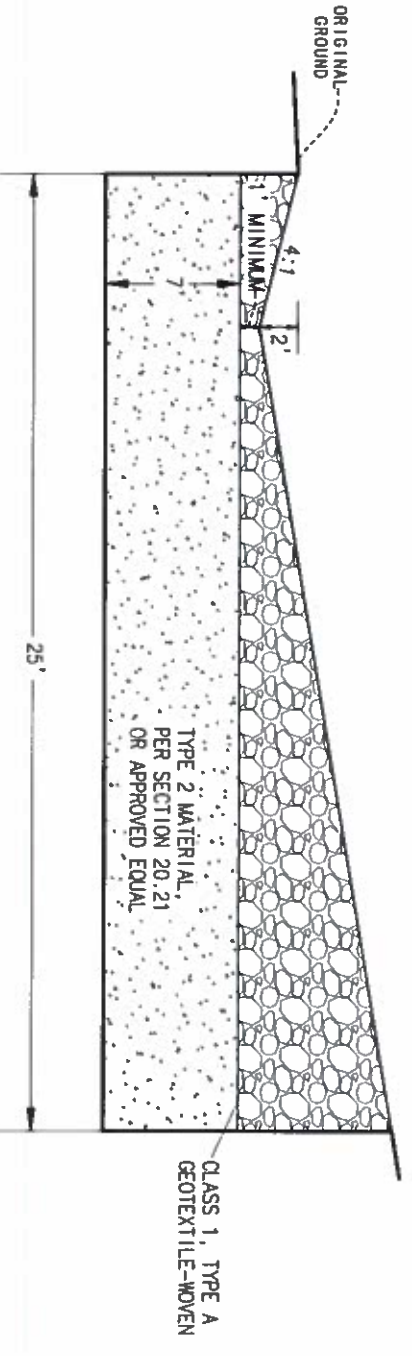


DETAIL 1

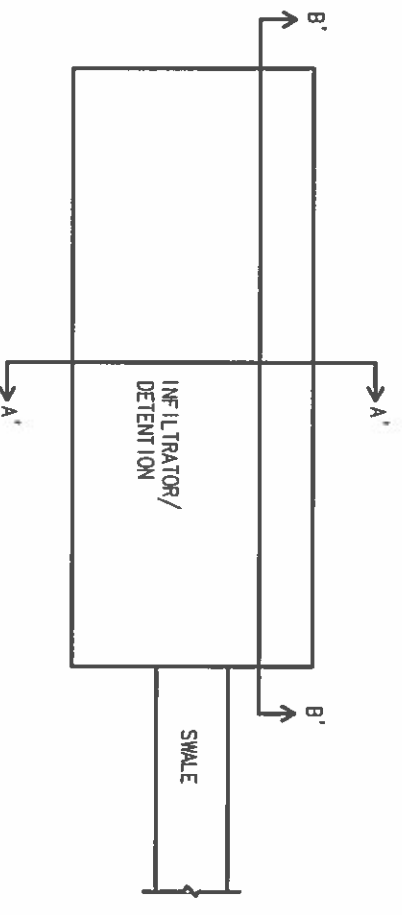
INFILTRATOR



A-A



B-B



DETAIL 2



HANSON
LAND SOLUTIONS
305 E. FINNED AVE.
PALMER, ALASKA 99645
(907) 746-7738

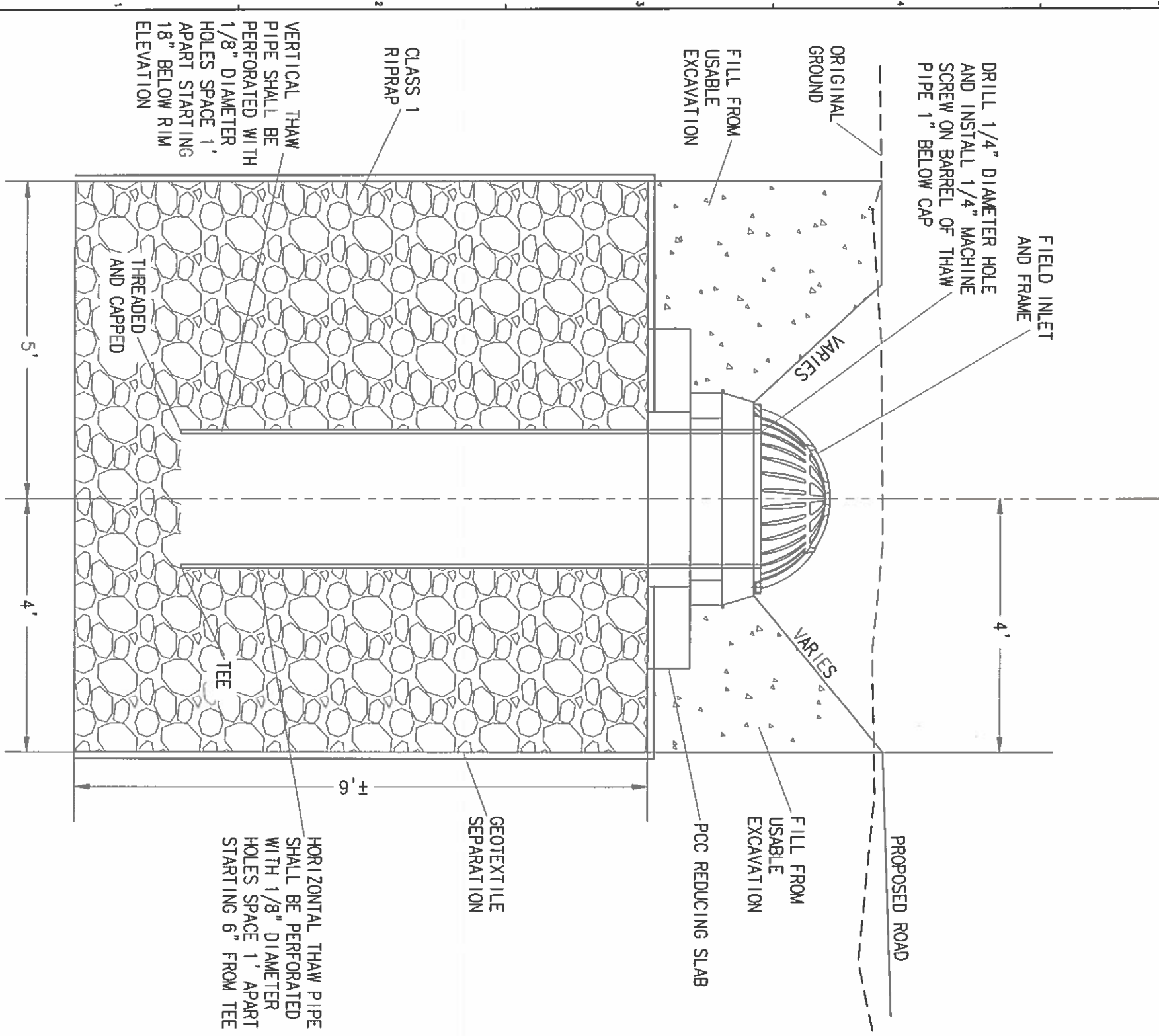


PALMER, ALASKA
GREEN ACRES
CROSS SECTION - DESIGN
SWALE AND INFILTRATOR DETAILS

DWG. #: 20-242C
DESIGN: SCG
DRAWN BY: SDN
CHECKED: CEH
SCALE
11x17: XXX
22x34: XXX
REVISION DATE:
06-10-22

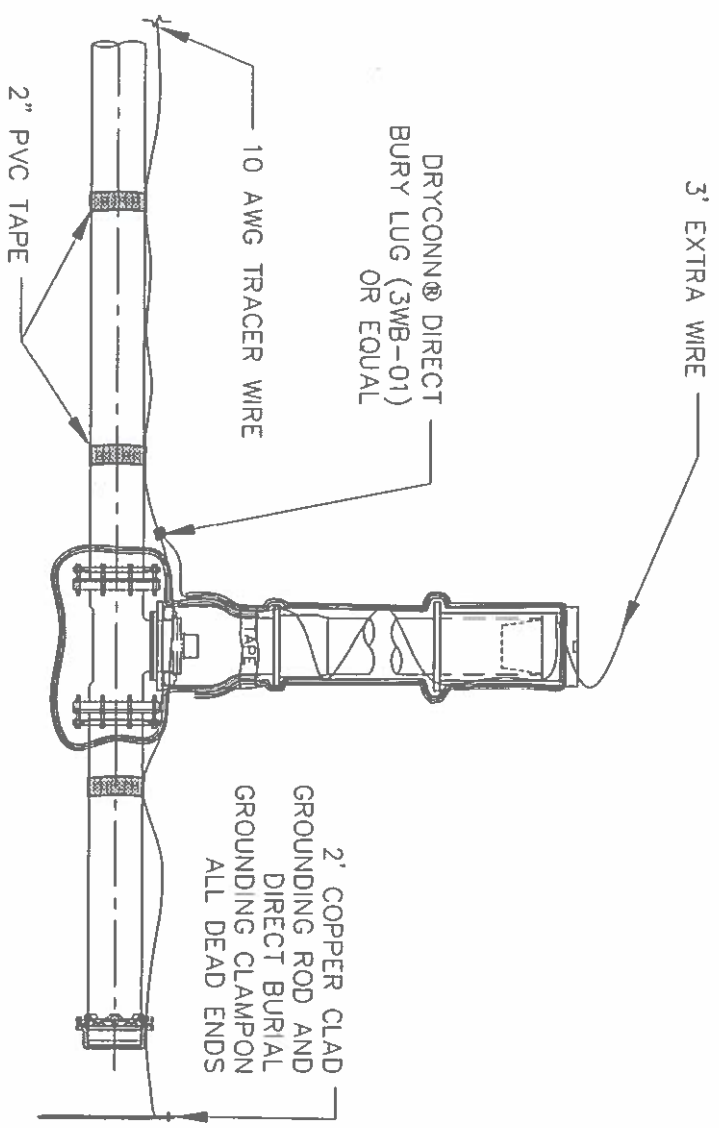
REFERENCE
NUMBER:
U-36
SHEET 20 OF 21

INFILTRATION BASIN




VERTICAL THAW PIPE SHALL BE PERFORATED WITH 1/8" DIAMETER HOLES SPACE 1' APART STARTING 18" BELOW RIM ELEVATION

HORIZONTAL THAW PIPE SHALL BE PERFORATED WITH 1/8" DIAMETER HOLES SPACE 1' APART STARTING 6" FROM TEE



NOTE:

1. RUN A DIRECT BURIAL #10 AWG SOLID (.1019" DIAMETER), STEEL CORE SOFT DRAWN HIGH STRENGTH TRACER WIRE, 600# AVERAGE TENSILE BREAK LOAD, 30 MIL HIGH MOLECULAR WEIGHT-HIGH DENSITY BLUE POLYETHYLENE JACKET COMPLYING WITH ASTM-D-1248, 30 VOLT RATING TRACER LINE CONTINUOUSLY ALONG THE PVC MAIN LINE, TAPING IT TO THE PIPE EVERY 5' WITH 2" WIDE 10 MIL. PVC PIPE TAPE.
2. SPLICE A WIRE ON AT EVERY VALVE RISER AND BRING LOCATE WIRE UP INTO THE VALVE CAN WITH 3' OF EXTRA WIRE USING A DRYCONN® DIRECT BURY LUG (3WB-01) OR EQUAL, FOLLOWING MANUFACTURERS RECOMMENDATIONS.
3. INSTALL GROUNDING RODS ON BOTH ENDS AND AS REQUIRED.

	SCALE: NTS	SECTION #
	APPROVED	60.02
REVISIED 1/2015	<p style="text-align: center;">TRACER WIRE</p>	
DETAIL #		
	60-03	



HANSON LAND SOLUTIONS
305 E. FIREBIRD AVE.
PALMER, ALASKA 99645
(907) 746-7739

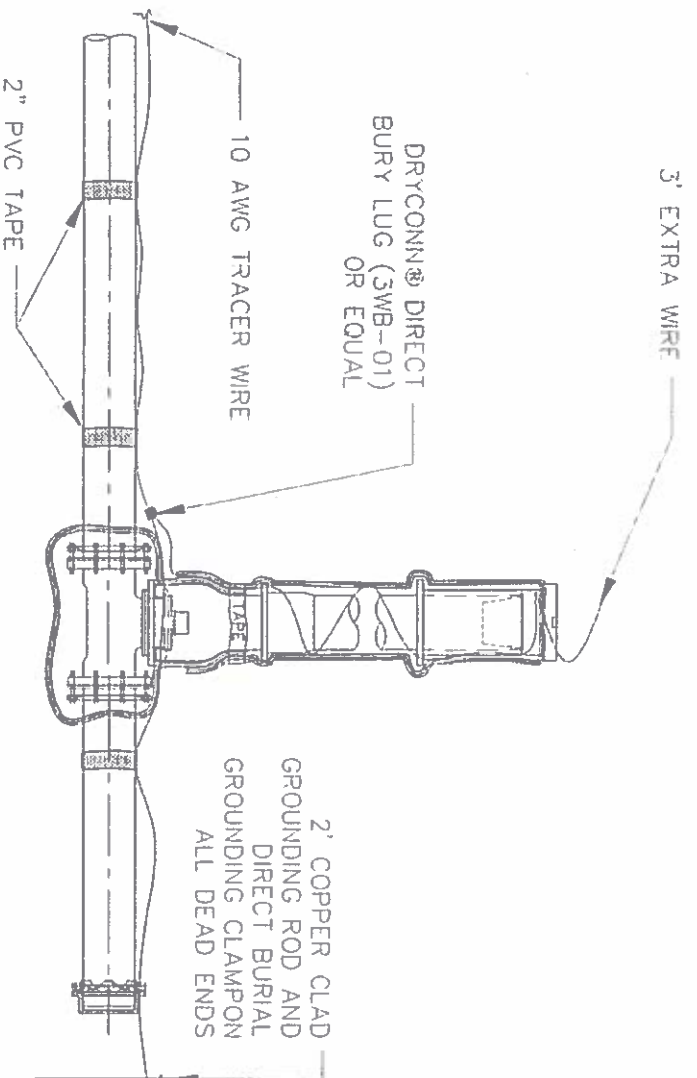
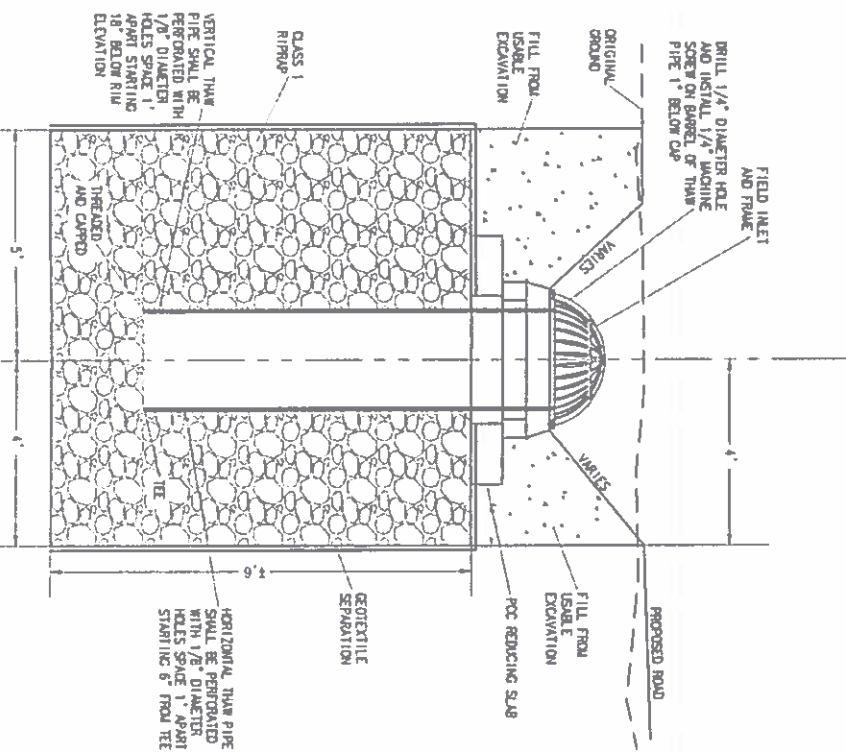
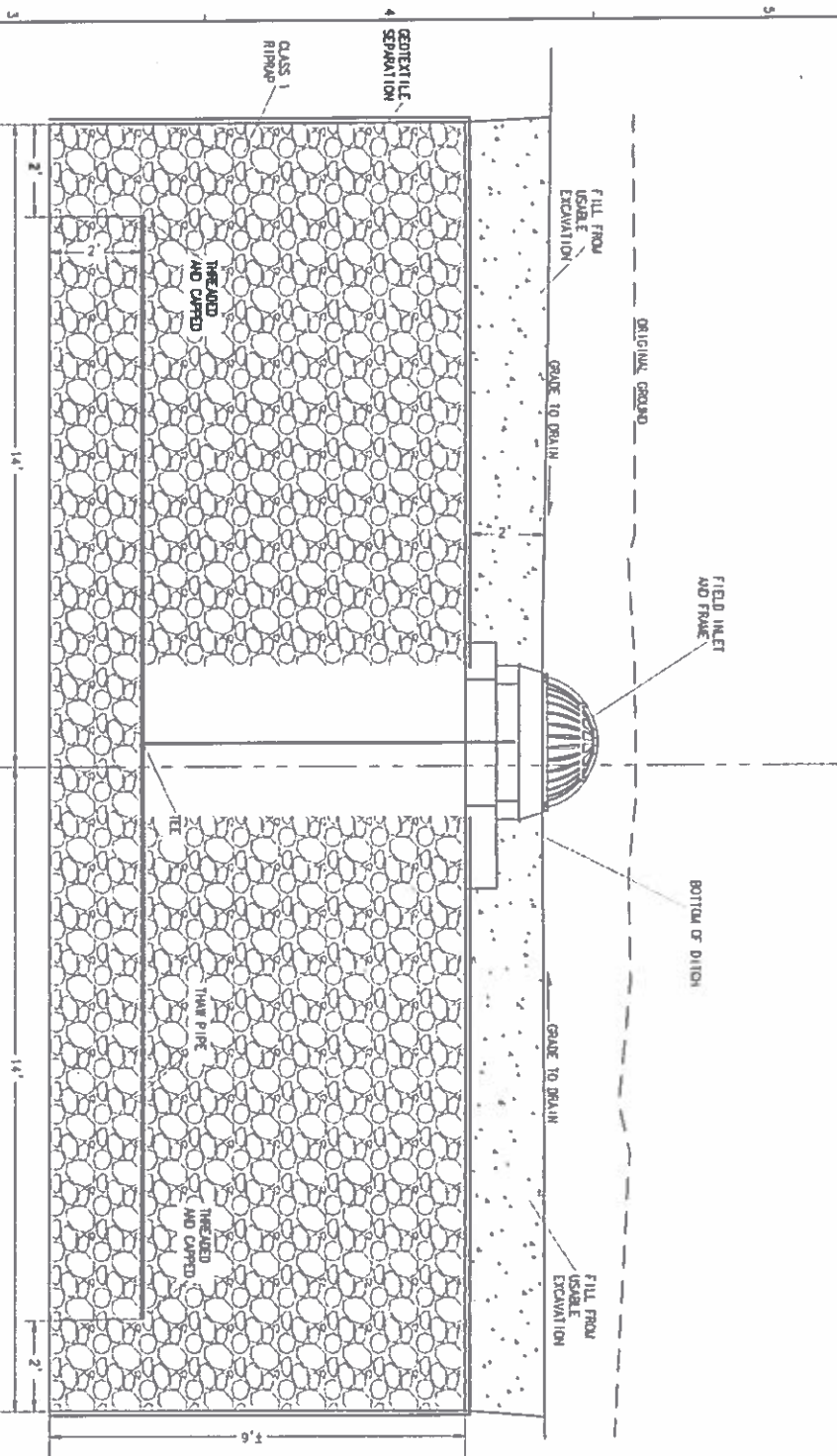


PALMER, ALASKA
GREEN ACRES
DETAILS

DWG #: 20-242C
DESIGN BY: SGG
DRAWN BY: SDN
CHECKED: CEH
SCALE: 11x17: XXX
22x34: XXX
REVISION DATE:
06-10-22

REFERENCE NUMBER:
U-4.0
SHEET 21 OF 21

INFILTRATION BASIN



NOTE:

1. RUN A DIRECT BURIAL #10 AWG SOLID (.1019" DIAMETER), STEEL CORE SOFT DRAWN HIGH STRENGTH TRACER WIRE, 600# AVERAGE TENSILE BREAK LOAD, 30 MIL HIGH MOLECULAR WEIGHT-HIGH DENSITY BLUE POLYETHYLENE JACKET COMPLYING WITH ASTM-D-1248, 30 VOLT RATING TRACER LINE CONTINUOUSLY ALONG THE PVC MAIN LINE, TAPPING IT TO THE PIPE EVERY 5' WITH 2" WIDE 10 MIL. PVC PIPE TAPE.
2. SPLICE A WIRE ON AT EVERY VALVE RISER AND BRING LOCATE WIRE UP INTO THE VALVE CAN WITH 3' OF EXTRA WIRE USING A DRYCONNN® DIRECT BURY LUG (3WB-01) OR EQUAL, FOLLOWING MANUFACTURERS RECOMMENDATIONS.
3. INSTALL GROUNDING RODS ON BOTH ENDS AND AS REQUIRED.

