

Mayor Edna B. DeVries
Deputy Mayor Pete LaFrance
Council Member Julie Berberich
Council Member Steve Carrington
Council Member Linda Combs
Council Member Sabrena Combs
Council Member David Fuller

City Attorney Michael Gatti
City Clerk Norma I. Alley, MMC
City Manager Nathan Wallace

City of Palmer, Alaska
City Council Meeting
November 27, 2018, at 7 PM
City Council Chambers
231 W. Evergreen Avenue, Palmer
www.cityofpalmer.org

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF AGENDA

1. Approval of Minutes of Previous Meetings
 - a. October 8, 2018, Special Meeting Page 3
 - b. October 9, 2018, Regular Meeting Page 7
 - c. October 16, 2018, Special Meeting..... Page 11
 - d. October 23, 2018, Special Meeting..... Page 15
 - e. October 23, 2018, Regular Meeting..... Page 17

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Presentation from Mark Swearingin, RAVN Alaska

F. REPORTS

1. City Manager's Report Page 21
2. City Clerk's Report Page 27
3. Mayor's Report Page 31
4. City Attorney's Report

G. AUDIENCE PARTICIPATION

H. PUBLIC HEARING

1. **Ordinance No. 18-007-Z-2-SL:** Amending the Zoning Map to Revise the Zoning Designation of Tax Parcel D8 Located in Section 8, Township 17 North, Range 2 East, Seward Meridian, to Extend the I-Industrial Zoning Classification with Special Limitation Page 33
2. **Resolution No. 18-025:** Authorizing the City Manager to Negotiate a Real Property Exchange Agreement with the Matanuska-Susitna Borough for the City of Palmer Release of ADL Lease 229118, Referred to as "France Road" Property; Transfer of Title to the City of Palmer of Tax Parcels 18N02E34B005 and 18N02E34B006; and Authorizing the Mayor to Execute the Agreement Page 271
3. **Resolution No. 18-026:** Appropriating \$70,000.00 for the Purchase of Lot 18 Block 1 in the Hidden Ranch Subdivision Phase IV to be Used for a Future City Park, Authorizing the City Manager to Negotiate a Purchase and Sale Agreement with Spinell Homes for the Purchase of Lot 18 Block 1 Not to Exceed \$70,000.00, and Authorizing the Mayor to Execute the Purchase and Sale Agreement Page 283
4. **Resolution No. 18-027:** Naming the Warren "Bud" Woods Palmer Municipal Airport Helicopter Operations Area the "John S. Lee Helipad" Page 289

I. ACTION MEMORANDA

1. **Action Memorandum No. 18-089:** Authorizing the Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 163 E. Industrial Way Page 295
2. **Action Memorandum No. 18-090:** Authorizing the Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 1317 S. Industrial Way Page 299
3. **Action Memorandum No. 18-091:** Authorizing the Extension of the Temporary Building for Perkup Espresso on the Property Located at 1800 S. Glenn Highway Page 303
4. **Action Memorandum No. 18-092:** Approving a Council Community Grant in the Amount of \$1,500.00 to the Neighborhood Champions, Managed by Palmer Chamber of Commerce, to Provide Promotional Material and Support to Small Business Saturday 2018 Page 309

J. RECORD OF ITEMS PLACED ON THE TABLE

K. AUDIENCE PARTICIPATION

L. COUNCIL MEMBER COMMENTS

M. ADJOURNMENT

Tentative Future Palmer City Council Meetings

Meeting Date	Meeting Type	Time	Notes
Dec 4	Special	6 pm	Budget
Dec 11	Special	6 pm	Budget
Dec 11	Regular	7 pm	Budget Adoption (Public Hearing)
Dec 25	Regular	7 pm	CANCELLED Due to Holiday
Jan 8, '19	Regular	7 pm	

A. CALL TO ORDER

A special meeting of the Palmer City Council was held on October 8, 2018, at 6:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor DeVries called the meeting to order at 6:00 p.m.

B. ROLL CALL

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

Edna DeVries, Mayor	Richard W. Best, Deputy Mayor
Steve Carrington	Linda Combs
Sabrena Combs	David Fuller
Pete LaFrance	

Staff in attendance were the following:

Nathan Wallace, City Manager	Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney	Angie Anderson, Deputy City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

Main Motion: To Approve Agenda

Moved by:	Best
Seconded by:	S. Combs
In favor:	Best, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

E. AUDIENCE PARTICIPATION

Mr. John Combs testified the City Council was elected to work for the people in a unified manner.

F. ELECTION CERTIFICATION

1. **Resolution No. 18-022:** Accepting the Certificate of Canvass Board Results and Certifying the October 2, 2018, Regular City Election

City Clerk Alley reported on the October 2, 2018, Regular Election, Canvass Board process, and the election results. Staff recommendation was to adopt Resolution No. 18-022.

Main Motion: To Approve Resolution No. 18-022

Moved by:	S. Combs
Seconded by:	Fuller
In favor:	Best, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

G. COUNCIL MEMBER COMMENTS

None

H. ADMINISTRATION OF NEWLEY ELECTED OFFICIAL'S OATH OF OFFICES

City Clerk Norma Alley administered the Oath of Office for Council Members Julie Berberich, Linda Combs, and Pete LaFrance.

I. ORGANIZATION OF COUNCIL

1. Election of Deputy Mayor

Mayor DeVries opened the floor for nominations for Deputy Mayor.

Council Member L. Combs nominated Council Member Steve Carrington to serve as Deputy Mayor.

Council Member S. Combs nominated Council Member Pete LaFrance to serve as Deputy Mayor.

Hearing no further nominations, Mayor DeVries closed the nominations and called for a vote.

Council Member Pete LaFrance received the greatest number of votes; therefore, he is elected to the office of Deputy Mayor.

2. Election of Alternate Deputy Mayor

Mayor DeVries opened the floor for nominations for Alternate Deputy Mayor.

Deputy Mayor LaFrance nominated Council Member Steve Carrington as Alternate Deputy Mayor.

Hearing no further nominations, Mayor DeVries closed the nominations and called for a vote.

Council Member Steve Carrington received the greatest number of votes; therefore, he is elected to the office of Alternate Deputy Mayor.

J. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Alley reported Items Placed on the Table were the Palmer Municipal Code referencing the election of the Deputy Mayor and Alternate Deputy Mayor and Resolution No. 18-022.

K. AUDIENCE PARTICIPATION

Mr. Eugen Carl Haberman expressed concern that the Mat-Su Borough interfered with his right to vote, there being a short window of time to receive ballots mailed on Election Day to when the Canvass Board met, and that Palmer's Canvass Board met at the same day and time as other jurisdictions.

L. COUNCIL MEMBER COMMENTS

Council Member S. Combs thanked Richard Best for his years of service and expressed her love for Palmer.

Council Member Fuller thanked Richard Best for his years of service on the Planning & Zoning Commission and the City Council.

Council Member L. Combs said she was pleased to be able to continue to serve and thanked all the Council Members for serving.

Council Member Berberich stated she was humbled and honored to serve on the Palmer City Council.

Deputy Mayor LaFrance stated he was truly honored to be elected as Deputy Mayor and thanked Richard Best for all his service on the City Council.

M. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 6:30 p.m.

Approved this ____ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on October 9, 2018, at 7:00 p.m. in the Council Chambers, Palmer, Alaska.

Mayor DeVries called the meeting to order at 7:00 p.m.

B. ROLL CALL

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

Edna DeVries, Mayor	Julie Berberich
Steve Carrington	Linda Combs
Sabrena Combs	David Fuller
Pete LaFrance, Deputy Mayor	

Staff in attendance were the following:

Nathan Wallace, City Manager	Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney	Angie Anderson, 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. 18-075:** Authorizing the City Manager to Purchase a Computer Aided Dispatch (CAD) to APSIN Interface from Pacific Applied Technology in the Amount of \$18,500.00
 - b. **Action Memorandum No. 18-076:** Authorizing the City Manager to Negotiate and Execute a New Lease Agreement with Greg S. Lavin and Renee L. Hillier for a Lease on Block 3, Lease Lot 19, Palmer Municipal Airport for the Purpose of Establishing a Personal Use Aircraft Hangar
 - c. **Action Memorandum No. 18-077:** Accepting Commission Member John Lee's Resignation from the Airport Advisory Commission
2. Approval of Minutes of Previous Meetings
 - a. September 11, 2018, Regular Meeting

Main Motion: To Approve Agenda, as amended; Consent Agenda; and Minutes

Moved by:	S. Combs
Seconded by:	Fuller
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

Primary Amendment #1: To Add Domestic Violence Awareness Month Proclamation and Remove Avalanche Awareness Month Presentation from Item E.

Moved by:	DeVries
Seconded by:	S. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Presentation of a Proclamation to Rene King Recognizing October 23 as Kabuki Syndrome Awareness Day
2. ~~Presentation from Aedene Arthur Regarding Avalanche Awareness Month~~
3. Presentation of a Proclamation Recognizing October, 2018, as National Fire Prevention Month
4. *Presentation of a Proclamation Recognizing October, 2018, as Domestic Violence Awareness Month*

Mayor DeVries announced Rene King was unable to attend the meeting due to travel complications from the lower 48. Mayor DeVries read and presented the National Fire Prevention Month and Domestic Violence Awareness Month proclamations.

F. REPORTS

1. City Manager's Report

City Manager Wallace highlighted his written report and reported:

- A letter of commendation was sent to two officers for a job well done in a recent incident;
- Public Safety Building, public video, and new city signs projects remain active;
- Budget preparations are in the final stages; and
- USDA Rural Services would be visiting the Wastewater Treatment Plant.

2. City Clerk's Report

City Clerk Alley highlighted her written report and reported:

- Requested the Council let the Clerk's Office know of any upcoming meetings or events they would be attending;
- Mat-Su Borough would be canvassing their election for a couple weeks; and
- Requested the Council's desires on holding the City's 2019 Regular Election on October or November.

City Clerk Alley noted the City Charter states the City Council must decide one year prior to Election Day if they wish to change the date, which would have to be in the month of October. Discussion ensued and consensus was met to remain in October, but the wishes of the Council were to have further discussion after the first of the year.

3. Mayor's Report

Mayor DeVries highlighted her written report.

4. City Attorney's Report
 - a. Open Meeting Act Presentation

City Attorney Gatti provided information and explanations on the open meeting act, the laws pertaining to it and how it affects the Council.

G. AUDIENCE PARTICIPATION

Mr. Jake Almeida, Senator Mike Shower's Legislative Staffer, testified to his intent to attend future City Council meetings.

H. PUBLIC HEARING

1. **Action Memorandum No. 18-078:** Directing the City Clerk to Notify the State of Alaska of the City Council's Statement of Non-Objection to Liquor License Nos. 119, 5638, and 5716 for Palmer City Alehouse, Located at 320 E. Dahlia Avenue

Mayor DeVries opened the public hearing on Action Memorandum No. 18-078. Seeing no one come forward to speak and hearing no objection from the Council, the public hearing was closed.

Main Motion: To Approve Action Memorandum No. 18-078

Moved by:	S. Combs
Seconded by:	L. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

I. ACTION MEMORANDA

1. **Action Memorandum No. 18-079:** Approving a City Council Member to Serve on the Alaska Municipal League Board of Directors for a Term Starting November 2018

Council Member S. Combs expressed her interest in running for an AML Director's seat.

Main Motion: To Approve Action Memorandum No. 18-079, Supporting Council Member S. Combs to File for a Board Seat

Moved by:	L. Combs
Seconded by:	Fuller
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

2. **Action Memorandum No. 18-080:** Approving the Cancellation of the November 13, 2018, Regular Council Meeting

Main Motion: To Approve Action Memorandum No. 18-080

Moved by:	Fuller
Seconded by:	S. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

J. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Alley reported the Domestic Violence Awareness Month Proclamation.

K. AUDIENCE PARTICIPATION

Ms. Bailey Fuller, Palmer Junior Middle School Student Council Representative, testified she was looking forward to attending meetings and representing the school.

L. COUNCIL MEMBER COMMENTS

Council Member Fuller stated he was proud of his daughter for becoming the school representative and requested the officers mentioned in the managers’ report to be publicly recognized.

Council Member L. Combs announced she had attended the Airport Advisory Commission meeting, was sad to hear of AAC Chair John Lee’s resignation, and proud to see him recognized for his many years of diligent service to the city and contributions to the community.

Council Member Berberich thanked City Clerk Alley for all the help given during her transition into her position as a Council Member and was humbled and honored to have been elected.

M. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 8:16 p.m.

Approved this ____ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor

A. CALL TO ORDER

A Special meeting of the Palmer City Council was held on October 16, 2018, at 6:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor DeVries called the meeting to order at 6:00 p.m.

B. ROLL CALL

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

Edna DeVries, Mayor	Julie Berberich
Steve Carrington	Linda Combs
Sabrena Combs	David Fuller
Pete LaFrance, Deputy Mayor	

Staff in attendance were the following:

Nathan Wallace, City Manager	Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney	Angie Anderson, Deputy City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

Main Motion: To Approve Agenda

Moved by:	S. Combs
Seconded by:	Fuller
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

E. AUDIENCE PARTICIPATION

Mr. David Combs and Mr. David Sutton, on behalf of Palmer Little League, asked for a resolution supporting changing the name of a Palmer Sherrod Ball Field #1 to Noah Meyer Ball Field in honor of his life as an avid baseball player and inspiring athlete who was killed in a car accident in October, 2017.

F. PUBLIC HEARING

1. **Resolution No. 19-001:** Adopting the 2019 City of Palmer Employee Pay Plan (1st Public Hearing)

Mayor DeVries opened the public hearing on Resolution No. 19-001. Seeing no one come forward to speak and hearing no objection from the Council, the public hearing was closed.

2. **Resolution No. 19-002:** Adopting the 2019 Fee Schedule for the City of Palmer for the Fiscal Year Beginning January 1, 2019, and Ending December 31, 2019 (1st Public Hearing)

Mayor DeVries opened the public hearing on Resolution No. 19-002. Seeing no one come forward to speak and hearing no objection from the Council, the public hearing was closed.

3. **Resolution No. 19-003:** Adopting the 2019 Fine Schedule for the City of Palmer for the Fiscal Year Beginning January 1, 2019, and Ending December 31, 2019 (1st Public Hearing)

Mayor DeVries opened the public hearing on Resolution No. 19-003. Seeing no one come forward to speak and hearing no objection from the Council, the public hearing was closed.

4. **Resolution No. 19-004:** Adopting the Five-Year Capital Improvement Program for the Fiscal Year Beginning January 1, 2019, and Ending December 31, 2019 (1st Public Hearing)

Mayor DeVries opened the public hearing on Resolution No. 19-004. Seeing no one come forward to speak and hearing no objection from the Council, the public hearing was closed.

5. **Resolution No. 19-005:** Adopting a Budget for the City of Palmer, Alaska for the Fiscal Year Beginning January 1, 2019, and Ending December 31, 2019, and Appropriating Monies (1st Public Hearing)

Mayor DeVries opened the public hearing on Resolution No. 19-005. Seeing no one come forward to speak and hearing no objection from the Council, the public hearing was closed.

G. NEW BUSINESS

1. Committee of the Whole: Presentation of the 2019 Budget (note: action may be taken by the council following the committee of the whole)
 - a. 2019 City of Palmer Budget
 - b. 2019 City of Palmer Pay Plan
 - c. 2019 City of Palmer Fee Schedule
 - d. 2019 City of Palmer Fine Schedule
 - e. 2019 City of Palmer Capital Improvement Program

Main Motion: To Enter into Committee of the Whole

Moved by:	L. Combs
Seconded by:	Fuller
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

The Council entered into a Committee of the Whole at 6:09 p.m.

Topics addressed in the Committee of the Whole included:

- Manager’s Message;
- Revenue;
- Capital Improvement Plan Overview;
- MTA Events Center;
- Depot;
- Airport;
- Budget Meeting Presentation Schedule; and
- Fielded questions from the Council.

Mayor DeVries called a recess at 7:06 p.m. The meeting reconvened at 7:15 p.m.

The Council adjourned from Committee of the Whole at 8:28 p.m. and reconvened the Special Meeting.

H. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Alley reported the following were provided as Items Placed on the Table:

- Expenditures and Revenue Trend Table;
- 2018 Sales Tax Tracking/Projection Table;
- Tax and Fee Burden Table;
- Workforce Profile Datasheet; and
- Health Insurance Increase Table.

I. AUDIENCE PARTICIPATION

None.

J. COUNCIL MEMBER COMMENTS

Council Member S. Combs thanked the Council for approving the little league baseball field sign and thanked The Palmer Police Department for their hard work helping her family with a recent issue.

K. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 8:33 p.m.

Approved this ____ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor

A. CALL TO ORDER

A Special meeting of the Palmer City Council was held on October 23, 2018, at 6:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor DeVries called the meeting to order at 6:00 p.m.

B. ROLL CALL

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

Edna DeVries, Mayor	Julie Berberich
Steve Carrington	Linda Combs (Excused Absence)
Sabrena Combs	David Fuller
Pete LaFrance, Deputy Mayor	

Staff in attendance were the following:

Nathan Wallace, City Manager	Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney	Angie Anderson, Deputy City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

Main Motion: To Approve Agenda

Moved by:	Fuller
Seconded by:	Carrington
In favor:	Berberich, Carrington, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Absent:	L. Combs
Action:	Motion Carried

E. AUDIENCE PARTICIPATION

Mr. Tom Roberson requested a letter of support from the City Council to install a stand pipe fill station in the palmer pool when it is renovated.

F. NEW BUSINESS

1. Committee of the Whole: Presentation of the Audit on the 2019 Budget (note: action may be taken by the council following the committee of the whole)
 - a. 2019 City of Palmer Budget
 - b. 2019 City of Palmer Pay Plan
 - c. 2019 City of Palmer Fee Schedule
 - d. 2019 City of Palmer Fine Schedule
 - e. 2019 City of Palmer Capital Improvement Program

Main Motion: To Enter into Committee of the Whole

Moved by:	S. Combs
Seconded by:	Fuller
In favor:	Berberich, Carrington, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Absent:	L. Combs
Action:	Motion Carried

The Council entered into a Committee of the Whole at 6:05 p.m.

Topics addressed in the Committee of the Whole included:

- City Hall;
- Community Development;
- Library; and
- Finance.

The Council adjourned from Committee of the Whole at 6:54 p.m. and reconvened the Special Meeting.

G. RECORD OF ITEMS PLACED ON THE TABLE

None.

H. AUDIENCE PARTICIPATION

None.

I. COUNCIL MEMBER COMMENTS

None.

J. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 6:55 p.m.

Approved this ____ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on August 28, 2018, at 7:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor DeVries called the meeting to order at 7:00 p.m.

B. ROLL CALL

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

Edna DeVries, Mayor	Julie Berberich
Steve Carrington	Linda Combs (Absent and Excused)
Sabrena Combs	David Fuller
Pete LaFrance Deputy Mayor	

Staff in attendance were the following:

Nathan Wallace, City Manager	Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney	Angie Anderson, Deputy City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. Introduction of **Ordinance No. 18-007-Z-1-SL**: Amending the Zoning Map to Revise the Zoning Designation of Tax Parcel D8 Located in Section 8, Township 17 North, Range 2 East, Seward Meridian, to Extend the I-Industrial Zoning Classification with Special Limitation
 - b. **Action Memorandum No. 18-081**: Authorizing the City Manager to Negotiate and Execute Two New Lease Agreements with CIG, LLC for Leases on Palmer Municipal Airport's Block 3, Lease Lot 12 and 13, for the Purpose of Constructing Two, Ten Unit T-Hangar Structures
 - c. **Action Memorandum No. 18-082**: Authorizing the City Manager to Extend the Contract for Banking Services with First National Bank Alaska for Two Additional Years
 - d. **Resolution No. 18-023**: Designating Authorized Signatures for Check Signing Affecting Any and All Disbursements of City Monies for the General Checking Account, the Palmer Construction Account and Designating City Representatives Who Are Authorized and Empowered to Execute and Deliver All Documentation and Instructions on City Investment Accounts
2. Approval of Minutes of Previous Meetings
 - a. September 25, 2018, Special Meeting
 - b. September 25, 2018, Regular Meeting

Main Motion: To Approve Agenda, Consent Agenda, and Minutes

Moved by:	Fuller
Seconded by:	S. Combs
In favor:	Berberich, Carrington, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

E. COMMUNICATIONS AND APPEARANCE REQUESTS

- 1. Presentation from Palmer Museum of History and Art Executive Director Sam Dinges

Mr. Sam Dinges reported on the 2018 highlights.

F. REPORTS

- 1. City Manager’s Report

City Manager Wallace reported he attended a Commuter Rail Task Force meeting; wind and winter weather was an issue with refuse service, so the city had a backup plan to take waste to Anchorage if necessary; and Palmer Drug Take Back Day was approaching in a couple weeks at the local Fred Meyer Store.

- 2. City Clerk’s Report

None

- 3. Mayor’s Report

Mayor DeVries invited the Council to attend the Chamber Lunch Meeting where District 11 State Representative candidates were scheduled to speak, announced she was presenting the Kabuki Syndrome Proclamation on Saturday in the mayor’s office; and stated she met with Mr. Arthur Keys whom suggested promoting agriculture in Palmer by adding signs to crop fields and local farms identifying the agriculture growing in the fields.

- 4. City Attorney’s Report

City Attorney Gatti reported private use of the MTA Event Center fees are no longer applicable as bond requirements have been met.

G. AUDIENCE PARTICIPATION

Mr. Mike Chmielewski testified he spoke to the public works director recently and appreciated the help he received.

H. PUBLIC HEARING

- 1. **Resolution No. 18-024:** Renaming Sherrod Ball Field #1 as Noah Meyer Ball Field

Mayor DeVries opened the public hearing on Resolution No. 18-024. Seeing no one come forward to speak and hearing no objection from the Council, the public hearing was closed.

Main Motion: To Approve Resolution No. 18-024

Moved by:	Fuller
Seconded by:	Carrington
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

I. ACTION MEMORANDA

- 1. **Action Memorandum No. 18-083:** Confirming the Mayor’s Nomination of Andrew Weaver and Liz Swearingin with Terms Ending October 31, 2021, and Richard Best with a Term Ending October 31, 2019, to the Airport Advisory Commission

Main Motion: To Approve Action Memorandum No. 18-083

Moved by:	Carrington
Seconded by:	Fuller
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

2. **Action Memorandum No. 18-084:** Confirming the Mayor's Nomination of Chris Chappel, Lorie Koppenberg, and Dusty Silva with Terms Ending October 31, 2021, to the Board of Economic Development

Main Motion: To Approve Action Memorandum No. 18-084

Moved by:	S. Combs
Seconded by:	Fuller
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

3. **Action Memorandum No. 18-085:** Confirming the Mayor's Nomination of Jo Ehmann and Wesley Rath with Terms Ending October 31, 2021, to the Parks, Recreation and Cultural Resources Advisory Board

Main Motion: To Approve Action Memorandum No. 18-085

Moved by:	Fuller
Seconded by:	Carrington
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

4. **Action Memorandum No. 18-086:** Confirming the Mayor's Nomination of Andrew Corbin, David Petty, and Rhonda Wohlbach with Terms Ending October 31, 2021, to the Planning and Zoning Commission

Main Motion: To Approve Action Memorandum No. 18-086

Moved by:	Fuller
Seconded by:	S. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

5. **Action Memorandum No. 18-087:** Appointing a Council Member to Serve as an Ex-Officio Member on the Board of Economic Development for a Term Expiring October 8, 2019

Main Motion: To Approve Action Memorandum No. 18-087 Supporting Council Member Fuller to Serve as the Ex-Officio Member

Moved by:	Fuller
Seconded by:	Berberich
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

6. **Action Memorandum No. 18-088:** Authorizing the City Manager to Extend the Contract for Legal Services with Jermain, Dunnagan & Owens, P.C. for One Additional Year

Main Motion: To Approve Action Memorandum No. 18-088

Moved by:	Fuller
Seconded by:	LaFrance
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion Carried

J. RECORD OF ITEMS PLACED ON THE TABLE

None.

K. AUDIENCE PARTICIPATION

Mr. Tim Rocky expressed gratitude for Council's resolution supporting changing Ball Field #1 name to Noah Meyer Ball Field and spoke highly of Noah Meyers.

Mr. Mike Shower introduced himself and stated he hoped to listen to meetings to stay connected.

L. COUNCIL MEMBER COMMENTS

Council Member S. Combs announced she would be teleconferencing for the next meeting.

Council Member Berberich announced she would be teleconferencing for the next meeting.

M. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 7:51 p.m.