	SCALE	SECTION #
	NTS	60.02
APPROVED		
REVISED		
1/2015		
TRACER WIRE		DETAIL #
		60-03

PALMER, ALASKA
GREEN ACRES
DETAILS



LAND SOLUTIONS
305 E. FINNEED AVE.
PALMER, ALASKA 99645
(907) 746-1728

DWG # 20-242C
DESIGN: SCG
DRAWN BY: SDN
CHECKED: CEH
SCALE: 11x17: xxx
22x34: xxx
REVISION DATE: 08-10-22

REFERENCE NUMBER: U-4.0
SHEET 21 OF 21

**City of Palmer
Resolution No. 22-023**

Subject: Authorizing the City Manager to Accept, Appropriate, and Execute a Grant Offer from the Federal Aviation Administration (FAA) in the Amount up to \$7,131,944.44 for construction of Taxiway "N" November and Improvement of the Airport Drainage System at the Warren "Bud" Woods Palmer Municipal Airport

Agenda of: August 9, 2022

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: Rosalie Kelly, Airport Superintendent

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
X	Finance	<i>[Signature]</i>	07/19/2022
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ 7,131,944.44

This legislation (√):

Creates revenue in the amount of: \$ 7,131,944.44

Creates expenditure in the amount of: \$ _____

Creates a saving in the amount of: \$ _____

Has no fiscal impact

Funds are (√):

Budgeted Line item(s): 30-00-00-3389 FAA Grant Taxiway November

Not budgeted 30-03-10-7139 FAA Taxiway November Construction

Director of Finance Signature: *[Signature]*

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<i>[Signature]</i>	_____
City Attorney	_____	_____
City Clerk	_____	_____

Attachment(s):

1. Resolution No. 22-023

Summary Statement/Background:

The Warren "Bud" Woods Palmer Municipal Airport has been awarded a grant in the amount of \$7,131,944.44 from the Federal Aviation Administration for the construction of Taxiway "N" November and improvement of the Airport Drainage System.

The Warren "Bud" Woods Palmer Municipal Airport has reached its' airside lease capacity; the construction of Taxiway "N" November will provide airport lease lot locations on land which was previously in-accessible. This project will also include improvements to increase the safe transportation of aircraft between the taxiway and runway. Additionally, the grant will address our outdated drainage system which has impacted the surrounding community and airport users.

Once the grant funding is secured from the FAA the City will be working on bids throughout the winter to have construction of the project begin spring 2023.

Administration's Recommendation:

Approve Resolution No. 22-023

LEGISLATIVE HISTORY

Introduced by:

Date:

Action:

Vote:

Yes:

No:

--	--

CITY OF PALMER, ALASKA

Resolution No. 22-023

A Resolution of the Palmer City Council Authorizing the City Manager To Accept, Appropriate, and Execute a Grant Offer from the Federal Aviation Administration (FAA) in the Amount up to \$7,131,944.44 for construction of Taxiway "N" November and Improvement of the Airport Drainage System at the Warren "Bud" Woods Palmer Municipal Airport

WHEREAS, an Airport Layout Plan has been developed by the City and approved by the FAA for the Warren "Bud" Woods Palmer Municipal Airport; and

WHEREAS, The Warren "Bud" Woods Palmer Municipal Airport has reached its' airside lease capacity; and

WHEREAS, the need for Taxiway November and Airport Drainage Improvements are a priority with the FAA; and

WHEREAS, The Warren "Bud" Woods Palmer Municipal Airport has been awarded a grant in the amount of \$7,131,944.44 from the Federal Aviation Administration for the construction of Taxiway "N" November and improvement of the Airport Drainage System; and

WHEREAS, the construction of Taxiway "N" November will provide airport lease lot locations on land which was previously in-accessible; and

WHEREAS, This project will also include improvements to increase the safe transportation of aircraft between the taxiway and runway; and

WHEREAS, the grant will address our outdated drainage system which has impacted the surrounding community and airport users

NOW, THEREFORE, BE IT RESOLVED by the Palmer City Council hereby Authorizing the City Manager To Accept, Appropriate, and Execute a Grant Offer from the Federal Aviation Administration (FAA) in the Amount up to \$7,131,944.44 for construction of Taxiway "N" November and Improvement of the Airport Drainage System at the Warren "Bud" Woods Palmer Municipal Airport

Approved by the Palmer City Council this ____ day of _____, 2022

Steve Carrington, Mayor

Shelly M. Acteson, CMC, City Clerk

**City of Palmer
Resolution No. 22-024**

Subject: Authorizing the City Manager to Accept, Appropriate, and Execute a Grant Offer from the Federal Aviation Administration (FAA) in the Amount up to \$2,500,000 for construction of Apron E at the Warren "Bud" Woods Palmer Municipal Airport.

Agenda of: August 9, 2022

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: Rosalie Kelly, Airport Superintendent

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
<u>X</u>	Finance	<u><i>[Signature]</i></u>	<u>07/19/2022</u>
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ **2,500,000.00**

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): 30-00-00-3390 FAA Grant Apron E
 - Not budgeted 30-03-10-7140 FAA Apron E Construction; 30-30-10-62XX City Match
- _____ Funds

Director of Finance Signature: *[Signature]*

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<u><i>[Signature]</i></u>	_____
City Attorney	_____	_____
City Clerk	_____	_____

Attachment(s):

1. Resolution No. 22-024

Summary Statement/Background:

The Warren "Bud" Woods Palmer Municipal Airport has been awarded a grant in the amount up to \$2,500,000.00 from the Federal Aviation Administration for the construction of Apron E.

The purpose of the proposed project is to provide safe, year-round aircraft tie-down locations at the airport. Since the publication of the 2016 Airport Master Plan, the utilization of tie-downs has increased. In 2021, the occupancy rate for small aircraft (wingspan of 40 feet or less) tie-down space was as much as 100% with a waiting list established. The airport needs additional aircraft tiedown areas to meet current and future airport demand.

The grant has a 6.25% matching funds requirement of the awardee. This amount could be up to \$156,250.00.

Once the grant funding is secured from the FAA the City will be working on bids throughout the winter to have construction of the project begin spring 2023.

Administration's Recommendation:

Approve Resolution No. 22-024

LEGISLATIVE HISTORY

Introduced by:

Date:

Action:

Vote:

Yes:

No:

--	--

CITY OF PALMER, ALASKA

Resolution No. 22-024

A Resolution of the Palmer City Council Authorizing the City Manager To Accept, Appropriate, and Execute a Grant Offer from the Federal Aviation Administration (FAA) in the Amount up to \$2,500,000 for construction of Apron "E" at the Warren "Bud" Woods Palmer Municipal Airport

WHEREAS, The Warren "Bud" Woods Palmer Municipal Airport has been awarded a grant in the amount up to \$2,500,000.00 from the Federal Aviation Administration for the construction of Apron E; and

WHEREAS, The purpose of the proposed project is to provide safe, year-round aircraft tie-down locations at the airport; and

WHEREAS, Since the publication of the 2016 Airport Master Plan, the utilization of tie-downs has increased; and

WHEREAS, In 2021, the occupancy rate for small aircraft (wingspan of 40 feet or less) tie-down space was as much as 100% with a waiting list established; and

WHEREAS, The airport needs additional aircraft tiedown areas to meet current and future airport demand; and

NOW, THEREFORE, BE IT RESOLVED by the Palmer City Council hereby Authorizing the City Manager To Accept, Appropriate, and Execute a Grant Offer from the Federal Aviation Administration (FAA) in the Amount up to \$2,500,000 for construction of Apron E at the Warren "Bud" Woods Palmer Municipal Airport

Approved by the Palmer City Council this ____ day of _____, 2022

Steve Carrington, Mayor

Shelly M. Acteson, CMC, City Clerk

**City of Palmer
Resolution No. 22-025**

Subject: Appointing Election Officials for the City of Palmer Regular Election on Tuesday, October 4, 2022
Agenda of: August 9, 2022

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: Shelly M. Acteson, City Clerk

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ **3,100.00**

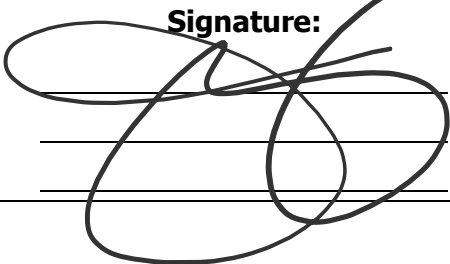
- This legislation (√):
- Creates revenue in the amount of: \$ _____
 - Creates expenditure in the amount of: \$ 3,100.00
 - Creates a saving in the amount of: \$ _____
 - Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): 01-02-10-6099
- Not budgeted

Director of Finance Signature: 

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Attachment(s):

1. Resolution No. 22-025

Summary Statement/Background:

Palmer Municipal Code 18.22.020(B) states, "the clerk shall recommend to the council at least three election officials for each precinct to constitute the election board for that precinct. The council shall, by resolution, appoint the election officials...".

Administration's Recommendation:

Adopt Resolution No. 22-025.

LEGISLATIVE HISTORY

Introduced by: Mayor by Request of City Clerk Acteson
Date: August 9, 2022
Action:
Vote:

Yes:	No:
Best	
Anzilotti	
Ojala	
Alcantra	
Melin	
Carrington	
Tudor	

CITY OF PALMER, ALASKA

Resolution No. 22-025

A Resolution of the Palmer City Council Appointing Election Officials for the City of Palmer Regular Election on Tuesday, October 4, 2022

WHEREAS, in accordance with Section 18.22.020 of the Palmer Municipal Code, the following persons have been deemed qualified and have agreed to serve as Election Officials for the City of Palmer Special Election on Tuesday, October 4, 2022:

Poll Election Officials:

Precinct 11-070 Mat-Su Borough Building	Precinct 11-075 Mat-Su Borough Gym
Jo Weller, Chair	Cynthia Medbery Chair
Katherine Bishop	Charles Geary
Aaron Christiansen	Wiletta Stehlik
Kathleen Shoop	Barbara Entsminger

NOW, THEREFORE BE IT RESOLVED that the Palmer City Council confirms the appointment of these individuals as Election Officials for the October 4, 2022, City of Palmer Regular Election.

Approved by the Palmer City Council this ____ day of _____, 2022.

Steve Carrington, Mayor

Shelly M. Acteson, CMC, City Clerk

**City of Palmer
Action Memorandum No. 22-046**

Subject: Authorize the City Manager to Execute Change Order No. 3 with Roger Hickel Contracting Inc., to Relocate the Clarifier Control Panels to a more Central Location for the Wastewater Treatment Plant Facility Phase II

Agenda of: August 9, 2022

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: Jude Bilafer, Director of Public Works

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
X	Public Works	<i>JPB</i>	07/22/2022

Certification of Funds:

Total amount of funds listed in this legislation: \$ **30,607.82**

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ **30,607.82**
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): 24-53-44-6XXX WWTP Phase II
- Not budgeted

Director of Finance Signature: *[Signature]*

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<u><i>[Signature]</i></u>	_____
City Attorney	_____	_____
City Clerk	_____	_____

Attachment(s):

EJCDC Change Order No. 3 with provider cost estimate and supporting details

Summary Statement/Background:

This change order consolidates the various control panels for the clarifiers which are being installed at the Palmer wastewater treatment plant facility as part of the phase II project. The control panels for the clarifiers were shown on design/construction drawings near the center of each clarifier. The clarifier manufacturer raised concern about these locations and the construction contractor subsequently issued an RFI/DCVR (DCVR #9) related to relocating these control panels to a more central, operator friendly location. The design team provided new or revised design drawings to not only provide a preferred location (and support) of these control panels, but for all the local controls related to the clarifier operation in this central location.

Administration's Recommendation:

To approve Action Memorandum No. 22-046 allowing the City Manager to execute Change Order No. 3.

Date of Issuance: July 15, 2022 Effective Date: July 15, 2022
 Owner: City of Palmer, AK Owner's Contract No.: PW 21-04
 Contractor: Roger Hickel Contracting, Inc. Contractor's Project No.: 444
 Engineer: HDR Engineer's Project No.: 10022766
 Project: Wastewater Treatment Facility Improvements - PH2 Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Description: Modifications to the construction documents/contract as a result of the response to DCVR #009 pertaining to the relocation of the clarifier control panels to a more central, operator friendly location.

Attachments: [List documents supporting change] Change Order Proposal letter from Roger Hickel Contracting, Inc. dated July 7, 2022 and supporting documentation.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ <u>7,196,000.00</u>	Original Contract Times: Substantial Completion: <u>July 1, 2022</u> Ready for Final Payment: <u>November 30, 2022</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : \$ <u>15,000.00</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial Completion: <u>September 1, 2022</u> Ready for Final Payment: <u>January 31, 2023</u> days
Contract Price prior to this Change Order: \$ <u>7,211,000.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>September 1, 2022</u> Ready for Final Payment: <u>January 31, 2023</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>30,607.82</u>	[Increase] [Decrease] of this Change Order: <u>No Change</u> Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ <u>7,241,607.82</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>September 1, 2022</u> Ready for Final Payment: <u>January 31, 2023</u> days or dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>
Title: <u>Project Manager - HDR</u>	Title: <u>CITY MANAGER</u>	Title: <u>CITY MANAGER</u>	Title: <u>CITY MANAGER</u>	Title: <u>Vice-President</u>	Title: <u>Vice-President</u>
Date: <u>July 15, 2022</u>	Date: <u>07-25-2022</u>	Date: <u>07-25-2022</u>	Date: <u>07-25-2022</u>	Date: <u>7-15-22</u>	Date: <u>7-15-22</u>

Approved by Funding Agency (if applicable)

By: _____ Date: _____
 Title: _____

Roger Hickel Contracting, Inc.

July 7th, 2022

**Palmer WWTF Phase 2
HDR Engineering
2525 C Street- Suite 500
Anchorage, Alaska 99503-2632**

Attention: Justin Marcum

Re: Palmer WWTF – Phase 2

Change Order Proposal No. 3- Changes from DCVR #9

Dear Mr. Marcum-

As you are aware, the response to DCVR #9 transmitted on 3-25-22 added a structure for LCP support and extended the runs to a central location. This will certainly provide for a better and simpler operation for the client. Revisions to conduit, instrumentation, and WAS equipment are as shown. Please reference that DCVR #9 and attached breakdown for more information.

We propose to perform this work for lump sum price of \$30,607.82, as proposed in your email dated 7-6-22. Please see the attached breakdown provided in your proposal for how this final agreed to pricing was developed. Please do not hesitate to contact me should you have any questions or concerns regarding this proposal. Thank you for this opportunity to be of service.

Sincerely,



Scott Dunlap, Project Manager
Roger Hickel Contracting, Inc
444-3

Accepted:



Owner's Representative

Date:

July 15, 2022

The CO#3 proposal contains a combination of work required due to constraints by the Clarifier Vendor moving the Clarifier Control panels off of the Clarifier (as originally shown on the plans). With the new support structure, we added revisions to the design that take advantage of the new support. Also included in the change order are added items that have been developed during submittal reviews. The following values were derived from data provided by the contractor in the proposal for CO#3 (REV 0 4). The proposal included ALL tasks required to implement the revisions. The attached work sheets are recreations of the contractor's data and the material and labor costs have been parsed to reflect work considered as under the project scope or added due to vendor requirements (support). The accounting costs are based on the Contractor's values and percentages from CO#3.

Included in the cost is 50% of the support structure material and labor for the added benefits its installation provides.

Hours by Task	62	10	13	11	97			
	Support & Relocate Clarifier	Relocate LCP 3301 (SCUM) includes SCUM credits	New Work	Added Detail	Miscellaneous Credits	Totals		
Material Totals:	\$18,298	\$3,716	\$4,550	\$5,155	-\$5,234	\$26,485	\$13,421	Owner's Base Material cost
50% SUPPORT	-\$9,149	\$2,532.94	\$3,101.95	\$3,514.18			\$9,149	Added 50% of support costs
Credit distributions:			-\$2,617	-\$2,617			-\$5,234	Misc Credit apportioned to remaining tasks
	<u>\$9,149</u>	<u>\$6,249</u>	<u>\$5,035</u>	<u>\$6,052</u>				
(Owner Material Cost):	N/A	\$6,249	\$5,035	\$6,052			<u>\$17,336</u>	Owner's Material cost including + 50% of support and less Misc Credit) LCP3301 + New Work + Added Detail
Labor total:	\$7,738	\$4,968	\$827	\$1,030	\$913	\$7,738	\$2,770	Owner's base Labor Costs = LCP3301 + New Work + Added Detail
50% SUPPORT	-\$2,484	\$741.67	\$923.55	\$818.83			\$2,484	Added 50% of support
Based on UOSS cost data								Distributed proportionally based on total hours and each task
		<u>\$7,817</u>	<u>\$6,989</u>	<u>\$7,784</u>			<u>\$22,590</u>	Owner's total Material and Labor
							\$3,388.57	UOSS OH&P % 15% (distributed proportionally based on material cost)
							<u>\$25,979.01</u>	UOSS cost
							\$3,896.85	Prime markup 15%
							<u>\$29,875.86</u>	Contractor plus Prime Gen
							\$164.32	liability 0.55%
							\$328.63	Insurance 1.10%
							\$239.01	P/P Bond 0.80%
CO#3 REV 4 cost breakdown by item		\$10,592	\$9,469	\$10,547			<u>\$30,607.82</u>	Total Change order amount

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE =ADDED DETAIL		BROWN = NEW WORK	
				C x F = I			C x J = L		
				PER CO#3 REV 04 PROPOSAL			PER CO#3 REV 04 PROPOSAL		
DESCRIPTION		QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT	TOTAL LABOR
LCP Support Structure	2'x4' Post Holes	4	EA		EA	\$	1	EA	4.00
LCP Support Structure	4" x 10' Sch 40 Galvanized Steel Pipe w/cap	4	EA	\$ 634.24	EA	\$ 2,537	1	EA	4.00
LCP Support Structure	3/4" x 4' x 8' Marine Grade Plywood.	2	EA	\$ 112	EA	\$ 224	1	EA	2.00
LCP Support Structure	Epoxy Based Paint	1	EA	\$ 165	EA	\$ 165	1	EA	1.00
LCP Support Structure	Bags Concrete Mix	18	EA	\$ 17.88	EA	\$ 322	0.3	EA	5.40
LCP Support Structure	3/8" x 4" Ubolts w/hardware	16	EA	\$ 17.55	EA	\$ 281	0.1	EA	1.60
LCP Support Structure	3/8" x 1 1/4" Fender Washers	32	EA	\$ 0.77	EA	\$ 25	0.005	EA	0.16
LCP Support Structure	3/8" Square Washers	32	EA	\$ 10.7	EA	\$ 342	0.005	EA	0.16
LCP Support Structure	3/8" Spring Nuts	8	EA	\$ 14.32	EA	\$ 115	0.005	EA	0.04
LCP Support Structure	3/8" x 2" Bolts	8	EA	\$ 4.48	EA	\$ 36	0.005	EA	0.04
LCP Support Structure	3/8" Fender Washers	8	EA	\$ 0.77	EA	\$ 6	0.005	EA	0.04
LCP Support Structure	3/8" Lock Washers	8	EA	\$ 0.31	EA	\$ 2	0.005	EA	0.04
LCP Support Structure	Deep Unistrut	40	EA	\$ 25.8	EA	\$ 1,032	0.05	EA	2.00
LCP Support Structure	shallow Unistrut	40	EA	\$ 25.8	EA	\$ 1,032	0.05	EA	2.00
LCP Support Structure	6"x6"x6' NEMA 4X Wireway w/Hinged Cover	2	EA	\$ 1,926.00	EA	\$ 3,852	2	EA	4.00
MV202-C4	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33
MV202-C4	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33
MV202-C4	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03
MV202-C4	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.25	EA	0.25
MV202-C4	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.165	EA	0.17
MV202-C4	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33
MV202-C4	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.0025	EA	0.00
MV202-C4	#12 XHHW	150	EA	\$ 0.35	EA	\$ 53	0.0025	EA	0.38
SC202-C2B	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33
SC202-C2B	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33
SC202-C2B	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03
SC202-C2B	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03
SC202-C2B	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15
SC202-C2B	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33
SC202-C2B	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17
SC202-C2B	#12 XHHW	100	EA	\$ 0.35	EA	\$ 35	0.0025	EA	0.25
SC20C-C3 (sc202)	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE =ADDED DETAIL		BROWN = NEW WORK	
				C x F = I			C x J = L		
				PER CO#3 REV 04 PROPOSAL			PER CO#3 REV 04 PROPOSAL		
	DESCRIPTION	QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT	TOTAL LABOR
SC20C-C3	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33
SC20C-C3	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03
SC20C-C3	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03
SC20C-C3	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15
SC20C-C3	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33
SC20C-C3	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17
SC20C-C3	#12 XHHW	130	EA	\$ 0.35	EA	\$ 46	0.0025	EA	0.33
MV201-C2	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33
MV201-C2	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33
MV201-C2	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03
MV201-C2	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03
MV201-C2	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15
MV201-C2	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33
MV201-C2	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17
MV201-C2	#12 XHHW	120	EA	\$ 0.35	EA	\$ 42	0.0025	EA	0.30
SC201-P2B	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33
SC201-P2B	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33
SC201-P2B	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03
SC201-P2B	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03
SC201-P2B	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15
SC201-P2B	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33
SC201-P2B	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17
SC201-P2B	#10 XHHW	50	EA	\$ 0.4	EA	\$ 20	0.0025	EA	0.13
SC201-P4A	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33
SC201-P4A	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33
SC201-P4A	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03
SC201-P4A	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03
SC201-P4A	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15
SC201-P4A	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33
SC201-P4A	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17
SC201-P4A	#10 XHHW	50	EA	\$ 0.4	EA	\$ 20	0.0025	EA	0.13