Approved this ____ day of _____, 2018.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor



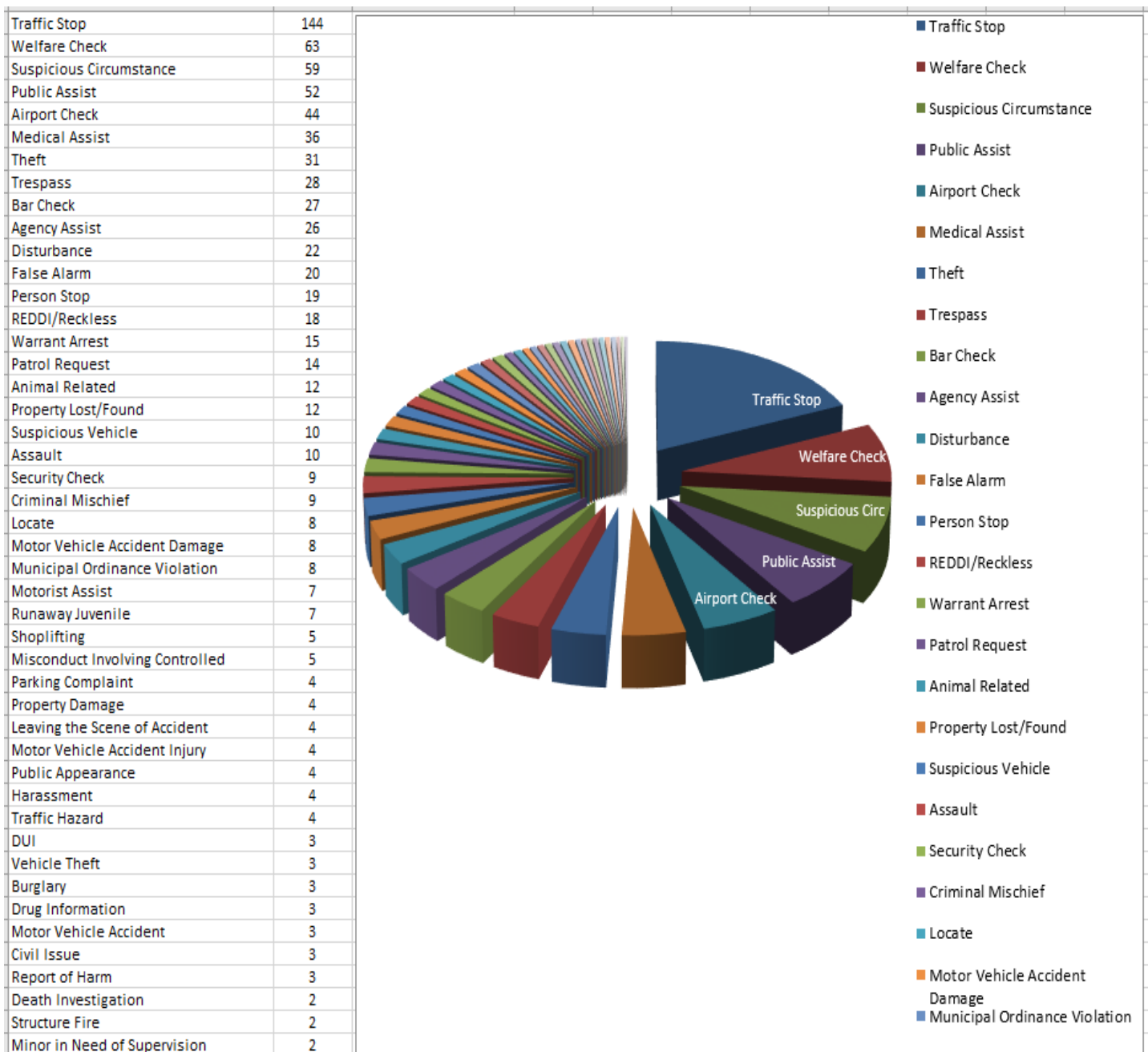
Staff Update and analysis (October 2018):

Police Department:

Total calls: 783 down from 924 in September

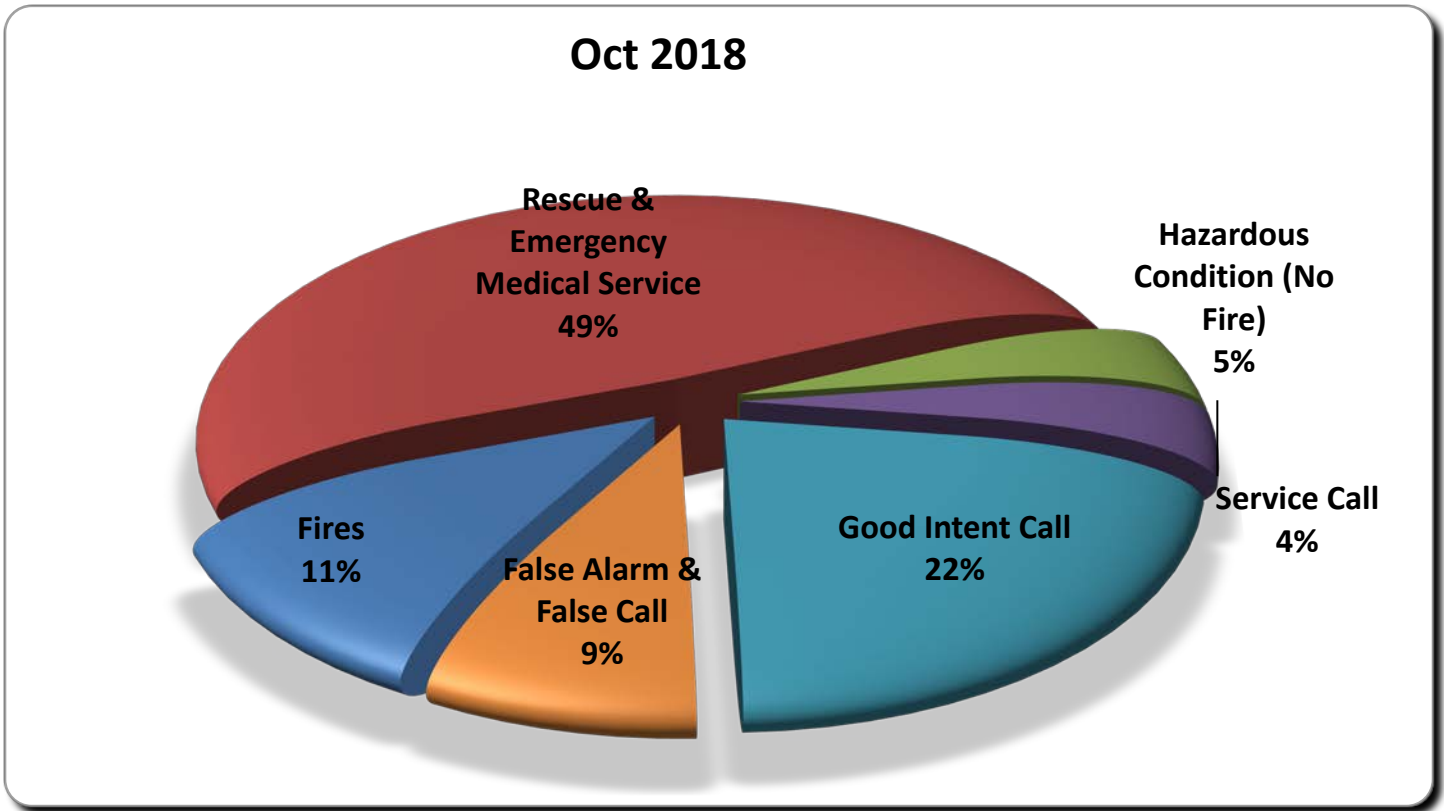
Call breakdown - 29%(September - 34%) traffic/vehicle related, 19%(September - 19%) checks (welfare/property), 22%(September - 19%) citizen assistance, 31%(September -27%) other.

Patrol Calls
October 2018





Fire Department: Calls: 45(73 – September) in October 2018, down by 38% from last month, down by 20% from last year. Fire: 5(9 - September), Rescue: 22(34 - September), Hazard: 2(3 - September), Good intents: 10(15 – September), False alarm: 4(8 – September), Special Incident: 0(0 - September), Service call: 2(4 - September), Overpressure/explosion/overheat: 0(0 - September).





Community Development:

Library:

Patrons: **September** **October**

Total Registered Patrons *14,140* *14,240*

Total Mat-Su Borough Resident Patrons	10,917	10,995
Total City of Palmer Resident Patrons	3,223	3,245
New Library Users	86	100

Usage:	September	
Patron Visits/Count	7,771	9,110
Reference Questions	1,522	1,586
Library Computer Sessions	1,995	2,155
WIFI Sessions	1,375	1,315
Circulation (PPL items)	9,737	10,094
Magazine circulation	360	705
Take Home Paperbacks	342	202

Programs:

Children's Programs	35 Events	1,047 Participants	46 Events	1,553 Participants
Class Visits	3 Events	81 Participants	3 Events	68 Participants
Young Adult Programs	2 Events	16 Participants	2 Events	14 Participants
Adult Programs	8 Events	68 Participants	7 Events	29 Participants
Total Library Programs	48 Events	1,212 Participants	58 Events	1,664 Participants
Community Events	27 Events	160 Participants	49 Events	135 Participants
Total Events	75 Events	1,372 Participants	107 Events	1,799 Participants

Building and Compliance:

Compliance Letters dispatched: 2(3 – September) (unsightly premise), 2(3 - September) (clean up follow up), and 12(15 - September) (permit follow ups), other: 6(3 - September)



**Building Department Report
 OCTOBER 2018**

Permit Type	Count	Total Valuation	Permit Fees Collected	Plan Review Fees Collected
Building Permit	17	\$1,876,577.00	\$16,333.12	\$8,459.50
Sign Permit	1	\$18,000.00	\$626.00	
Fence Permit	1	\$2,000.00	\$26.00	
Totals	19	\$1,896,577.00	\$16,985.12	\$8,459.50

TYPE OF PERMITS:

Applicant	Valuation	Type of Work	Permit Fee	Plan Review Fee
Owens, Ben L.	\$5,000.00	RES Addition	\$123.75	
Safeway	\$60,000.00	COM Alteration	\$794.75	\$516.50
Milazzo, Catherine L.	\$5,780.00	Storage Shed	\$139.25	
Delaney, Leslie	\$1,000.00	RES Alteration	\$43.00	
Palmer Downtown Deli	\$1,500.00	COM Alteration	\$60.00	\$0.00
JGH Plumbing & Htg.	\$426,864.00	COM New	\$3,146.25	\$2,045.00
Hale, Israel	\$1,100.00	COM Alteration	\$46.25	\$0.00
Ogden, Ryan	\$2,000.00	Fence	\$26.00	
Selway Corporation	\$281,033.00	RES New	\$2,236.25	
Nicholson, Wiebke	\$500.00	Storage Shed	\$0.00	
Greenstreet Investments LLC	\$400,000.00	COM New	\$2,978.75	\$1,936.00
Hawkins, Joseph T.	\$20,000.00	COM New	\$357.62	\$0.00
Bowman, Chris	\$17,000.00	RES Alteration	\$310.75	
U-Haul Co. of Alaska	\$13,700.00	COM Alteration	\$264.00	\$171.50
North-Wend Foods, Inc.	\$290,000.00	COM Alteration	\$2,292.25	\$1,489.75
Matanuska-Susitna Borough	\$149,100.00	COM Alteration	\$1,418.75	\$922.00
Johnson, Jeff	\$18,000.00	Sign	\$626.00	
ES Properties LLC	\$163,200.00	COM New	\$1,506.00	\$978.75
ES Properties LLC	\$40,800.00	COM New	\$615.50	\$400.00



Building Department Report
OCTOBER 2018

YEAR TO DATE COMPARISON:

Year	Building Permits	Sign Permits	Fence Permits	Year to Date Valuation	Year to Date Permit Fees	Year to Date Plan Review Fees
2009	90	18	29	\$16,873,519.00	\$99,733.50	
2010	103	44	15	\$21,937,140.00	\$120,502.15	
2011	106	25	24	\$7,650,827.00	\$64,758.25	
2012	90	28	12	\$21,012,041.00	\$134,411.25	
2013	86	25	18	\$12,368,593.00	\$91,440.25	
2014	95	31	11	\$16,039,260.00	\$116,769.50	
2015	94	25	13	\$11,246,779.00	\$97,155.75	
2016	83	35	19	\$38,052,802.00	\$200,018.00	\$36,924.25
2017	83	21	17	\$6,054,680.00	\$55,383.35	\$19,777.75
2018	101	30	12	\$17,140,176.00	\$129,448.37	\$50,616.75



Norma I. Alley, MMC
City Clerk

Phone: (907) 745-3271
Direct: (907) 761-1321
Fax: (907) 761-1340

231 W. Evergreen Ave.
Palmer, Alaska 99645-6952
www.cityofpalmer.org

TO: Palmer City Council
FROM: Norma I. Alley, MMC *Norma I. Alley*
SUBJECT: City Clerk's Report for the November 27, 2018, Council Meeting

1. Boards & Commissions Attendance Spreadsheets

The monthly attendance spreadsheets are attached for:

- a. AAC
- b. BED - Cancelled
- c. PRCRAB
- d. P&ZC

2. 2019 AML Conference Dates

- o Legislative Meeting: Feb. 19-21 (Juneau) – No meeting conflicts
- o Summer Meeting: Aug. 13-15 (Soldotna) – During a Regular Council Meeting week
- o Annual Conference: Nov. 18-22 (Anchorage) – No meeting or holiday conflicts

3. Upcoming Events

Below is a list of upcoming events on the City Clerk's Office radar. Please let us know if you are aware of any other events and if you are or are not planning on attending one of the events below:

Name of Event	Date	Time	Location
Chanakah Celebration	12/5	5:30 pm	Depot

City of Palmer

Airport Advisory Commission Members

PMC 2.25.020. There is created a city airport advisory commission which shall consist of seven members.

Seat	Board Member	Term Expires
A	John Lee	Oct. 2019
B	Kenneth More	Oct. 2019
C	Jeff Helmericks	Oct. 2020
D	Andrew Weaver	Oct. 2018
E	Joyce Momarts	Oct. 2020
F	Shannon Jardine	Oct. 2019
G	Allan Linn	Oct. 2018

PMC 2.25.140.B. Cause for removal. In addition, a board member may be removed by the council if, during any 12-month period while in office: 1) The board member is absent from three regular meetings without excuse; or 2) The board member is absent from six regular meetings.

2018 Attendance Record

Board Member	Jan *	Feb	Mar	Apr	May	June *	July	Aug	Sept	Oct	Nov	Dec
Lee		✓	✓	✓	✓		✓	✓	✓	✓		
More		✓	✓	✓	✓		✓	E	✓	✓		
Helmericks		✓	✓	✓	✓		✓	✓	✓	✓		
Weaver		✓	✓	E	E		✓	E	E	U		
Momarts		✓	✓	E	✓		✓	✓	✓	✓		
Jardine		✓	✓	✓	✓		✓	E	✓	✓		
Linn		✓	✓	✓	✓		✓	✓	✓	✓		

2017 Attendance Record

Board Member	Jan	Feb	Mar	Apr	May *	June	July	Aug	Sept	Oct	Nov	Dec *
Lee	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	
More	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	
Helmericks	U	✓	✓	✓		✓	✓	✓	✓	✓	✓	
Weaver	✓	✓	✓	E		✓	✓	✓	✓	E	✓	
Momarts	E	✓	✓	✓		✓	✓	✓	✓	✓	✓	
Jardine	✓	✓	✓	✓		✓	E	✓	✓	✓	✓	
Linn	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	

* Meeting Cancelled
 ** Special Meeting
 ✓ - Present

E - Excused
 U - Unexcused Absence
 V - Vacant

City of Palmer

Parks, Recreation and Cultural Resources Advisory Board Members

PMC 2.22.010.A. There is created a city board for parks, recreation and cultural resources which shall consist of seven members.

Seat	Board Member	Term Expires
A	Stephanie Allen	Oct. 2020
B	Jo Ehmann	Oct. 2018
C	Heather Kelley	Oct. 2020
D	Shannon Connelly	Oct. 2019
E	Denise Christopher	Oct. 2020
F	Meggie Aube-Trammell	Oct. 2018
G	Sally Pollen	Oct. 2019

PMC 2.22.140.B. Cause for removal. In addition, a board member may be removed by the council if, during any 12-month period while in office: 1) The board member is absent from three regular meetings without excuse; or 2) The board member is absent from six regular meetings.

2018 Attendance Record

Board Member	Jan	Feb	Feb **	Mar	Apr	May	June *	July	Aug	Sept *	Oct	Nov	Dec
Allen	✓	✓	✓	✓	✓	✓		✓	U		✓		
Aube-Trammell	E	✓	✓	✓	✓	✓		✓	✓		✓		
Christopher						E		E	✓		✓		
Connelly	✓	✓	✓	✓	✓	✓		✓	✓		✓		
Ehmann	✓	✓	✓	U	✓	✓		✓	✓		✓		
Kelley									✓		E		
Pollen	U	✓	✓	✓	✓	✓		U	U		✓		

2017 Attendance Record

Board Member	Jan	Feb	Mar	Mar **	Apr	May *	June	July	July **	Aug	Sept	Oct	Nov	Dec *
Allen	E	✓	✓	E	✓		✓	✓	✓	E	E	✓	✓	
Aube-Trammell	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	
Connelly	✓	✓	✓	✓	✓		✓	✓	✓	E	✓	✓	✓	
Ehmann	✓	✓	✓	✓	✓		E	E	E	✓	✓	✓	✓	
Pollen													✓	

* Meeting Cancelled
 ** Special Meeting
 ✓ – Present
 E – Excused Absence
 U – Unexcused Absence
 V – Vacant

City of Palmer

Planning & Zoning Advisory Commission Members

PMC 2.20.010.A. There is created a city planning and zoning commission which shall consist of seven members who shall be nominated by the mayor and confirmed by the city council. All members must be residents of the city.

Seat	Commission Member	Term Expires
A	Gena Ornquist	Oct. 2020
B	Richard Benedetto	Oct. 2019
C	Andrew Corbin	Oct. 2018
D	Kristy Thom Bernier	Oct. 2019
E	Dan Lucas	Oct. 2020
F	David Petty	Oct. 2018
G	Rhonda Wohlbach	Oct. 2018

PMC 2.20.321.C. Cause for removal. In addition, a commissioner may be removed by the council if, during any 12-month period while in office: 1) The commissioner is absent from three regular meetings without excuse; or 2) The commissioner is absent from six regular meetings.

2018 Attendance Record

Commissioner	Jan	Feb	Mar *	Apr **	Apr	May	Jun *	Jul	Aug	Sep	Oct	Nov	Dec *
Benedetto	E	✓		✓	✓	✓		✓	✓	✓	E		
Corbin								✓	✓	✓	✓		
Lucas	✓	✓		✓	✓	✓		✓	✓	✓	✓		
Ornquist	✓	✓		E	E	✓		✓	E	✓	✓		
Petty	✓	✓		✓	✓	✓		✓	✓	✓	✓		
Thom Bernier	✓	✓		✓	✓	✓		✓	E	E	✓		
Wohlbach								✓	✓	E	U		

2017 Attendance Record

Commissioner	Jan	Feb	Mar	Apr **	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec *
Benedetto												✓	
Lucas	✓	*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Ornquist	✓	*	✓	✓	✓	✓	✓	✓	✓	✓	E	✓	
Petty	✓	*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Thom Bernier	✓	*	✓	✓	E	✓	E	✓	✓	E	✓	✓	

* Meeting Cancelled
 ** Special Meeting
 ✓ – Present

E – Excused Absence
 U – Unexcused Absence
 V – Vacant

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Mayor's Memo

Council Meeting report – November 27, 2018

NOTES AND UP COMING EVENTS

Colony Christmas – December 8

Radio Free Palmer – Mayor's update – Dec. 21

Mayors/Manager Meeting – December 13?

Agenda Setting Meeting – November 29

Last Council meeting for 2018 – December 11
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We want and value your input and participation.

Edna DeVries Mayor

907-355-9933 edevries@palmerak.org

**City of Palmer
Ordinance No. 18-007-Z-2-SL**

Subject: Amending the Zoning Map to Revise the Zoning Designation of Tax Parcel D8 Located in Section 8, Township 17 North, Range 2 East, Seward Meridian, to Extend the I-Industrial Zoning Classification with Special Limitation

Agenda of: October 23, 2018 – Introduction
November 27, 2018 – Public Hearing

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



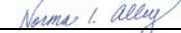
Originator Information:

Originator: City Manager

Department Review:

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

Approved for Presentation By:

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

Certification of Funds:


Total amount of funds listed in this legislation: \$ 0

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: 

Attachment(s):

- Ordinance No. 18-007-Z-2-SL
- Planning and Zoning Commission Resolution No. 18-007 with Findings of Facts
- Planning and Zoning Commission Minutes for September 20, 2018
- Public Notice and Vicinity Map for Commission Public Hearing of September 20, 2018
- Zoning Map Amendment Application with Market Analysis and Consultation Report
- Notice of City Council Public Hearing & Responses

Summary Statement:

If approved, Ordinance No. 18-007-Z-2-SL will amend the Special Limitations to extend the I-Industrial Zoning Classification with Special Limitations for Tax Parcel D8 located in Section 8, Township 17 North, Range 2 East, Seward Meridian, Alaska for an additional five years.

Tax Parcel D8 is currently zoned I-Industrial with Special Limitations; this zoning designation will expire on January 28, 2024 and the parcel will revert back to its original zoning of R-1, Single-family Residential. The parcel in question is contiguous to the Fairgrounds District to the north and west, and residential uses and subdivisions, which are located outside city limits, to the south and east.

Prior to the time of annexation into the City in 2003, Tax Parcel D8 had been used for gravel extraction from 1963 to 2002 and was known as the Rebarchek gravel pit. The property was annexed into the City in 2003 and was automatically zoned R-1, causing it to become a legal nonconforming use.

On October 17, 2003 Alaska State Fair Inc. (owner of the parcel in 2003) requested this parcel be rezoned from R-1, Single-family Residential to I-Industrial. The request was denied by the Planning and Zoning Commission on November 4, 2003. Alaska State Fair Inc. submitted a written request that the Council consider the zoning amendment the Commission denied as permitted by PMC 17.80.061 Council action upon Commission denial.

On February 24, 2004, following a public hearing, City Council approved the request to rezone this parcel to I-Industrial with the following Special Limitations:

- A. The industrial use of the property is limited to only the reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property in a manner consistent with the findings set forth above.
- B. No use of the property authorized by subparagraph A shall commence or continue except in conformance with a conditional use permit approved by the Palmer Planning Commission, consistent with the above findings.
- C. The Industrial zoning classification of this property shall terminate no later than 10 years after the effective date of this ordinance, unless terminated sooner pursuant to subparagraph D or by subsequent rezoning.
- D. If prior to ten years after the effective date of this ordinance the Palmer Planning Commission finds that the reclamation of the property has been completed, the Industrial zoning classification shall then terminate on the effective date thereof. Such a finding shall be made only after notice to the property owner and a public hearing.
- E. Upon the effective date of termination of the Industrial zoning classification pursuant to subparagraph C or D above, the property shall revert to the zoning classification in effect prior to the adoption of this ordinance (R-1, Single Family Residential), unless otherwise rezoned.

On February 24, 2004, the parcel was rezoned to Industrial with Special Limitations to allow the site through a conditional use permit to only be used as an inert waste mono-fill site for a period of 10 years to expire on February 24, 2014.

On January 28, 2014, the parcel's zoning designation of Industrial with Special Limitations was extended to continue to allow the site through a conditional use permit to only be used as an inert waste mono-fill site for an additional ten-year period.

The parcel's Industrial with Special Limitations zoning designation will expire on January 28, 2024 and will revert to R-1, Single-family Residential. The site has not been completely filled and will require an extension for an additional five years of the Industrial zoning with Special Limitations to allow for the completion of the reclamation of this property through a conditional use permit. On September 20, 2018 the Planning and Zoning Commission reviewed and amended recommended staff conditions and unanimously voted to approve modifications to Conditional Use Permit #14-001 for Alaska Demolition, LLC.

On September 20, 2018, the Planning and Zoning Commission voted unanimously to recommend City Council approve the request to extend the I-Industrial zoning classification with Special Limitations.

On November 8, 2018, the City Clerk's Office mailed letters to property owners within 1,200 feet of the property. As of November 16, 2018, no written comments were returned to the City Clerk.

Administration's Recommendation:

Adopt Ordinance No. 18-007-Z-2-SL to extend the I-Industrial Zoning Classification with the following Special Limitations for Tax Parcel D8 located in Section 8, Township 17 North, Range 2 East, Seward Meridian, Alaska:

- A. The industrial use of the property is limited to the reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property in a manner consistent with the findings set forth in Planning and Zoning Commission Resolution No. 18-007.
- B. No use of the property authorized by subparagraph A shall commence or continue except in conformance with a conditional use permit approved by the Palmer Planning Commission, consistent with the above findings.
- C. The Industrial zoning classification of this property shall terminate no later than February 1, 2029, unless terminated sooner pursuant to subparagraph D or by subsequent rezoning.
- D. If prior to February 1, 2029, the Palmer Planning Commission finds that the reclamation of the property has been completed, the Industrial zoning classification shall then terminate on the effective date thereof. Such a finding shall be made only after notice to the property owner and a public hearing.
- E. Upon the effective date of termination of the Industrial zoning classification pursuant to subparagraph C or D above, the property shall revert to the zoning classification of R-1, Single Family Residential, unless otherwise rezoned.

LEGISLATIVE HISTORY

Introduced by: City Manager Wallace
Date: October 23, 2018
Public Hearing: November 27, 2018
Action:
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

Ordinance No. 18-007-Z-2-SL

An Ordinance of the Palmer City Council Amending the Zoning Map to Revise the Zoning Designation of Tax Parcel D8, Located in Section 8, Township 17 North, Range 2 East, Seward Meridian, to Extend the I-Industrial Zoning Classification with Special Limitations

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. Authority and legislative findings. Pursuant to Palmer Municipal Code §17.80.040, the City Council hereby adopts the following zoning map amendment in accordance with the legislative findings set below:

WHEREAS, Steve Agni of Development Managers, Inc. as authorized representative for Alaska Demolition, LLC has initiated a zoning map amendment application received July 20, 2018, to amend the Special Limitations to extend the I-Industrial zoning classification with Special Limitations; and

WHEREAS, the Commission duly gave required notices, held its required public hearing on September 20, 2018, made a written report of its decision as to such need, justification and effect to the extension of zoning change in Commission Resolution No. 18-007, and voted 5 in favor and 0 opposed to recommend that such amendment to the zoning map be approved; and

WHEREAS, the Commission adopted findings of fact in Commission Resolution No. 18-007 as to the need, justification and effect to the extension of zoning change on September 20, 2018; and

WHEREAS, the City Council duly gave required notices, held its required public hearing on this date, and has duly considered the request to extend the I-Industrial zoning with Special Limitations of the property, all evidence and testimony presented including any comments of the persons attending the public hearing, the findings of fact set forth in Planning and Zoning Commission Resolution No. 18-007, and the recommendation of the Commission.

Section 4. The City of Palmer Zoning Districts Map dated November 2017 is hereby amended to revise the zoning designation of Tax Parcel D8 located in Section 8, Township 17 North, Range 2 East, Seward Meridian, to extend the I-Industrial zoning classification with the following Special Limitations:

- A. The industrial use of the property is limited to the reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property in a manner consistent with the findings set forth in Planning and Zoning Commission Resolution No. 18-007.
- B. No use of the property authorized by subparagraph A shall commence or continue except in conformance with a conditional use permit approved by the Palmer Planning Commission, consistent with the above findings.
- C. The Industrial zoning classification of this property shall terminate no later than February 1, 2029, unless terminated sooner pursuant to subparagraph D or by subsequent rezoning.
- D. If prior to February 1, 2029, the Palmer Planning Commission finds that the reclamation of the property has been completed, the Industrial zoning classification shall then terminate on the effective date thereof. Such a finding shall be made only after notice to the property owner and a public hearing.
- E. Upon the effective date of termination of the Industrial zoning classification pursuant to subparagraph C or D above, the property shall revert to the zoning classification of R-1, Single Family Residential, unless otherwise rezoned.

Section 5. Effective Date. Ordinance No. 18-007-Z-2-SL shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this _____ day of _____, 2018.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk



Community Development Zone Change Application Staff Report to Commission

PART I. GENERAL INFORMATION

Location:	Section 8, Township 17 North, Range 2 East, Tax Lot D8
Site Address:	550 East Rebarchek Avenue
Request:	Amend Special Limitations to extend term for five more years until 2029 (from 2024)
Applicant & Owner:	Stephen Agni, Development Managers, Inc., authorized representative for Alaska Demolition, LLC
Public Hearing Date:	September 20, 2018
Notification Requirements:	In accordance with 17.80.030
On September 4, 2018, 115 public hearing notices were mailed to property owners with 1,200' of the site. Notification of the public hearing was published in the Frontiersman on September 14, 2018. A total of 0 written comments were received in response, with 0 in favor of, 0 opposed and 0 no objection	

PART II. BACKGROUND

Site Information:

Tax Parcel D8 was annexed into the City in 2003 and was automatically zoned R-1 upon annexation. Prior to annexation, this parcel was used for gravel extraction and as a fill area. On February 24, 2004, the zoning designation was changed to Industrial with Special Limitations for a 10-year period to allow the owner through a conditional use permit to solely utilize the site for reclamation of the property through the operation of an inert waste mono-fill. On January 28, 2014 Ordinance No. 14-001-Z-1 revised the zoning designation from R-1 Single Family Residential to I-Industrial with Special Limitations for a period of ten years from the effective date of the ordinance. This parcel has access from East Rebarchek Avenue.

Parcel Size:

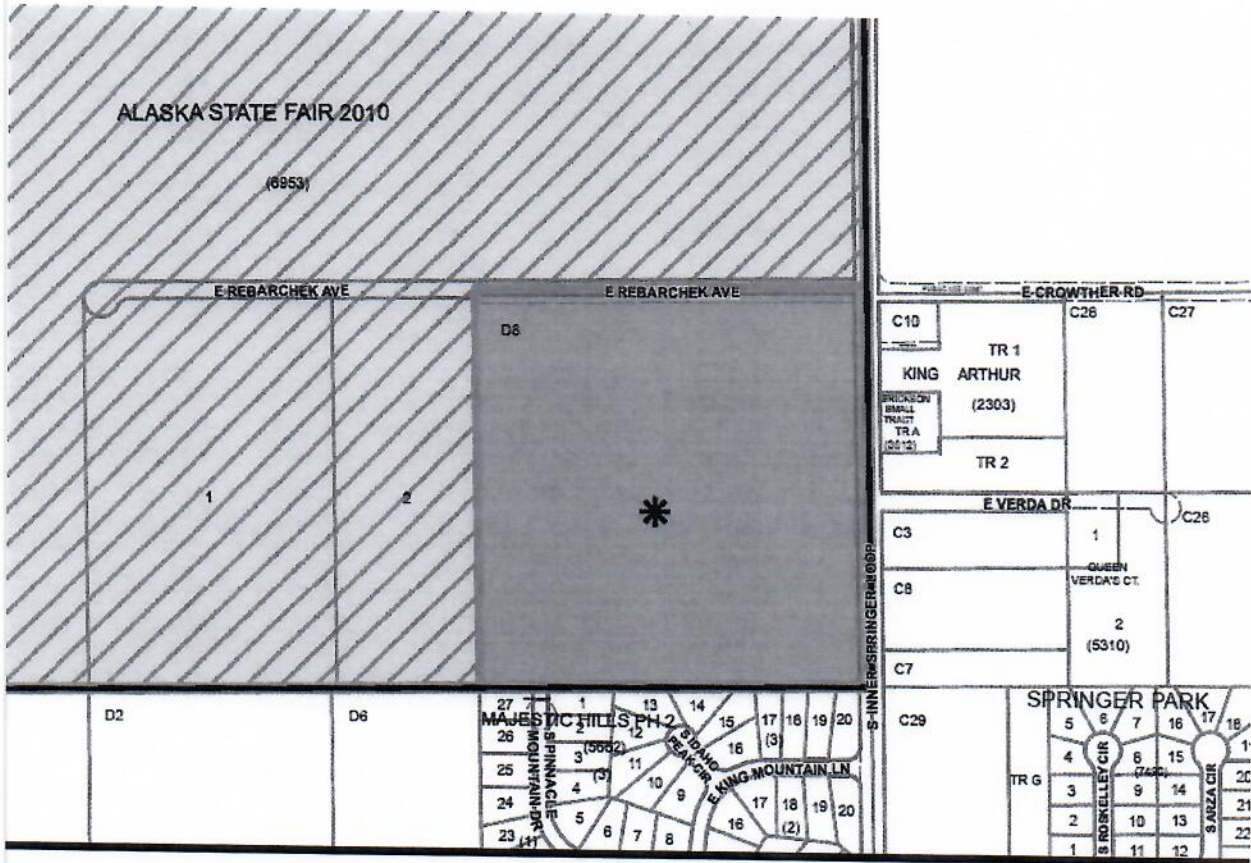
38.79 gross acres

Existing Zoning:

I-Industrial with Special Limitations (expiring January 28, 2024 and returning to R-1 Single-family Residential)

Surrounding Land Uses:

	Zoning	Land Use for surrounding areas
North	F	Fairgrounds
South	-----	Majestic Hills subdivision located outside city limits
East	-----	Residential uses located outside city limits
West	F	Fairgrounds



Considerations:

The **intent of the R-1 district** is to provide a zoning district in which the principal use of land is for single-family dwellings. This parcel has been and continues to be used as inert waste mono-fill site, which is not the intended principal use of the R-1 district. The **intent of the I-Industrial district** is to provide a zoning district to encourage the use of the land for heavy commercial or moderate industrial uses within a specific area away from residential areas.

- The parcel has been used as an excavation site and upon being annexed into the City in 2003 was automatically zoned R-1, Single-family Residential causing the site to become a legal nonconforming use. On February 24, 2004, the parcel was rezoned to Industrial with Special Limitations to allow the site through a conditional use permit to only be used as an inert waste mono-fill site for a period of 10 years to expire on February 24, 2014.
- On January 28, 2014, the parcel's zoning designation of Industrial with Special Limitations was extended to continue to allow the site through a conditional use permit to only be used as an inert waste mono-fill site for an additional ten-year period.
- The parcel's Industrial with Special Limitations zoning designation will expire on January 28, 2024 and will revert to R-1, Single-family Residential. The site has not been completely filled and will require an extension for an additional five years of the Industrial zoning with Special Limitations to allow for the completion of the reclamation of this property through a conditional use permit.

Code Requirements:

In the I-Industrial District, the required minimum lot width is 60 feet and the required minimum lot area is 7,200 square feet.

- Tax Parcel D8 is approximately 1,318 feet in width and lot area is approximately 1,689,692 square feet which exceeds the minimum requirements.

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. The extension of the term of the industrial zone with continued reclamation of land is in accord with applicable comprehensive plans.

Staff finds the following support in the Comprehensive Plan:

- Chapter 6, Land Use, Goal 1 from the 2006 Palmer Comprehensive Plan states, "Guide growth to make Palmer an increasingly attractive place to live, work, invest and visit."
- Chapter 6, Land Use, Goal 3, Objective B speaks to the support of continued industrial use, consistent with other plan goals and the associated jobs and tax revenues these uses generate.
- Chapter 4, Public Services, Facilities & Infrastructure, Goal 1, Objective G states, "Solid Waste – Provide adequate facilities to meet current and anticipated future demands for solid waste disposal in the City of Palmer."
- Chapter 3, Community Vision speaks of guiding community growth to encourage commercial growth that generates revenues needed to improve widely-desired services and facilities, from better sidewalks and roads, to improved cultural facilities.

Staff finds the following facts in support:

- a) The extension of the zoning designation to Industrial with Special Limitations continues to be in accordance with the Borough and City comprehensive plans. The prior history of this property shows the use was a commercial gravel pit. For the last 14 years, the property has been used as an inert waste mono-fill site for reclamation purposes. Extending the current zoning designation of Industrial with Special Limitations will allow the continuation of the reclamation process through a conditional use permit, if approved.
- b) Once the reclamation process is complete, the land can be used for more beneficial purposes which are compatible with surrounding properties and will contribute to making Palmer an attractive place to live as mentioned in Goal 1 of the 2006 Palmer Comprehensive Plan.
- c) Industrial activities generate jobs and tax revenues but should be located and managed so they are compatible with adjoining uses by requiring appropriate location and setbacks, retention of buffers on new residential subdivisions, use of vegetation as screening, managing ongoing operations and implementing performance standards regarding noise and

light. The modification of the existing CUP to allow gravel extraction activities will generate revenues while continuing to ensure the appropriate existing performance standards are maintained for compatibility with surrounding residential uses.

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

Applicant's response:

The continued use of this industrial zone will not change established land patterns. The designation of this parcel as "State Fair" zoning upon completion of the term in 2029 affirms the land use in accord with "State Fair" activity already present.

Staff finds the following facts in support:

- a) In its present state, the land is not compatible with the surrounding areas; however, the extension of the Industrial zoning with Special Limitations designation will allow the continuation of the reclamation process if the conditional use permit is also extended so the land can be usable for future development. In the interim, extension of the Industrial zoning with Special Limitations will allow for employment opportunities for area residents.
- b) The land is surrounded on two sides by the Fairgrounds district and two sides by residential neighborhoods. For this property to be compatible with surrounding zoning districts and established land use pattern, it is necessary to allow the reclamation process of this property for future development. Once the reclamation process is complete, future development of the land could serve a variety of uses which would necessitate the return of the land to a more restrictive and compatible zoning district.

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

Applicant's response:

This continued use imposes no additional or different burden on public infrastructure or change of conditions on surrounding property.

Staff finds the following facts in support:

- a) The public facilities such as schools and utilities have proved to be adequate over the past 14 years since this property was zoned Industrial with Special Limitations. Extension of the Industrial zoning with Special Limitations designation should not incur any change.
- b) To avoid local impacts from traffic on Inner Springer Loop, the access of Rebarchek Avenue is used for access to this property.

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

Applicant's response:

The usage and conditions of the parcel support the extension of the term to ensure completion of total reclamation on the parcel.

Staff finds the following facts in support:

- a) This parcel is adjacent to residential neighborhoods and uses which continue to grow and develop on the south and east sides. Changed conditions over the last 14 years to the subject parcel consists of the dangerous slopes having been re-graded and resolved, site is completely screened by berms or fencing and runoff water from the road has been redirected to a more suitable location on the property.
- b) Recommending the extension of the Industrial zoning with Special Limitations will allow the continuance of the reclamation process, through a conditional use permit if approved, for this site to remove the dangerous nuisance (extending about 20 acres in area and as much as 50 feet below surrounding grade) that has existed on this parcel and return it to a more useable and safe piece of land that will be compatible with the surrounding fairgrounds and residential properties.
- c) Existing conditions from the original CUP in 2004 and Best Management Practices conditions added to the extension of the CUP in 2014 ensure the operation of the inert waste mono-fill has been conducted in a manner that has the least minimal impact on the surrounding residential neighborhoods.

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 continuation of the zoning for five more years will ensure completion of all reclamation and support conversion to "State Fair" zoning and usage at the completion of the term.

Staff finds the following facts in support:

- a) The extension of the Industrial zoning with Special Limitations should be granted as the public welfare will be better served by allowing the continuation of the reclamation process through an approved conditional use permit, to remove the gravel pit area for the safety of the general public.
- b) The extension of the Industrial zoning with Special Limitations does not grant a special privilege to the owners as this 40-acre parcel is large enough to be its own "stand alone" zoning area.

PART III. STAFF RECOMMENDATION

Based on the information provided by the applicant, public comments received before publication of this report and staff analysis, staff finds this proposal to extend the Industrial zoning with Special Limitations for Tax Parcel D8, in Section 8, Township 17 North, Range 2 East, Seward Meridian, is consistent with and substantially in conformance with the Palmer Comprehensive Plan for the I-Industrial district.

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 extension of the Industrial zoning with the following Special Limitations for Tax Parcel D8 and forward a recommendation for approval to the City Council:

- A. The industrial use of the property is limited to the reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property in a manner consistent with the findings set forth in Planning and Zoning Commission Resolution 18-007.

- B. No use of the property authorized by subparagraph A shall commence or continue except in conformance with a conditional use permit approved by the Palmer Planning Commission, consistent with the above findings.
- C. The Industrial zoning classification of this property shall terminate no later than February 1, 2029, unless terminated sooner pursuant to subparagraph D or by subsequent rezoning.
- D. If prior to February 1, 2029 the Palmer Planning Commission finds that the reclamation of the property has been completed, the Industrial zoning classification shall then terminate on the effective date thereof. Such a finding shall be made only after notice to the property owner and a public hearing.
- E. Upon the effective date of termination of the Industrial zoning classification pursuant to subparagraph C or D above, the property shall revert to the zoning classification of R-1, Single Family Residential, unless otherwise rezoned.

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. 18-007

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR TAX PARCEL D8, LOCATED IN SECTION 8, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA, TO EXTEND THE INDUSTRIAL ZONING CLASSIFICATION WITH SPECIAL LIMITATIONS

WHEREAS, Steve Agni of Development Managers, Inc., authorized representative for Alaska Demolition, LLC has initiated a Zoning Map Amendment application to amend the Special Limitations to extend the Industrial zoning classification for five more years until 2029 for Tax Parcel D8 in Section 8, Township 17 North, Range 2 East;

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 September 4, 2018, 115 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 September 14, 2018. A total of 0 comments was received in response, with 0 in favor of, 0 opposed and 0 no objection; and

WHEREAS, Chapter 6, Land Use, Goal 1 from the 2006 Palmer Comprehensive Plan states, "Guide growth to make Palmer an increasingly attractive place to live, work, invest and visit"; and

WHEREAS, Chapter 6, Land Use, Goal 3, Objective B speaks to the support of continued industrial use, consistent with other plan goals and the associated jobs and tax revenues these uses generate; and

WHEREAS, Chapter 4, Public Services, Facilities & Infrastructure, Goal 1, Objective G states, "Solid Waste – Provide adequate facilities to meet current and anticipated future demands for solid waste disposal in the City of Palmer; and

WHEREAS, Chapter 3, Community Vision speaks of guiding community growth to encourage commercial growth that generates revenues needed to improve widely-desired services and facilities, from better sidewalks and roads, to improved cultural facilities; and

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 extension of the zoning designation to Industrial with Special Limitations continues to be in accordance with the Borough and City comprehensive plans. The prior history of this property shows the use was a commercial gravel pit. For the last 14 years, the property has been used as an inert waste mono-fill site for reclamation purposes. Extending the current

zoning designation of Industrial with Special Limitations will allow the continuation of the reclamation process through a conditional use permit, if approved.

- b) Once the reclamation process is complete, the land can be used for more beneficial purposes which are compatible with surrounding properties and will contribute to making Palmer an attractive place to live as mentioned in Goal 1 of the 2006 Palmer Comprehensive Plan.
- c) Industrial activities generate jobs and tax revenues but should be located and managed so they are compatible with adjoining uses by requiring appropriate location and setbacks, retention of buffers on new residential subdivisions, use of vegetation as screening, managing ongoing operations and implementing performance standards regarding noise and light. The modification of the existing CUP to allow gravel extraction activities will generate revenues while continuing to ensure the appropriate existing performance standards are maintained for compatibility with surrounding residential uses.

Fact 2:

- a) In its present state, the land is not compatible with the surrounding areas; however, the extension of the Industrial zoning with Special Limitations designation will allow the continuation of the reclamation process if the conditional use permit is also extended so the land can be usable for future development. In the interim, extension of the Industrial zoning with Special Limitations will allow for employment opportunities for area residents.
- b) The land is surrounded on two sides by the Fairgrounds district and two sides by residential neighborhoods. For this property to be compatible with surrounding zoning districts and established land use pattern, it is necessary to allow the reclamation process of this property for future development. Once the reclamation process is complete, future development of the land could serve a variety of uses which would necessitate the return of the land to a more restrictive and compatible zoning district.

Fact 3:

- a) The public facilities such as schools and utilities have proved to be adequate over the past 14 years since this property was zoned Industrial with Special Limitations. Extension of the Industrial zoning with Special Limitations designation should not incur any change.
- b) To avoid local impacts from traffic on Inner Springer Loop, the access of Rebarchek Avenue is used for access to this property.

Fact 4:

- a) This parcel is adjacent to residential neighborhoods and uses which continue to grow and develop on the south and east sides. Changed conditions over the last 14 years to the subject parcel consists of the dangerous slopes having been re-graded and resolved, site is completely screened by berms or fencing and runoff water from the road has been redirected to a more suitable location on the property.
- b) Recommending the extension of the Industrial zoning with Special Limitations will allow the continuance of the reclamation process, through a conditional use permit if approved, for this site to remove the dangerous nuisance (extending about 20 acres in area and as much as 50 feet below surrounding grade) that has existed on this parcel and return it to a more useable and safe piece of land that will be compatible with the surrounding fairgrounds and residential properties.
- c) Existing conditions from the original CUP in 2004 and Best Management Practices conditions added to the extension of the CUP in 2014 ensure the operation of the inert waste mono-fill

has been conducted in a manner that has the least minimal impact on the surrounding residential neighborhoods.

Fact 5:

- a) The extension of the Industrial zoning with Special Limitations should be granted as the public welfare will be better served by allowing the continuation of the reclamation process through an approved conditional use permit, to remove the gravel pit area for the safety of the general public.
- b) The extension of the Industrial zoning with Special Limitations does not grant a special privilege to the owners as this 40-acre parcel is large enough to be its own "stand alone" zoning area.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Tax Parcel D8 in Section 8, Township 17 North, Range 2 East, to extend the Industrial zoning classification with the following Special Limitations:

- A. The industrial use of the property is limited to the reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property in a manner consistent with the findings set forth in Planning and Zoning Commission Resolution 18-007.
- B. No use of the property authorized by subparagraph A shall commence or continue except in conformance with a conditional use permit approved by the Palmer Planning Commission, consistent with the above findings.
- C. The Industrial zoning classification of this property shall terminate no later than February 1, 2029, unless terminated sooner pursuant to subparagraph D or by subsequent rezoning.
- D. If prior to February 1, 2029 the Palmer Planning Commission finds that the reclamation of the property has been completed, the Industrial zoning classification shall then terminate on the effective date thereof. Such a finding shall be made only after notice to the property owner and a public hearing.
- E. Upon the effective date of termination of the Industrial zoning classification pursuant to subparagraph C or D above, the property shall revert to the zoning classification of R-1, Single Family Residential, unless otherwise rezoned.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 20th day of September, 2018.



Dan Lucas, Chairman




Kimberly A. McClure
Planning & Code Compliance Technician

In favor:	Corbin, Ornquist, Benedetto, Petty, Lucas
Opposed:	None
Absent:	Thom Bernier, Wohlbach

Director Hanson stated for the record that this Commission action may be appealed pursuant to Chapter 17.98 Palmer Municipal Code, by any party including a City official. The right of appeal is forfeited unless a written appeal is delivered to the Clerk within 20 calendar days of the Commission decision.

[Chairman Lucas called a short break at 9:25 p.m.; the meeting resumed at 9:30 p.m.]

- 
- b) **Resolution No. 18-007:** A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Tax Parcel D8, Located in Section 8, Township 17 North, Range 2 East, Seward Meridian, Alaska, To Extend the Industrial Zoning Classification with Special Limitations.

Chairman Lucas inquired of the Commission if there were any *ex parte* communications related to Resolution No. 18-007. None were disclosed.

Staff Report: Director Hanson (see written report, packet pp 89-94):

- Reported general and background information regarding the requested Zoning Map Amendment to amend Special Limitations extending the term for five more years to 2029; provided site information, parcel size, existing zoning and surrounding land uses;
 - Applicant is Stephen Agni, Development Managers, Inc., authorized representative for Alaska Demolition, LLC.
 - all public notice and publishing requirements pursuant to code have been met;
 - a total of 0 written comments were received in response prior to the publication of the packet, with 0 in favor, 0 opposed, 0 no objection.
 - parcel size is 38.79 acres and existing zoning is I-Industrial District with Special Limitations (expiring January 28, 2024 and returning to R-1 Single-family Residential)
- Outlined considerations for recommending the requested zoning map amendment (see written report, packet p. 90).

Findings of Fact: (Resolution 18-007)

Director Hanson, pursuant to PMC 17.80.036.C, presented proposed Findings of Fact that support the granting of the zoning map amendment for the Commission's consideration:

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

Staff finds the following support in the Comprehensive Plan:

- Chapter 6, Land Use, Goal 1 from the 2006 Palmer Comprehensive Plan states: "Guide growth to make Palmer an increasingly attractive place to live, work, invest and visit."
- Chapter 6, Land Use, Goal 3, Objective B speaks to the support of continued industrial use, consistent with other plan goals and the associated jobs and tax revenues these uses generate.

- Chapter 4, Public Services, Facilities & Infrastructure, Goal 1, Objective G, states: "Solid Waste – Provide adequate facilities to meet current and anticipated future demands for solid waste disposal in the City of Palmer."
- Chapter 3, Community Vision, speaks of guiding community growth to encourage commercial growth that generates revenues needed to improve widely-desired services and facilities from better sidewalks and roads to improved cultural facilities.

Staff finds the following facts in support:

- a) The extension of the zoning designation to Industrial with Special Limitations continues to be in accordance with the Borough and City comprehensive plans. The prior history of this property shows the use was a commercial gravel pit. For the last 14 years, the property has been used as an inert waste mono-fill site for reclamation purposes. Extending the current zoning designation of Industrial with Special Limitations will allow the continuation of the reclamation process through a conditional use permit, if approved.
- b) Once the reclamation process is complete, the land can be used for more beneficial purposes which are compatible with surrounding properties and will contribute to making Palmer an attractive place to live as mentioned in Goal 1 of the 2006 Palmer Comprehensive Plan.
- c) Industrial activities generate jobs and tax revenues but should be located and managed so they are compatible with adjoining uses by requiring appropriate location and setbacks, retention of buffers on new residential subdivisions, use of vegetation as screening, managing ongoing operations and implementing performance standards regarding noise and light. The modification of the existing CUP to allow gravel extraction activities will generate revenues while continuing to ensure the appropriate existing performance standards are maintained for compatibility with surrounding residential uses.

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

Staff finds the following facts support:

- a) In its present state, the land is not compatible with the surrounding areas; however, the extension of the Industrial zoning with Special Limitations designation will allow the continuation of the reclamation process if the conditional use permit is also extended so the land can be usable for future development. In the interim, extension of the Industrial zoning with Special Limitations will allow for employment opportunities for area residents.
- b) The land is surrounded on two sides by the Fairgrounds district and two sides by residential neighborhoods. For this property to be compatible with surrounding zoning districts and established land use pattern, it is necessary to allow the reclamation process of this property for future development. Once the reclamation process is complete, future development of the land could serve a variety of uses which would necessitate the return of the land to a more restrictive and compatible zoning district.

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

Staff finds the following facts in support:

- a) The public facilities such as schools and utilities have proved to be adequate over the past 14 years since the property was zoned Industrial with Special Limitations. Extension of the Industrial zoning with Special Limitations designation should not incur any change.
- b) To avoid local impacts from traffic on Inner Springer Loop, the access of Rebarchek Avenue is used for access to this property.

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

Staff finds the following facts in support:

- a) This parcel is adjacent to residential neighborhoods and uses which continue to grow and develop on the south and east sides. Changed conditions over the last 14 years to the subject parcel consists of the dangerous slopes having been re-graded and resolved, site is completely screened by berms or fencing and runoff water from the road has been redirected to a more suitable location on the property.
- b) Recommending the extension of the Industrial zoning with Special Limitations will allow the continuance of the reclamation process, through a conditional use permit if approved, for the site to remove the dangerous nuisance (extending about 20 acres in area and as much as 50 feet below surrounding grade) that has existed on this parcel and return it to a more useable and safe piece of land that will be compatible with the surrounding fairgrounds and residential properties.
- c) Existing conditions from the original CUP in 2004 and Best Management Practices conditions added to the extension of the CUP in 2014 ensure the operation of the inert waste mono-fill has been conducted in a manner that has the least minimal impact on the surrounding residential neighborhoods.

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 following facts in support:

- a) The extension of the Industrial zoning with Special Limitations should be granted as the public welfare will be better served by allowing the continuation of the reclamation process through an approved conditional use permit, to remove the gravel pit area for the safety of the general public.
- b) The extension of the Industrial zoning with Special Limitations does not grant a special privilege to the owners as this 40-acre parcel is large enough to be its own "stand alone" zoning area.

Staff Recommendation: (Resolution 18-007)

Based on the information provided by the applicant, public comments received before

publication of this report and staff analysis, staff finds this proposal to extend the Industrial zoning with Special Limitations for Tax Parcel D8, in Section 8, Township 17 North, Range 2 East, Seward Meridian, is consistent with and substantially in conformance with the Palmer Comprehensive Plan for the I-Industrial district.

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 extension of the Industrial zoning with the following Special Limitations for Tax Parcel D8 and forward a recommendation for approval to the City Council.

- A. The industrial use of the property is limited to the reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property in a manner consistent with the findings set forth in Planning and Zoning Commission Resolution 18-007.
- B. No use of the property authorized by subparagraph A shall commence or continue except in conformance with a conditional use permit approved the Palmer Planning Commission, consistent with the above findings.
- C. The Industrial zoning classification of this property shall terminate no later than February 1, 2029, unless terminated sooner pursuant to subparagraph D or by subsequent rezoning.
- D. If prior to February 1, 2029 the Palmer Planning Commission finds that the reclamation of the property has been completed, the Industrial zoning classification shall then terminate on the effective date thereof. Such a finding shall be made only after notice to the property owner and a public hearing.
- E. Upon the effective date of termination of the Industrial zoning classification pursuant to subparagraph C or D above, the property shall revert to the zoning classification of R-1, Single Family Residential, unless otherwise rezoned.

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.

Public Hearing: (Resolution 18-007)

Chairman Lucas opened the public hearing at 9:40 p.m.

Applicant's Presentation:

Stephen Agni, authorized Representative of Owner, Alaska Demolition, LLC:

- Spoke in support of request for extension of the term for five more years from 2024 to 2029 as a good faith effort, recognizing many of the complaints voiced tonight regarding why it is taking so long;
- Realizing the extensive reclaim in front of them, they felt it was the best policy to be upfront and request the extension and asked for the Commission's concurrence.

Public Testimony:

Lorie Koppenberg:

- Commented no objection to the request; commented that she doesn't think returning to R-1 zoning would be the best use of the property when the reclamation is completed.

Director Hanson reported that there was no written testimony pertaining specifically to the requested zoning map amendment,

There being no others coming forward to testify, Chairman Lucas closed the public testimony portion of the hearing at 9:46 p.m. There were no objections.

Following brief discussion and questions of staff:

Main Motion: For approval of Resolution No. 18-007, including Staff's Recommended Findings, and move forward to City Council with a recommendation for adoption.

Moved by:	Petty
Seconded by:	Benedetto
Action:	Motion Carried Unanimously by all members present.
In favor:	Corbin, Ornquist, Benedetto, Petty, Lucas
Opposed:	None
Absent:	Thom Bernier, Wohlbach

Recommended Findings:

Commission Approval by roll call vote -- Finding 1:

Lucas	Petty	Corbin	Wahlbach	Thom Bernier	Ornquist	Benedetto
1. The proposed change is in accordance with the borough and city comprehensive plans.						
Y	Y	Y	Absent	Absent	Y	Y

Commission Approval by roll call vote – Finding 2:

Lucas	Petty	Corbin	Wahlbach	Thom Bernier	Ornquist	Benedetto
2. The proposed change is compatible with surrounding zoning districts and the established land use pattern.						
Y	Y	Y	Absent	Absent	Y	Y

Commission Approval by roll call vote – Finding 3:

Lucas	Petty	Corbin	Wahlbach	Thom Bernier	Ornquist	Benedetto
3. Public facilities such as schools, utilities and streets are adequate to support the proposed change.						
Y	Y	Y	Absent	Absent	Y	Y

Commission Approval by roll call vote – Finding 4:

Lucas	Petty	Corbin	Wahlbach	Thom Bernier	Ornquist	Benedetto
4. Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change.						
Y	Y	Y	Absent	Absent	Y	Y

Commission Approval by roll call vote – Finding 5:

Lucas	Petty	Corbin	Wahlbach	Thom Bernier	Ornquist	Benedetto
5. The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).						
Y	Y	Y	Absent	Absent	Y	Y

H. UNFINISHED BUSINESS:

1. Committee of the Whole to Continue Discussion of PMC 17.28 CL-Limited Commercial District and PMC 17.32 CG-General Commercial District (note: action may be taken by the Commission following the committee of the whole).

Main Motion: To postpone Unfinished Business item 1 until the next meeting.

Moved by:	Benedetto
Seconded by:	Petty
Action:	Motion Carried Unanimously by all members present.
In favor:	Corbin, Ornquist, Benedetto, Petty, Lucas
Opposed:	None
Absent:	Thom Bernier, Wohlbach

I. NEW BUSINESS: None.

J. PLAT REVIEWS: There were no plat reviews.

K. PUBLIC COMMENTS:

Lorie Koppenberg, Palmer business owner:

- Commented concerning the underground utilities currently under construction on Evergreen; noted people are not happy with the size and number of the unsightly boxes;
- Recommended for the future that the City consider zoning requirements for our utilities, how the boxes are placed, and think of ways to hide them.