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE =ADDED DETAIL		BROWN = NEW WORK		
		PER CO#3 REV 04 PROPOSAL				C x F = I		PER CO#3 REV 04 PROPOSAL		C x J = L
	DESCRIPTION	QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT	TOTAL LABOR	
SC202-P5A	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33	
SC202-P5A	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33	
SC202-P5A	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03	
SC202-P5A	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03	
SC202-P5A	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15	
SC202-P5A	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33	
SC202-P5A	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17	
SC202-P5A	#10 XHHW	50	EA	\$ 0.4	EA	\$ 20	0.0025	EA	0.13	
SC201-P5A	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33	
SC201-P5A	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33	
SC201-P5A	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03	
SC201-P5A	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03	
SC201-P5A	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15	
SC201-P5A	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33	
SC201-P5A	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17	
SC201-P5A	#10 XHHW	50	EA	\$ 0.4	EA	\$ 20	0.0025	EA	0.13	
SC201-P4A	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33	
SC201-P4A	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33	
SC201-P4A	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03	
SC201-P4A	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03	
SC201-P4A	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15	
SC201-P4A	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33	
SC201-P4A	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17	
SC201-P4A	#10 XHHW	50	EA	\$ 0.4	EA	\$ 20	0.0025	EA	0.13	
SC202-P4A	1" PVC Coated Rigid	10	EA	\$ 13.32	EA	\$ 133	0.033	EA	0.33	
SC202-P4A	1" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33	
SC202-P4A	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03	
SC202-P4A	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03	
SC202-P4A	1" PVC Coated HDPE to 1"GRC Adapter	1	EA	\$ 2.5	EA	\$ 3	0.154	EA	0.15	
SC202-P4A	1" PVC Coated Coupling	2	EA	\$ 13.93	EA	\$ 28	0.165	EA	0.33	
SC202-P4A	1" PVC Coated Unitstrut Strap	1	EA	\$ 21.79	EA	\$ 22	0.165	EA	0.17	
SC202-P4A	#10 XHHW	50	EA	\$ 0.4	EA	\$ 20	0.0025	EA	0.13	

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE = ADDED DETAIL		BROWN = NEW WORK		
		PER CO#3 REV 04 PROPOSAL				C x F = I		PER CO#3 REV 04 PROPOSAL		C x J = L
	DESCRIPTION	QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT	TOTAL LABOR	
WAS-C1	1-1/2" PVC Coated Rigid	30	EA	\$ 20.49	EA	\$ 615	0.033	EA	0.99	
WAS-C1	1-1/2" Cut & Thread	2	EA	\$ -	EA	\$	0.33	EA	0.66	
WAS-C1	1-1/2" PVC Coated Meyers Hub	1	EA	\$ 129.17	EA	\$ 129	0.025	EA	0.03	
WAS-C1	1-1/2" PVC Coated 90	1	EA	\$ 70.53	EA	\$ 71	0.025	EA	0.03	
WAS-C1	1-1/2" PVC Coated HDPE to 1-1/2"GRC Adapter	2	EA	\$ 5.5	EA	\$ 11	0.154	EA	0.31	
WAS-C1	1-1/2" PVC Coated Coupling	4	EA	\$ 17.43	EA	\$ 70	0.165	EA	0.66	
WAS-C1	1-1/2" PVC Coated Unitstrut Strap	4	EA	\$ 24.79	EA	\$ 99	0.165	EA	0.66	
WAS-C1	1-1/2" HDPE	50	EA	\$ 3.85	EA	\$ 193	0.0296	EA	1.48	
WAS-C1	#12 XHHW	2000	EA	\$ 0.35	EA	\$ 700	0.0025	EA	5.00	
WAS-C2	1-1/2" PVC Coated Rigid	20	EA	\$ 20.49	EA	\$ 410	0.033	EA	0.66	
WAS-C2	1-1/2" Cut & Thread	2	EA	\$ -	EA	\$	0.33	EA	0.66	
WAS-C2	1-1/2" PVC Coated Meyers Hub	1	EA	\$ 129.17	EA	\$ 129	0.025	EA	0.03	
WAS-C2	1-1/2" PVC Coated 90	1	EA	\$ 70.53	EA	\$ 71	0.025	EA	0.03	
WAS-C2	1-1/2" PVC Coated HDPE to 1-1/2"GRC Adapter	2	EA	\$ 5.5	EA	\$ 11	0.154	EA	0.31	
WAS-C2	1-1/2" PVC Coated Coupling	4	EA	\$ 17.43	EA	\$ 70	0.165	EA	0.66	
WAS-C2	1-1/2" PVC Coated Unitstrut Strap	4	EA	\$ 24.79	EA	\$ 99	0.165	EA	0.66	
WAS-C2	1-1/2" HDPE	50	EA	\$ 3.85	EA	\$ 193	0.0296	EA	1.48	
WAS-C2	#12 XHHW	2500	EA	\$ 0.35	EA	\$ 875	0.0025	EA	6.25	
WAS-P3	1-1/2" PVC Coated Rigid	30	EA	\$ 20.49	EA	\$ 615	0.033	EA	0.99	
WAS-P3	1-1/2" Cut & Thread	2	EA	\$ -	EA	\$	0.33	EA	0.66	
WAS-P3	1-1/2" PVC Coated Meyers Hub	1	EA	\$ 129.17	EA	\$ 129	0.025	EA	0.03	
WAS-P3	1-1/2" PVC Coated 90	1	EA	\$ 70.53	EA	\$ 71	0.025	EA	0.03	
WAS-P3	1-1/2" PVC Coated HDPE to 1-1/2"GRC Adapter	2	EA	\$ 5.5	EA	\$ 11	0.154	EA	0.31	
WAS-P3	1-1/2" PVC Coated Coupling	4	EA	\$ 17.43	EA	\$ 70	0.165	EA	0.66	
WAS-P3	1-1/2" PVC Coated Unitstrut Strap	4	EA	\$ 24.79	EA	\$ 99	0.165	EA	0.66	
WAS-P3	1-1/2" HDPE	50	EA	\$ 3.85	EA	\$ 193	0.0296	EA	1.48	
WAS-P3	#10 XHHW	1050	EA	\$ 0.4	EA	\$ 420	0.0025	EA	2.63	
SCUM-C4	1" PVC Coated Rigid	50	EA	\$ 13.32	EA	\$ 666	0.033	EA	1.65	
SCUM-C4	1" Cut & Thread	3	EA	\$ -	EA	\$	0.33	EA	0.99	
SCUM-C4	1" PVC Coated Meyers Hub	1	EA	\$ 98.26	EA	\$ 98	0.025	EA	0.03	
SCUM-C4	1" PVC Coated 90	1	EA	\$ 48.35	EA	\$ 48	0.025	EA	0.03	
SCUM-C4	1" PVC Coated HDPE to 1"GRC Adapter	2	EA	\$ 2.5	EA	\$ 5	0.154	EA	0.31	

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE = ADDED DETAIL		BROWN = NEW WORK		
		PER CO#3 REV 04 PROPOSAL				C x F = I		PER CO#3 REV 04 PROPOSAL		C x J = L
	DESCRIPTION	QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT	TOTAL LABOR	
SCUM-C4	1" PVC Coated Coupling	7	EA	\$ 13.93	EA	\$ 98	0.165	EA	1.16	
SCUM-C4	1" PVC Coated Unitstrut Strap	7	EA	\$ 21.79	EA	\$ 153	0.165	EA	1.16	
SCUM-C4	1" PVC Coated Nipple - 12"	2	EA	\$ 88.4	EA	\$ 177	0.033	EA	0.07	
SCUM-C4	1" PVC Coated Meyers Hub	1	EA	\$ 129.17	EA	\$ 129	0.025	EA	0.03	
SCUM-C4	1" PVC Coated EYS	1	EA	\$ 289.7	EA	\$ 290	0.5	EA	0.50	
SCUM-C4	1" PVC Coated EYS - Pack and seal	1	EA	\$ 75	EA	\$ 75	2	EA	2.00	
SCUM-C4	1" HDPE	50	EA	\$ 2.85	EA	\$ 143	0.0296	EA	1.48	
SCUM-P3	1-1/2" PVC Coated Rigid	20	EA	\$ 20.49	EA	\$ 410	0.033	EA	0.66	
SCUM-P3	1-1/2" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33	
SCUM-P3	1-1/2" PVC Coated Meyers Hub	1	EA	\$ 129.17	EA	\$ 129	0.025	EA	0.03	
SCUM-P3	1-1/2" PVC Coated 90	1	EA	\$ 70.53	EA	\$ 71	0.025	EA	0.03	
SCUM-P3	1-1/2" PVC Coated HDPE to 1-1/2"GRC Adapter	1	EA	\$ 5.5	EA	\$ 6	0.154	EA	0.15	
SCUM-P3	1-1/2" PVC Coated Coupling	2	EA	\$ 17.43	EA	\$ 35	0.165	EA	0.33	
SCUM-P3	1-1/2" PVC Coated Unitstrut Strap	1	EA	\$ 24.79	EA	\$ 25	0.165	EA	0.17	
SCUM-P3	1-1/2" PVC Coated GUAL	1	EA	\$ 762	EA	\$ 762	0.5	EA	0.50	
SCUM-C1	1-1/2" PVC Coated Rigid	20	EA	\$ 20.49	EA	\$ 410	0.033	EA	0.66	
SCUM-C1	1-1/2" Cut & Thread	1	EA	\$ -	EA	\$	0.33	EA	0.33	
SCUM-C1	1-1/2" PVC Coated Meyers Hub	1	EA	\$ 129.17	EA	\$ 129	0.025	EA	0.03	
SCUM-C1	1-1/2" PVC Coated 90	1	EA	\$ 70.53	EA	\$ 71	0.025	EA	0.03	
SCUM-C1	1-1/2" PVC Coated HDPE to 1-1/2"GRC Adapter	1	EA	\$ 5.5	EA	\$ 6	0.154	EA	0.15	
SCUM-C1	1-1/2" PVC Coated Coupling	2	EA	\$ 17.43	EA	\$ 35	0.165	EA	0.33	
SCUM-C1	1-1/2" PVC Coated Unitstrut Strap	1	EA	\$ 24.79	EA	\$ 25	0.165	EA	0.17	
SCUM-C1	1-1/2" PVC Coated GUAT	1	EA	\$ 835.48	EA	\$ 835	0.5	EA	0.50	
SCUM-P3	1-1/2" PVC Coated Nipple - 12"	2	EA	\$ 88.4	EA	\$ 177	0.033	EA	0.07	
SCUM-P3	1-1/2" PVC Coated Meyers Hub	1	EA	\$ 129.17	EA	\$ 129	0.025	EA	0.03	
SCUM-P3	1-1/2" PVC Coated EYS	1	EA	\$ 289.7	EA	\$ 290	0.5	EA	0.50	
SCUM-P3	1-1/2" PVC Coated EYS - Pack and seal	1	EA	\$ 75	EA	\$ 75	2	EA	2.00	
SCUM-C3	1-1/2" PVC Coated Nipple - 12"	2	EA	\$ 88.4	EA	\$ 177	0.033	EA	0.07	
SCUM-C3	1-1/2" PVC Coated Meyers Hub	1	EA	\$ 129.17	EA	\$ 129	0.025	EA	0.03	
SCUM-C3	1-1/2" PVC Coated EYS	1	EA	\$ 289.7	EA	\$ 290	0.5	EA	0.50	
SCUM-C3	1-1/2" PVC Coated EYS - Pack and seal	1	EA	\$ 75	EA	\$ 75	2	EA	2.00	

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE = ADDED DETAIL		BROWN = NEW WORK		
		PER CO#3 REV 04 PROPOSAL				C x F = I		PER CO#3 REV 04 PROPOSAL		C x J = L
DESCRIPTION		QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT	TOTAL LABOR	
MV202-C6	1" PVC Coated Rigid - 10" Nipple	1	EA	\$ 62.3	EA	\$ 62	0.165	EA	0.17	
MV202-C6	1" PVC Coated Rigid - 2" Nipple	1	EA	\$ 41.65	EA	\$ 42	0.165	EA	0.17	
MV202-C6	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$ 191	0.025	EA	0.05	
MV202-C6	1" PVC Coated LB	1	EA	\$ 156.88	EA	\$ 157	0.275	EA	0.28	
MV202-C5	1" PVC Coated Rigid - 10" Nipple	1	EA	\$ 62.3	EA	\$ 62	0.165	EA	0.17	
MV202-C5	1" PVC Coated Rigid - 2" Nipple	1	EA	\$ 41.65	EA	\$ 42	0.165	EA	0.17	
MV202-C5	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$ 191	0.025	EA	0.05	
MV202-C5	1" PVC Coated LB	1	EA	\$ 156.88	EA	\$ 157	0.275	EA	0.28	
MV201-C4	1" PVC Coated Rigid - 10" Nipple	1	EA	\$ 62.3	EA	\$ 62	0.165	EA	0.17	
MV201-C4	1" PVC Coated Rigid - 2" Nipple	1	EA	\$ 41.65	EA	\$ 42	0.165	EA	0.17	
MV201-C4	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$ 191	0.025	EA	0.05	
MV201-C4	1" PVC Coated LB	1	EA	\$ 156.88	EA	\$ 157	0.275	EA	0.28	
MV201-C3	1" PVC Coated Rigid - 10" Nipple	1	EA	\$ 62.3	EA	\$ 62	0.165	EA	0.17	
MV201-C3	1" PVC Coated Rigid - 2" Nipple	1	EA	\$ 41.65	EA	\$ 42	0.165	EA	0.17	
MV201-C3	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$ 191	0.025	EA	0.05	
MV201-C3	1" PVC Coated LB	1	EA	\$ 156.88	EA	\$ 157	0.275	EA	0.28	
SC201-P8	1/2" PVC Coated Rigid - 10" Nipple	1	EA	\$ 55.65	EA	\$ 56	0.165	EA	0.17	
SC201-P8	1/2" PVC Coated Rigid - 4" Nipple	1	EA	\$ 49.44	EA	\$ 49	0.165	EA	0.17	
SC201-P8	1/2" PVC Coated Meyers Hub	2	EA	\$ 65.58	EA	\$ 131	0.025	EA	0.05	
SC201-P8	1/2" PVC Coated LB	1	EA	\$ 105.79	EA	\$ 106	0.275	EA	0.28	
SC202-P8	1/2" PVC Coated Rigid - 10" Nipple	1	EA	\$ 55.65	EA	\$ 56	0.165	EA	0.17	
SC202-P8	1/2" PVC Coated Rigid - 4" Nipple	1	EA	\$ 49.44	EA	\$ 49	0.165	EA	0.17	
SC202-P8	1/2" PVC Coated Meyers Hub	2	EA	\$ 65.58	EA	\$ 131	0.025	EA	0.05	
SC202-P8	1/2" PVC Coated LB	1	EA	\$ 105.79	EA	\$ 106	0.275	EA	0.28	
SCUM-P1	1" PVC Coated Rigid - 2" Nipple	1	EA	\$ 41.65	EA	\$ 42	0.165	EA	0.17	
SCUM-P1	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$ 191	0.025	EA	0.05	
SC202-P8	1" PVC Coated Rigid - 10" Nipple	1	EA	\$ 62.3	EA	\$ 62	0.165	EA	0.17	

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE = ADDED DETAIL		BROWN = NEW WORK		
		PER CO#3 REV 04 PROPOSAL				C x F = I		PER CO#3 REV 04 PROPOSAL		C x J = L
DESCRIPTION		QTY	UNIT	UNIT COST	UNIT	MATERIAL COST		LABOR	UNIT	TOTAL LABOR
SC202-P8	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$	191	0.025	EA	0.05
SC202-C4	1" PVC Coated Rigid - 10" Nipple	1	EA	\$ 62.3	EA	\$	62	0.165	EA	0.17
SC202-C4	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$	191	0.025	EA	0.05
SC201-P8	1" PVC Coated Rigid - 10" Nipple	1	EA	\$ 62.3	EA	\$	62	0.165	EA	0.17
SC201-P8	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$	191	0.025	EA	0.05
SC202-C4	1" PVC Coated Rigid - 10" Nipple	1	EA	\$ 62.3	EA	\$	62	0.165	EA	0.17
SC202-C4	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$	191	0.025	EA	0.05
Un-Named, on drawing #1	1" PVC Coated Rigid - 2" Nipple	3	EA	\$ 41.65	EA	\$	125	0.165	EA	0.50
Un-Named, on drawing #1	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$	191	0.025	EA	0.05
Un-Named, on drawing #1	1" PVC Coated LB	2	EA	\$ 156.88	EA	\$	314	0.275	EA	0.55
Un-Named, on drawing #2	1" PVC Coated Rigid - 2" Nipple	3	EA	\$ 41.65	EA	\$	125	0.165	EA	0.50
Un-Named, on drawing #2	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$	191	0.025	EA	0.05
Un-Named, on drawing #2	1" PVC Coated LB	2	EA	\$ 156.88	EA	\$	314	0.275	EA	0.55
Un-Named, on drawing #3	1" PVC Coated Rigid - 2" Nipple	3	EA	\$ 41.65	EA	\$	125	0.165	EA	0.50
Un-Named, on drawing #3	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$	191	0.025	EA	0.05
Un-Named, on drawing #3	1" PVC Coated LB	2	EA	\$ 156.88	EA	\$	314	0.275	EA	0.55
Un-Named, on drawing #4	1" PVC Coated Rigid - 2" Nipple	3	EA	\$ 41.65	EA	\$	125	0.165	EA	0.50
Un-Named, on drawing #4	1" PVC Coated Meyers Hub	2	EA	\$ 95.54	EA	\$	191	0.025	EA	0.05
Un-Named, on drawing #4	1" PVC Coated LB	2	EA	\$ 156.88	EA	\$	314	0.275	EA	0.55
LCP 3212	Install LCP 3212 (Install Only - assumed Tech-Pro	1	EA	\$ 15	EA	\$	15	0.5	EA	0.50
LCP-3211	Install LCP 3211 (Install Only - assumed Tech-Pro	1	EA	\$ 15	EA	\$	15	0.5	EA	0.50
Proximity Detector	Install Proximity Detector (Install Only - assumed	1	EA	\$ 15	EA	\$	15	0.5	EA	0.50
Add Breaker	ADDED 15/3 breaker to HVW in support of SF 34	1	EA	\$ 55	EA	\$	55	0.5	EA	0.50
Add PVC Coated GUAC	JB-272 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$	268	0.5	EA	0.50
Add PVC Coated GUAC	JB-282 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$	268	0.5	EA	0.50
Add PVC Coated GUAC	JB-262 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$	268	0.5	EA	0.50
Add PVC Coated GUAC	JB-212 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$	268	0.5	EA	0.50
Add PVC Coated GUAC	JB-222 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$	268	0.5	EA	0.50

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE =ADDED DETAIL		BROWN = NEW WORK		
						C x F = I		C x J = L		
						PER CO#3 REV 04 PROPOSAL		PER CO#3 REV 04 PROPOSAL		TOTAL LABOR
DESCRIPTION		QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT	TOTAL LABOR	
Add PVC Coated GUAC	JB-321 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$ 268	0.5	EA	0.50	
Add PVC Coated GUAC	JB-311 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$ 268	0.5	EA	0.50	
Add PVC Coated GUAC	JB-221 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$ 268	0.5	EA	0.50	
Add PVC Coated GUAC	JB-211 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$ 268	0.5	EA	0.50	
Add PVC Coated GUAC	JB-281 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$ 268	0.5	EA	0.50	
Add PVC Coated GUAC	JB-271 - initial plan was to transition directly from	1	EA	\$ 267.61	EA	\$ 268	0.5	EA	0.50	
Delete SCUM Wet Well J-Box	UG J-Box	(1)	EA	\$1,500.00	EA	\$ (1,500)	2	EA	(2.00)	
Delete SCUM Wet Well J-Box	3/4" x 10' Copper Clad Ground Rod	(1)	EA	\$ 41.09	EA	\$ (41)	0.385	EA	(0.39)	
Delete SCUM Wet Well J-Box	NEMA 7 Enclosure w/8 Terminal Lugs	(1)	EA	\$ 102.1	EA	\$ (102)	0.5	EA	(0.50)	
Delete SCUM Wet Well J-Box	NEMA 4X Enclosure w/8 Terminal Lugs	(1)	EA	\$ 102.1	EA	\$ (102)		EA	0.00	
Delete SCUM Wet Well J-Box	Pump Cord. (Secure At Conduit Chase With Re-Enterable SS Strain Relief Bale At Wetwell.					0			0.00	
Provide 2 Cord Grips At J-Box)		(2)	EA	\$ 29.25	EA	\$ (59)	0	EA	(0.20)	
Delete SCUM Wet Well J-Box	2" Lock Nut	(2)	EA	\$ 1.17	EA	\$ (2)	0	EA	0.00	
Delete SCUM Wet Well J-Box	2" Grounding Bushing	(2)	EA	\$ 25.04	EA	\$ (50)		EA	0.00	
Delete SCUM Wet Well J-Box	#6 Bare Copper Ground Wire	(10)	EA	\$ 0.78	EA	\$ (8)		EA	0.00	
Delete Lighting/Recept J-Box	UG J-Box	(1)	EA	\$1,500.00	EA	\$ (1,500)	2	EA	(2.00)	
Delete Lighting/Recept J-Box	#6 Bare Copper Ground Wire	(10)	EA	\$ 0.78	EA	\$ (8)		EA	0.00	
Delete Lighting/Recept J-Box	3/4" x 10' Copper Clad Ground Rod	(1)	EA	\$ 41.09	EA	\$ (41)	0.385	EA	(0.39)	
Delete 300CL01C Conduit	1" HDPE	(50)	EA	\$ 2.85	EA	\$ (143)	0.0296	EA	(1.48)	
Delete 300CL01C Conduit	#12 XHHW	(600)	EA	\$ 0.35	EA	\$ (210)	0.0025	EA	(1.50)	
Delete 300CL01C Conduit	1" PVC Coated Rigid	(20)	EA	\$ 13.32	EA	\$ (266)	0.033	EA	(0.66)	
Delete 300CL01C Conduit	1" Cut & Thread	(2)	EA	\$	EA	\$ 0	0.33	EA	(0.66)	
Delete 300CL01C Conduit	1" PVC Coated Meyers Hub	(1)	EA	\$ 98.26	EA	\$ (98)	0.025	EA	(0.03)	
Delete 300CL01C Conduit	1" PVC Coated HDPE to 1"GRC Adapter	(1)	EA	\$ 2.5	EA	\$ (3)	0.154	EA	(0.15)	
Delete 300CL01C Conduit	1" PVC Coated Coupling	(2)	EA	\$ 13.93	EA	\$ (28)	0.165	EA	(0.33)	
Delete 300CL01C Conduit	1" PVC Coated Unitstrut Strap	(2)	EA	\$ 21.79	EA	\$ (44)	0.165	EA	(0.33)	
Delete 300CL02C Conduit	1" HDPE	(50)	EA	\$ 2.85	EA	\$ (143)	0.0296	EA	(1.48)	
Delete 300CL02C Conduit	#12 XHHW	(600)	EA	\$ 0.35	EA	\$ (210)	0.0025	EA	(1.50)	
Delete 300CL02C Conduit	1" PVC Coated Rigid	(20)	EA	\$ 13.32	EA	\$ (266)	0.033	EA	(0.66)	
Delete 300CL02C Conduit	1" Cut & Thread	(2)	EA	\$	EA	\$ 0	0.33	EA	(0.66)	
Delete 300CL02C Conduit	1" PVC Coated Meyers Hub	(1)	EA	\$ 98.26	EA	\$ (98)	0.025	EA	(0.03)	
Delete 300CL02C Conduit	1" PVC Coated HDPE to 1"GRC Adapter	(1)	EA	\$ 2.5	EA	\$ (3)	0.154	EA	(0.15)	
Delete 300CL02C Conduit	1" PVC Coated Coupling	(2)	EA	\$ 13.93	EA	\$ (28)	0.165	EA	(0.33)	
Delete 300CL02C Conduit	1" PVC Coated Unitstrut Strap	(2)	EA	\$ 21.79	EA	\$ (44)	0.165	EA	(0.33)	

GREEN = CREDIT		YELLOW = SUPPORT AND FITTINGS		PINK = RELOCATE SCUM PANEL		BLUE =ADDED DETAIL		BROWN = NEW WORK	
		C x F = I				C x J = L			
		PER CO#3 REV 04 PROPOSAL				PER CO#3 REV 04 PROPOSAL			
DESCRIPTION		QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT	TOTAL LABOR
Delete 300CL01P Conduit	1" HDPE	(50)	EA	\$ 2.85	EA	\$ (143)	0.0296	EA	(1.48)
Delete 300CL01P Conduit	#10 XHHW	(250)	EA	\$ 0.4	EA	\$ (100)	0.0025	EA	(0.63)
Delete 300CL01P Conduit	1" PVC Coated Rigid	(20)	EA	\$ 13.32	EA	\$ (266)	0.033	EA	(0.66)
Delete 300CL01P Conduit	1" Cut & Thread	(2)	EA	\$	EA	\$ 0	0.33	EA	(0.66)
Delete 300CL01P Conduit	1" PVC Coated Meyers Hub	(1)	EA	\$ 98.26	EA	\$ (98)	0.025	EA	(0.03)
Delete 300CL01P Conduit	1" PVC Coated HDPE to 1"GRC Adapter	(1)	EA	\$ 2.5	EA	\$ (3)	0.154	EA	(0.15)
Delete 300CL01P Conduit	1" PVC Coated Coupling	(2)	EA	\$ 13.93	EA	\$ (28)	0.165	EA	(0.33)
Delete 300CL01P Conduit	1" PVC Coated Unitstrut Strap	(2)	EA	\$ 21.79	EA	\$ (44)	0.165	EA	(0.33)
Delete 300CL02P Conduit	1" HDPE	(50)	EA	\$ 2.85	EA	\$ (143)	0.0296	EA	(1.48)
Delete 300CL02P Conduit	#10 XHHW	(250)	EA	\$ 0.4	EA	\$ (100)	0.0025	EA	(0.63)
Delete 300CL01P Conduit	1" PVC Coated Rigid	(20)	EA	\$ 13.32	EA	\$ (266)	0.033	EA	(0.66)
Delete 300CL01P Conduit	1" Cut & Thread	(2)	EA	\$	EA	\$ 0	0.33	EA	(0.66)
Delete 300CL01P Conduit	1" PVC Coated Meyers Hub	(1)	EA	\$ 98.26	EA	\$ (98)	0.025	EA	(0.03)
Delete 300CL01P Conduit	1" PVC Coated HDPE to 1"GRC Adapter	(1)	EA	\$ 2.5	EA	\$ (3)	0.154	EA	(0.15)
Delete 300CL01P Conduit	1" PVC Coated Coupling	(2)	EA	\$ 13.93	EA	\$ (28)	0.165	EA	(0.33)
Delete 300CL01P Conduit	1" PVC Coated Unitstrut Strap	(2)	EA	\$ 21.79	EA	\$ (44)	0.165	EA	(0.33)
Delete 300CLTS Conduit	1" HDPE	(50)	EA	\$ 2.85	EA	\$ (143)	0.0296	EA	(1.48)
Delete 300CLTS Conduit	1" PVC Coated Rigid	(20)	EA	\$ 13.32	EA	\$ (266)	0.033	EA	(0.66)
Delete 300CLTS Conduit	1" Cut & Thread	(2)	EA	\$	EA	\$ 0	0.33	EA	(0.66)
Delete 300CLTS Conduit	1" PVC Coated Meyers Hub	(1)	EA	\$ 98.26	EA	\$ (98)	0.025	EA	(0.03)
Delete 300CLTS Conduit	1" PVC Coated HDPE to 1"GRC Adapter	(1)	EA	\$ 2.5	EA	\$ (3)	0.154	EA	(0.15)
Delete 300CLTS Conduit	1" PVC Coated Coupling	(2)	EA	\$ 13.93	EA	\$ (28)	0.165	EA	(0.33)
Delete 300CLTS Conduit	1" PVC Coated Unitstrut Strap	(2)	EA	\$ 21.79	EA	\$ (44)	0.165	EA	(0.33)
Delete 300CLTS Conduit	#10 XHHW	(400)	EA	\$ 0.4	EA	\$ (160)	0.0025	EA	(1.00)
Delete 300SCUM Conduit	1" HDPE	(50)	EA	\$ 2.85	EA	\$ (143)	0.0296	EA	(1.48)
Delete 300SCUM Conduit	1" PVC Coated Rigid	(20)	EA	\$ 13.32	EA	\$ (266)	0.033	EA	(0.66)
Delete 300SCUM Conduit	1" Cut & Thread	(2)	EA	\$	EA	\$ 0	0.33	EA	(0.66)
Delete 300SCUM Conduit	1" PVC Coated Meyers Hub	(1)	EA	\$ 98.26	EA	\$ (98)	0.025	EA	(0.03)
Delete 300SCUM Conduit	1" PVC Coated HDPE to 1"GRC Adapter	(1)	EA	\$ 2.5	EA	\$ (3)	0.154	EA	(0.15)
Delete 300SCUM Conduit	1" PVC Coated Coupling	(2)	EA	\$ 13.93	EA	\$ (28)	0.165	EA	(0.33)
Delete 300SCUM Conduit	1" PVC Coated Unitstrut Strap	(2)	EA	\$ 21.79	EA	\$ (44)	0.165	EA	(0.33)
Delete 300SCUM Conduit	#14 XHHW	(560)	EA	\$ 0.09	EA	\$ (50)	0.0019	EA	(1.06)
Delete 300SCUM Conduit	#8 XHHW	(280)	EA	\$ 0.68	EA	\$ (190)	0.0035	EA	(0.98)
	Temporary Power & Lighting	0	EA	0	EA	\$ 0	0	EA	0
	Arc Flash Study		EA		EA	\$ 0		EA	0

GREEN = CREDIT YELLOW = SUPPORT AND FITTINGS PINK = RELOCATE SCUM PANEL BLUE = ADDED DETAIL BROWN = NEW WORK

DESCRIPTION	PER CO#3 REV 04 PROPOSAL				C x F = I		PER CO#3 REV 04 PROPOSAL		TOTAL LABOR
	QTY	UNIT	UNIT COST	UNIT	MATERIAL COST	LABOR	UNIT		
Protection Devices Coordination Study		EA		EA	\$ 0		EA	0	
Freight		EA		EA	\$ 0		EA	0	
Submittals		EA		EA	\$ 0		EA	0	
Travel Day		EA		EA	\$ 0		EA	0	
Truck Rental (1 Day)		EA		EA	\$ 0		EA	0	
Lodging		EA		EA	\$ 0		EA	0	
Airfares		EA		EA	\$ 0		EA	0	
Electrical PM		EA		EA	\$ 0		EA	0	
Electrical Superintendent	1	EA		EA	\$ 0	16	EA	16	
Manlift Mobilization (1 way)		EA		EA	\$ 0		EA	0	
Manlift Rental (1 Week) - Airport Equipment Rental		EA		EA	\$ 0		EA	0	
Fuel (Tank)		EA		EA	\$ 0		EA	0	
					26,485			87	

DESIGN CLARIFICATION/VERIFICATION REQUEST (DC/VR)

PROJECT Palmer WWTP Clarifiers DC/VR NO. 009
 CONTRACTOR Roger Hickel Contracting, Inc. PROJECT NO. 10022766
 ORIGINATOR Scott Dunlap SPEC. SECTION _____
 DATE SUBMITTED 1-17-22 DRAWING NO. NA SHEET _____ OF _____

DESCRIPTION OF DC/VR
 Sheet 300E102 shows LCP3202 (and 3201 presumably) to be located near the center of the clarifiers. It is understood that these may need to be relocated for operator convenience. Please provide location and preferred mounting configuration for these controllers.

RESPONSE REQUESTED BY Scott Dunlap (1-17-22)

RESPONSE TO DC/VR
 The Clarifier Vendor submittal states (page 354 of 364):
16MOTOR CONTROL STATION LOCATED OUTSIDE OF CLARIFIER (STEEL SUPPORTS NOT BY WESTECH)
 The attached drawings show a preferred location and structure for LCP support. This design provided the opportunity to locate all of the LCP's related to the clarifier operation. In addition, Revisions to conduit routing and added conduits in support of recent submittals regarding clarifier instrumentation and WAS equipment are shown.

See attached list of drawing revisions

RESPONSE BY (Name/Company) William McDonald / CRW

ROUTING	RECEIVED BY NAME / COMPANY	DATE RECEIVED	DATE FORWARDED	COMMENTS
Project Manager				
Designer	William McDonald / CRW	1/17/22	3/22/2022	
Project Manager				
Contractor				

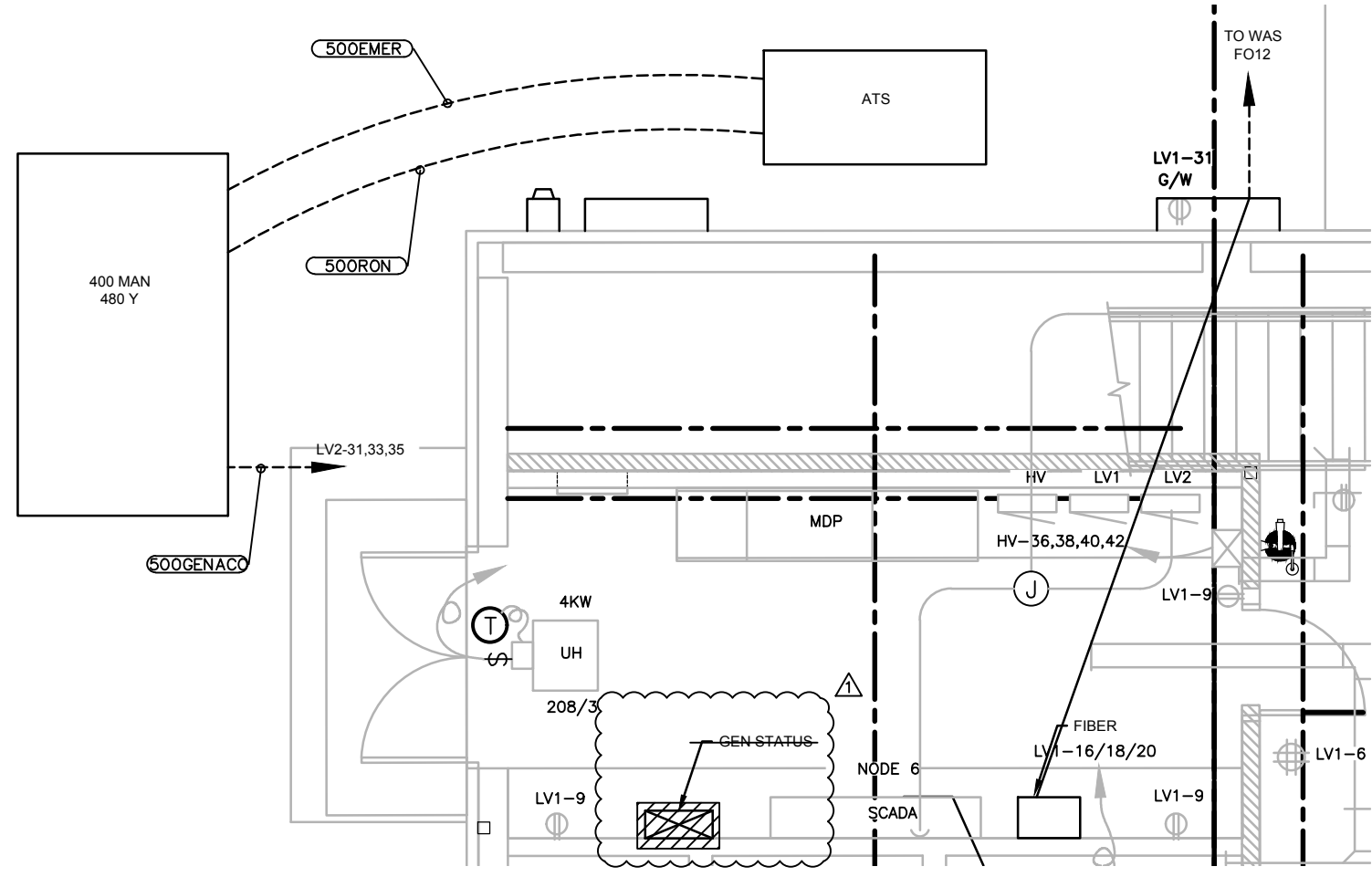
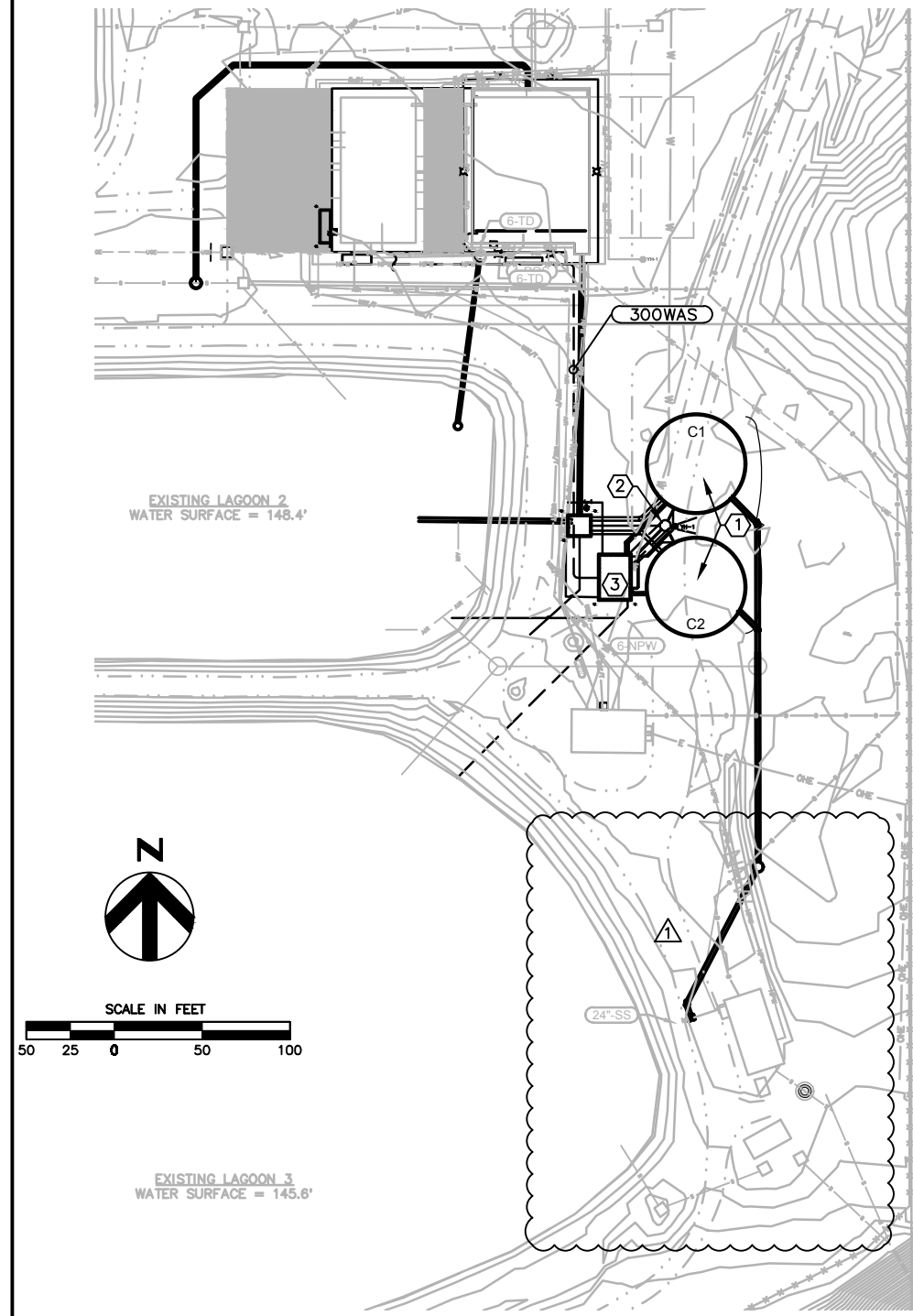
DIRECTION

- Proceed per Engineer's Response. No change in contract price or time is recognized.
- Do not proceed until _____
- _____

SITE DATA AND FEEDER SCHEDULE

CONDUIT ID	CONDUIT		CONDUCTORS OR CONTENTS	GROUND	CONNECTING AND		COMMENTS
	SIZE	TYPE					
300WAS	2"	HDPE	(4) 1/0 XHHW-2	#4 GRN	MDP	PANEL HVW IN WAS VAULT	480/3 SUPPLY
300SCUM	1"	HDPE	(8) #14, (3) #8	#8 GRN	PUMP POWER, PUMP SENSORS	LCP3301 IN WAS VAULT	SENSORS AND POWER LOCATED WITHIN PUMP WIRING CHAMBER
	1"	HDPE	(1) #18TSP, (2) #14		LEVEL SWITCH & SENSOR	LCP3301 IN WAS VAULT	
300CL01	1"	HDPE	(8) #10	#10 GRN	CLARIFIER DRIVE LCP 3201	CLARIFIER LCP 3201 IN WAS VAULT	
	1"	HDPE	(12) #12		CLARIFIER DRIVE STATUS LCP 3201	NODE 7	
300CL02	1"	HDPE	(4) #10	#10 GRN	CLARIFIER DRIVE LCP 3202	CLARIFIER LCP 3201 IN WAS VAULT	
	1"	HDPE	(12) #12		CLARIFIER DRIVE STATUS LCP 3202	NODE 7	
300CLTS	1"	HDPE	(8) #10	#10 GRN	LVW	CLARIFIER LIGHTS AND RECEPTACLES	EACH CLARIFIER WILL HAVE INDEPENDENT LIGHT AND RECEPTACLE CIRCUITS
500RUN	1"	HDPE	(4) #12		ATS	GENERATOR	
500GENACC	1"	HDPE	(7) #10	#10 GRN	ATS	LV2	GENERATOR HEATER, CHARGER AND ACCESSORIES

- KEY NOTES:** (#)
- CLARIFIERS. PROVIDE POWER AND LIGHTING. CLASS 1 DIVISION 2 HAZARDOUS LOCATION.
 - SCUM PIT. PROVIDE POWER, DISCONNECTING MEANS, AND INSTRUMENT SUPPORT. CONTROLLER LOCATED IN WAS VAULT. CLASS 1 DIVISION 2 HAZARDOUS LOCATION.
 - WAS VAULT. THIS IS A CLASS 1 DIVISION 2 LOCATION MADE UNCLASSIFIED VIA VENTILATION. VAULT CONTAINS MOTOR STARTERS FOR CLARIFIERS AND SCUM PIT, AS WELL AS THE WAS & SUMP PUMPS IN THE VAULT. PROVIDE POWER, LIGHTING, AND CONTROLS.