Michael Rovito:

- Extended thank you for listening and weighing the testimony as the decision was made on the proposed asphalt plant and the other things that went along with it;
- He understands that these meetings can be long and arduous and wanted the Commission to know he appreciates their service.

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

M. COMMISSIONER COMMENTS:
There were no additional Commissioner Comments.

N. ADJOURNMENT:
There being no further business, the meeting adjourned at 10:01 p.m.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

David Meneses
Building Inspector

Beth Skow
Library Director

September 4, 2018

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
Fax: 907-745-5443
www.cityofpalmer.org

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment Application to extend the current Industrial with Special Limitations zoning designation on Tax Parcel D8 in Section 08, Township 17 North, Range 2 East, Seward Meridian, for an additional five-year period submitted by Steve Agni, Development Managers Inc., authorized representative for Alaska Demolition, LLC, owners. The street address for the site is 550 East Rebarchek Avenue, Palmer, Alaska. This property has been zoned I (Industrial) with Special Limitations since 2004 and the current zoning designation does not expire until 2024. The applicant is requesting an extension for an additional 5 years to begin in 2024 and end in 2029 for the current zoning designation of I (Industrial) with Special Limitations. The subject parcel was previously zoned R-1 (Single-family Residential) upon annexation into the City in 2003. In 2004, the subject parcel was re-zoned to I (Industrial) with Special Limitations by Ordinance No. 612-Z-57 (Substitute) for a period of 10 years and was extended to 2024 by Ordinance No. 14-001-Z-1 on January 28, 2014. The map on the reverse side of this notice indicates the location of the subject parcel.

For additional information on the Industrial District, please refer to Palmer Municipal Code Chapter 17.36 – Industrial District, located online at: www.cityofpalmer.org. To view a copy of the ordinances, please refer to City Council Ordinances located online at: www.cityofpalmer.org.

The Commission will hold a Public Hearing to consider this application and to allow for public comments as well. The meeting will be held on September 20, 2018 at 7:00 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 September 19, 2018. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to 745-5443 or emailed to: kmclure@palmerak.org.

Sincerely,

Kimberly McClure, Planning & Code Compliance Technician

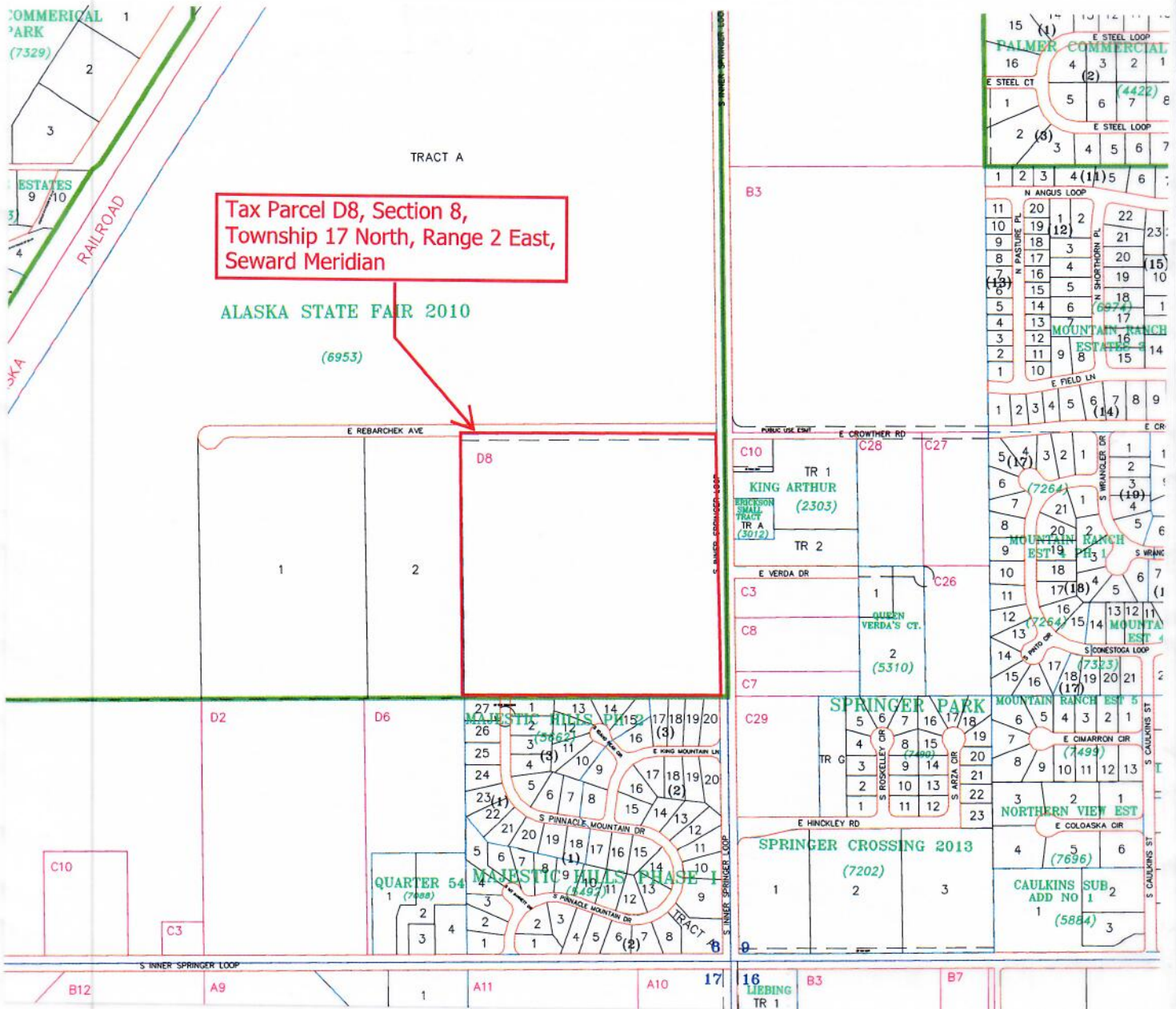


For the following reason, I am (please circle) (in favor of), (NOT in favor of),
(have no objection to) the issuance of the proposed re-zone.

Name: _____

Address: _____

VICINITY MAP



Request for extension of the current Industrial with Special Limitations zoning designation for an additional five year period for Tax Parcel D8, in Section 08, Township 17 North, Range 2 East, Seward Meridian, in Palmer, Alaska.



Received
JUL 20 2018
City of Palmer

**City of Palmer
Department of Community Development**

645 E. Cope Industrial Way, Palmer, Alaska 99645
Telephone: (907) 745-3709 * Fax: (907) 745-5443

Zoning Map Amendment Application

Applicant: ALASKA DEMOLITION LLC

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

NE 1/4, SE 1/4 SECTION 8 T 17N Range 2 East Seward M.
ALSO Described as: TAX parcel 17 NO 2E 08 D 008
Address: 550 Reharshed Ave Palmer AK.

Requested District Change (i.e., from - to): Amend exist industrial zone

Reason for request: Amend special limits to extend term for
Five (5) more years UNTIL 2029 (From 2024)

Please provide a written narrative explaining the following:

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

Yes. The extension of the term of the industrial
zone with continued Reclamation of Land is
in accord with applicable Comprehensive Plans

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

The continued use of this industrial zone will not change
established land patterns. The designation of this parcel
as "State Fair" zoning upon completion of the term
in 2029 affirms the land use in accord with "State Fair"
activity already present.

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

This continued use imposes no additional or different burden on public infrastructure or change of conditions on surrounding property

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

The usage and conditions of the parcel support the extension of the term to ensure completion of total reclamation on the parcel

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

The continuation of the zoning for five more years will ensure completion of all reclamation and support conversion to "State Fair" zoning and usage at the completion of the term

Date of application: July 16, 2018

\$250.00 Filing fee paid: _____

Stephen M. Apri

Signature of owner or owner's authorized representative

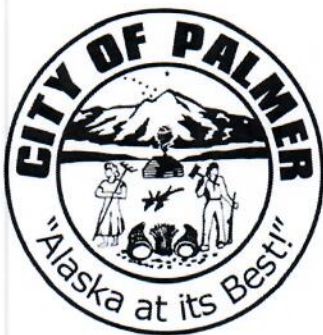
PO Box 210967 Anchorage AK 99521

Address

(Phone) 907-248-8303 (Fax) 907 248-8305

Phone/contact number

See also attached Narrative report accompanying this application



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.cityofpalmer.org

Invoice No.: CD18-079

Invoice Date: 07/20/2018

Sold To: DEVELOPMENT MANAGERS, INC.
8301 BRIARWOOD ST., STE. 100
ANCHORAGE, AK 99518

Qty	Description	Price
1	REQUEST FOR ZONING MAP AMENDMENT 550 E. Rebarck Ave. T17N, R2E, S8, Tax Parcel D-8 	\$250.00

01-00-00-3427

TOTAL
\$250.00

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

**Application for Review and Continuation of Conditional Use and
Amendment of Conditional Use**

Pertaining and Applicable to: Palmer Reclamation Site, (“PRS”) former Rebarchek Gravel Pit NE1/4 SE1/4 of Section 8, T17N R2E Seward Meridian. Tax parcel No. 17NO2E08D008

Introduction and Description of Conditional Use Application and Activity

A. Description of Conditional Use Application

This Conditional Use (CU) Review and Amendment Application seeks:

- 1) A five year review and approval for continued operation of the CU activity described in the 2014 CU authorization: Operation of Construction and Demolition Debris Mono-fill; And to extend the CU authorization an additional five years.
- 2) To authorize the use at PRS, of gravel screening and crushing and an asphalt batch plant during the active term of Glen Highway Phase II (GHPII) Project, (about 2/1/2019 - 7/31/2020).
- 3) To authorize extraction of gravel from within the PRS the former Rebarchek gravel pit, in an area not to exceed 6.7 acres;
- 4) To allow reclaimed land within PRS to be used as parking by the Alaska State Fair as per **Exhibit A** to this report: Plan for Reclamation and Use of the land within PRS.

A. History

The PRS is zoned industrial and is located next to the Alaska State Fair (ASF) land west of Inner Springer Loop Road. The surrounding area is of mixed use, hosting commercial recreation, commercial and industrial activity and residential development along the south boundary of the PRS. The PRS was first authorized by the Palmer Planning Commission in 2004 as a method to fill in and reclaim the open and hazardous void created by the spent Rebarchek gravel pit. In 2004 Alaska Demolition LLC the “Applicant” and the ASF applied for and were authorized to conduct a construction and demolition debris (C & D) mono-fill in compliance with Alaska Department of Environmental Conservation (DEC) regulations and to extract additional gravel from the site subject to certain conditions. Subsequently title to the property and the permit authorization was conveyed by the ASF to the Applicant, which has owned and operated the site ever since.

The CU activity has been conducted by the Applicant, Alaska Demolition in an exemplary manner. Alaska Demolition is subject to bi-annual State of Alaska DEC inspections. In 2015 Alaska Demolition received a 99.7% inspection grade, and last year, 2017 it received a 100% inspection grade on a 270 point inspection schedule! See **Exhibit B**. There have been no complaints that Applicant is aware of arising from its operations over the past fourteen years.

In 2014 the Palmer Planning Commission reviewed this Conditional Use permit and added the condition that no additional gravel was to be extracted from the site. This condition was imposed because the general downturn of new development activity had slowed the pace of material entering the site and therefore the amount of land reclaimed (filling the open void). An additional condition

was provided to review the Permit every five years. The Applicant has agreed to conduct the five year review earlier, within four years due to the important new circumstances now presented by the GHPII project. Presently over half of the PRS has been reclaimed.

B. Project Introduction

The State of Alaska DOT Glen Highway Phase II (GHPII) improvements call for the supply of up to 510,000 cubic yards of gravel¹ import to the project and the export of 563,000 cubic yards of unsuitable roadbed material to a disposal site. The opportunity to both supply the gravel and receive the unsuitable spoil material (silt, and non-structural mineral soils) presents economies of truck movement, a “round robin haul” that are a compelling reason for providing both the gravel supply and the unsuitable disposal from within the PRS. The unsuitable soils will be used to finish reclamation of 66.7% of the PRS area and provide parking area for the Alaska State Fair (ASF). The gravel extraction and spoil material import will take place during the active construction of the GHPII forecast to run from about March 1, 2019 through July 31, 2020.

B. GHPII Material Import and Gravel Export

The Applicant is seeking authorization to extract and supply gravel to the GHPII because a ready source of export material ideally suited for land reclaim is also being produced by the GHPII. See **Exhibit C: GHPII Bid Requirements**. A large portion of the project’s “export material” is not suitable for highway structural backfill but is ideal to fill in and reclaim land. This material will be used to reclaim excavated land within the PRS. Until actual excavation within the GHPII project commences it is not certain how much of the imported gravel will be needed and how much of the fill material will be exported from the GHPII. In fact a sizeable portion of the project export may be re-used in the GHPII project reducing the imported gravel needed. Any given volume of export that is re-used in the GHPII will supplant an equal the volume of gravel imported. Therefore the fill volume returning to the PRS will meet or exceed the gravel supplied to the Project from the PRS. *In any event and under all circumstances the PRS land area reclaimed with fill from the GHPII project will be greater than the land area excavated to provide gravel to the GHPII project.*

C. Reclaimed Lands at PRS

The land area to be reclaimed with the backfill generated by the GHP will finish reclamation of about 10 acres. The maximum land area that will excavated for gravel will be about 6.7 acres. Roughly 1.50 acres of land will be reclaimed for every one acre from which gravel is extracted. Table One below summarizes the land area to be excavated and the land area to be reclaimed. The land areas referenced in Table One are described and depicted in Exhibit A.

¹ A ton of Palmer gravel is generally estimated to equal .570 cubic yards. Therefore 890,000 tons of gravel equates to about 510,000 cubic yards of gravel volume.

Table One: Detail of Newly Reclaimed and Newly Active Areas

				Net Active		
	<i>Newly "Active" Area</i>	Area, sq.ft	% of Area	Description of Work	Ft. Sq.	Acres
1)	B-3 Area of Gravel Extraction	289,800	100%	Add'l Gravel Excav Area	290,628	6.7
Subtotal					290,628	6.67
Area to be Reclaimed		Percent		Net Reclaimed		
		Area, sq.ft	of Area		Ft. Sq.	Acres
1)	B-1: AK Demo Operations.	235,400	15%	Exist Yard to be filled	35,310	
2)	A-1, 2019 State Fair Parking	440,000	40%	parking Area requiring fill	176,000	
3)	A-2 2020 State Fair Parking	280,400	80%	parking Area requiring fill	224,320	
Subtotal					435,630	10.00
Ratio of New Reclaim to New Active						1.50

As detailed in Table One above, the net land area reclaimed in the PRS will exceed by far the new land excavated for gravel by a ratio of 1.5 to 1. The land area reclaimed exceeds the land area excavated because the depth of fill necessary to reclaim remaining lands is not as deep; with the result being that more surface area can be reclaimed than the surface area disturbed by excavation.

To date about half of the PRS has been reclaimed by placement of C & D and inert fills within the project area. The land area to be reclaimed with the backfill generated by the GHPII will finish reclamation of about 10 acres. The maximum land area that will excavated for gravel will be about 6.7 acres. As a result of receiving the backfill or export created by the GHPII about two thirds (66.7%) of the land area within the PRS will now be restored at or above original grade. A detailed take-off is provided here as Table Two describing total reclaimed land versus active, un-filled and area within PRS following the GHPII project.

Table Two: Summary of Reclaimed and Active use Area

<i>After GHPII Project</i>			Description	Area Reclaimed	
A.	Reclaim land Area, ALL			Ft. sq.	Acres
1)	B-1: AK Demo Operations.	Area = 428 x 550'	Shop Bldg & Yard	235,400	5.4
2)	A-1, 2019 State Fair Parking	Area = 800 x 550'	Reclaim as of 8/1/19	440,000	10.1
3)	A-2 2020 State Fair Parking	Area = 400 x 700	Reclaim as Of 8/1 2020	280,400	6.4
4)	South Setback	Area = 1318 X 50	Exist, reclaimed	65,900	1.5
5)	E, W Setback	Area = (1251 x 2) x 25	Exist, reclaimed	62,550	1.4
6)	Inner Springer Loop ROW	Area = 40 X 1322		52,880	1.2
7)	Rebarcheck Right of Way	Area = 20 x 1278		25,560	0.6
SUBTOTAL, RECLAIMED			Percent of Total:	66.73%	1,162,690
Remaining Active Area for C & D				Area Active	
8)	B-2 Active C & D Disposal	Area = 828 x 350	Current Active Area	289,800	6.65
9)	B-3 Area of Gravel Extraction	Area = 828 x 350	Add'l Gravel Excav Area	289,800	6.65
Subtotal, ACTIVE			Percent of Total:	33.27%	579,600
Total All				1,742,290	40.00

Note: The Survey Parcel Includes the rights of way for Inner Springer Loop Rd. & Rebarcheck Ave

Those areas are accounted for in this table to reconcile area within table to Survey of record with City

The reclaimed lands include the areas A-1, A-2 and B-1 and are shown on **Exhibit A**. Area A-1 and A-2 provide necessary parking for the ASF west of Inner Springer Loop Road. Area-B-1 provides a yard for the Applicant, Alaska Demolition which will be moving its headquarters and operations to the PRS and will occupy about 5.4 acres of land. The building to be occupied by Alaska Demolition has been moved to the PRS for permanent installment and further improvements there.

D. Gravel Screen Crushing and Asphalt Production for the GHPII Project

In support of the GHPII project the Applicant is seeking authority to allow the project prime contractor "Quality Asphalt" to temporarily set up and operate a gravel screening and crushing plant and an Asphalt batch plant within the PRS. These operations will be placed on the lowest elevation of the PRS about 50 feet below adjacent grade. Additionally this activity will be placed greater than four hundred feet from the property boundary which also presently enjoys extensive landscape screening berms. This placement will ensure that noise and dust will not impact the surrounding neighborhood. All truck movements will be conducted to the east along a newly constructed access on the ASF property where it abuts the GHPII. See **Exhibit D**: Truck Traffic Plan. No gravel or asphalt truck movements will be conducted along the Inner Springer Loop Road. The period of this activity will extend only to the active construction period of the GHPII project, or about one year within the two construction seasons from March 2019 through July of 2020.

E. Continued Construction and Demolition Debris Mono-fill Activity.

The Applicant is seeking authority to continue its Construction and Demolition Debris Mono-fill Activity (C & D Mono-fill) an additional five years (ten years total until 2029) subject to a five year review. As noted previously the reclaim period has taken longer than expected but has continued to make progress. More land within the Rebarchek gravel pit has been reclaimed every year. This fact is verified by the monitor surveys the Applicant provides to the Palmer Planning Department annually. The GHPII project is a once in thirty year project that provides an opportunity to accelerate the reclaim activity bringing the percent of reclaimed land within the PRS to 66.7%. Following the GHPII project only 13.3 acres or 33 % of the PRS will continue in C&D operation.

The Applicant's C & D Mono-fill activity will continue concurrently during the GHPII project and in the following years. During the course of the past fourteen years there have been absolutely no complaints to the City regarding its activities that the Applicant is aware of. The operating conditions and "Best Management Practices" set forth in the 2014 CU Permit have been strictly adhered to. Loaded truck traffic to the PRS is confined to the Glen Highway and over the State Fair Property to the east and no traffic is present on Inner Springer Loop Road. A locked gate now exists on the former Rebarchek Avenue which eliminates any reason to approach the PRS from Inner Springer Loop Road and the east. In the past several years the applicant has received inspections scores of 99% and 100% compliance from the Alaska DEC. The 2017 inspection awarded the company a 100% compliance score on a 270 point evaluation schedule. See **Exhibit B**. The Applicant has continuously reclaimed land within the former Rebarchek gravel pit and conducted its operations in an exemplary manner justifying extension of the C & D mono-fill activity.

Conditional Use Evaluation Criteria

1. The Conditional Use will preserve the value, spirit, character and integrity of the surrounding area.

A. Value

Since the authorization of the PRS in 2004 vacant land continues to develop and residential home values in the vicinity of the PRS have been stable and climbing. The subdivision to the south of PRS “Majestic Hills” commenced sales at about the time the PRS was authorized and is completely sold out. Property values of the residential property in the subdivision and along Inner Springer Loop Road have been increasing since the PRS was authorized. A review of home sales in the Majestic Hills subdivision demonstrates appreciation of values equal to or greater than other comparable home values.

The commercial and industrial development within and adjacent to the City of Palmer on lands surrounding PRS has been robust. The Palmer Industrial Park and the E Street Loop Project have all added new buildings and added employment since the commencement of the PRS. The extraction of gravel and related processing activity for the period of the GHPII followed by the final reclamation of land with the creation of reclaimed for the State Fair parking on the west side of Inner Springer Loop Road will reduce congestion on that road during fair times and providing further support to the values within the vicinity of the PRS.

Alaska Demolition is moving its headquarters and operations to the PRS. The completion of the land designated area B-1 on the Site Plan (**Exhibit A**) and the acquisition of the relocated shop building from the GHPII project, now moved to the PRS site provides an ideal efficient location for the company. Based on the prior ten years of operational history the number of full time equivalent employees working for Alaska Demolition has averaged 16 persons. These are good paying jobs that pay a living wage or greater compensation. The exemplary record of Alaska Demolition has contributed to the value of the surrounding area and will now provide an even greater contribution to the value of the surrounding area and the City of Palmer.

B. Spirit

The Spirit of the south Palmer area reflects the continued growth and health of the mixed uses within the surrounding area including the industrial uses within the nearby Palmer Industrial Park; the State Fair recreational activity and the mixed residential and agricultural usage to the south.

This area continues to draw new development in all forms including the newer subdivision to the south “Majestic Hills”. Majestic Hills commence development almost coincident with the approval of the initial CU in 2004. That project immediately developed and sold out in its entirety. The residences within that subdivision clearly reflect pride of ownership and are well maintained and landscaped. Clearly a robust “spirit” or enthusiasm for residing and doing business in this southern section of Palmer is manifest by the area’s continued growth; all of which has occurred during the presence and operation of the PRS. Clearly “Spirit” in the area has not been adversely affected by the presence and operation of the PRS.

C. Character

“Character” in the context of a land use analysis refers to the type of uses and the density and pattern of usage within the area surrounding a specific location or project. The land use pattern surrounding the PRS clearly features large lots or tracts with single story commercial and industrial buildings and facilities. The successful reclaim of a significant land areas within the PRS about 24 acres in total, contributes to this large lot land base. The devotion of these parcels to parking for existing State Fair activities and Alaska Demolitions operations continues this large lot mixed use activity. The C& D activity within the PRS has been assimilated into the mixed usage of the area for two simple reasons: 1) The Applicant has done an excellent job as demonstrated by its inspection scores; and 2) The PRS site is so effectively screened by landscape berms, the average person does not even know it exists. **See Exhibit E:** Photos of Landscape Berms. These tall and extensive landscape berms completely screen the PRS from adjoining property and rights of way.

D. Integrity

Integrity in the context of a land use refers to the maintenance of desirable conditions within the area surrounding a specific area or project. The integrity of any area may be improved by a conditional use or eroded by a conditional use. In the instant case the integrity of the area as been continuously improved by the restoration of land within the PRS. The maintenance of “integrity” can be objectively verified by analyzing land values surrounding the project. The Applicant has commissioned an Impact Appraisal attached here as **Appendix A²** which clearly verifies that the PRS project has had no adverse impact on real estate values in the surrounding area. *In fact the exhaustive analysis contained in **Appendix A** concludes that values of the homes adjoining the PRS have appreciated at the same rate as similar property in the area.*

The integrity of the area surrounding the PRS and the GHPII project will also be protected by the new access constructed for the construction trucks entering PRS during the GHPII project. That access shown on **Exhibit D** ensures that gravel trucks and other heavy haulers will not be traveling on the public roads. By approving the use of the PRS for gravel supply, temporary rock crushing and asphalt production the GHPII prime contractor will be able to keep its truck traffic hauling these materials onto the ASF and PRS property. This direction of traffic off public roads clearly will enhance public safety and convenience and minimize the dust and dirt that would otherwise end up on the public roads and speed the completion of the GHPII project.

The regular ongoing truck traffic using the PRS will continue to access the site from the west from the Glen Highway and over ASF lands. No regular truck traffic will use the Inner Springer Loop road or its intersection with the Glen Highway. Direct access to the site will be from the west over the former Rebarchek Avenue and is depicted on the attached **Exhibit F**.

2. The conditional Use fulfills all other requirements of Palmer Municipal code Section 17.72 pertaining to the conditional use in question.

² Report Dated June 13, 2018 Entitled: Market Analysis and Consultation Report Palmer Reclamation Site Impact Appendix A, pages 89-91. See also “Tract Sale Summary” pages 64-65.

The existing CU was approved with 22 Conditions and seven "Best Management Practices" that have been adhered to for the past fourteen years of operations. These Conditions and best Management practices adopted by the Planning Commission in 2014 and followed by the Applicant has ensured that the CU fulfills the requirements of Palmer Municipal Code. As noted previously, the operations of the applicant are State DEC inspected (showing excellent scores) and the progress of the Applicant is measured and reviewed by an annual topographic survey that is paid for by Applicant and submitted to the Palmer Planning Department. These conditions and monitoring of the reclamation process by survey verifies the land reclaim goals of the CU permit are being achieved in a fundamental and tangible manner. More Land is being reclaimed, put to productive use and enhanced for assessed valuation purposes. By all measures of productive land use analysis the PRS has been a successful endeavor that complies with the terms of the Palmer Municipal code and enhances the general welfare.

The drainage to and from the site will be maintained as originally approved in 2004. That drainage is depicted on the Attached **Exhibit F** and provides for drainage infiltration on-site. No drainage is directed from the property to any off-site locations.

3. Granting the Conditional Use will not be harmful to the public health, safety, convenience and comfort of the neighborhood.

In the fourteen years since the PRS has been operational there has not been a single violation of the CU terms or even a complaint to the City Planning Department. As noted previously the Alaska DEC performs annual inspections and has given the PRS extremely high marks (99% and 100% scores). See **Exhibit B**. These inspections document a history of compliance and excellent management by the Applicant. The temporary placement of the rock crusher and the asphalt plant on the floor or base of the PRS a full 50 feet below surrounding grade will prevent any loud noise from transferring to the surrounding neighborhood.

As explained prior, the authorization of this conditional use will enhance public health safety and convenience by keeping GHPII truck traffic on private lands and off public roads. The accelerated reclaim of land now devoted to ASF parking within the PRS on the west side of Inner Springer Loop Road clearly will enhance vehicle and pedestrian safety during busy ASF operations. ASF has requested this parking from the applicant because it allows the ASF to avoid any pedestrian traffic crossing Inner Springer Loop from the remote lot to the east. Furthermore the creation of the truck access depicted in **Exhibit D** will contribute to the ASF long term traffic improvement plans to route exiting traffic to the Glen Highway, thereby using the Inner Springer during annual peak operations for entering traffic only.

During the active construction off the GHPII project the transportation of gravel and waste materials by large construction vehicles will be across ASF lands to the PRS. This will enhance vehicular safety during the GHPII project by keeping the construction vehicles off public rights of way avoiding potential hazards from falling gravel impacting vehicles or outright vehicular collisions. The construction access road across the ASF lands will be maintained by the contractor to suppress dust and mud traveling from the access road to adjoining roads and lands.

Received

AUG 15 2018

City of Palmer

7

4. Sufficient setbacks, lot areas, buffers or other safeguards are being provided to meet the conditions

The entire Tract that contains the PRS is 39.8 acres excluding right of ways, (the original tract was a one fourth of a quarter section). The remaining area that will be active for fill and gravel extraction activities is a little over one third of that area or 13.4 acres. Over 67% of the area will now be devoted to light industrial or parking usages. A fifty foot buffer will continue to be maintained between the gravel and C&D operations area and the subdivision to the south. In 2004 the applicant constructed a landscape berm that averages 20 feet in height along the south boundary. See photos **Exhibit E**. No doubt the construction of this berm and the growth of landscape thereon has ensured the absence of any complaints from the southern neighbors. This berm and the landscape will be maintained throughout the remainder of operations at PRS.

The 5.4 acre area designated B-1 for Alaska Demolition Operations is essentially the area utilized now. The existing berms and buffers will remain around that property. This area includes the existing scales and scale house. The new operations building will be used for offices and vehicle maintenance and light repairs. All of the uses to be conducted by Alaska Demolition on B-1 are allowed within the existing Industrial Zone PMC 17.36 et. seq.

There does not appear to be any prohibition against off premises parking within PMC chapter 17 to prohibit or limit the ASF usage of areas A-1 and A-2 as parking. Additionally the State Fair parking lots (Areas A-1 and A-2) will maintain the setbacks and requirements of PMC 17. 64.et seq.

Presently there exist twenty foot high landscape berms on three sides, excepting the old Rebarchek Road right of way, the north boundary facing the vacant State Fair lands. The set back adjoining Inner Springer Loop Road is twenty five feet and the setback to the south is Fifty Feet. See **Exhibit A Site Plan**. These set backs and landscape berms effectively screen the property from the adjoining land uses and public rights of way and will be maintained.

5. This permit is not for public use or structure. These are private lands and no public structures are proposed

Conclusion

The applicant has requested:

- 1) A five year review and approval for continued operation of the CU activity described in the 2014 CU authorization: Operation of Construction and Demolition Debris Mono-fill; And to extend the CU authorization an additional five years.
- 2) To authorize the use at PRS, of a gravel screening and crushing and an asphalt batch plant during the active term of Glen Highway Phase II Project (2/1/2019 - 7/31/2020).
- 3) To authorize extraction of gravel from within the Palmer Reclamation Site (PRS) the former Rebarchek gravel pit in an area not to exceed 8.34 acres;
- 4) To require reclaimed land within PRS for parking by the Alaska State Fair as per Exhibit A to this report: Plan for Reclamation and Use of the land within PRS.

As explained in detail above the requests of the Applicant are amply supported and justified. As documented in the State of Alaska DEC inspection reports the Applicant has operated in an exemplary manner without any complaints from the neighborhood. The PRS has been

extensively reclaimed with over 50% of its area now reclaimed. The extraction of gravel for the GHPII project will be accompanied by the reclaim of additional lands so that over 67% of the site will be reclaimed. The gravel extraction requested is limited to the term of the GHPII Project. The land immediately reclaimed will be put to work by the ASF in a manner that improves parking, vehicular and pedestrian safety during ASF operations.

The documented superb performance of the Applicant has been measured by both the DEC inspections and in the market place. As clearly shown in the “Market Analysis and Consultation Report of Potential Impact” performed by Outlook Valuation Services (**Appendix A**) the operations of the PRS has had no negative impact on the values of residential real estate in the surrounding area. In fact the large tract land values surrounding the PRS have appreciated significantly.

The opportunity provided by the GHPII project presents an opportunity for the City of Palmer to enhance the traffic conditions during the annual Alaska State Fair season and further grow that Palmer based enterprise. The highway project has also created an opportunity for the Applicant to improve the PRS with a building that will facilitate the movements of its headquarter and operations to the PRS and Palmer thereby enhancing job opportunity for Palmer’s residents.

By working with the GHPII Contractor and the ASF the Applicant has produced a creative plan to keep construction traffic off the public roads enhancing the project and public safety and convenience. The Applicant’s Plan of Reclamation will immediately provide additional parking areas to the ASF greatly improving vehicular and pedestrian traffic safety during peak period ASF operations. The construction access to the PRS will contribute to the long term traffic control plan of the ASF to minimize impact to local roads surrounding the ASF.

The Applicants Request for continued operations under its Conditional Use and the specified amendments is a creative and responsible plan that harnesses the energy and ability of the private sector to create tangible public benefit. For this reason and as fully described above the Applicants request deserves to be granted.

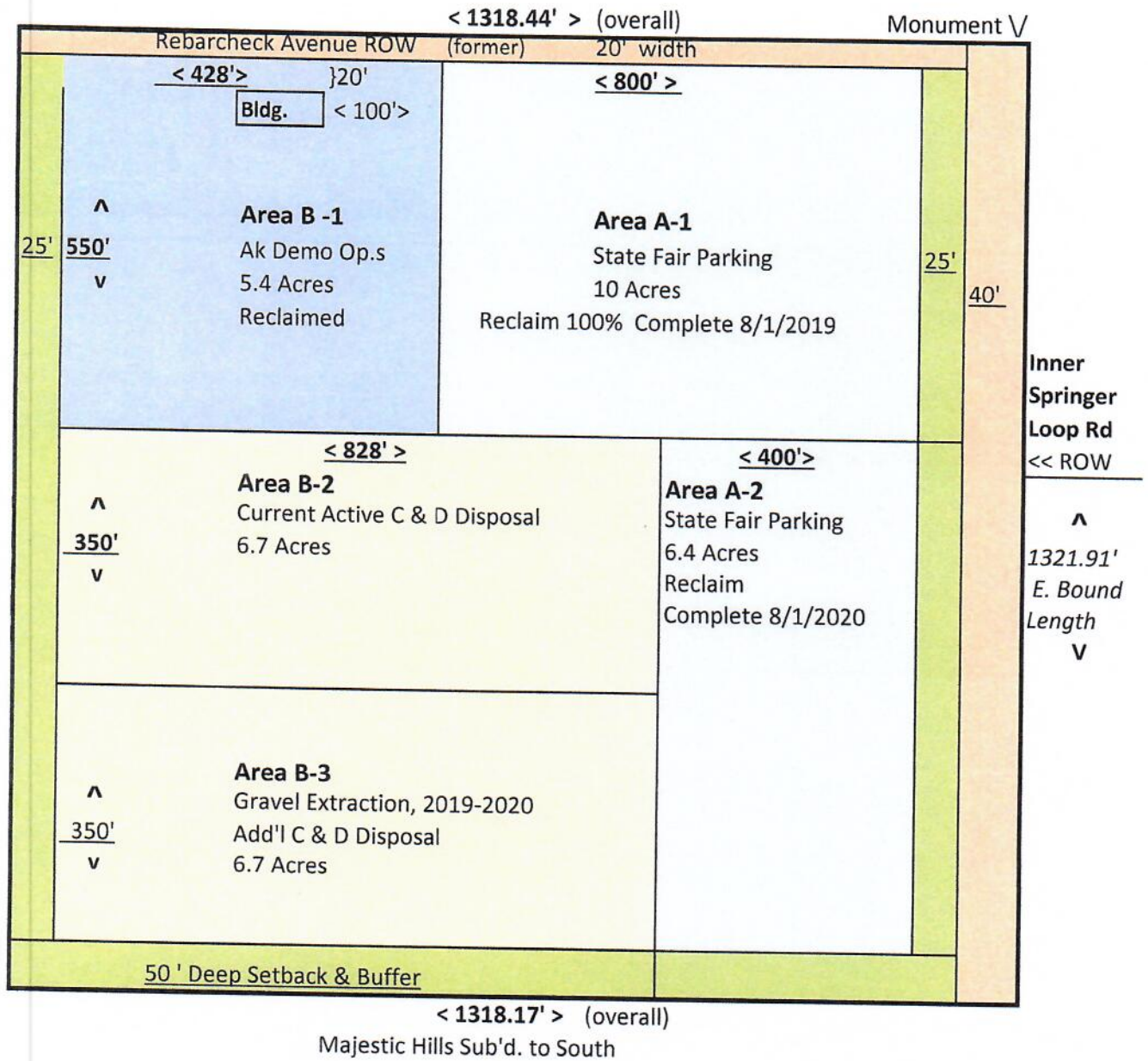
Respectfully Submitted,



Stephen M. Agni
Project Representative for:
Alaska Demolition LLC

Exhibit A, Palmer Reclamation Site

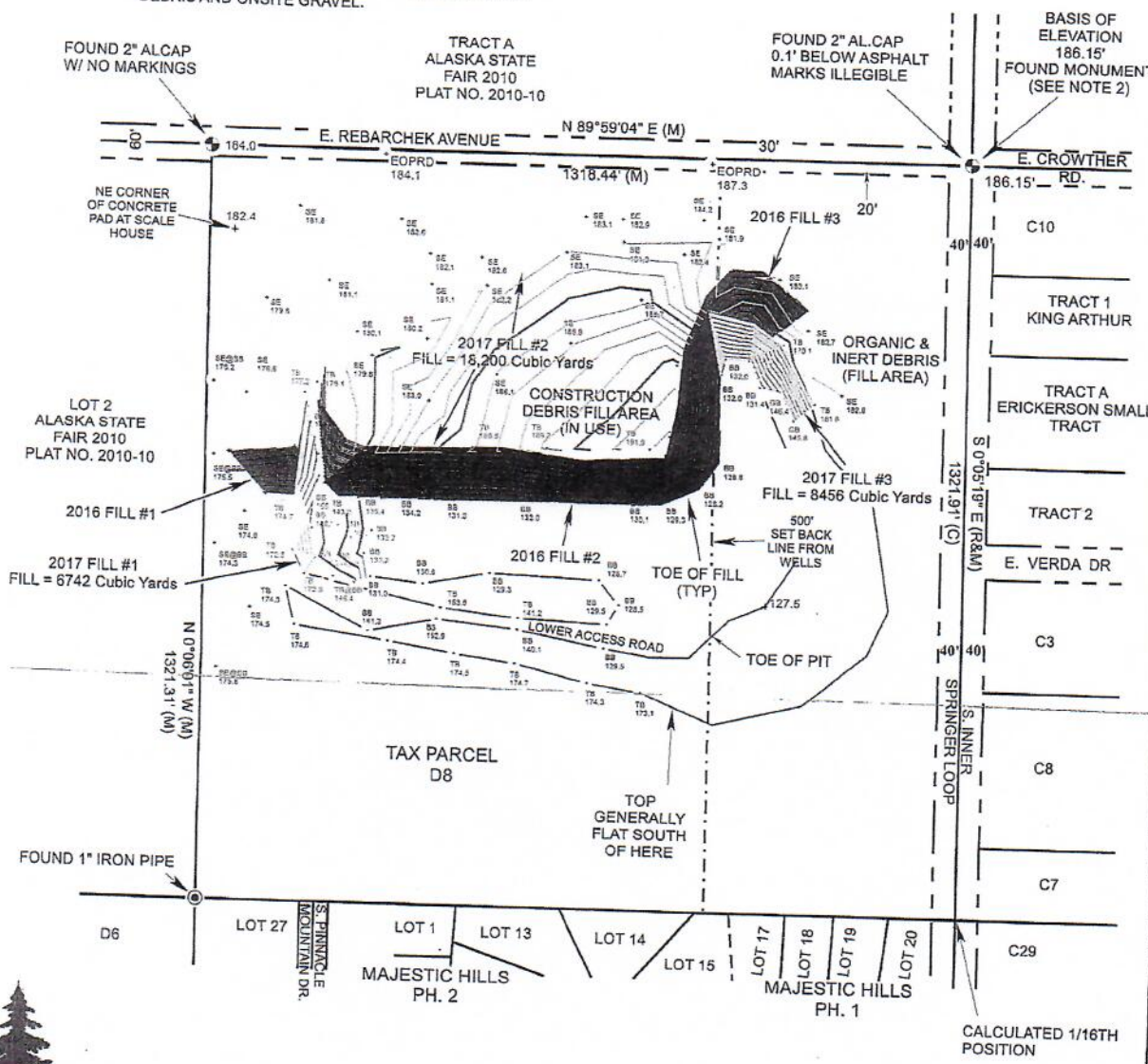
Schematic Reclaim Plan, (All Exterior Dimensions per Survey)



All exterior Dimensions as Per Survey, Page 2 here

Page 1 of 2

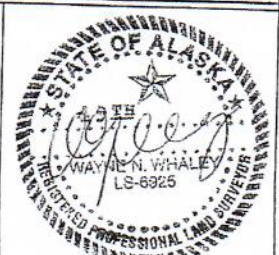
- NOTES:
1. THIS PARCEL MAY BE SUBJECT TO RESERVATIONS, EXCEPTIONS, EASEMENTS, RIGHT-OF-WAYS, AND OTHER MATTER, IF ANY, NO TITLE RESEARCH WAS CONDUCTED.
 2. ELEVATION AS SHOWN ON UPDATED SITE MAP BY SHANNON & WILSON, INC.
 3. (R) RECORD DATA FROM PLAT NO. 2005-5, (M) MEASURED DATA
 4. FILL AREA ARE A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



DENALI NORTH

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

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF THE NE 1/4 SE 1/4, SECTION 8, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, AK., A.K.A TAX PARCEL D8 PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED. DATED THIS 28TH DAY OF AUGUST 2017 AT PALMER, ALASKA, IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO DETERMINE THE EXISTENCES OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAN. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER SURVEY.



ALASKA DEMOLITION
DISPOSAL SITE FILL MONITORING
2017

JOB NO. 07214/2008/A-1, 2009/A-2, /2010/A-2, /2011/A-2, /2012/A-1, 13-167/2013, 14-213/2014, 15-385/2015, 16-328/2016, 17-375-2017		FIELD BOOK/PG(S). 253/8,9,10,11,14,15,16	
SCALE 200 F/in	PLOT PLAN	ASBUILT X	DRAWN GL CKD. WW



Landfill: Palmer Inert Waste Monofill

Date of Inspection: 10/19/2017

ADEC Inspector: Reese Thieme

Participants: _____

Weather Conditions:

Past Month Rainfall:


1.72 Inches

SCORING

Total Awarded Points: 270

Total Possible Points: 270

Final Score: 100%

ADEC Signature: 

Printed Name: Reese Thieme

Title: Industrial Waste Specialist

Non-Municipal Landfill Inspection Checklist



Alaska Department of
Environmental Conservation
Division of Environmental Health
Solid Waste Program

Landfill: Palmet AK Demo
Inert Waste Monofill

Weather Conditions:

Date of Inspection: 10/14/15

Overcast, windy, light rain

ADEC Inspector: Reese Thieme

Participants: Lori Aldrich

Kaylie Holland

Past Month Rainfall: 4.09 Inches

Scoring

Total points awarded: 224

Total possible points: 225

Final Score (percent): 99.6%

ADEC Signature: 

Printed Name: Reese Thieme

Title: EPS II

ADDENDUM TO THE CONTRACT DOCUMENTS	Page Number 1	No. of Pages 1
Addendum No. Three	Date Addendum Issued: May 17, 2018	
Issuing Office Joel G. St. Aubin, P.E., Construction Engineer Central Region PO Box 196900, Anchorage, AK 99519-6900 Phone: 269-0400 Fax: 269-0425	Previous Addenda Issued One, dated May 11, 2018 Two, dated May 15, 2018	
Project: Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue; and Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue Pathway Project No.: 0A15036/CFHWY00317; and 0A15035/CFHWY00316	Date and Hour of Bid Opening: May 24, 2018 before 2:00 p.m., prevailing Anchorage time.	

NOTICE TO BIDDERS:

Bidders must acknowledge receipt of this addendum prior to the hour and date set for bid opening by one of the following methods:

- (a) By acknowledging receipt of this addendum on the bid submitted.
- (b) By telegram or telefacsimile which includes a reference to the project and addendum number.

The bid documents require acknowledgment individually of all addenda to the drawings and/or specifications. This is a mandatory requirement and any bid received without acknowledgment of receipt of addenda may be classified as not being a responsive bid. If, by virtue of this addendum it is desired to modify a bid already submitted, such modification may be made by telegram or telefacsimile provided such a telegram or telefacsimile makes reference to this addendum and is received prior to the opening hour and date specified above.

The Contract Documents for the above project are amended as follows (All other terms and conditions remain unchanged):

NOTICE TO BIDDERS

- 1) **QUANTITY COMPUTATIONS.** Revised quantity computations for earthwork summary dated May 2018 are now available on the Department's advertising website.

PLANS

- 2) **Volume 1.** Remove and replace sheets C1 and C3 with Attachment No. 1.
- 3) **Volume 4.** Remove and replace sheets UW3 and UW20 with Attachment No. 2.

PART 3 - FORMS

- 4) **BID SCHEDULE.** Remove and replace with Attachment No. 3.

PART 4 - CONTRACT PROVISIONS AND SPECIFICATIONS

- 5) **SECTION 626 SANITARY SEWER SYSTEMS.** Remove and replace pages 133 and 134 with Attachment No. 4.

END OF ADDENDUM

**Addendum No. 3
Attachment No. 3**

State of Alaska Department of Transportation & Public Facilities Central Region	BID SCHEDULE	Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue Pathway AKSAS No. : Program No. : CFHWY00317/CFHWY00316 Federal No. : 0A15036/0A15035
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Before preparing this bid schedule, read carefully, Section 102 of the applicable State of Alaska Standard Specifications for Highway Construction and the following: The Bidder shall insert, as called for, a unit price or a lump sum price in figures opposite each Pay Item for which an estimated quantity appears in the Bid Schedule. A unit price or lump sum price is not to be entered or tendered for any Pay Item not appearing in the Bid Schedule. The Estimated Quantity of work for payment on a lump sum basis will be "All Required" and as further specified in the Contract. Wherever a contingent sum is shown for any item in this Bid Schedule, such amount shall govern and be included in the Bid Total.

Conditioned or qualified bids will be considered Non-Responsive.

The DBE Utilization Goal for this project is 0.0% of the total contract award amount.

The bidder shall insert a unit bid price for each pay item listed below. Type or print legibly.

Basic Bid					
Item No.	Item Description	Unit	Quantity	Unit Bid Price	Amount Bid
201 (1A)	Clearing	Acre	11		
201 (2A)	Grubbing	Acre	75		
202 (1)	Removal of Structures and Obstructions	Lump Sum	All Req'd.	p.s.	
202 (2)	Removal of Pavement	Square Yard	172,000		
202 (3)	Removal of Sidewalk	Square Yard	1,600		
202 (4)	Removal of Culvert Pipe	Linear Foot	7,050		
202 (6)	Removal of Manhole	Each	18		
202 (8)	Removal of Inlet	Each	26		
202 (9)	Removal of Curb and Gutter	Linear Foot	17,900		
202 (11A)	Relocate Cluster Mailbox	Each	3		
202 (12)	Double Mail Box Installation	Each	4		
202 (13)	Removal of Fence	Linear Foot	7,000		
202 (16)	Removal of Gas Pipe	Linear Foot	27,700		
202 (18)	Removal of Storage Tanks	Each	6		
202 (23A)	Ground Water Well Decommissioning	Each	5		
203 (3)	Unclassified Excavation	Cubic Yard	563,000		

Bid Schedule: Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue
 Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue Pathway
 Federal/Program No.: 0A15036/0A15035 / CFHWY00317/CFHWY00316

State of Alaska Department of Transportation & Public Facilities Central Region	BID SCHEDULE	Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue Pathway AKSAS No. : Program No. : CFHWY00317/CFHWY00316 Federal No. : 0A15036/0A15035
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The bidder shall insert a unit bid price for each pay item listed below. Type or print legibly.

Basic Bid					
Item No.	Item Description	Unit	Quantity	Unit Bid Price	Amount Bid
203 (6)	Borrow	Ton	893,000		
203 (9)	Obliteration of Roadway	Square Yard	20,200		
203 (31)	Contaminated Material Testing and Special Handling	Contingent Sum	All Req'd.		
301 (1)	Aggregate Base Course, Grading D-1	Ton	43,200		
306 (1)	ATB	Ton	39,500		
306 (2)	Asphalt Binder, Grade PG 64E-40	Ton	2,100		
306 (15)	Asphalt Material Price Adjustment	Contingent Sum	All Req'd.		
401 (1A)	HMA, Type II; Class A	Ton	11,200		
401 (1AH)	HMA, Type II; Class AH	Ton	18,200		
401 (4)	Asphalt Binder, Grade PG 64E-40	Ton	1,600		
401 (5)	HMA, Temporary, Type II; Class B	Ton	850		
401 (8A)	HMA Price Adjustment, Type II; Class A	Contingent Sum	All Req'd.		
401 (8AH)	HMA Price Adjustment, Type II; Class AH	Contingent Sum	All Req'd.		
402 (1)	STE-1 Asphalt for Tack Coat	Ton	83		
406 (4)	Rumble Strips - Shoulders	Mile	5		
406 (6)	Sweeping and Disposal of Millings - Shoulders	Lump Sum	All Req'd.		
601 (2)	Metal Flume Inlet	Each	1		
602 (2)	Structural Plate Pipe-Arch, 10'-10 1/2" Span, 9'-6" Rise, 12 Gage	Linear Foot	35		
603 (17-12)	12 Inch Pipe	Linear Foot	527		
603 (17-15)	15 Inch Pipe	Linear Foot	128		
603 (17-18)	18 Inch Pipe	Linear Foot	2,573		
603 (17-24)	24 Inch Pipe	Linear Foot	3,254		

Bid Schedule: Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue
Glenn Hwy: S. Inner Springer Loop to W. Arctic Avenue Pathway
Federal/Program No.: 0A15036/0A15035 / CFHWY00317/CFHWY00316

5/17/2018

Page 2 of 10

Bid Submitted By: _____

Exhibit D

Alaska State Fair Access Plan and Additional Parking Areas

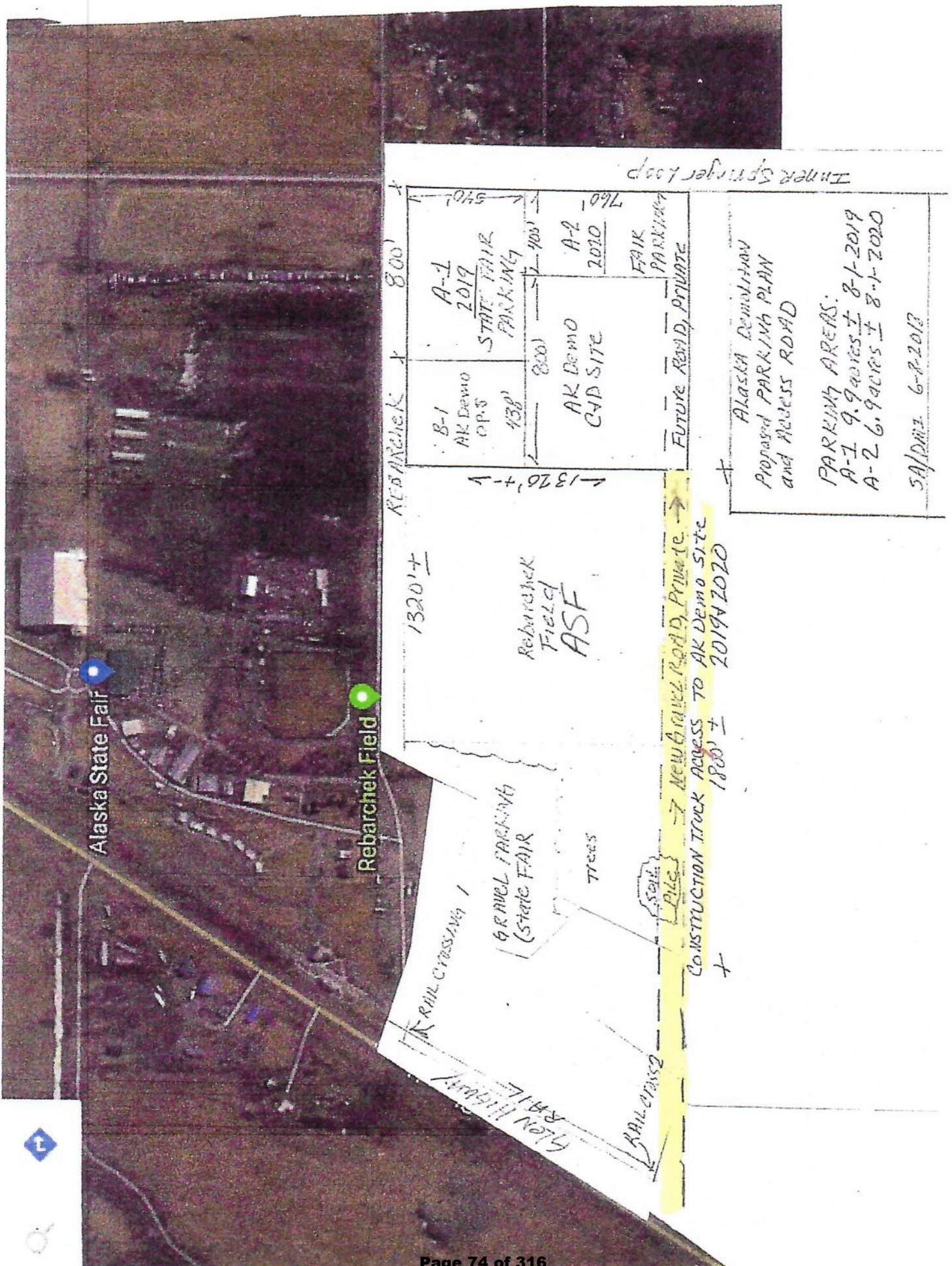


Exhibit E

Palmer Reclamation Site: Landscape Berm Photos



Corner of Rebarcheck and Inner Springer Viewed to South. Landscape Berm Right



Inner Springer Viewed to South. Landscape Berm Right



Dense Landscape at South Boundary Line. From Inner Springer Look looking West, along Boundary



Landscape Berm at South Boundary. Viewed from on- Site Looking South



Landscape on Side slope of Berm at Property Line looking West



Crest of South Landscape Berm: Looking West

OUTLOOK VALUATION SERVICES

3825 Lynn Drive
Anchorage, Alaska 99508

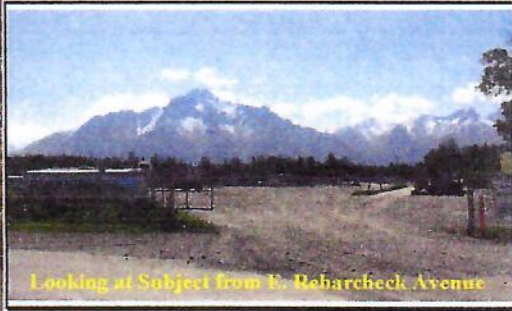
MARKET ANALYSIS AND CONSULTATION REPORT



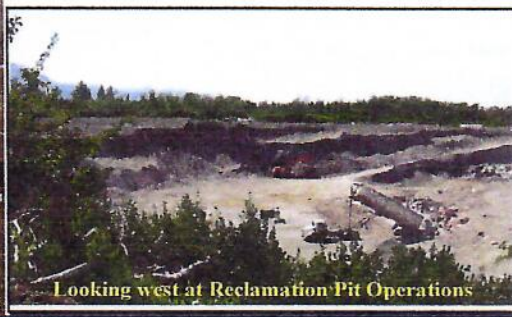
PALMER RECLAMATION SITE

*Southwest corner of East Rebarcheck Avenue and S. Inner Springer Loop
Palmer, Alaska*

***** MARKET ANALYSIS *****



Looking at Subject from E. Rebarcheck Avenue



Looking west at Reclamation Pit Operations

For

Mr. Steve Agni
Alaska Demolition LLC Representative
2817 Rampart Drive
Anchorage, Alaska 99501-3126

DATE OF MARKET ANALYSIS: JUNE 13, 2018

OUR FILE #18-25

By: **Jerry L. Smith, Appraiser**
Vince J. Coan, Appraiser

Appendix A

OUTLOOK VALUATION SERVICES

An Independent State Certified Real Estate Appraiser & Real Estate Consultant

3825 Lynn Drive
Anchorage, Alaska 99503

Telephone: (907) 441-2162 E-mail: resco@gci.net

July 20, 2018

Mr. Steve Agni
Alaska Demolition LLC Representative
2817 Rampart Drive
Anchorage, Alaska 99501-3126

Re: Market Analysis of the Palmer Reclamation Site's potential impact on values of properties located in proximity to the southwest corner of former East Rebarcheck Avenue and South Inner Springer Loop, in Palmer Alaska — OUR FILE #18-25

Dear Mr. Agni:

In accordance with your request, we have conducted a market analysis of properties located in proximity to Alaska Demolition's Inert Waste Mono-Fill site, which is also known as the Palmer Reclamation Site.