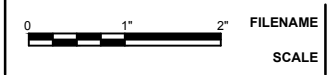


ISSUE	DATE	DESCRIPTION
B	FEB 2022	REVISED SITE PLAN AND FEEDER SCHEDULE
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER	
CIVIL	R. MOYERS
STRUCTURAL	J. HERMON
ARCHITECTURAL	M. LAMBERT
PROCESS	J. WODRICH
MECHANICAL	T. CARSON
ELECTRICAL	B. McDONALD
INSTRUMENTATION	D. BEST
PROJECT NUMBER	200435 --.0249258



City of Palmer
WWTF
Improvements Project
Phase 2



SHEET

CLARIFIER SITE POWER CONDUIT SCHEDULE ¹

CONDUIT ID	CONDUIT		WIRE	GND	CONNECTING		REMARKS
	SIZE	TYPE*	Q[4]	AWG	/AND\		
WAS VAULT							
WAS	-P1	3/4"	PVC GRC	5	#10	#10	LVP JB-W1 CLARIFIER LTS AND RECP
	-P2	1-1/2"	PVC GRC	10	#10	#10	HVP JB-W1 CLARIFIER AND SCUM POWER
	-P3	1-1/2"	HDPE[2]	15	#10	#10	JB-W1 WWP POWER TO CLARIFIERS, LIGHTS, RECEPTACLES AND SCUM CONTROLS
SCD 3201							
SC 201	-P1	1"	LFMC	4	#10	#10	SCD 3201 JB 271 (4) MOTOR (#10) (4) HEATER AND SCD3201 THERMAL SENSOR CIRCUITS (#14)
	-P2A	1"	PVC GRC[1]	4	#10	#10	JB 271 JB 241 MOTOR (#10) AND HEATER CIRCUITS (#14) COVER SEAL AT JB
	-P2B	1"	HDPE[2]	4	#10	#10	JB 241 WWP MOTOR (#10) AND THERMAL AND HEATER CIRCUITS (#14)
	-P4A	1"	HDPE[2]	5	#10	#10	WWP JB 251
	-P4B	1"	PVC GRC[1]	5	#10	#10	JB 251 EAST LTS & RCP SEE 300E102 PROVIDE SEALING COVER AT JB
	-P5A	1"	HDPE[2]	5	#10	#10	WWC JB 221
	-P5B	1"	PVC GRC[1]	5	#10	#10	JB 221 WEST LTS & RCP SEE 300E102 PROVIDE SEALING COVER AT JB
	-P8	1/2"	PVC GRC	4	#10	#10	WWP LCP 3201 LCP 3201 POWER SUPPLY 480/3
SCD 3202							
SC 202	-P1	1"	LFMC	4	#10	#10	SCD 3202 JB 272 (4) MOTOR (#10), (4) HEATER CIRCUITS (#14) SCD 3202 THERMAL (#14) COVER SEAL AT JB
	-P2A	1"	PVC GRC[1]	4	#10	#10	JB 272 JB 242
	-P2B	1"	HDPE[2]	4	#10	#10	JB 242 WWP (4) MOTOR (#10) AND (2) HEATER CIRCUITS (#14)
	-P4A	1"	HDPE[2]	5	#10	#10	WWP JB 252
	-P4B	1"	PVC GRC	5	#10	#10	JB 252 EAST LTS & RCP PROVIDE SEALING COVER AT JB
	-P5A	1"	HDPE[2]	5	#10	#10	WWC JB 222
	-P5B	1"	PVC GRC	5	#10	#10	JB 222 WEST LTS & RCP PROVIDE SEALING COVER AT JB
	-P8	1/2"	PVC GRC	4	#10	#10	WWP LCP 3202 LCP3202 POWER SUPPLY 480/3
SCP 3301							
SCUM	-P1	1"	PVC GRC	4	#10	#10	WWP LCP 3301 LCP3301 POWER SUPPLY 480/3
	-P2	1"	PVC GRC	4	#10	#10	LCP 3301 JB 311 SEAL OFF IN THIS SECTION
	-P3	1-1/2"	PVC GRC	1	CABLE		JB 311 SCP 3301 PUMP POWER CABLE

- [1] PROVIDE LFMC AT EITHER END OF PVC-COATED GRS.
- [2] PROVIDE PVC GRC SWEEPS AND RISERS AND LFMC UNLESS OTHERWISE NOTED.
- [3] PROXIMITY DETECTOR CIRCUIT BROUGHT TO WWC FROM JB 201.
- [4] INCLUDES GROUND CONDUCTOR

CLARIFIER SITE CONTROL CONDUIT SCHEDULE ¹

CONDUIT ID	CONDUIT		WIRE	G	CONNECTING		REMARKS
	SIZE	TYPE*	Q[4]	AWG	/AND\		
SCD3201							
SC201	-C1	1"	LFMC	2	#12	#12	JB 271 TQS 3201 (2) SCP 3201 THERMAL
	-C2A	1"	LFMC	10	#12	#12	TQS 3201 JB 281
	-C2B	1"	PVC GRC[1]	10	#12	#12	JB 281 JB 231 (6) ZS TORQUE (2) HEATER (2) SCP 3201 THERMAL SENSOR
	-C3	1"	HDPE[2]	12	#12	#12	JB 231 WWC (6) ZS TORQUE (2) HEATER (2) SCP3201 THERMAL SENSOR (2) PROXIMITY SENSOR
	-C4	1"	PVC GRC	12	#12	#12	WWC LCP 3201 (6) ZS TORQUE (2) HEATER (2) SCP3201 THERMAL SENSOR (2) PROXIMITY SENSOR
	-C5	1"	PVC GRC	15	#12	#12	LCP 3201 WWC SCD STATUS AND CONTROL FROM NODE 7 VIA SCD-C1
-C6	1/2"	LFMC	2	#12	#12	ZS 3201 JB 231 (2) ZS 3201 (PROXIMITY)	
MOV3201							
MV201	-C1	1"	LFMC[1]	10	#12	#12	MOV 3201 JB 211 (4) STATUS, (2) 120V, (2) CONTROL, (2) HEATER
	-C2	1"	HDPE[2]	10	#12	#12	JB 211 WWC
	-C3	1"	PVC GRC	14	#12	#12	WWC LCP 3211 SCD STATUS AND CONTROL FROM NODE 7 VIA SCD-C1
	-C4	1"	PVC GRC	14	#12	#12	LCP 3211 WWC MV201-C1+C2 VALVE CONTROL AND STATUS
SCD3202							
SC202	-C1	1"	LFMC	10	#12	#12	TQS 3202 JB 282
	-C2A	1"	PVC GRC[1]	10	#12	#12	JB 282 JB232 (6) ZS TORQUE (2) HEATER, (2) SCP3202 THERMAL SENSOR
	-C2B	1"	HDPE[2]	10	#12	#12	JB 232 WWC
	-C3	1"	PVC GRC	12	#12	#12	WWC LCP 3202 (6) ZS TORQUE (2) HEATER (2) PROXIMITY DETECTOR[3], (2) SCD3202 THERMAL SENSOR
	-C4	1"	PVC GRC	15	#12	#12	LCP 3302 WWC SCD STATUS AND CONTROL FROM NODE 7 VIA SCD-C2
-C5	1/2"	LFMC	2	#12	#12	JB 272 TQS 3202 (2) SCD3202 THERMAL SENSOR	
MOV3202							
MV202	-C1	1/2"	LFMC[1]	2	#12	#12	ZS 3202 JB 262 (2) PROXIMITY (LIMIT SWITCH)
	-C2	1"	HDPE[2]	10	#12	#12	JB 262 WWC (2) PROXIMITY (LIMIT SWITCH)
	-C3	1"	LFMC[1]	10	#12	#12	MOV 3202 JB 212 (4)STATUS,(2)120V,(2)CONTROL, (2) HEATER
	-C4	1"	HDPE[2]	14	#12	#12	JB 212 WWC MV202-C3
	-C5	1"	PVC GRC	8	#12	#12	LCP 3212 WWC VALVE CONTROL / LCP STATUS
	-C6	1"	PVC GRC	5	#12	#12	WWC LCP 3212 VALVE POWER AND CONTROL
SCUM PIT							
SCUM	-C1	1-1/2"	PVC GRC	2	SENSOR CABLES	N/A	YS 3301 TSH 3301 JB 321 THESE ARE ALL INTRINSICALLY SAFE CIRCUITS. PUMP SENSORS MAY BE IN SAME CABLE.
	-C3	1"	PVC GRC	2	SENSOR CABLES	N/A	LT 3301 TE 3301
				6	#14		
	-C3	1"	PVC GRC	1	#18 TSP MAINTAIN SHIELDING	N/A	JB 321 LCP 3301 SCUM-C1 CONTENTS LESS THE LT 3301 CIRCUIT. SEE SCUM-C4. REMOVE OUTER JACKET IN JB 302 BEFORE ENTERING THE SEALING FITTING. PRESERVE SHIELDING.
	-C4	1"	HDPE[2]	1	#18 TSP	#12	JB 321 NODE 7 INTRINSICALLY SAFE CIRCUIT
-C5	1"	PVC GRC	12	#12	#12	LCP 3301 WWC LCP 3301 CONTROL AND STATUS CIRCUITS ROUTED TO NODE 7 VIA SCD-C2.	
WAS VAULT							
WAS	-C1	1-1/2"	HDPE[2]	30	#12	#12	WWC NODE 7 COMBINES SC-201-C5, MV-201-C4
	-C2	1-1/2"	HDPE[2]	45	#12	#12	WWC NODE 7 COMBINES SC202-C4, MV 202-C5 AND SCUM-C5

- NOTES:
- [1] PROVIDE LFMC AT EITHER END OF PVC-COATED GRS.
 - [2] PROVIDE PVC GRC SWEEPS AND RISERS.
 - [3] PROXIMITY DETECTOR CIRCUIT BROUGHT TO WWC FROM JB 201.
 - [4] INCLUDES GROUND CONDUCTOR

¹ TABLE ABBREVIATIONS

PVC GRC	PLASTIC COATED RIGID STEEL (26 05 33 2.5 B.)
HDPE	HIGH DENSITY POLYETHYLENE CONDUIT (26 05 43 2.3 A.)
TSP	TWISTED SHIELDED PAIR (26 05 19 2.2 C.)
LFMC	LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT (26 05 33 2.5 C.)



ISSUE	DATE	DESCRIPTION
1	MARCH 2022	ADDED NEW CONDUIT SCHEDULES
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER	
CIVIL	R. MOYERS
STRUCTURAL	J. HERMON
ARCHITECTURAL	M. LAMBERT
PROCESS	J. WODRICH
MECHANICAL	T. CARSON
ELECTRICAL	B. McDONALD
INSTRUMENTATION	D. BEST
PROJECT NUMBER	200435 ...0249258



City of Palmer
WWTF
Improvements Project
Phase 2



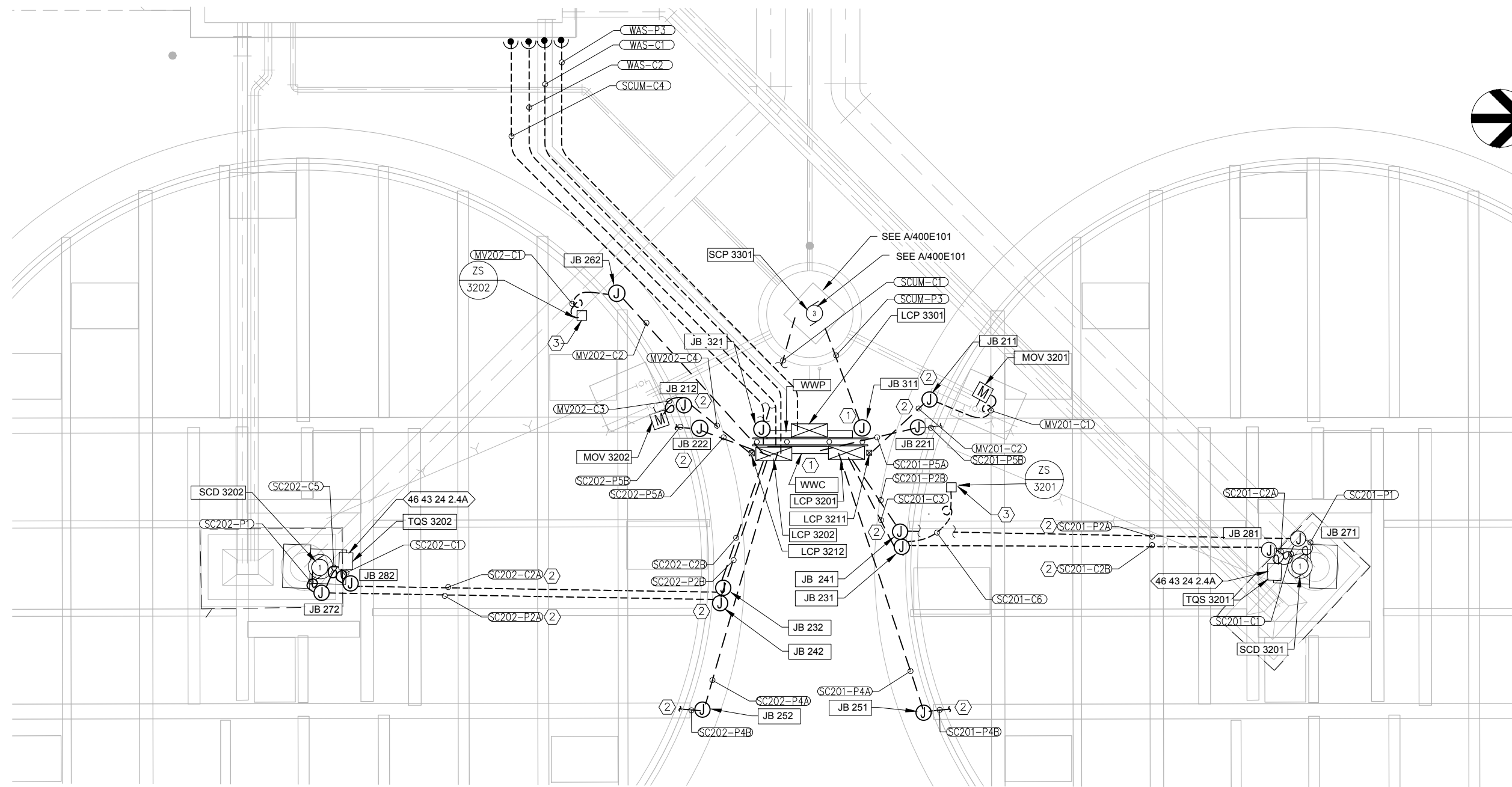
ELECTRICAL SCHEDULES ¹

FILENAME 001E104.dwg
SCALE 1" = 20'

SHEET
001E104

KEY NOTES: (#)

1. SEE 300E103 FOR SUPPORT RACK
2. SEE 300E102 FOR CLARIFIER, RCP, LTG, AND CONDUIT DETAILS
3. LOCATE PROXIMITY SENSOR 5' FROM SCUM BASIN. PROVIDE LINKAGE TO SENSE PADDING OF SWEEPER ARM



CLARIFIER 2

CLARIFIER ELECTRICAL SITE PLAN

1/4"=1'-0"

CLARIFIER 1



ISSUE	DATE	DESCRIPTION
B	FEB 2022	REVISED SITE PLAN
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER	J. RYAN MOYERS
CIVIL	R. MOYERS
STRUCTURAL	J. HERMON
ARCHITECTURAL	M. LAMBERT
PROCESS	J. WODRICH
MECHANICAL	T. CARSON
ELECTRICAL	B. McDONALD
INSTRUMENTATION	D. BEST
PROJECT NUMBER	200435 - .0249258



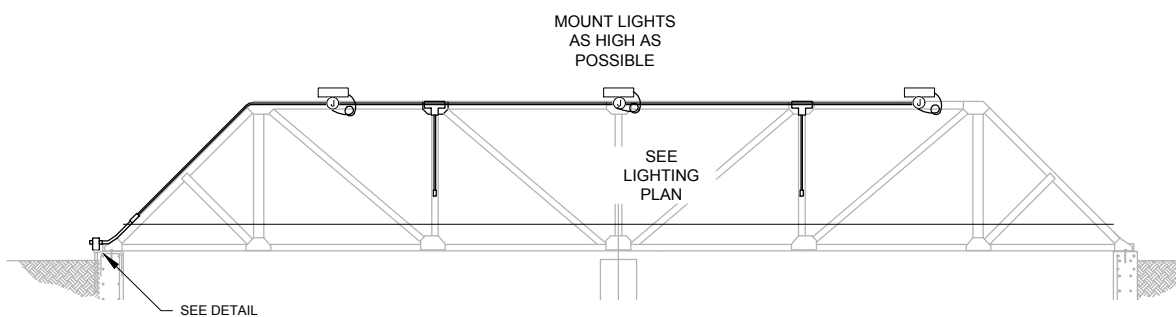
City of Palmer
WWTF
Improvements Project
Phase 2

**SECONDARY TREATMENT
CLARIFIER ELECTRICAL PLAN**



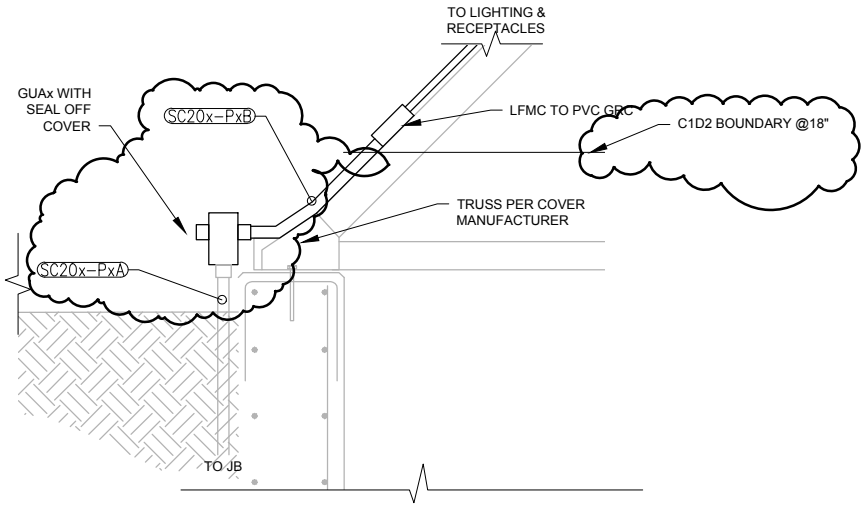
FILENAME 300E101.dwg
SCALE AS NOTED

SHEET
300E101

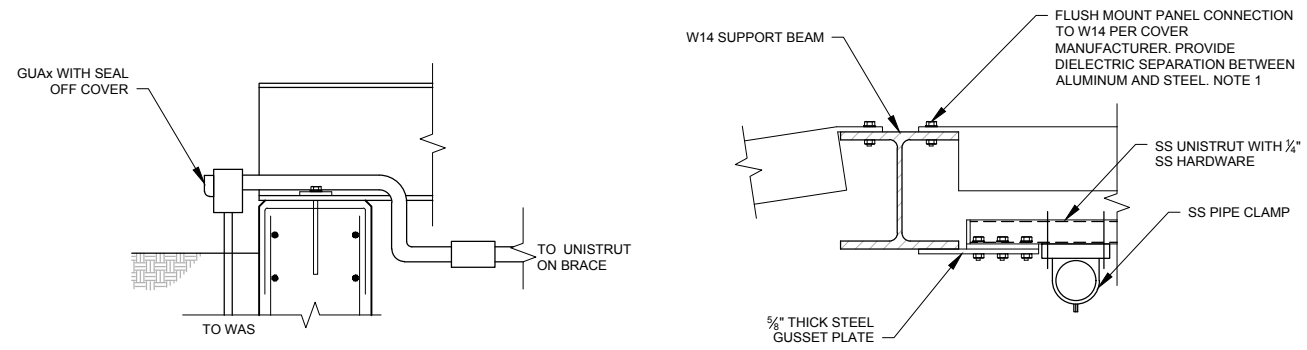


- KEY NOTES (#)**
- 1 NOT USED
 - 2 1" C, (5)#10 (2H,2N), (1)#10(G)
 - 3 NOT USED
 - 4 NOT USED
 - 5 NOT USED

CLARIFIER LIGHTING ELEVATION (TYP. 4 TRUSSES)
 1/8"=1'-0"