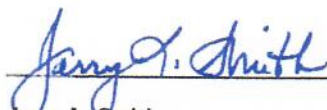
The purpose of this report is determine if residential property sale prices and/or values in Majestic Hills Subdivision are or has been adversely impacted because of their proximity to Alaska Demolition's Inert Waste Mono-Fill Site. Diminution in values, if applicable, would reflect market perceptions attributed to those economic conditions found outside of the property, i.e. proximity damages. In this instance, stigma or the property's undesirability would be known in the marketplace and thus reflect lower sale prices, extended marketing periods and atypical market growth rates. The objective of this report is to ascertain if any of these conditions exist.

As part of the market analysis process, single-family residential sales in Majestic Hills Subdivision, which is located adjacent and to the south, were research, analyzed and compared with the four phases of Mountain Ranch Estates, which is a larger, relatively homogenous single-family residential subdivision built-out by the same developer/builder.

Based on market analyses as presented in this report, it is concluded that the Palmer Reclamation Site does not create an adverse external economic impact on the surrounding properties. As a result, surrounding properties reflect typical market sale prices, and absorption trends. The following report summarizes our investigations, the analyses and techniques applied, and the analysis of data leading to our conclusions.

Mr. Vince Coan, with Statewide Appraisal Services provided professional assistance in the completion of this report and is also a signer of the report. Thank you for the opportunity to be of service and if you have any questions, please call.

Respectfully,



Jerry L. Smith
State Certified General Appraiser, APRG 48



Vince Coan, APRG 132
Certified General Real Estate Appraiser

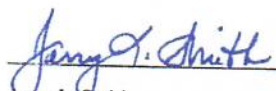
CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

1. I have the appropriate knowledge and experience necessary to competently perform a market analysis that is the subject of this report.
2. The statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. I have not appraised nor performed any consulting work in regards to this property in the last three years.
7. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
8. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined analysis or direction in analyses that favors the cause of the client, market analyses opinions, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report. Additionally, the conclusions derived from my market analyses are not based on any requested conclusion, or mythologies.
9. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Appraisal Institute's Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice.
10. I am certified under the continuing education program of the State of Alaska. I am also certified by the State of Alaska as a General Real Estate Appraiser (#APRG 48).
11. I have made a personal inspection of the property that is the subject of this report.
12. Mr. Vince Coan, with State Wide Appraisers provided significant professional assistance to the person signing this report. Mr. Coan agreed with the reports findings and also signed the report.
13. Mr. Coan and I have the appropriate experience and knowledge of the Subject market to complete this assignment in a competent manner.

Market Analysis of the Palmer Reclamation Site's influence on property values located in proximity to the southwest corner of East Rebarcheck Avenue and South Inner Springer Loop, in Palmer Alaska —
OUR FILE #18-25

EFFECTIVE DATE OF THE MARKET ANALYSIS: June 13, 2018


Jerry L. Smith
State Certified General Appraiser, APRG 48


Vince Coan, APRG 132
Certified General Real Estate Appraiser

July 20, 2018

EXECUTIVE SUMMARY

The purpose of this market analysis report is to determine if properties located in Majestic Hills Subdivision and adjacent to the Palmer Reclamation Site have been adversely impacted by external market conditions resulting in a diminution in value.

Home prices of properties adjacent to the Palmer Reclamation Site were researched and compared with other further removed homes prices in the subdivision, as well as, with sales data found in Mountain Ranch Estates, which has comparable single-family home inventory.

Comparable sale prices were analyzed in accordance with residence use type, ranch, split-entry and 2-story homes. Homes that sold more than once were analyzed and compared with other paired sales of similar properties. From analysis it has been determined that home prices in Majestic Hills Subdivision grew at an annual average compounded rate of $\pm 2.4\%$ since it was developed in 2004. These price growth rates were compared with other similar properties and in the end were found to be equivalent, or in some cases, exceeded growth rates found in other comparable subdivisions.

Our analysis concludes that there is no noticeable price difference between homes located adjacent to Palmer Reclamation Site, to other comparable homes found in Mountain Ranch Estates Subdivision, or other Majestic Hills Subdivision homes located further from the PRS.

In conclusion, based on analyses undertaken within this report, there is no market evidence indicating that homes in this subdivision have been adversely impacted by external market conditions attributable to the Palmer Reclamation Site. In the end, it is concluded that the desirability of homes in Majestic Hills Subdivision is considered market typical.

Authors of the Report

Mr. Jerry L. Smith is a general appraiser that has appraised various types of commercial, industrial and residential properties throughout Alaska for the last 35 years. His experience includes Mass and Fee appraisal valuation techniques involving residential, industrial and commercial properties. He also has experience in the valuation of various contaminated properties throughout Alaska including Prudhoe Bay, Petersburg, and in Anchorage. His experience includes the valuation of properties involved in eminent dominate proceedings, as well as, performing expert witness testimony for the State of Alaska in master hearing and condemnation court proceedings. He is certified as an expert witness by the State of Alaska for both real estate and business valuations. Mr. Smith has also performed appraisal review services for financial institutions in the State of Alaska and Washington State.

Mr. Vince Coan is a 52-year Alaskan resident who is also certified as a General Appraiser by the State of Alaska, with 35 years appraisal experience. Mr. Coan has knowledge in both surveying and appraisal valuation techniques and he is also experienced in mass and fee appraisal valuation processes. Mr. Coan is also certified by the State of Alaska as an expert witness in the valuation of real estate. He is a former chairman of the State of Alaska Board of Certified Real Estate Appraisers, former board member of the State of Alaska Review Board and former board member of the Matanuska-Susitna Borough Board of Equalization.

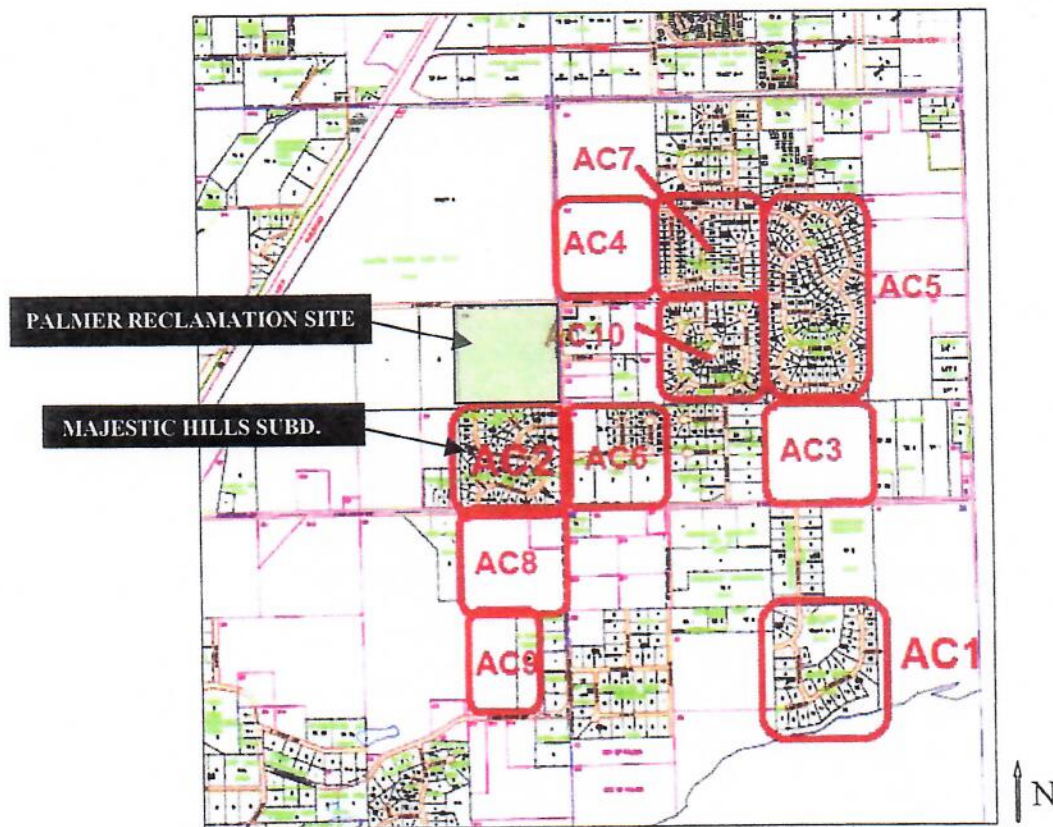
MARKET ANALYSIS

The Palmer Reclamation Site (PRS) and Majestic Hills Subdivision are located east of the Glenn Highway and south and west of the Alaska State Fair Grounds. The PRS was purchased from Alaska State Fair in 2004 about the same time when Majestic Hills Subdivision Phase I was being developed with 44 single-family residential home sites.

The Majestic Hills Subdivision tract was a former agricultural hayfield that was acquired by Mr. Jess Hall, the developer/builder in 2003. It is the first of several residential subdivisions developed east of the Glenn Highway and south of the City of Palmer. Most of the tracts in the area were used for agriculture and not listed on the market. Most transactions occurred by either the landowner contacting or being contacted by Mr. Hall. Sale prices were negotiated, and there was little recent sales data of similar size tracts in the immediate area.

Following is a location map of large tracts in the Subject's immediate neighborhood, defined as south of the Palmer Townsite, east of the Glenn Highway, accessed via the Springer Loop Road system. Included is the 2003 sale of the 40 AC +/- tract from which the Majestic Hills Subdivision was created (AC-2). On the following page is a summary of these sales.

ACREAGE SALES DATA LOCATION MAP (PA12)



Following is a summary of those tract sales found in close proximity to the Palmer Reclamation Site and adjacent Majestic Hills Subdivision.

ACREAGE DATA SUMMARY

No.	Legal or Tax ID#	Date	Size (AC)	Price	\$/AC	Subsequent Use
AC-1	17N02E16A008	8/02	40.00	\$254,000	\$6,350	River Bend S/D
AC-2	17N02E08D004	4/03	40.00	\$380,000	\$9,500	Majestic Hills S/D
AC-3	17N02E09D004	5/03	40.00	\$500,000	\$12,500	Continued Sod Farm
AC-4	17N02E09B003	4/04	40.00	\$680,000	\$17,000	Fair Overflow Parking
AC-5	17N02E09B005&D003	12/04	80.00	\$1,224,000	\$15,300	Mtn. Ranch 1 & 2
AC-6	17N02E09C005	2/05	40.00	\$600,000	\$15,000	Comm.-Res. S/D
AC-7	17N02E09B004	5/05	40.00	\$1,080,000	\$27,000	Mtn. Ranch 3
AC-8	17N02E17A011	12/05	33.25	\$565,250	\$17,000	Continued Hay Farm
AC-9	Tr. A, Block 1, Liebing S/D	3/08	29.00	\$580,000	\$20,000	Veg. Farm Expansion
AC-10	17N02E09C001	3/13	40.00	\$1,015,000	\$25,375	Mtn. Ranch 4
Purchase price \$975k adj. + \$40k ag tax reimbursement; assumes 1950 residence offset by salvage						

Tract Summary: Again, none of the properties were exposed to the market through the local Multiple Listing Service. At the time the Subject area involved a "tight, word-of-mouth" market segment and two individuals were buyers of all seven tracts that were subdivided. It was also reported that some of the property/owner farmers approached these individuals to buy their tracts. These circumstances appear to have heavily influenced prices.

The changes in unit vales from the Majestic Hills tract purchase in 2003, to much higher unit prices from 2004 to 2013, does not indicate a time adjustment. Absorption of relatively homogenous houses in Majestic Hills and Mountain Ranch Subdivisions Phases 1 & 2 was on-going through the same general time-frame, reflecting "hyper-growth" during the early to mid-2000's. Noteworthy, utility availability was superior when comparing the subject tract to Mountain Ranch and Springer Park Subdivisions (AC-5, AC-6, AC-7, and AC-10). The above data reflects that proximity to the Palmer Reclamation Site was not a significant issue to residential development concerns.

Following is a summary of the above tract sales and the date each was platted for residential subdivision development. Also included are subdivision lot sizes, the availability of public utilities and how long each took to be absorbed in the marketplace. As noted in the following summary, all of the subdivisions, including Majestic Hills in absorbed fairly quickly, averaging from ±15 lots to over 30 lots per year.

SUMMARY OF TRACT SALES NEIGHBORHOOD RESIDENTIAL DEVELOPMENT PATTERNS

Comp/SD	Plat No.	# Lots	Size Range (AC)	Water-Sewer	Absorption Summary	Avg. / Year
AC-1/River Bend	2005-202	40	.49 - 1.00	S/D/on-site	Horizontal: 8 Yrs 05-12	5.0
AC-2/Majestic Hills	2004-382005-5	67	.045 Avg.	S/D/on-site	Vertical: 2 Yrs 04-05	33.5
AC-5/Mtn Rnch 1	2006-5	63	.048 Avg.	Palmer/on-site	Vertical: 2 Yrs 06-07	31.5
AC-5/Mtn. Rnch 2	2007-9	71	0.5 Avg	Palmer/on-site	Vertical: 4 Yrs 07-10	17.8
AC-6/Springer Park	2015-15 Resi	23	0.35-0.47	Palmer	Hor: 4 Mos.; Vert: 2 Yrs 16-17	11.5
AC-8/Springer Crossing	2013-51 Comm	3	6 Avg	Palmer	Hor: 3 Com Lots 6 Mos.	3.0
AC-7/Mtn. Rnch 3	2010-33	76	.025-.046	Smaller Palmer Larger Palmer/on-site	Vertical: 5 Yrs 10-15	12.7
AC-10/Mtn Rnch 4 Ph 1	2014-20	33	0.46 Avg	Palmer/on-site	Vertical: 4 Yrs 14-17	15.5
AC-10/Mtn. Rnch 4P h 2	2014-84	29	0.46 Avg	Palmer/on-site	Vertical: 4 Yrs 14-17	

Again, changes in average annual absorption appears to be influenced by market conditions, described as "hyper-growth" in the immediate neighborhood, from 2004-2008, as well as superior access to Palmer water and/or sewer services as well as the goodness of area wide soils and drainage

attributes. In the end, the immediate area was prime for residential development, and resulted in low lot costs. From 2008-2017, absorption appears to reflect patterns influenced by more "normal" market conditions. Clearly from the above data, Majestic Hills absorbed the quickest in the local marketplace. This could be expected because that subdivision was the first in the neighborhood to be developed and built-out (in approximately two years). In the end, there are no apparent or measurable impacts to development and absorption due to proximity to Alaska Demolition's disposal site, which is adjacent to the north of the subject subdivision.

Lot Absorption Summary: The following chart summarizes single-family residential lot absorption in proximity to the Subject's immediate neighborhood.

Comp/SD	Absorption Summary	Avg. / Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
AC-1/River Bend	Horizontal: 8 Yrs 05-12	5.0		11	7	8	8	1	2	1	2					
AC-2/Majestic Hills	Vertical: 2 Yrs 04-05	33.5	28	37	2											
AC-5/Mtn Rnch 1	Vertical: 2 Yrs 06-07	31.5		49	14											
AC-5/Mtn Rnch 2	Vertical: 4 Yrs 07-10	17.8				20	27	14	10							
AC-6/Springer Park	Hor: 4 Mos.; Vert: 2 Yrs 16-17	11.5										3				
AC-6/Springer Crossing	Hor: 3 Com Lots 6 Mos.	3.0														
AC-7/Mtn Rnch 3	Vertical: 5 Yrs 10-15	12.7							4	14	25	19	12	2		
AC-10/Mtn Rnch 4 Ph 1	Vertical: 4 Yrs 14-17	15.5											15	10	5	3
AC-10/Mtn Rnch 4P h 2	Vertical: 4 Yrs 14-17												2	18	4	5

This data reflects primarily vertical absorption of the subdivisions created from seven of the 10 tract sales previously presented. Rather than considering the Subject subdivision as more successful regarding absorption, the chart reflects "hyper-growth" impacting Majestic Hills, extending through 2005-2008 in the immediate neighborhood. This data indicates that there is no negative impact to absorption to Majestic Meadows from proximity to Alaska Demolition's adjacent site.

The following charts summarize overall residential built-sold data. Sales numbers are from the AK MLS; built numbers are the result of mining Mat-Su Borough Assessor data, sorting data utilizing their single-family residential code, and year-built. More reliance is placed on units sold (MLS), which does not include Internet activity.

Houses Built (MSB) and Houses Sold (MLS) 2000-2016										
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Houses Built	852	926	1,012	1,277	1,385	1,341	1,083	705	625	
% Change		8.7%	9.3%	26.2%	8.5%	-3.2%	-19.2%	-34.9%	-11.3%	
Houses Sold	223	578	1,015	1,255	1,440	1,558	1,561	1,302	1,112	
% Change		159.2%	75.6%	23.6%	14.7%	8.2%	0.2%	-16.6%	-14.6%	
Peaks										17 Year
Year	2009	2010	2011	2012	2013	2014	2015	2016	Totals: Annual Avg.	
Houses Built	558	494	605	764	815	775	615	600	14,432	902
% Change	-10.7%	-11.5%	22.5%	26.3%	6.7%	-4.9%	-20.6%	-2.4%		
Houses Sold	1,037	1,048	1,129	1,102	1,362	1,591	1,777	1,694	20,784	1,299
% Change	-6.7%	1.1%	7.7%	-2.4%	23.6%	-16.8%	11.7%	-4.7%		
Historic Highs	Myforecast	Most sales since 2005/2006								

While numbers are undoubtedly incomplete, some degree of confidence is placed on the following indicated trends. Construction statistics for 2017 have not been analyzed; it is assumed that construction has slowed.

On the following page are summaries of annual house sales from Big Lake south to Knik to Palmer, including Wasilla; referred to in the chart as the MSB Core Area. Following this summary is historical house sales data for the Palmer market area.

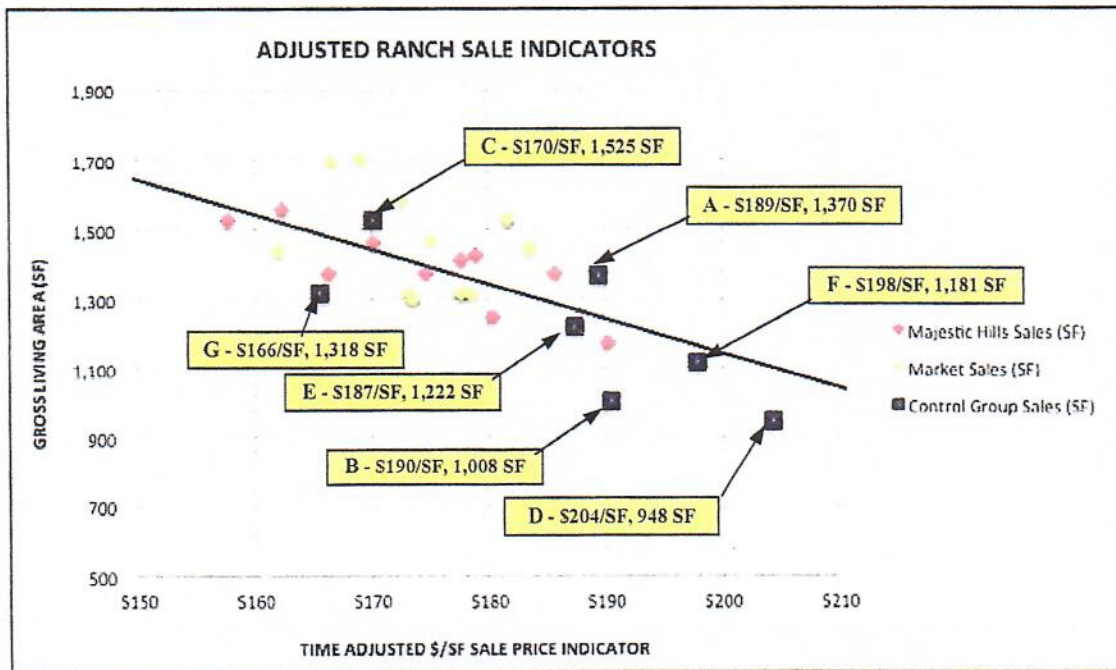
MARKET ANALYSIS CONCLUSIONS

Home prices in Majestic Hills Subdivision were analyzed over the last 15 years in an effort to identify if subdivision home prices have been adversely impacted by market conditions external to the property itself. Over this period, 102 sales were compared with market transactions found in Mountain Ranch Estates, which was developed and vertically built-up with similar type residences.

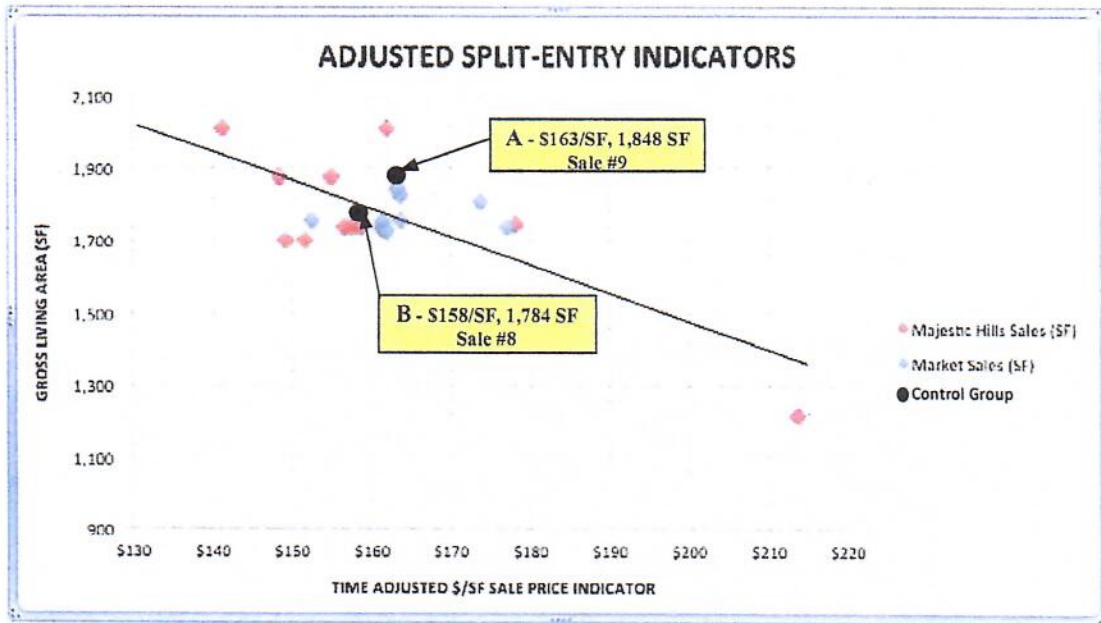
Properties located on the north end of Majestic Hills Subdivision in close proximity to the Palmer Reclamation Site were identified as Control Group Homes. Adjusted sale prices of homes located within this group were analyzed and compared with selected Comparable Market Sales, as well as, with similar use home sales located at the south end of the Majestic Hills Subdivision.

We identified that there were essentially three residential use types found in Majestic Hills Subdivision. They are ranch homes, split-entry or tri-level homes and finally 2-story residences. Each of these use types was compared separately with each similar type Control Group.

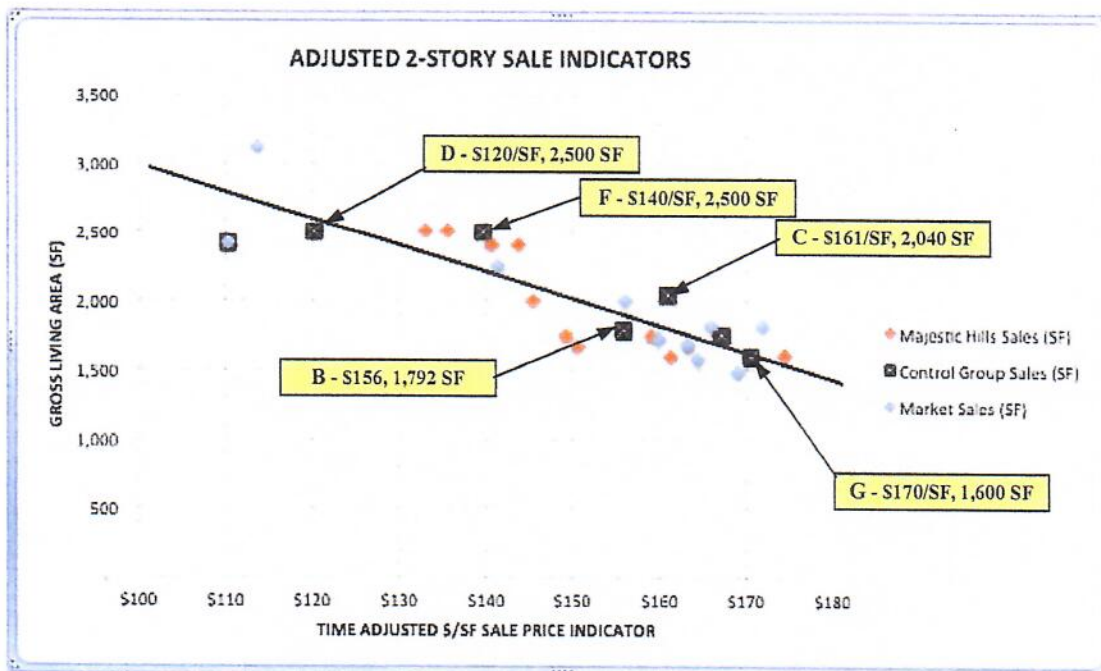
Following is a brief comparative summary of our control group use findings as they compare to the selected Comparable Market Sales and other similar use type sales located in Majestic Hills Subdivision.



The above chart provides a good illustration of how Market, Majestic Hills and Control Group sales data tend to compare after adjustment for changes in market conditions. As illustrated, Control Group Ranch Sales compares favorably to the Comparable Market Sales as well with other similar use sales found throughout Majestic Hills Subdivision. In the above chart, Control Group B and D low-end adjusted indicators fall below the mean linear line because both properties have only one-bath while the remaining control group homes have 2 baths. Control Group G is considered an outlier.



There were only two Split-Entry Sales located in the Majestic Hills Control Group. These sales were identified in the previous analysis as Comps #8 and #9. In the above chart they are also identified as Control Group Sales A and B. In comparison the Control Group Split-entry Sales compares favorably with the selected Comparable Market Sales data and with other similar use sales found in Majestic Hills Subdivision further to the south.



In the above illustration, Control Group 2-story sales were compared with selected Comparable Market Sales and other Majestic Hills 2-story sales after being adjusted for changes in market conditions. Based on comparative analyses undertaken, there is little variance between the selected sales groupings and as a result they are found to be very similar. The Control Group Sales do not appear to be adversely impacted by any external adverse market influences.

Based on these analyses and other empirical evidence, the adjusted sales of each use type clearly notes that the Palmer Reclamation Site does not create any adverse external market conditions and that home prices in Majestic Hills Subdivision are similar to those found in the marketplace.

OUTLOOK VALUATION SERVICES

3825 Lynn Drive
Anchorage, Alaska 99508

MARKET ANALYSIS AND CONSULTATION REPORT



PALMER RECLAMATION SITE

*Southwest corner of East Rebarcheck Avenue and S. Inner Springer Loop
Palmer, Alaska*

***** MARKET ANALYSIS *****



Looking at Subject from E. Rebarcheck Avenue



Looking west at Reclamation Pit Operations

For

Mr. Steve Agni
Alaska Demolition LLC Representative
2817 Rampart Drive
Anchorage, Alaska 99501-3126

DATE OF MARKET ANALYSIS: JUNE 13, 2018

OUR FILE #18-25

By: Jerry L. Smith, Appraiser
Vince J. Coan, Appraiser

OUTLOOK VALUATION SERVICES

An Independent State Certified Real Estate Appraiser & Real Estate Consultant

3825 Lynn Drive
Anchorage, Alaska 99503

Telephone: (907) 441-2162 E-mail: resco@gci.net

July 20, 2018

Mr. Steve Agni
Alaska Demolition LLC Representative
2817 Rampart Drive
Anchorage, Alaska 99501-3126

Re: Market Analysis of the Palmer Reclamation Site's potential impact on values of properties located in proximity to the southwest corner of former East Rebarcheck Avenue and South Inner Springer Loop, in Palmer Alaska — OUR FILE #18-25

Dear Mr. Agni:

In accordance with your request, we have conducted a market analysis of properties located in proximity to Alaska Demolition's Inert Waste Mono-Fill site, which is also known as the Palmer Reclamation Site.

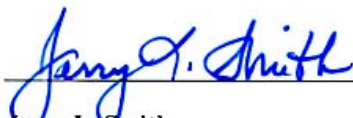
The purpose of this report is determine if residential property sale prices and/or values in Majestic Hills Subdivision are or has been adversely impacted because of their proximity to Alaska Demolition's Inert Waste Mono-Fill Site. Diminution in values, if applicable, would reflect market perceptions attributed to those economic conditions found outside of the property, i.e. proximity damages. In this instance, stigma or the property's undesirability would be known in the marketplace and thus reflect lower sale prices, extended marketing periods and atypical market growth rates. The objective of this report is to ascertain if any of these conditions exist.

As part of the market analysis process, single-family residential sales in Majestic Hills Subdivision, which is located adjacent and to the south, were research, analyzed and compared with the four phases of Mountain Ranch Estates, which is a larger, relatively homogenous single-family residential subdivision built-out by the same developer/builder.

Based on market analyses as presented in this report, it is concluded that the Palmer Reclamation Site does not create an adverse external economic impact on the surrounding properties. As a result, surrounding properties reflect typical market sale prices, and absorption trends. The following report summarizes our investigations, the analyses and techniques applied, and the analysis of data leading to our conclusions.

Mr. Vince Coan, with Statewide Appraisal Services provided professional assistance in the completion of this report and is also a signer of the report. Thank you for the opportunity to be of service and if you have any questions, please call.

Respectfully,



Jerry L. Smith
State Certified General Appraiser, APRG 48



Vince Coan, APRG 132
Certified General Real Estate Appraiser

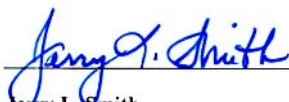
CERTIFICATION OF APPRAISAL

I certify that, to the best of my knowledge and belief:

1. I have the appropriate knowledge and experience necessary to competently perform a market analysis that is the subject of this report.
2. The statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. I have not appraised nor performed any consulting work in regards to this property in the last three years.
7. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
8. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined analysis or direction in analyses that favors the cause of the client, market analyses opinions, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report. Additionally, the conclusions derived from my market analyses are not based on any requested conclusion, or mythologies.
9. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Appraisal Institute's Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice.
10. I am certified under the continuing education program of the State of Alaska. I am also certified by the State of Alaska as a General Real Estate Appraiser (#APRG 48).
11. I have made a personal inspection of the property that is the subject of this report.
12. Mr. Vince Coan, with State Wide Appraisers provided significant professional assistance to the person signing this report. Mr. Coan agreed with the reports findings and also signed the report.
13. Mr. Coan and I have the appropriate experience and knowledge of the Subject market to complete this assignment in a competent manner.

Market Analysis of the Palmer Reclamation Site's influence on property values located in proximity to the southwest corner of East Rebarcheck Avenue and South Inner Springer Loop, in Palmer Alaska — OUR FILE #18-25

EFFECTIVE DATE OF THE MARKET ANALYSIS: June 13, 2018



Jerry L. Smith
State Certified General Appraiser, APRG 48



Vince Coan, APRG 132
Certified General Real Estate Appraiser



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ADDENDA

- 2004 and 2014 City of Palmer Conditional Use Permits
- DEC Inspection Reports 2015-2017
- 2017 Palmer Reclamation Site Survey
- Majestic Hills Subdivision Plats 2004-3 and 2005-05
- Comparable Data Photographs
- Appraiser’s Qualifications and Certification

SUMMARY OF SALIENT FACTS

The Subject involves Majestic Hills Subdivision, which is a built-out residential development located adjacent (south) of a 38.79-acre tract of land that is used as an inert waste mono-fill site by Alaska Demolition. The site operates under an Alaska Department of Conservation’s Solid Waste permit (#SWZA004-19a) that expires April 1, 2019. The fill site is located within the City limits of Palmer. In 2004, a 10-year conditional use permit was obtained from the City of Palmer’s Planning and Zoning Commission that approved a zoning designation change from R-1 (Residential) to I-Industrial with Special Limitations. The only allowable Industrial use of the property is as **“reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property”**. In 2014, a revised Conditional Use Permit (#14-001) was approved subject to a list of permit terms, which are summarized later in the report. A copy of Alaska Demolitions 2004 and 2014 (#14-001) Condition Use Permits are located in the addenda. Also located in the addenda are annual site surveys for the periods of 2015, 2016 and 2017.

PROPERTY NAME:	PALMER RECLAMATION SITE (Alaska Demolition’s Inert Waste Mono-fill Site)
PROPERTY LOCATION:	Southwest corner of former E. Rebadcheck Avenue and S. Inner Springer Loop, Palmer, Alaska 99645
PROPERTY OWNER: <i>(According to Assessment Records)</i> Tax Id. No.: 17N02E08D008	ALASKA DEMOLITION LLC 2817 Rampart Drive Anchorage, Alaska 99501-3126
INTENDED USER/USE	Alaska Demolition - For project planning and permitting decisions.
LEGAL DESCRIPTION:	<i>Northeast one-quarter of the Southeast one-quarter (NE1/4SE1/4) of Section 8, Township 17 North, Range 2 East, Seward Meridian, located within the Palmer Recording District, Third Judicial District, State of Alaska</i>
NAME OF APPRAISERS:	Jerry L. Smith, State Certified General Real Estate Appraiser, APRG48 Vince Coan, State Certified General Real Estate Appraiser, APRG132
DATE OF MARKET ANALYSIS:	June 13, 2018
SITE SIZE and SHAPE:	38.8 acres – Nearly Square (±1,312 feet x ±1,318 feet)
TOPOGRAPHY and SOIL CONDITIONS:	The Reclamation Tract is a former gravel pit that has been engaged in fill operations with inert waste debris since 2004. The boundaries of the tract are generally at grade with former East Rebadcheck Avenue that extends along the northern boundary and South Inner Springer Loop, which extends along the property’s eastern boundary. A 25-foot wide natural buffer extends around the east, west and north boundaries of the tract’s perimeter. A 50-foot natural buffer extends along the southern boundary of the property. This buffer separates the Subject tract from Majestic Hills Subdivision. The separation buffer consists of ±10-12 foot high berm. A chain link fence with two accessing double wide gates extends along the property’s northern boundary Located in the center of the tract, is the remnant of a gravel pit that is currently being filled. The pit, which lays ±60 feet below grade with the surrounding terrain, varies in dimensions (length and width) encumbers nearly 1/3 of the tract. This area, which is divided into debris cells, is currently being filled with construction and demolition (C&D) debris, exempt waste, and non-regulated asbestos containing material (non-RACM).
ZONING AND RESTRICTION:	I - Industrial with Special Limitations – Authorized Fill site that is monitored annually by the Alaska Department of Environmental Conservation (ADEC).
HIGHEST AND BEST USE:	Mix-Use Industrial and Residential

PROPERTY NAME: MAJESTIC HILLS SUBDIVISION, PHASE I AND II

PROPERTY LOCATION: Northwest corner of E. Inner Springer Loop and S. Inner Springer Loop, Palmer, Alaska 99645 — The 67 lot residential subdivision is accessible from S. Pinnacle Mountain Drive, which extends a northerly direction from E. Inner Springer Loop and/or from the east by E. King Mountain Lane from S. Inner Springer Loop. The property is located east of the Glenn Highway and southwest of Palmer Airport.

PROPERTY INDENTIFICATION: Majestic Hills is a two-phase subdivision containing 67, ±½-acre residential lots, and two tracts. Phase I was platted in 2004 (Plat #2004-03). Tract A of Phase I is the location of the community well site that supports all lots in the subdivision and Tract B, which contained 11.9-acres, was platted in 2005 (Plat #2005-05) as Phase II. This phase, which contains 23 lots, is located at the northwest end of the subdivision.

The subdivision's 37.62-acre tract was purchased in April of 2003 by Mr. Jess Hall, a local developer/builder, for \$380,000 or \$10,101/acre. The subdivision, which was a former hay field tract, offers panoramic views of Pioneer Peak and the Chugach Mountains to the east and south.

SITE SIZE and SHAPE: The subdivision is rectangular in shape tract and contains a total of 37.62 acres. There are a total of 67, one-half acre, residential lots, and a 0.95-acre community well site located in the subdivision.

TOPOGRAPHY and SOIL CONDITIONS: The subdivision is level and at grade. Soils are gravel based with a rich layer of organic topsoils.

ZONING AND RESTRICTION: The property is located just south of Palmer's City Limits and is not zoned. Subdivision Covenants, Conditions and Restrictions were recorded in January 2004 (#2004-002520-0) and stipulate that all lots shall be used for single-family residential purposes only, except that professional or business activities may be conducted in a dwelling provided that the use is incidental to the use of the dwelling for residential purposes. No signs may indicate in any way nonresidential activity is being conducted. No Lot may be used for bed and breakfast, transient, hotel or motel purposes.

Dwellings, structures and improvements are subject to a minimum 860 SF and must have siding and at least one side of the structure must be finished with a type of siding material that is not T1-11. Each structure may have a shed, garage or both finished in a similar appearance. Fences, gates and retaining walls are permitted as well as greenhouse or garden tool shed, children's playhouse and doghouse and/or pen enclosure. Improvements must be maintained in a good workmanlike manner in substantially the same condition as when first constructed or placed on the Lot.

Lot driveways shall be paved or surfaced in D-1 rock or ¾ minus gravel. Yards must be landscaped. Trees over 20 feet in height must be trimmed of branches less than 6 feet from the ground as a fire prevention measure.

Lot owners may choose to form a Homeowners Association for the use and benefit of the individual Lot Owners, upon a vote or agreement of 60% of the Lot Owners.

Noteworthy is the CCRs acknowledgement in Section 8.01 – Proximity to Alaska State Fairgrounds. The Subdivision is located near the Alaska State Fairgrounds and annually for the approximately four week period that the Alaska State Fair is in operation, traffic is temporarily re-routed in and around the vicinity of Majestic Hills and increased traffic congestion occurs.

HIGHEST AND BEST USE: Single-family Residential Subdivision (67 single-family residential lots and one 0.95-acre community well site).

EXECUTIVE SUMMARY

The purpose of this market analysis report is to determine if properties located in Majestic Hills Subdivision and adjacent to the Palmer Reclamation Site have been adversely impacted by external market conditions resulting in a diminution in value.

Home prices of properties adjacent to the Palmer Reclamation Site were researched and compared with other further removed homes prices in the subdivision, as well as, with sales data found in Mountain Ranch Estates, which has comparable single-family home inventory.

Comparable sale prices were analyzed in accordance with residence use type, ranch, split-entry and 2-story homes. Homes that sold more than once were analyzed and compared with other paired sales of similar properties. From analysis it has been determined that home prices in Majestic Hills Subdivision grew at an annual average compounded rate of $\pm 2.4\%$ since it was developed in 2004. These price growth rates were compared with other similar properties and in the end were found to be equivalent, or in some cases, exceeded growth rates found in other comparable subdivisions.

Our analysis concludes that there is no noticeable price difference between homes located adjacent to Palmer Reclamation Site, to other comparable homes found in Mountain Ranch Estates Subdivision, or other Majestic Hills Subdivision homes located further from the PRS.

In conclusion, based on analyses undertaken within this report, there is no market evidence indicating that homes in this subdivision have been adversely impacted by external market conditions attributable to the Palmer Reclamation Site. In the end, it is concluded that the desirability of homes in Majestic Hills Subdivision is considered market typical.

Authors of the Report

Mr. Jerry L. Smith is a general appraiser that has appraised various types of commercial, industrial and residential properties throughout Alaska for the last 35 years. His experience includes Mass and Fee appraisal valuation techniques involving residential, industrial and commercial properties. He also has experience in the valuation of various contaminated properties throughout Alaska including Prudhoe Bay, Petersburg, and in Anchorage. His experience includes the valuation of properties involved in eminent dominate proceedings, as well as, performing expert witness testimony for the State of Alaska in master hearing and condemnation court proceedings. He is certified as an expert witness by the State of Alaska for both real estate and business valuations. Mr. Smith has also performed appraisal review services for financial institutions in the State of Alaska and Washington State.

Mr. Vince Coan is a 52-year Alaskan resident who is also certified as a General Appraiser by the State of Alaska, with 35 years appraisal experience. Mr. Coan has knowledge in both surveying and appraisal valuation techniques and he is also experienced in mass and fee appraisal valuation processes. Mr. Coan is also certified by the State of Alaska as an expert witness in the valuation of real estate. He is a former chairman of the State of Alaska Board of Certified Real Estate Appraisers, former board member of the State of Alaska Review Board and former board member of the Matanuska-Susitna Borough Board of Equalization.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The properties within this report are considered to be free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the properties that have been used in the determination of Market Condition adjustments.
6. It is assumed that there are no hidden or unapparent conditions of any property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that all market area properties are in full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
8. It is assumed that all of the comparable data used within this report are compliant with zoning and use regulations and restrictions, unless nonconformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements are within the boundaries or property lines of those properties described and that there are no encroachment or trespass unless noted in the report.

This Market Analysis has been made with the following general limiting conditions:

1. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on any property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in any comparable property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, or other potentially hazardous materials may

affect the value of any property. Comparative analyses performed are predicated on the assumption that there is no such material on or in any property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

2. The distribution, if any, of the Market Analyses in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings, if noted, must not be used in conjunction with any other appraisal and are invalid if so used.
3. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
4. The appraiser herein by reason of this study is not required to give further consultation, testimony, or be in attendance in court with reference to the Subject properties (Palmer Reclamation Site and Majestic Hills Subdivision) in question unless arrangements have been previously made.
5. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

MARKET ANALYSIS REPORT

IDENTIFICATION OF THE PROPERTIES

The Subject of this report is all single-family residences located within Majestic Hills Subdivision Phase I and Phase II, Palmer, Alaska. Lots found in this subdivision are legally described as follows:

**Majestic Hills Subdivision Phase I, according to Plat #2004-03,
and Phase II, according to Plat #2005-05, Palmer Recording
District, Third Judicial District, State of Alaska**

According to Matanuska-Susitna Borough Assessment records properties located in Majestic Hills Subdivision Phase I, Blocks 1 through Block 3 are identified as tax parcel numbers 5492B01L001 through 5492B1L017 (17 lots), 5492B02L001 through 5492B02L0020 (20 Lots) and 5492B03L008 and 5492B03L009 and 5492B03L016 through 5492B03L20 (7 Lots). Phase II tax parcel numbers are identified as 5662B1L018 through 5662B1L27 (10 Lots) and 5662B3001 through 5662B3001 through 5662B3015 (13 Lots).

STATEMENT OF THE MARKET ANALYSIS PROBLEM

This Market Analysis Report is to identify the presence of if any negative market conditions found outside of the property that would have an adverse impact on residential property prices in Majestic Hills Subdivision. In this instance, does the subdivision's location adjacent to Alaska Demolition's Inert Waste Mono-fill Site (Palmer's Reclamation Site) result in a market perception that the property is undesirable and thus adversely impacts its' price in the marketplace? If this undesirability exists, then it would result in lower sale prices, and/or extend its marketing period and/or reflect atypical market growth rates. The objective of this report is to ascertain if any of these conditions exist.

As part of the market analysis process, single-family residential sales in Majestic Hills Subdivision were researched, analyzed and compared in an effort to determine if economic conditions outside of the property results in a diminution in value because of its proximity to the Palmer Reclamation Site. This data was then compared to sales found in similar single-family residential subdivisions, some of which were built-out by the same developer/builder. A comparative analysis based on sales prices, marketing periods and growth rates is performed and variances, if any, would be identified.

CLIENT AND INTENDED USER AND USE

The client and intended user of this report is Alaska Demolition for project purposes.

SCOPE OF THE MARKET ANALYSIS

The scope of the market analysis encompasses the necessary research and analysis to prepare a report in accordance with the intended use. The report was performed to be in compliance with the *Standards of Professional Practice of the Appraisal Institute*, and the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation. In preparing this report, the Palmer Reclamation Site was inspected on June 13, 2018, with Mr. Steve Agni, the property owner's representative and attorney and Mr. Vince Coan, appraiser with Statewide Appraisal Services who assisted with market research, analyses and opinions formulated within this report. During the inspection process the PRS tract was photographed.

Along with the inspection and analysis of the Palmer Reclamation Site, an inspection was also made of the Subject property (Majestic Hills Subdivision), as well as, the Subject's market area and immediate neighborhood, to identify market trends and other relevant factors. A local sales search was conducted for comparable market data, which was used in determining market conditions and pricing trends. Sources of comparable data included the multiple listing service, other appraisers, the assessor's office, real estate agents, buyers and sellers, public records, etc.

Per prior agreement with the client, this market analysis report was performed in a summary format and is only a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file. This assignment is intended to comply with the reporting requirements set forth in Uniform Standards of Professional Appraisal Practice.

The Sales Comparison or Market Approach was deemed the most appropriate method used to isolate market pricings, sales, market absorption and growth rates. This approach is based on the principal of substitution and relies on direct comparison of market data with properties located in and outside of Majestic Hills Subdivision.

Both appraisers are sufficiently knowledgeable and experienced in the appraisal of residential subdivisions, commercial and industrial properties, within the local market, as well as, throughout Alaska. The lead appraiser is also versed in Mass Appraisal techniques and has attended numerous mass appraisal classes (see resume located in the addenda). The appraiser is also experienced in the valuation of contaminated properties as well as those properties that suffer from proximity issues, such as airports and its' glide slopes.

EFFECTIVE DATE OF MARKET ANALYSIS

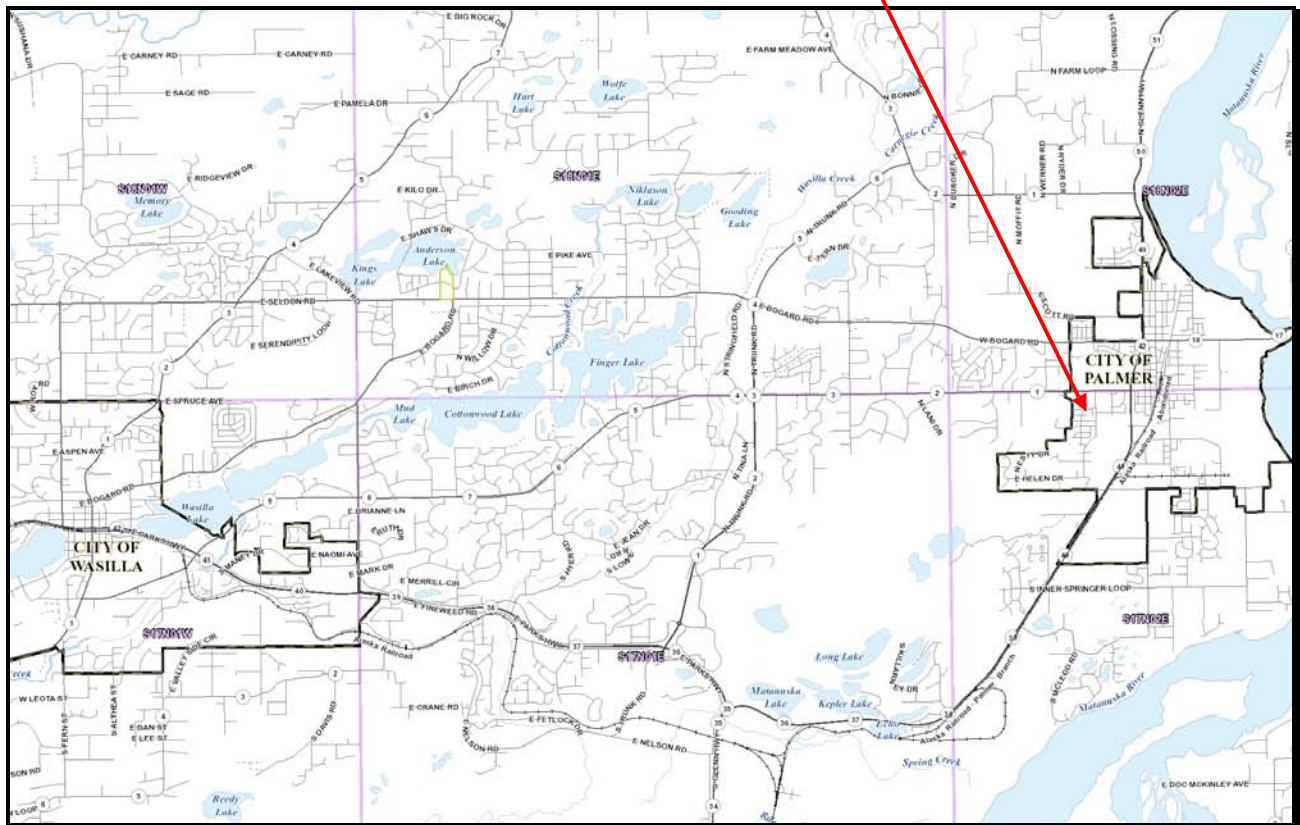
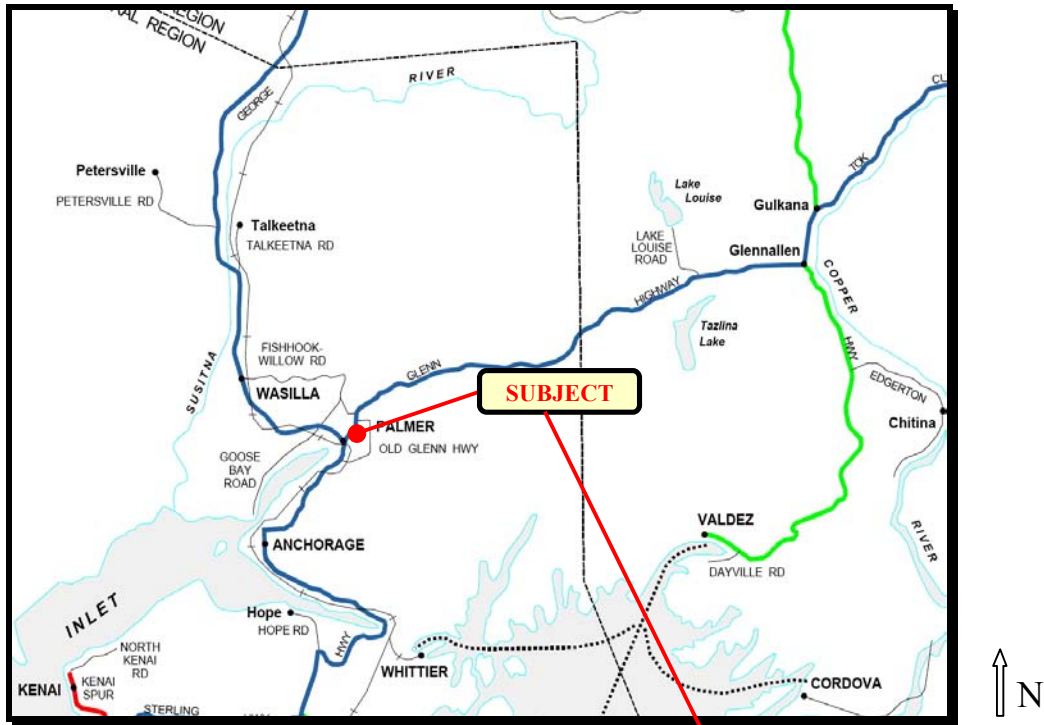
This report identifies market trends and conditions relevant to residential single-family properties located in Majestic Hills Subdivision since its 2004 development. The date of my inspection of the Palmer Reclamation Site is June 13, 2018. The date of this report is July 20, 2018.

SALES HISTORY

The 37.62-acre¹ tract that is now Majestic Hills Subdivision was purchased from Noel Woods Trust for \$380,000. This sale closed April 16, 2003 (Document #2003-009869-0). Sales found within Majestic Hills Subdivision are and identified discussed within the report.

¹ Reported as analyzed as a 40-acre tract in the market analysis section of this report.

PALMER RECLAMATION SITE LOCATION MAPS



AREA ECONOMIC DATA

Palmer Reclamation Site is located within the confines of the Matanuska-Susitna Borough at the southern most boundary of the City of Palmer. The Matanuska-Susitna Borough over the last 10 years has shown the largest population growth in the state. Between years 2004 and 2013 the population increased 54.6% (91,697 - pop.) while Anchorage's population increased only 13.8% (296,197 - pop.). During this period the city of Wasilla's population increased 46.5% (8,064- pop.) while the city of Palmer's population increased 29.4% (6,087- pop.).

Palmer and Wasilla markets are driven by Anchorage's economy as nearly one-third of their residents work within this regional hub. A brief description of Anchorage's current market conditions is relevant.

The following has been extracted from Anchorage Economic Development Corporation's (AEDC) economic report entitled *3-Year Outlook Report/2017*² and dated October 2017. Following is a summary of that report and a complete copy of this report is located in our files and is available on-line³.

"2017 Anchorage 3-Year Economic Outlook - Halfway through 2017 it is evident that Anchorage's economy, as measured by total employment, continues to retreat from its 2015 peak. The latest available estimates place Anchorage employment down about three percent over the past two years, with the Professional and Business Services, Oil & Gas, Construction, and State Government sectors continuing to bear the brunt of local job losses.

While the near-term employment picture remains troubling, there is little evidence of significant weakness in the real estate market, where communities often feel the most pain from recession. Housing prices are stable and the foreclosure rate is below national averages. In addition, while inching upward, unemployment rates in Anchorage remain at reasonable levels. The most recent labor force data sets actually show that more Anchorage residents are employed in 2017 than in 2016.