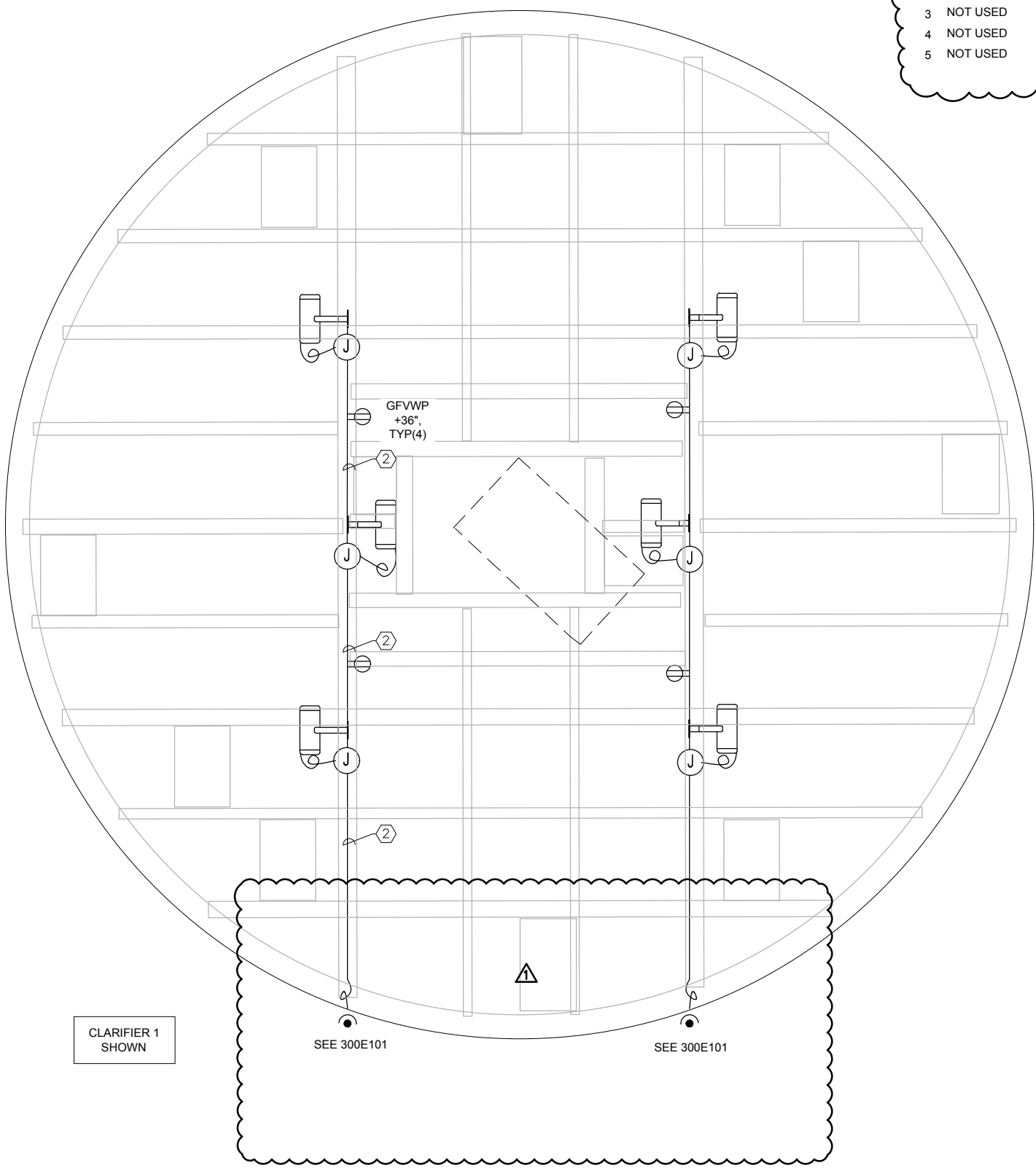
COVER PANEL TRUSS CONNECTION
 1"=1'-0" (FULL SIZE DWG)



- NOTES:**
1. SHOP DRILL BOLT HOLES PRIOR TO PAINTING STRUCTURAL STEEL. COORDINATE HOLE LOCATIONS WITH BRACE AND COVER PANEL FABRICATIONS PRIOR TO DRILLING.
 2. THERE ARE A TOTAL OF TWO CONDUITS FOR EACH CLARIFIER DRIVE OTER. ONE WILL PROVIDE POWER, THE OTHER WILL CARRY DRIVER STATUS AND ALARM BACK TO THE SCADA PANEL
 3. DO NOT BLOCK HATCH. IF NO ROOM, RUN ONE COUDUIT ON EAITHER SIDE OF THE HATCH OPENING. SEE 300S102.

DRIVE POWER & CONTROL AT CLARIFIERS
 1"=1'-0" (FULL SIZE DWG)

DRIVER POWER & CONTROL SUPPORT AT CLARIFIER
 1"=1'-0" (FULL SIZE DWG)



CLARIFIER LIGHTING PLAN (TYP. 2)
 1/4"=1'-0"



ISSUE	DATE	DESCRIPTION
B	FEB 2022	DELETED POWER PLAN, MOVE DETAILS
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER	
CIVIL	R. MOYERS
STRUCTURAL	J. HERMON
ARCHITECTURAL	M. LAMBERT
PROCESS	J. WODRICH
MECHANICAL	T. CARSON
ELECTRICAL	B. McDONALD
INSTRUMENTATION	D. BEST
PROJECT NUMBER	200435 - .0249258



**City of Palmer
 WWTF
 Improvements Project
 Phase 2**

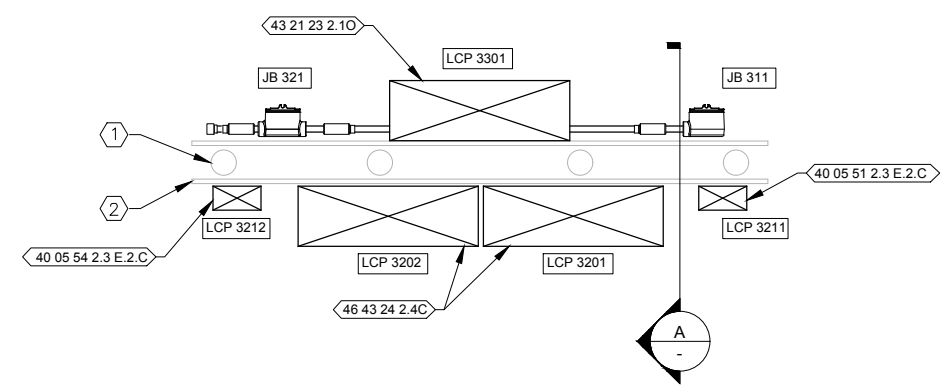
**SECONDARY TREATMENT
 SECONDARY CLARIFIER ELECTRICAL PLAN**



FILENAME | 300E102.dwg
 SCALE | AS NOTED

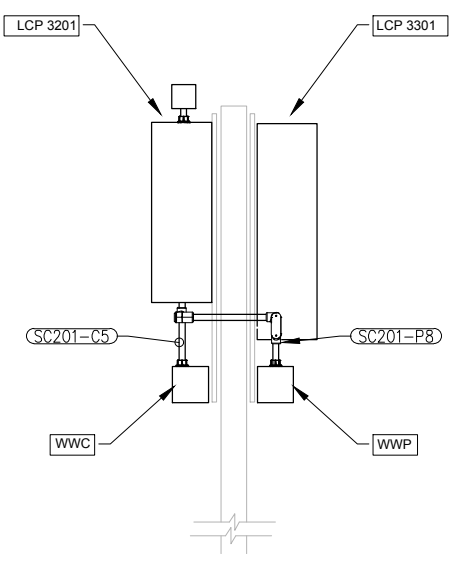
SHEET
300E102

- KEY NOTES:** (#)
- 12" SCH 40 4" GALVANIZED STEEL PIPE WITH CAP
 - 3/4"x4"x8" MARINE RATED BACKBOARD. EPOXY BASED PAINT
 - 6x6 NEMA 4 WIREWAY HINGED COVER, SET WITH HINGE ON BOTTOM.
 - GUAT 1-1/2" HUBS WITH REDUCING BUSHINGS (TYP 2)
 - EYS SEAL



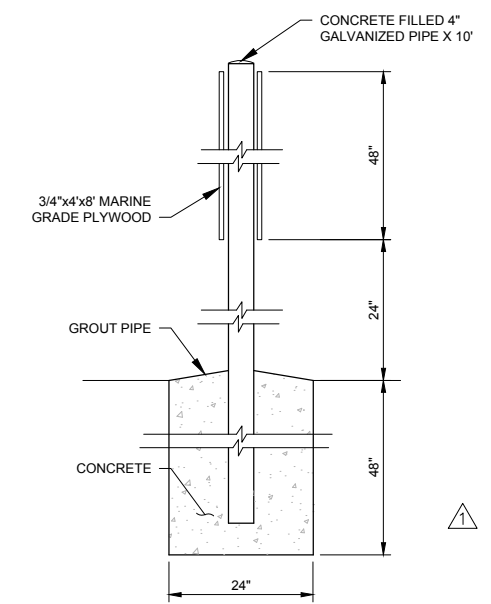
PLAN

1
3/4" = 1'-0" (FULL SIZE DWG)



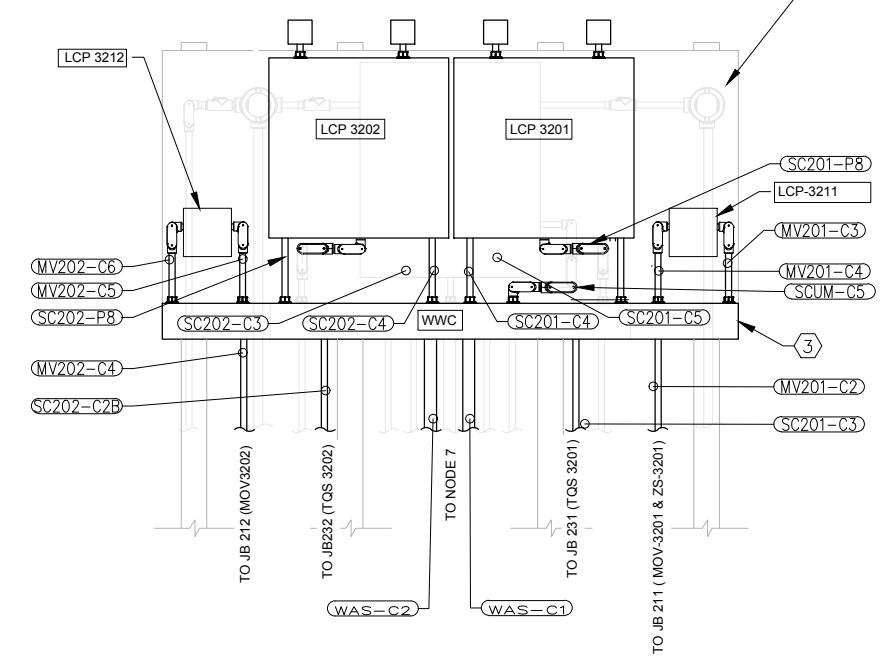
SECTION A

3/4" = 1'-0"



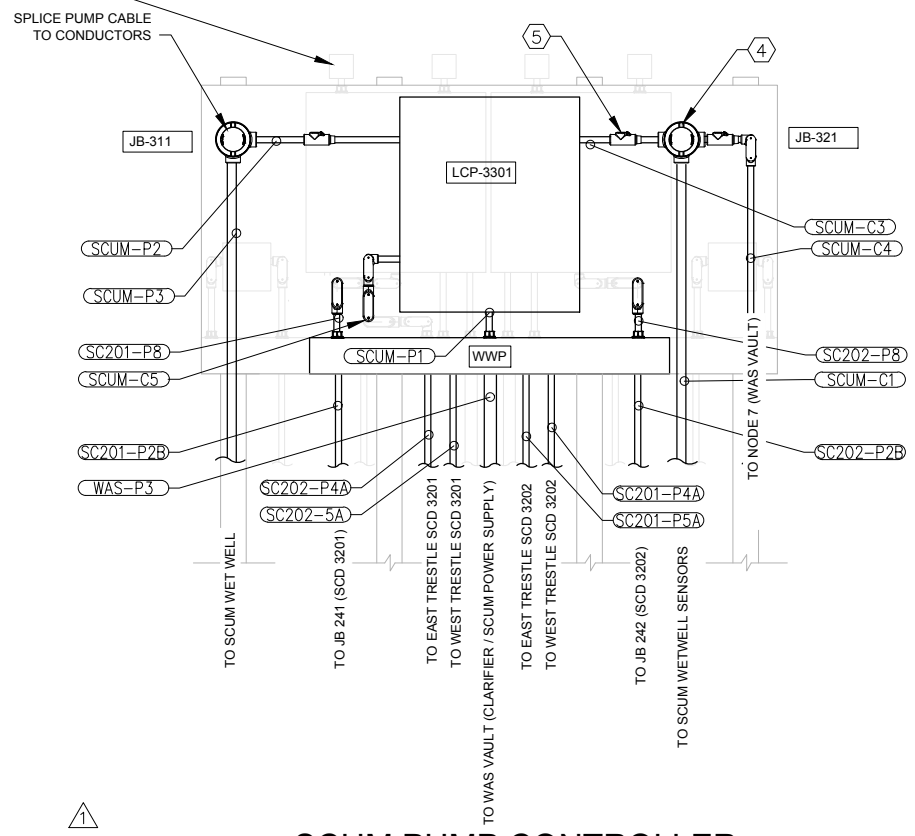
SUPPORT STRUCTURE (TYPE 4)

4



**CLARIFIER AND MOV CONTROLLERS
LCP-3201&2 & LCP M3201&2**

2
3/4" = 1'-0" (FULL SIZE DWG)



**SCUM PUMP CONTROLLER
LCP-3301**

3
3/4" = 1'-0" (FULL SIZE DWG)



ISSUE	DATE	DESCRIPTION
B	FEB 2022	ADDED SUPPORT DETAIL
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER	J. RYAN MOYERS
CIVIL	R. MOYERS
STRUCTURAL	J. HERMON
ARCHITECTURAL	M. LAMBERT
PROCESS	J. WODRICH
MECHANICAL	T. CARSON
ELECTRICAL	B. McDONALD
INSTRUMENTATION	D. BEST
PROJECT NUMBER	200435 - .0249258



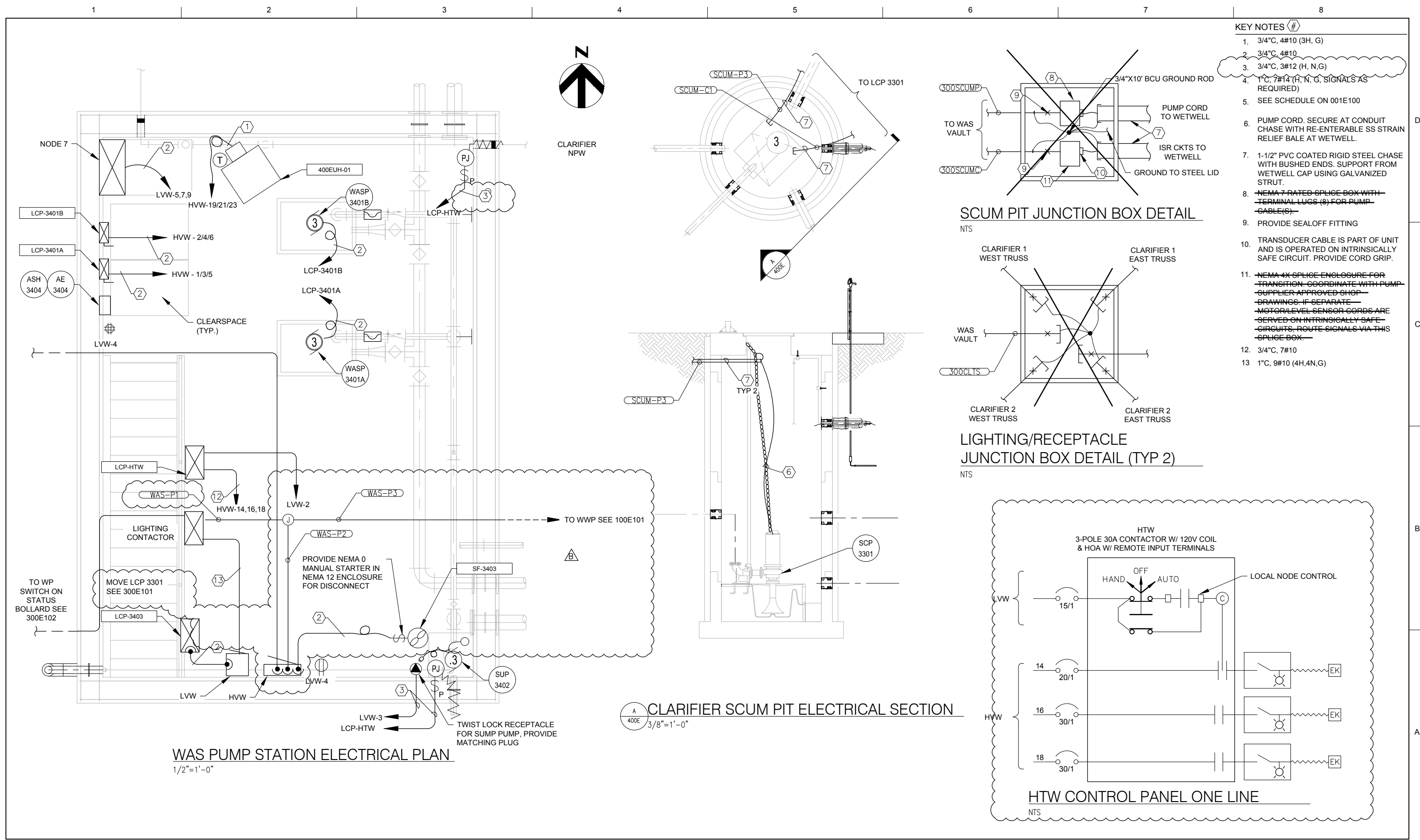
**City of Palmer
WWTF
Improvements Project
Phase 2**



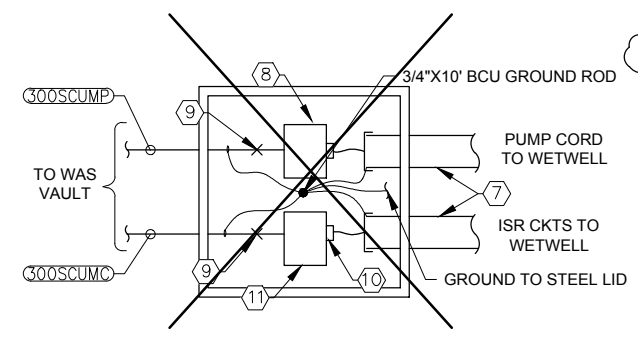
**CLARIFIER
LCP SUPPORT DETAIL**

FILENAME 300E103.dwg
SCALE AS NOTED

SHEET
300E103

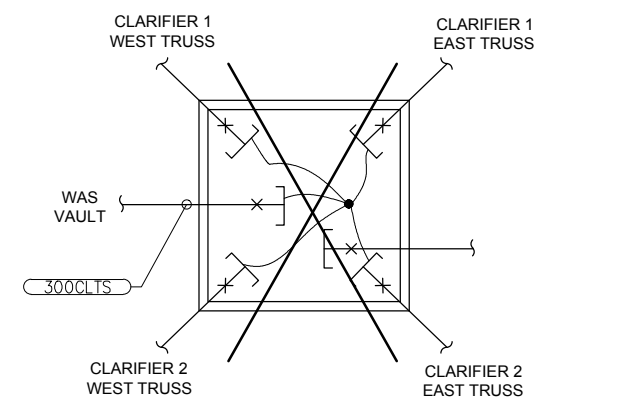


- KEY NOTES (#)**
- 3/4" C, 4#10 (3H, G)
 - 3/4" C, 4#10
 - 3/4" C, 3#12 (H, N, G)
 - 1" C, 7#14 (H, N, G, SIGNALS AS REQUIRED)
 - SEE SCHEDULE ON 001E100
 - PUMP CORD. SECURE AT CONDUIT CHASE WITH RE-ENTERABLE SS STRAIN RELIEF BALE AT WETWELL.
 - 1-1/2" PVC COATED RIGID STEEL CHASE WITH BUSHED ENDS. SUPPORT FROM WETWELL CAP USING GALVANIZED STRUT.
 - ~~NEMA 7 RATED SPLICE BOX WITH TERMINAL LUGS (8) FOR PUMP CABLE (6).~~
 - PROVIDE SEALOFF FITTING
 - TRANSDUCER CABLE IS PART OF UNIT AND IS OPERATED ON INTRINSICALLY SAFE CIRCUIT. PROVIDE CORD GRIP.
 - ~~NEMA 4X SPLICE ENCLOSURE FOR TRANSITION. COORDINATE WITH PUMP SUPPLIER APPROVED SHOP DRAWINGS. IF SEPARATE MOTOR/LEVEL SENSOR CORDS ARE SERVED ON INTRINSICALLY SAFE CIRCUITS, ROUTE SIGNALS VIA THIS SPLICE BOX.~~
 - 3/4" C, 7#10
 - 1" C, 9#10 (4H, 4N, G)



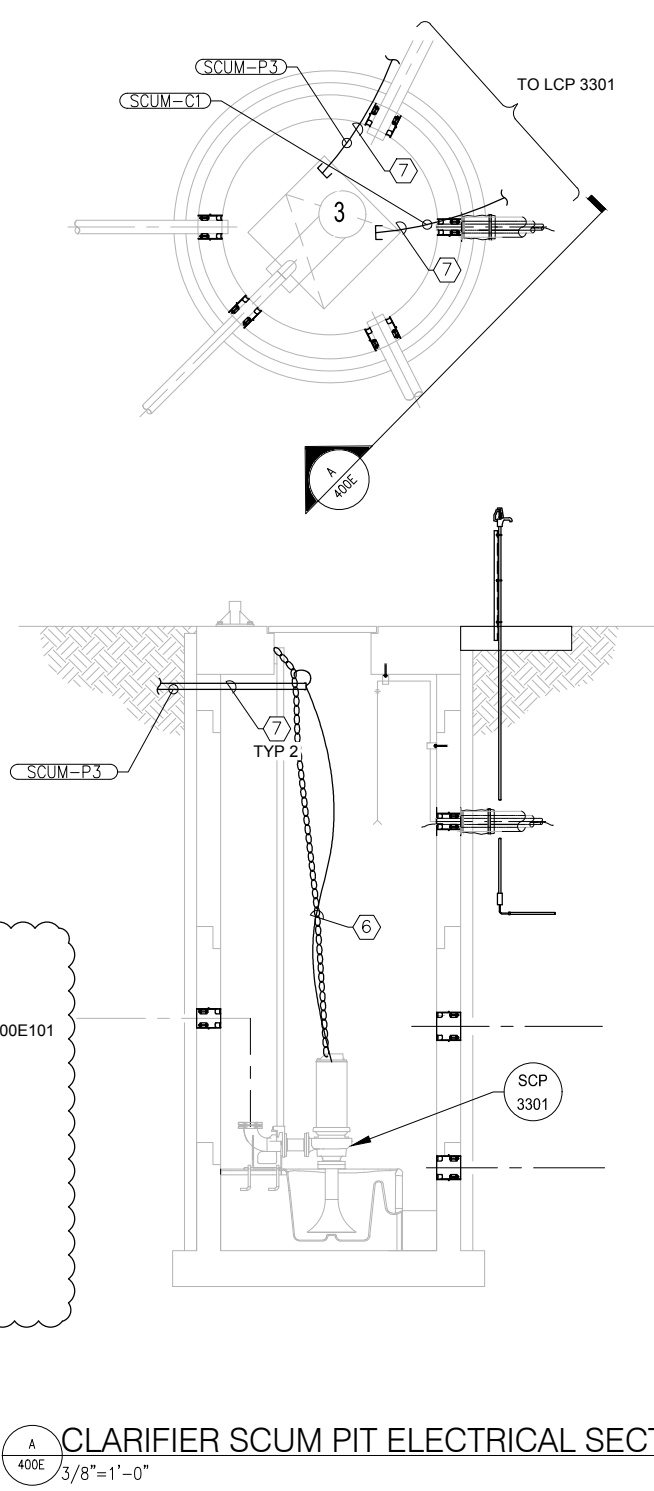
SCUM PIT JUNCTION BOX DETAIL

NTS



LIGHTING/RECEPTACLE JUNCTION BOX DETAIL (TYP 2)

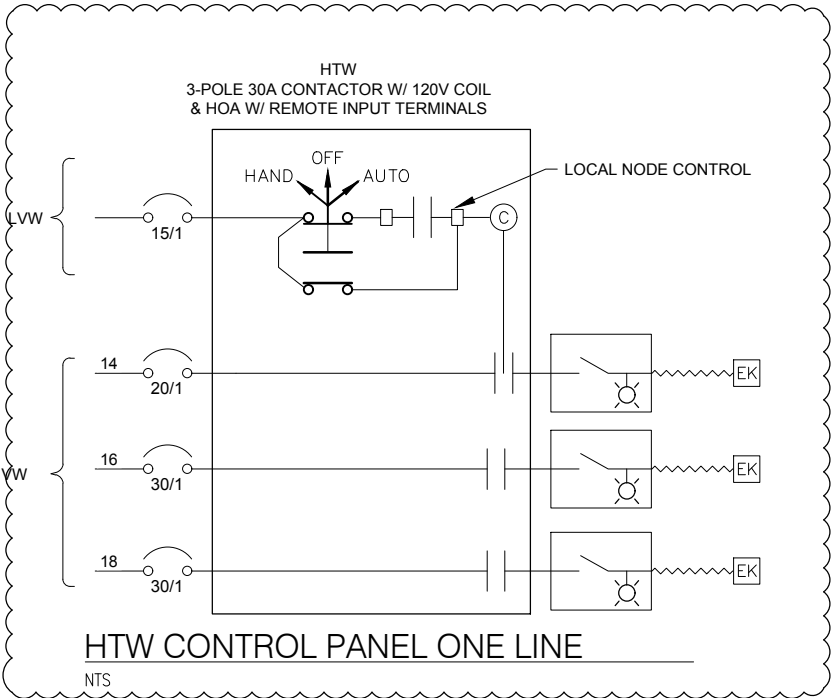
NTS



CLARIFIER SCUM PIT ELECTRICAL SECTION

3/8"=1'-0"

WAS PUMP STATION ELECTRICAL PLAN
1/2"=1'-0"



HTW CONTROL PANEL ONE LINE

NTS



ISSUE	DATE	DESCRIPTION
B	FEB 2022	REVISED SCUM CIRCUIT AND WAS POWER
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER	J. RYAN MOYERS
CIVIL	R. MOYERS
STRUCTURAL	J. HERMON
ARCHITECTURAL	M. LAMBERT
PROCESS	J. WODRICH
MECHANICAL	T. CARSON
ELECTRICAL	B. McDONALD
INSTRUMENTATION	D. BEST
PROJECT NUMBER	200435 - .0249258



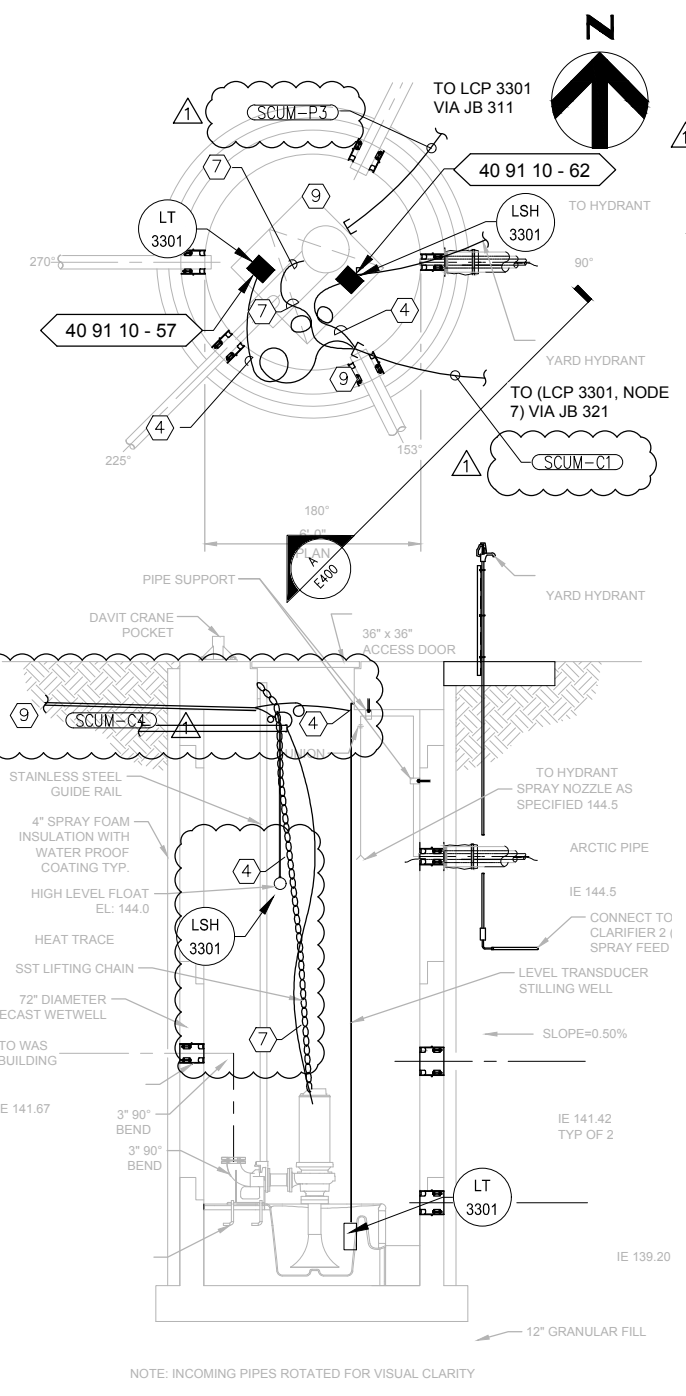
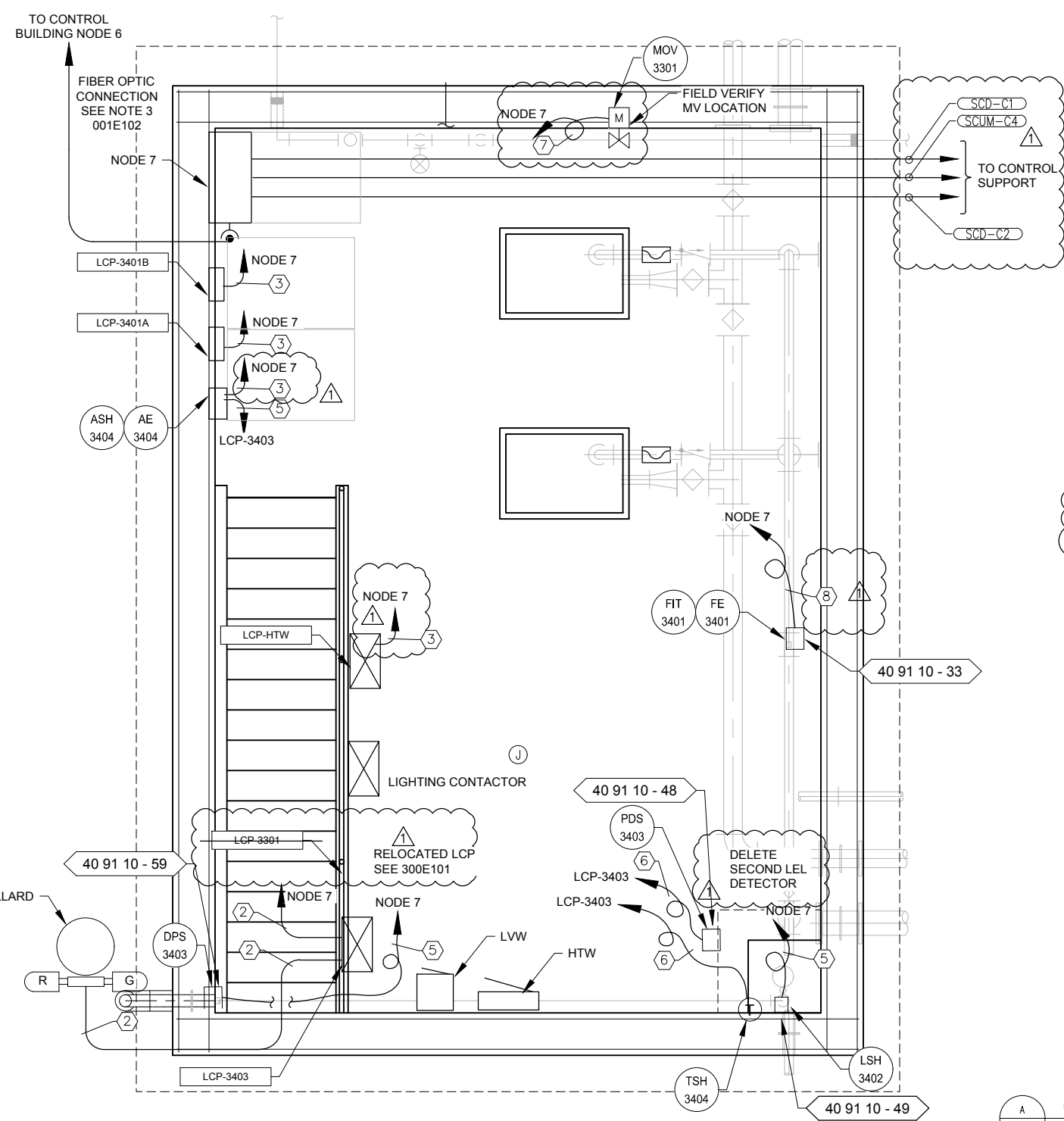
City of Palmer
WWTF
Improvements Project
Phase 2

WAS PUMP STATION / SCUM PIT ELECTRICAL PLAN

0 1" 2"

FILENAME | 400E101.dwg
SCALE | AS NOTED

SHEET
400E101



- KEY NOTES**
- 3/4"C, 4#14 (3 MOTOR SIGNAL, G)
 - 3/4"C, 4#12 (N, G, GO, NO-GO)
 - 3/4"C, 5#14 (4 SIGNAL, G)
 - SENSOR CABLE INTRINSICALLY SAFE
 - 3/4"C, 2#14 (SIGNAL, G)
 - 3/4"C, 1#18TSP
 - CABLE 4#14 MOTOR SENSORS INTRINSICALLY SAFE
 - 3/4"C, 1#18TSP, 2#14 (DC POWER)
 - EXTEND 1-1/2"C INTO WETWELL TO EDGE OF HATCH TO PERMIT ACCESS FOR CABLE INSTALLATION. PROVIDE BUSHED FITTING AND BOND TO WET WELL GROUND.
 - GO-(G), NOGO-(R) - GREEN EDWARDS 105XBRMG120A, RED EDWARDS 105XBRMR120A OR APPROVED EQUAL
- CONDUIT/CABLE SCHEDULE ON 001E104

CLARIFIER SCUM PIT INSTRUMENTATION SECTION
3/8"=1'-0"

GO/NO-GO ELEVATION

WAS PUMP STATION INSTRUMENTATION PLAN
1/2"=1'-0"



ISSUE	DATE	DESCRIPTION
B	FEB 2022	REVISED SCUM CIRCUIT AND WAS CONTROL
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER	J. RYAN MOYERS
CIVIL	R. MOYERS
STRUCTURAL	J. HERMON
ARCHITECTURAL	M. LAMBERT
PROCESS	J. WODRICH
MECHANICAL	T. CARSON
ELECTRICAL	B. McDONALD
INSTRUMENTATION	D. BEST
PROJECT NUMBER	200435 - .0249258



City of Palmer
WWTF
Improvements Project
Phase 2

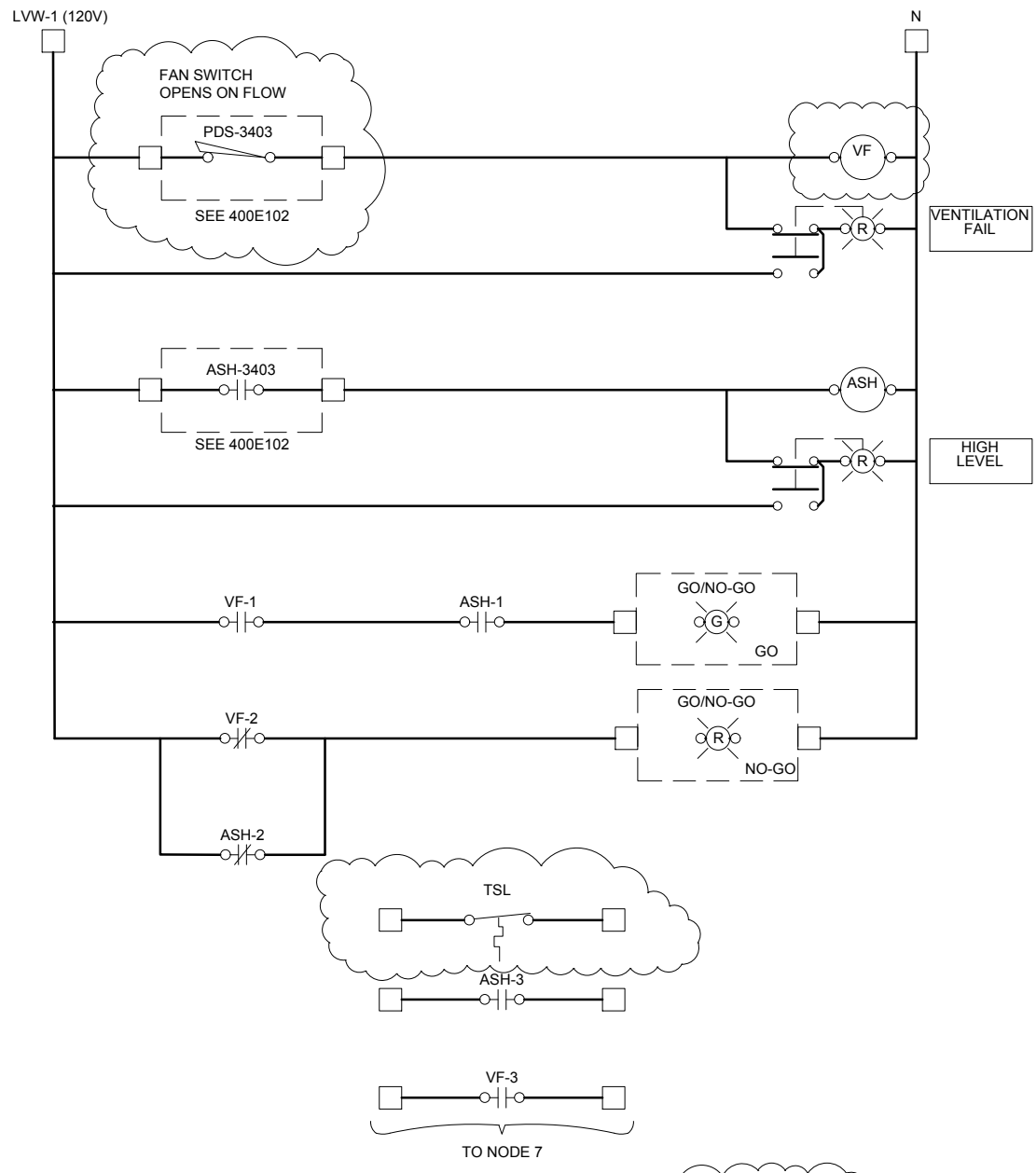
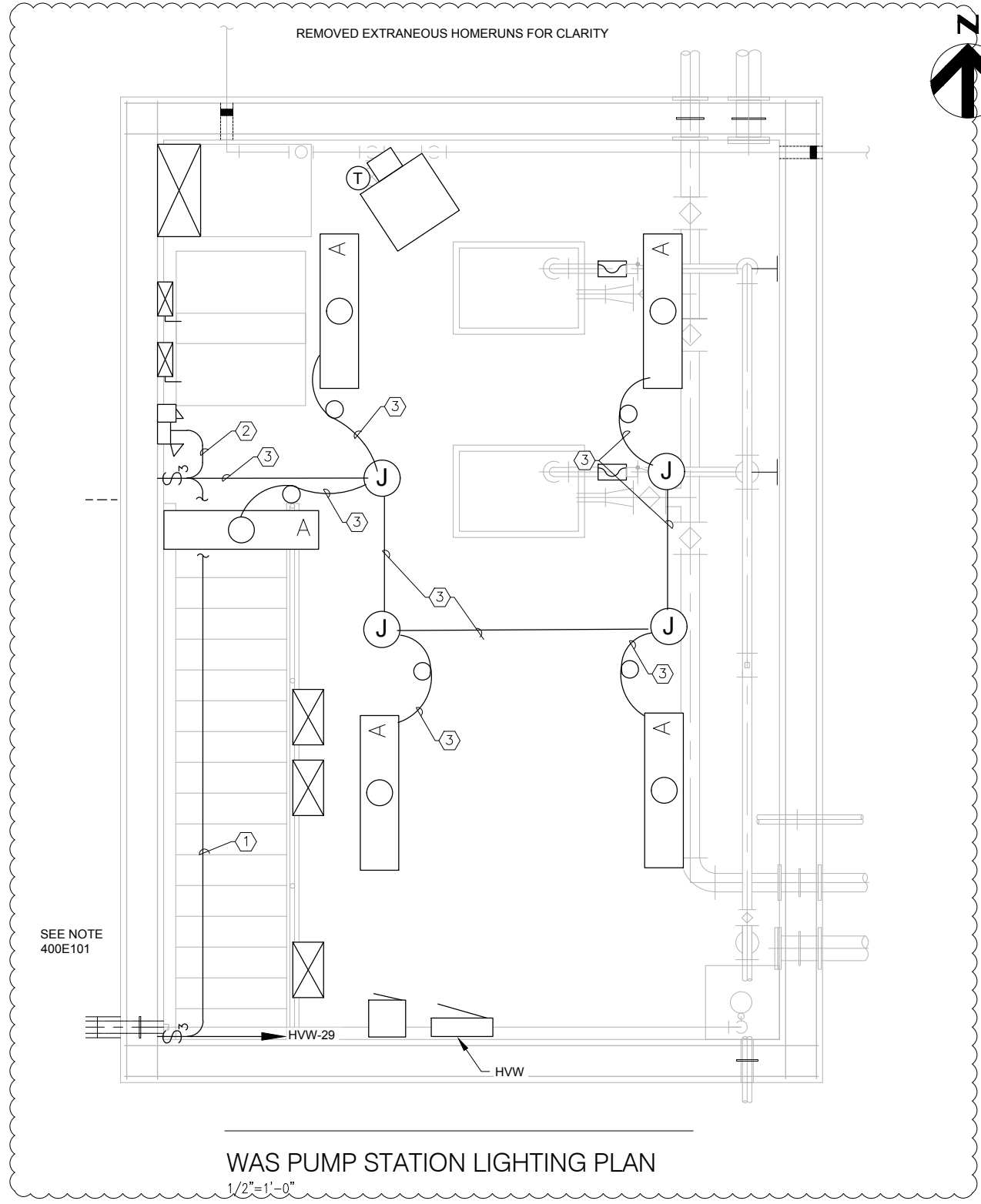
WAS PUMP STATION / SCUM PIT INSTRUMENTATION PLAN

0 1" 2"

FILENAME | 400E102.dwg
SCALE | AS NOTED

SHEET
400E102

- KEY NOTES (#)**
- 3/4"C, 5#12 (H, N, 2 TRAVELER, G)
 - 3/4"C, 3#12 (H, N, G)
 - 3/4"C, 3#12 (N, SWITCHLEG, G)



GO/NO-GO SCHEMATIC LCP 3403

RELAY: 3PDT CONTACTS, 120V COIL, DIN RAIL BASE
 LIGHTS: 120V, LED, FULL SIZE (30MM)
 ENCLOSURE: NON-METALLIC, HINGE DOOR, NEMA 4X,
 V/L LISTED, CONFORM TO NEPA 78A
 SEE 400E102



ISSUE	DATE	DESCRIPTION
B	JAN 2022	REVISED GO-NO GO
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER	
CIVIL	R. MOYERS
STRUCTURAL	J. HERMON
ARCHITECTURAL	M. LAMBERT
PROCESS	J. WODRICH
MECHANICAL	T. CARSON
ELECTRICAL	B. McDONALD
INSTRUMENTATION	D. BEST
PROJECT NUMBER	200435 - .0249258



**City of Palmer
 WWTF
 Improvements Project
 Phase 2**

**WAS PUMP STATION / SCUM PIT
 LIGHTING PLAN**

0 1" 2"

FILENAME | 400E103.dwg
 SCALE | AS NOTED

SHEET
400E103

PANEL HV SCHEDULE											
PANEL HV			480Y277V				3-Phase, 4 Wire			225A MAINS	
CONTROL BLDG: ELECTRIC ROOM			MLO				SURF/NEMA 12			42,000 AIC	
POLE	AMP TRIP	LOAD DESCRIPTION	POLE kVA	A PHASE	B PHASE	C PHASE	POLE kVA	LOAD DESCRIPTION	AMP TRIP	POLE	
1			5.5	8.0			2.5			2	
3	25/3	ELECTRIC ROOM HEATER	5.5		8.0		2.5	CAUSTIC 500EUH-05 (7.5kW)	15/3	4	
5			5.5			8.0	2.5			6	
7			1.0	2.5			1.5	CONTROL BUILDING INTERIOR LTS	20/1	8	
9	15/3	ROOFTOP EF (3/4 HP)	1.0		2.0		1.0	CONTROL BUILDING INTERIOR LTS	20/1	10	
11			1.0			2.0	1.0	CONTROL BUILDING INTERIOR LTS	20/1	12	
13			1.7	1.7						14	
15	15/3	DE-WATER PUMP (10HP)	1.7		1.7					16	
17			1.7			1.7				18	
19				0.0						20	
21	15/3	POLYMER SKID (3X2HP)			0.0					22	
23						0.0				24	
25	100/2	MBBR LCP POWER / LIGHTING PANEL LVM	8.2	8.2						26	
27			7.0		7.0					28	
29			4.2			4.2				30	
31	30/3	HYDROPNEUMATIC SKID (2X5HP)	4.2	4.2						32	
33			4.2		4.2					34	
35						0.2	0.2	CHEM RISERS HEAT TAPE	20/1*	36	
37				4.8			4.8	WAS WATER LINE HEAT TAPE	40/1*	38	
39					2.4		2.4	SPLITTER VAULT WATER LINE HEAT TAPE	30/1*	40	
41						2.3	2.3	MBBR SPRAY WATER LINES HEAT TAPE	20/1*	42	
* = Class B Equipment protection ground fault 30mA			29.4	25.3	18.4						
									TOTAL kVA = 73.1		
									AMPS = 88.0		

PANEL LV2 SCHEDULE											
PANEL LV2			208Y120V				3-Phase, 4 Wire			400A MAINS	
CONTROL BLDG: ELECTRIC ROOM			MLO/MCB				SURF/NEMA			10,000 AIC	
POLE	AMP TRIP	LOAD DESCRIPTION	POLE kVA	A PHASE	B PHASE	C PHASE	POLE kVA	LOAD DESCRIPTION	AMP TRIP	POLE	
1			2.2	3.2			1.0	POLYMER BLENDING	20/1	2	
3	15/3	STRAINER SKID	2.2		2.3		0.1	CAUSTIC MTRING PUMP 1	15/1	4	
5			2.2			2.3	0.1	CAUSTIC MTRING PUMP 2	15/1	6	
7	20/1	FUME HOOD 120V CKTS	1.5	1.7			0.2	CAUSTIC WATER SV	15/1	8	
9	15/1	FUME HOOD LTS	0.5		0.6		0.1	DEFOAMING AGENT #1	15/1	10	
11			1.0			1.1	0.1	DEFOAMING AGENT #2	15/1	12	
13	20/2	FUME HOOD 208V CKTS	1.0	1.2			0.2	FIT 4305	15/1	14	
15	20/1	FUME HOOD FAN	1.0		1.0		0.0	Node 6 Power	15/1	16	
17						0.0	0.0	Node 6 Power	15/1	18	
19				0.0					15/2	20	
21					0.0				15/2	22	
23						0.0			15/2	24	
25				0.0					15/2	26	
27					0.0				15/2	28	
29						0.0			15/3	30	
31	20/1	GENERATOR HEATER	0.5	0.5					15/3	32	
33	20/1	GENERATOR CHARGER	0.5		0.5				15/3	34	
35	20/1	GENERATOR LOUVER	1.5			1.5			15/3	36	
37			2.2	2.2						38	
39	30/3	POLYMER DOSING AND MIXER	2.2		2.2					40	
41			2.2			2.2				42	
			8.8	6.6	7.1						
									TOTAL kVA = 22.5		
									AMPS = 62.5		

- KEY NOTES: (#)
- PANELS LVW AND HWV ARE LOCATED IN THE WAS VAULT. SEE SHEET 400E101.
 - LV2-PROVIDED NEW CIRCUITS IN POLES 31, 33, 35 SERVING GENERATOR LOADS. CONFIRM POWER REQUIREMENTS WITH APPROVED GENERATOR SHOP DRAWINGS.
 - PANELS HWV AND LVW ARE NEW./

PANEL HV SCHEDULE											
HWV			480Y277V				3-PHASE, 4 WIRE			225A MAINS	
WAS VAULT			125A MCB				SURF/NEMA 4			42,000 AIC	
POLE	AMP TRIP	LOAD DESCRIPTION	POLE kVA	A PHASE	B PHASE	C PHASE	POLE kVA	LOAD DESCRIPTION	AMP TRIP	POLE	
1			1.3	2.6			1.3			2	
3	15/3	WAS 3401A (3HP) VIA LCP 3401A	1.3		2.6		1.3	WAS 3401B (3HP) VIA LCP 3401B	15/3	4	
5			1.3			2.6	1.3			6	
7			1.3	1.6			0.3			8	
9	15/3	SCP 3301 (3HP) VIA LCP 3301	1.3		1.6		0.3	Secondary Clarifier 1 Motor (1HP) VIA LCP 3201	15/3	10	
11			1.3			1.6	0.3			12	
13			0.3	0.7			0.4	Clarifier NPW Heat Trace	20/1*	14	
15	15/3	Secondary Clarifier 2 Motor (1 HP) VIA LCP 3202	0.3		1.3		1.0	Sump Drain Heat Trace	30/1*	16	
17			0.3			1.3	1.0	SCUM Heat Trace	30/1*	18	
19			5.0	5.2			0.2			20	
21	15/3	400EUH01	5.0		5.2		0.2	SF 3403	15/3	22	
23			5.0			5.2	0.2			24	
25	20/2	LVW Unit Substation 7.5kVA	4.3	4.3						26	
27			4.2		4.2					28	
29	20/1	LTS	0.7			0.7				30	
* = Class B Equipment protection ground fault 30mA			14.4	14.9	11.4						
									TOTAL kVA = 40.7		
									AMPS = 49.0		

PANEL LVW SCHEDULE											
LVW			120/240VAC				1-PHASE, 3 WIRE			80A MAINS	
WAS VAULT			15kVA Unit Substation				SURF/NEMA 3R SS			10,000 AIC	
POLE	AMP TRIP	LOAD DESCRIPTION	POLE kVA	A PHASE	B PHASE	C PHASE	POLE kVA	LOAD DESCRIPTION	AMP TRIP	POLE	
1	15/1	400EF-01 / LCP 3403	0.7	1.2			0.5	LCP HTW	15/1	2	
3	15/1	Sump-SUP3402	1.0		1.8		0.8	RCP	15/1*	4	
5	20/1	Node 7 Power Circuit 1	1.0	2.0			1.0	CLARIFIER 1 LTS	20/1	6	
7	20/1	Node 7 Power Circuit 2	1.0		1.7		0.7	CLARIFIER 1 RCP	20/1	8	
9	15/1	Node 7 Heater (100W)	0.1	1.1			1.0	CLARIFIER 2 LTS	20/1	10	
11					0.7		0.7	CLARIFIER 2 RCP	20/1	12	
** GFCI CLASS A			4.3	4.2							
									TOTAL kVA = 8.5		
									AMPS = 35.4		



ISSUE	DATE	DESCRIPTION
B	FEB 2022	UPDATE PANEL SCHEDULE
A	JUNE 2021	ISSUED FOR BID

PROJECT MANAGER		J. RYAN MOYERS
CIVIL	R. MOYERS	
STRUCTURAL	J. HERMON	
ARCHITECTURAL	M. LAMBERT	
PROCESS	J. WODRICH	
MECHANICAL	T. CARSON	
ELECTRICAL	B. McDONALD	
INSTRUMENTATION	D. BEST	
PROJECT NUMBER	200435 - .0249258	



City of Palmer
WWTf
Improvements Project
Phase 2

WAS VAULT
PANEL SCHEDULES: HWV & LVW



FILENAME | 400E601.dwg
SCALE | N/A

SHEET
400E601



Revision 1 Roll-Up Narratives

Date: March 24, 2022
To: Justin Marcum PE HDR Project Manager
From: William M McDonald PE – CRW Engineering Group, LLC
Project: Palmer WWTF Upgrade Phase II
Subject: Revision Roll Up – Additional design support

The following consists of a list of the Roll-Up Revisions with references to submittal or Specification / Drawing requirements as appropriate. Work not currently shown or specified is also identified.

1. 001E100

- A. **DELETE** the Generator remote monitor
 - 1. Generator submittal 26 32 14 -001 comments deleted the device.
- B. **DELETE** specific conduits from the Feeder Schedule
 - 1. Replaced with Control and Power Schedules on NEW 001E104
 - a) Schedules replace existing design and add new conduit/conductors based on relocated LCP support rack location.

2. 001E104 (NEW)

- A. New Conduit schedules detailing the added MOV and Proximity wiring and support the re-routing for the LCP's
 - 1. See 300E101-3 for LCP and Devices

3. 300E101

- A. Revised Clarifier Site Detail to show Clarifier related panel relocations – Original Details moved to 300E102
 - 1. Clarifier vendor excluded LCP installation and support and requires LCP's to be located (by others) off of the Clarifiers. Providing support for the clarifier LCP's is required. Centralized location is shown on this sheet.
 - a) The new location afforded opportunities to revise and clarify wiring with centralized control and distribution.
 - 2. Conductor counts adjusted based on submittals requirements
 - 3. Based on the latest submittal and specifications:
 - a) Relocate LCP 3201 and LCP 3202 (See DCVR 9)
 - b) Relocate LCP 3301 (SCUM Control) to the new support rack.
 - c) Install MOV LCP's 3211 and 3212 on new support rack

- (1) Provides centralized local control point for all clarifier related systems.
- (2) Power and control circuits are combined (exception is intrinsically safe level monitor serving NODE 7).
- d) **DELETE** underground junction box for Clarifier Light and receptacle circuits.
 - (1) Rerouted via combined power conduit from WAS VAULT
 - (2) Power runs through wire way WWP at support rack
 - (3) Controls and instruments run through wireway WWC at support rack.
 - (4) See 400E101 and 400E102 for Scum circuit revisions.
- e) **ADD** LCP 3211 and LCP 3212
 - (1) MOV remote Controls per 40 05 51 2.3 E. 2. c.
 - (2) Not shown on plans
 - (3) Mounted on LCP support rack serving LCP 3201 and LCP 3202 in lieu of required "stanchion" mounting.
- f) Proximity Detector (ZS 3201 / ZS 3202)
 - (1) **ADD** Proximity Detection per 46 43 24 2.6 H. 1. i.
 - (2) Serves NODE 7 which operates MOV 3201 / MOV 3202 via LCP 3211 and LCP 3212.
 - (a) 46 43 24 2.4 C. 1. l. 1) am 2).
 - (3) Installation is required. Location was not shown on plans
 - (a) 40 90 05 3.1 A.2. c. and a. 4. A.

4. 300E102

- A. Moved details from 300E101
- B. Clarified the hazardous boundary above the clarifier
- C. Updated conduit callout tags per new schedule – no changes to actual installation
- D. **DELETE** wiring runs for lights and receptacles beyond clarifier,
 - 1. Now shown on 300E101

5. 300E103 (NEW)

- A. Details the LCP support rack construction and conduit routing on the support rack.

6. 400E101

- A. Revised the Power feeder to the clarifiers and scum controls
 - 1. Combined all of the power for the LCP's, motors, lighting and receptacles in one conduit run.
 - 2. **DELETE** the Scum wet well underground junction box and NEMA 7 and NEMA 4X enclosures.
- B. Revised the power supply for SF-3403
 - 1. Design called for a 120V source from LCP – 3403 – approved submittal is for 480/3 motor.
 - 2. **ADDED** 15/3 circuit breaker (See 400E601) and manual starter for disconnect.
- C. **ADDED** conduit tag for the NPW heat tape
- D. Untagged conduit runs call for 3/4" C, 3#12, added tag is the same, no change to design.
- E. **ADDED** 2 poles to the LCP-HTW contactor and revised and identified circuiting.
- F. Revised conduit tags for scum wet well conduits.
 - 1. NOTE: Submittal (substitution) for scum pump requires added intrinsically safe circuits from separate cable (design (FLYGT) had all sensor circuits in power cable). Drawings reflect handling of intrinsically safe circuits.

7. 400E102

- A. Revised location of LCP-3301 (SCUM PUMP) –
 - 1. Moved to the central control structure see 300E101
 - 2. Rerouted the intrinsically safe conduit run to Node 7 from Underground junction box to the support structure (was 300SCUMC now SCUM-C4).
- B. **DELETED** second LEL detector
- C. **ADDED** 24VDC power circuit from NODE 7 for
 - 1. the remaining LEL detector ASH-3404
 - 2. LCP-HTW
- D. Changed conduit tag for MOV 3201
 - 1. Moved MOV from 400E101- no change to contents but now running to NODE 7 – shorter run
- E. **ADDED** control conductors to the two conduit runs (now named WAS-C1 and WAS-C2) running to the control panel structure.
 - 1. Included clarifier MOV LCP 3211, 3212, Scum Panel LCP-3301, Clarifier panels LCP 3201 and 3202.
- F. **ADDED** new intrinsically safe sensor circuits to (design) sensor conduit
- G. Revised Notes 4, 7 and 9

8. 400E103

- A. Re-Arranged the lighting to avoid the ceiling hatch – no material change. Simplified wiring.
- B. Revised tags on the ladder diagram (GO-NOGO aka LCP 3403)
- C. **ADDED** a “pass through” set of terminals/conductors receiving the LOW TEMP signal from TSL 3403 and adding to the NODE 7 conduit.

9. 400E601

- A. **ADDED** 15/3 breaker to HVW in support of SF 3403 submittal
- B. Clarified Circuit callouts

cc: File

**City of Palmer
Action Memorandum No. 22-047**

Subject: Authorize the City Manager to Dispose of Surplus City Solid Waste Equipment Valued at More than \$10,000

Agenda of: August 9, 2022

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: Jude Bilafer, Director of Public Works

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
X	Public Works	<i>JPB</i>	07/20/2022

Certification of Funds:

Total amount of funds listed in this legislation: \$ _____

This legislation (√):

Creates revenue in the amount of: \$ To Be Determined at Auction

Creates expenditure in the amount of: \$ _____

Creates a saving in the amount of: \$ _____

Has no fiscal impact

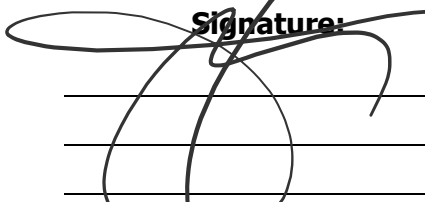
Funds are (√):

Budgeted Line item(s): _____

Not budgeted _____

Director of Finance Signature: *[Signature]*

Approved for Presentation By:

Signature:	Remarks:
 City Manager _____	_____
City Attorney _____	_____
City Clerk _____	_____

Attachment(s):

None

Summary Statement/Background:

City Code Section 3.20.060 C requires the city manager to obtain City Council approval to dispose of City personal property Valued at more than \$10,000 prior to disposal of those items.

Public Works Department would like to dispose of the solid waste collection equipment listed below. Public Works has not been able to get a value appraisal of this equipment, but it is likely the value of the surplus collection vehicle exceeded \$10,000.

2013 Peterbilt Collection Truck with Curotto Can attachment. Vin# 3BPL70X8DFI93588

3.20.060 Disposal of personal property.

- A. Each department shall report on a regular basis to the city manager any items of personal property which are obsolete, surplus, or otherwise do not hold current value to the functions of the department.
- B. The city manager shall dispose of personal property valued at less than \$10,000 upon the notice and terms the manager considers reasonable. The manager shall take into consideration the value of the article, reason for disposal, and general preference for disposal by competitive bid.
- C. The city manager shall obtain council approval of all items valued at more than \$10,000 prior to disposal of those items.
- D. The city manager, city clerk, city attorney, department heads, and council members are prohibited from purchasing personal property from the city. All other city employees may purchase personal property in accordance with the Charter, Palmer Municipal Code, and personnel regulations. (Ord. 08-015 § 3, 2008; Ord. 523 § 3, 1997; Ord. 246 § 3, 1982)

Administration's Recommendation:

To approve Action Memorandum No. 22-047.