It is clear that Anchorage has experienced a significant economic downturn and further trouble probably lies ahead. There is evidence, however, that the worst may be over. Oil industry employment in Anchorage appears to have stabilized with no change over the first five months of 2017 compared to the same period in 2016. Additionally, the latest available data indicates year-over-year employment losses in other sectors are moderating.

In considering the condition of Anchorage's economy, a broad, long-term perspective is important. Reasonable observers have noted that the 2010 to 2015 run-up in employment was a bubble in the Anchorage economy driven largely by high oil prices and related capital spending. Now the economy is moving toward a new normal where oil money doesn't flow as freely and economic growth is driven by a more balanced set of engines.

² This report is compiled by the McDowell Group. The 2017 Economic Forecast examines recent economic trends, analysis of a wide range of economic and business activity indicators, interviews with representatives of businesses and organizations in various sectors and current events to gain an understanding of forces likely to be shaping business conditions affecting job growth in Anchorage in 2017. This report was co-sponsored by GCI, Coffman Engineers and Matson, Inc and compiled by the McDowell Group on behalf of AEDC.

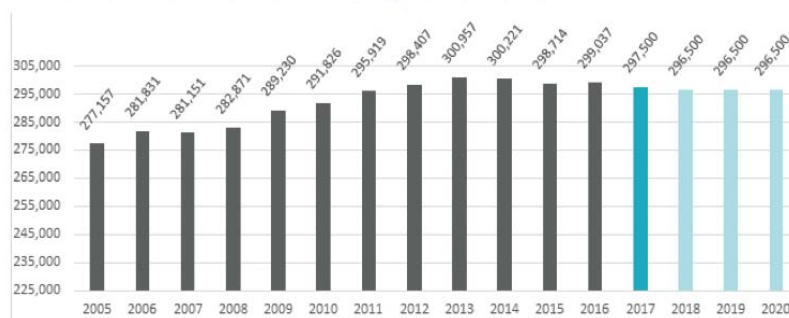
³ [www.AEDCweb.com](https://aedcweb.com/wp-content/uploads/2017/07/2017_3-Year_Outlook__Sponsored_by_Coffman-Engineers_GCI-Matson.pdf) https://aedcweb.com/wp-content/uploads/2017/07/2017_3-Year_Outlook__Sponsored_by_Coffman-Engineers_GCI-Matson.pdf

In the meantime, the importance of a long-term state fiscal plan along with consistent and competitive tax policy cannot be overstated. This is critical to oil industry investment and to other business development in Alaska as well. Uncertainty around what the future may hold for corporate and consumer taxes in Alaska is keeping investment dollars on the sidelines. With the right fiscal policy our 61 elected individuals at work in the capitol have the ability—to a large degree—to spur investor confidence and turn the economy around.

Each year the Anchorage Economic Development Corporation offers the community its near-term perspective on the Anchorage economy. Relying on a variety of data sources and interviews with key industry representatives, the outlook considers population, employment, personal income, air passenger and cargo volumes, Port of Anchorage volume, building permit values, single-family home prices, new housing units, bed tax, car/RV tax revenue, and oil prices.

POPULATION - AEDC anticipates Anchorage's population count for 2017 will come in at around 297,500. Some additional loss is anticipated for 2018 (down another 1,000 residents), before leveling off in 2019 and 2020, as the local economy finds a more solid footing.

ANCHORAGE POPULATION, 2005-2020

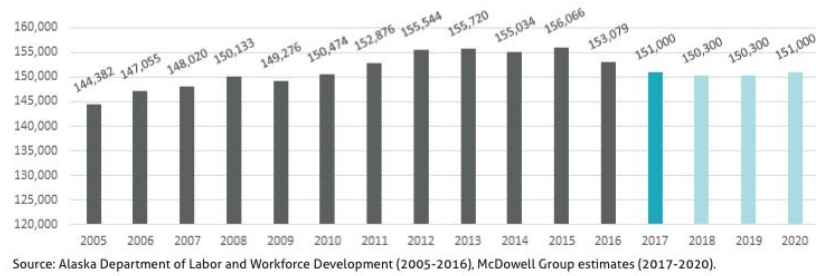


Source: Alaska Department of Labor and Workforce Development (2005-2016), McDowell Group estimates (2017-2020).

Declining total employment accompanied by an increase in the housing vacancy rate suggest some population decline can be expected in 2017. More generally, a relatively healthy national economy (with the U.S. unemployment rate at its lowest since 2001), coupled with recession in Alaska will result in some population decline in Anchorage.

EMPLOYMENT - In AEDC's 2017 Economic Forecast, continuing weakness is expected in the Construction, Professional Services, Oil & Gas, retail sectors and State Government. These declines will be partially offset by growth in the health care and leisure & sectors. Altogether, the Anchorage economy is expected to shed another 2,100 jobs in 2017, a 1.4 percent decline from 2016. Looking ahead, AEDC expects additional losses of 700 jobs (0.5 percent) in 2018, with employment stabilizing in 2019. A return to growth is anticipated in 2020 with a slight gain of 700 jobs (0.5 percent).

ANCHORAGE EMPLOYMENT, 2005-2020



In 2016, average wage and salary employment in Anchorage fell to 153,079, a loss of about 3,000 jobs (1.9 percent) from 2015.

Through the first five months of 2017, Anchorage employment is down 1.8 percent over the same period in 2016, indicating year-over-year losses are continuing into this year. However, AEDC expects the loss to moderate in the second half of the year.

The oil industry responded quickly to the precipitous oil price decline with job cuts. In 2016, Oil & Gas sector employment in Anchorage fell to an annual average of 2,900, a decline of 850 jobs (22 percent) from 2015. Preliminary data for the first half of 2017 indicate employment in this sector has stabilized.

Construction employment in 2016 averaged 7,400 jobs, approximately 900 fewer than 2015 (11 percent). Reduced residential construction, state capital projects, and oil & gas-related construction will hold down construction employment in the near-term. While federal defense and highway infrastructure funding is likely to remain stable or increase somewhat, it will not fully offset other losses in this sector. Data through the first half of 2017 show continued employment declines in this sector. AEDC expects construction employment to bottom in 2018.

Professional and Business Services accounted for about 18,200 jobs in 2016, 1,500 fewer (7.5 percent) than in 2015. This sector has given back much of the substantial oil revenue-generated gains experienced over the 2010 to 2015 period. Preliminary 2017 data show job losses are slowing, suggesting this sector may be approaching a more sustainable level of employment.

In 2016, **health care employment** in Anchorage averaged nearly 19,900, 800 more jobs (4.0 percent) than 2015. Data for the first half of 2017 showed growth in this sector is continuing. While changes to the Affordable Care Act, particularly in Medicaid funding, create uncertainty, AEDC expects this sector to remain a source of growth.

State government employment in Anchorage declined by 400 jobs (3.8 percent) in 2016 to about 10,200 jobs. Data for the first five months of 2017 indicate state employment continues to decline slowly, with operating budget cuts bringing further declines.

Anchorage's retail sector employment softened slightly in 2016, losing 300 jobs (1.4 percent) and ending the year with an average of 17,800 jobs. Preliminary 2017 data indicate further employment losses compared to the same period in 2016, as the sector continues to be challenged by reduced consumer spending. It is worth noting that some changes in Anchorage retail employment are the result of national retailers' shifting corporate strategies, and not connected with local business conditions. In any case, the higher-than-average median wages and household incomes in Anchorage

continue to attract the attention of national chains. Marshalls and Duluth Trading Company are expected to open stores in Anchorage in 2017.

The Leisure and Hospitality sector—including hotels, restaurants, and bars—averaged 17,400 jobs in 2016, up 200 (1.2 percent) from 2015. Strong visitor activity has sustained this sector, offsetting reduced business and government spending on travel. Preliminary data for the first half of 2017 indicate some continuing growth in the sector.

PERSONAL INCOME - In 2016 total Alaska personal income declined by about 1 percent, according to the Bureau of Economic Analysis. Though Anchorage specific data is not yet available, the city likely experienced a similar decline. Total Anchorage area wages fell 3.8 percent in 2016 versus 2015 and the 2016 Alaska Permanent Fund dividend that was about half the 2015 dividend. Some additional decline (0.5 percent) in personal income is expected in 2017, as total wages continue to trend down (though the 2017 PFD should be at about the 2016 level). Personal income in 2018 is expected show a similar decline as 2017, with slow growth (2 percent) returning in 2019 and 2020.

From 2005 to 2015, personal income of Anchorage residents increased by an annual average of 4.4 percent. Over the same period, total Alaska personal income growth averaged 4.9 percent and the national average was 3.9 percent.

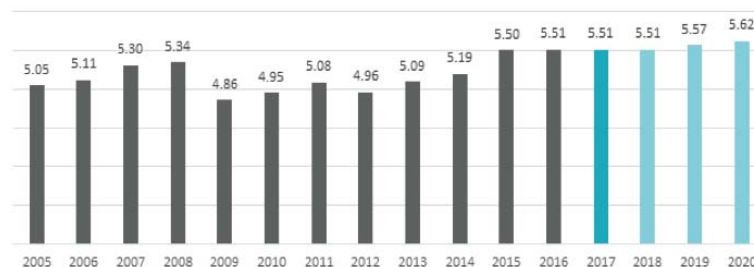
The annual Permanent Fund Dividend payment is typically one of the largest government transfers Anchorage residents receive each year. In 2016, the \$1,022 payment was worth nearly \$300 million to residents.

ANCHORAGE INTERNATIONAL AIRPORT - The Ted Stevens Anchorage International Airport is a critical component of the Anchorage economy. When last measured (in 2012) the airport was responsible for 16,000 Anchorage area jobs. Located less than 9.5 hours from most of the industrialized world, the airport is regularly in the top 10 global airports in terms of landed airfreight.

Each year millions of passengers move through the facility, departing to or arriving from international, domestic, and intrastate destinations. Airport operations support significant economic activity within Anchorage and are an important indicator of visitor industry activity and business and consumer confidence.

Air Passengers - AEDC anticipates 2017 passenger volumes to end the year at the same level to 2016. No change is anticipated for 2018, and slight growth (1.0 percent) is expected for 2019 and 2020. While a stable visitor industry will support passenger volumes, reduced oil & gas, state government, and resident leisure travel may limit growth.

AIR PASSENGER VOLUME, 2005-2020 (MILLIONS)



Source: State of Alaska Department of Transportation (2005-2016), McDowell Group estimates (2017-2020).

- A record-breaking 5.5 million passengers enplaned, deplaned, or transited ANC in 2016, a level slightly higher than 2015. Approximately 2.7 million passengers enplaned and deplaned and a small number (~23K) of passengers transited the airport.
- June, July, and August are the busiest months of the year for passenger volume, typically doubling the volume of February, the slowest month of the year.
- In the first five months of 2017, ConocoPhillips flight services flew 43,417 passengers from Anchorage to the North Slope, a decline of 11 percent over the same period in 2016.
- For the first five months of 2017, ANC observed passenger traffic of 1.9 million, an amount nearly identical to the same period in 2016.

Air Freight - A record-breaking 5.5 million passengers enplaned, deplaned, or transited ANC in 2016. Supported by a strong domestic and global economy, AEDC anticipates air-freight volumes in 2017 to be slightly greater (1.0 percent) than 2016. Absent significant global economic shocks, annual growth of 1.0 percent is anticipated through 2020.

- In 2016, ANC air freight (including enplaned, deplaned, and transit cargo) totaled 2.81 million tons, a 3.5 percent decline from 2015.
- Transited air cargo—the largest component of total tonnage—accounting for 2.12 million tons in 2016, or 75 percent of the total. Enplaned freight accounted for 360,000 tons (or 13 percent of the total) and deplaned freight contributed 335,000 tons (or 12 percent of the total).
- Data for the first five months of 2017 indicate total freight tonnage is up 5.0 percent over the same period in 2016. The transited category grew 6.6 percent and deplaned freight expanded 2.4 percent. Enplaned freight was down 1.5 percent.
- A strong domestic economy and improving global economic growth will support air cargo traffic through Anchorage. The World Bank is forecasting annual global economic growth of 2.7 percent for 2017 and 2.9 percent through 2019.

PORT OF ANCHORAGE - Due primarily to reduced consumer spending, AEDC anticipates a decline (3.5 percent) in freight volume moving through the Port of Anchorage in 2017, then leveling off in 2018. Slight growth (1.0 percent) is anticipated in 2019 and 2020 as the economy stabilizes and consumer confidence returns.

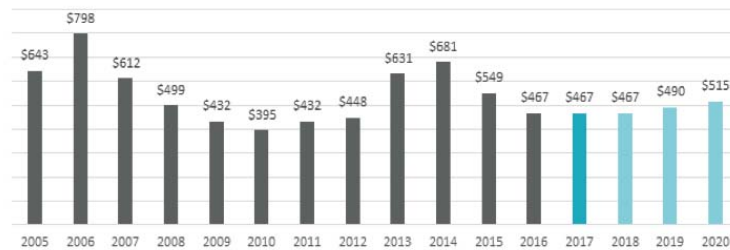
- In 2016, tonnage through the Port of Anchorage declined by 7.3 percent against 2015, from 3.78 million tons to 3.50 million tons. Vans, flats, and container volume fell 5.8 percent and petroleum volume slipped 9.0 percent.
- While declining year over year, petroleum volume in 2015 was an outlier, boosted by maintenance work at Tesoro's Kenai refinery, which shifted shipments to the port via barge instead of the Kenai-Anchorage pipeline.
- In 2016, petroleum comprised 51 percent of total tonnage. Vans, flats, and containers accounted for 45 percent and cement totaled three percent. All other cargo composed less than one percent.
- For the first half of 2017 total volume at the port was lower than the same period last year. Like 2016, 32 tankers and four cement vessels are expected to call on the port in 2017.
- Imported jet fuel has become a significant source of POA petroleum tonnage. Looking ahead, the demand for jet fuel will be a function of flight operations by the military and ANC, offset in part by use of more fuel-efficient planes. A decade ago, about 900 million gallons of jet fuel was used annually at ANC; approximately 600 million gallons were used in 2016.
- In late November, TOTE Maritime will take one of their two ships out of rotation for approximately eight weeks to convert the vessel to LNG power.
- Factors contributing to the decline in cargo volume include reduced construction activity, declining household spending, and a generally lower level of economic activity throughout the Railbelt region.

REAL ESTATE INDICATORS - Total building permit values in Anchorage have declined in each of the past two years. AEDC expects total values to be flat in 2017. Values should hold steady through 2018, with growth returning in 2019 and 2020, at about five percent annually, as investor confidence improves.

Compared to 2015, total Anchorage building permit values fell by 15 percent in 2016, from \$549 million to \$467 million. Building permit data is considered a proxy of near-term construction investment and activity; however, not all permitted projects are actually completed. In 2016:

- Commercial permit values accounted for \$276 million (59 percent of all permit values); this category lost \$13 million (4.5 percent) from 2015.
- Residential permit values totaled \$132 million (28 percent of all permits), a reduction of \$43 million (25 percent) compared to 2015.
- Government building permit values totaled \$59 million (13 percent of all permits), a reduction of \$26 million (31 percent) from 2015.

BUILDING PERMIT VALUES, 2005-2020 (\$ MILLIONS)

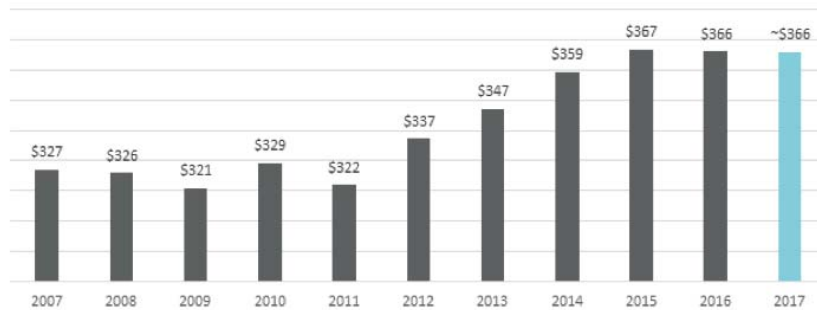


Source: Municipality of Anchorage (2005-2016), McDowell Group estimates (2017-2020).

Several large private sector projects are underway, including investments by Duluth Trading Company (\$0.8 million), Hyatt Place Hotel (\$16.0 million), ODOM Corporation (\$30.1 million), Alaska Airlines (\$11.9 million), Baxter Assisted Living (\$22.0 million), Eagle Eye Self Storage (\$2.6 million), and Dave and Busters (\$2.6 million). Public sector and utility projects include work underway at the Dempsey Ice Rink (\$5.4 million), West/Romig Library (\$8.1 million), and Eklutna Water Treatment Plant (\$0.7 million).

SINGLE-FAMILY HOMES - Data through the first half of 2017 indicate continued strength in the single-family home market. AEDC does not expect significant price declines in 2017.

AVERAGE SINGLE-FAMILY HOME SALES, 2007-2017 (\$'000)

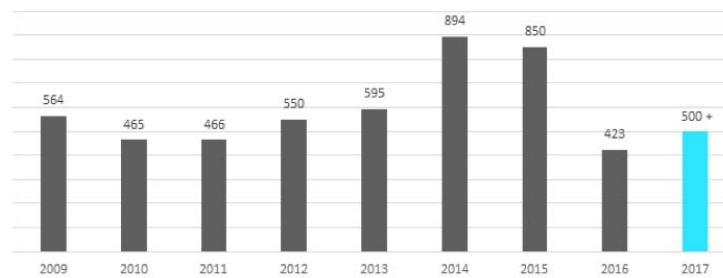


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Source: Alaska Multiple Listing Service (2007-2016), McDowell Group estimates (2017).

- Average single-family home sales have proven resilient, with very little change between 2015 and 2016 when the average single-family home sold for about \$366,000.
- Over the last decade (2007-2016), Anchorage single-family home values increased by an average of 1.3 percent annually.
- From 2008 to 2016, the number of single-family home sales in the first five months of the year averaged 911. For the same period in 2017, 968 homes were sold.
- Currently, approximately 0.3 percent of mortgages in Alaska are in foreclosure, a rate lower than the national average of 0.8 percent. In 2016, Anchorage saw 230 foreclosures; the five-year average was 300.

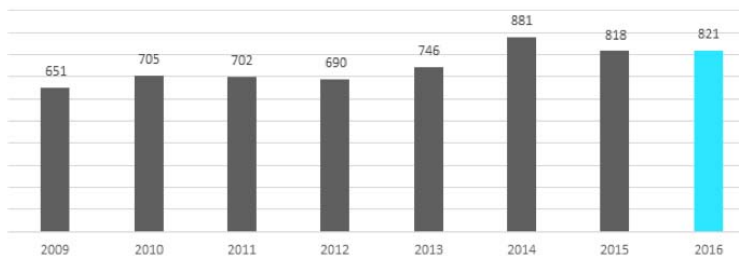
New Housing Units - AEDC anticipates total new housing units in Anchorage could top 500 in 2017.

ANCHORAGE NEW HOUSING UNITS, 2009-2017



- From 2009 through the first quarter of 2017, about 4,846 housing units were built, including 2,314 multi-family units (48 percent), 2,123 single-family homes (44 percent), and 409 mobile homes (8.4 percent). Over the same period, 6,014 units were added to the Matanuska-Susitna Borough housing stock.
- In 2016, 423 units were added to the Anchorage market; the Mat-Su borough added 821 units.
- Since 2009, for every four housing units added in Anchorage, five units were added in the Mat-Su borough.
- Anchorage residential building permit data for the first half of 2017 indicate construction activity is stronger than the same period in 2016. Same period Mat-Su housing units are shown below.

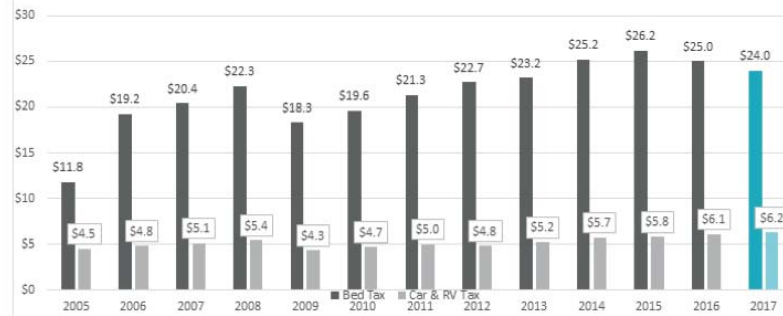
MAT-SU NEW HOUSING UNITS, 2009-2016



Source: Alaska Department of Labor and Workforce Development (2009-2016), McDowell Group estimates (2017).

VISITOR INDUSTRY - AEDC anticipates the 2017 visitor season to be on par with 2016. A strong non-resident vacation market will again be offset by weak business travel.

ANCHORAGE BED TAX & CAR/RV RENTAL TAX 2005-2017 (\$ MILLION)



Source: Municipality of Anchorage (2005-2016), McDowell Group estimates (2017).

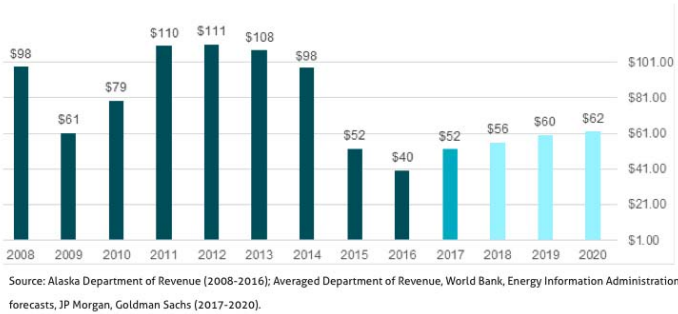
- Anchorage bed tax revenue declined 4.3 percent in 2016, from \$26.2 million in 2015 to \$25.0 million. First quarter 2017 bed tax revenue is down 3.2 percent from first quarter 2016. Much of the decline may be due to reduced room rates, a result of additional capacity and softer demand.
- Car and RV rental-tax revenue grew to nearly \$6.1 million in 2016, a 4.4 percent increase from 2015. The car component contributed \$4.7 million (78 percent), and the RV category accounted for \$1.3 million (22 percent). While car-related rental-tax revenue expanded 19 percent over the last five years, the RV component grew 54 percent. Data for the first quarter of 2017 indicate a 13 percent increase in car and RV rental tax revenue over the same quarter in 2016.
- In the summer of 2016, 1.86 million people visited Alaska, a 4.3 percent increase over 2015. Anchorage visitation totaled 896,000, 48 percent of the Alaska total.
- In the summer of 2016, about 321,000 visitors arrived in Southcentral Alaska via across-gulf cruise, a 2.5 percent decline from the previous year. Nearly all of these passengers come through Anchorage. Based on scheduled itineraries, cross-gulf passenger volume in 2017 is expected to be similar to 2016.
- In 2016, Anchorage hosted nearly 700 conferences, tradeshows, retreats, annual meetings, and other events in the city with estimated attendance of more than 100,000 people. For 2017, a similar level of activity is anticipated, including the Alaska Federation of Natives Convention (3,500 attendees), March Madness Basketball Tournament (1,700 attendees), Oceans North America (1,500 attendees), and First Alaskans Institute Elders/Youth Conference (1,400 attendees).
- There is significant concern that a sharp reduction in State of Alaska spending on marketing will affect visitation to Alaska, especially in the independent visitor market, the source of most of Anchorage's non-resident visitors.

OIL PRICES - Consistent with leading forecasts, AEDC anticipates oil prices will average \$52 per barrel in 2017. Slow price growth will support an average price of \$56 in 2018 and \$60 in 2019. An average price of \$62 per barrel is projected for 2020. While price growth is the near-term trend, global conflicts, the pace of economic growth, and supply levels can produce significant, short-term increases or decreases in the price of oil.

- Alaska North Slope oil prices averaged \$43 per barrel in 2016, a 17 percent decline from 2015. Prices through the first six months of 2017 have averaged \$52 per barrel.
- In 2017, the Trans Alaska Pipeline System is celebrating its 40th year in operation and nearly 18 billion barrels of total throughput. The pipeline averaged 518,000 barrels of throughput per day in 2016, a nearly two percent increase from 2015.
- For the first half of 2017, North Slope production averaged 546,000 barrels per day, a 3.6 percent increase over the same period in 2016.

- Though Alaska's oil industry has reduced employment, the sector continues to spend billions of dollars each year on operations, maintenance, and capital projects. Hilcorp Alaska is investing in Cook Inlet and North Slope fields, ConocoPhillips is developing Greater Moose's Tooth 1, and in 2016 BP's capital and operating budget totaled \$1.7 billion. Several of the nation's largest new oil fields have been identified in Alaska recently, a reminder that Alaska will maintain its role as a leading energy producing state.

ANS OIL PRICE PER BARREL AND TAPS THROUGHPUT, 2008-2020



- Forecasts from the State of Alaska, World Bank, Energy Information Administration, JP Morgan, and Goldman Sachs all anticipate prices to slowly trend up in the near-term. Prices above the mid-\$60 per barrel mark are unlikely due to domestic fracking-related production, which can be increased quickly to take advantage of a higher price.

**TAPS THROUGHPUT
(Thousands of Barrels Per Day 2007-2016)**

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
740	704	672	620	583	548	534	513	508	518

LOOKING AHEAD - The local economy is in uncharted territory, experiencing what is expected to be three consecutive years of employment decline after generally steady growth over the previous 20 years.

Most uncertain now is the intensity of downstream multiplier effects that could follow losses in sectors most directly affected by declining oil revenue (the oil & gas industry, professional services, construction, and state government). Consumer and investor confidence will have a lot to do with the degree and timing of secondary economic impacts. Yet another year without a fiscal plan for funding state government and critical related enterprises such as the University of Alaska will further weaken that confidence in the future. To the extent that economic recession in Alaska is prolonged by a crisis in confidence, the blame will lie squarely on the absence of long-term state fiscal plan and consistent and competitive tax policy. Investors in all sectors of the Alaska economy, not just the oil industry, need greater clarity on the tools the state will be using to balance its budget over the long term. Absent that, investment dollars will remain in the bank, or go elsewhere.

While the employment picture is not good, we can take solace in several positive aspects in the economy today:

- Residential and commercial real estate values are generally stable
- Less than one percent of loans extended to Alaska residents and businesses are nonperforming (meaning no payments for 90+ days). In late 1987, more than 17 percent of loans were nonperforming; after the 2008/2009 recession almost five percent of loans held this distinction
- In the real estate market, Anchorage has the opportunity to tap significant unmet housing demand by meeting the needs of young professional and seniors
- The visitor industry is healthy, with duly-noted concern about the state's sharp drop in funding for marketing programs critical to attracting more independent visitors to Alaska
- JBER force reductions are off the table, avoiding what may have been a very painful hit to the local economy

- The health care sector continues along its remarkable long-term growth trajectory
- The latest available employment data indicates a couple of the sectors hit hard by the oil-revenue related recession may be finding a bottom, with expectation of greater stability going forward
- Anchorage's economy today is more mature and diversified than ever; certainly more so than in the '80s when a drop in oil prices took a big bite out of the economy. Today, the city has:
 - An older population with greater financial wherewithal to ride out rough times
 - Fewer highly leveraged real estate assets
 - Stronger commercial and residential real estate markets, in general
 - A larger public sector, which is typically slower to reduce employment than private firms, acting as an economic shock absorber

These are challenging and uncertain economic times for Anchorage and the state overall. At AEDC we will do our best to foresee what lies ahead (with tools such as this 3-year outlook), manage those forces that we can influence, and plan for circumstances beyond our control.”⁴

2017 ECONOMIC RESULTS AND 2018 EXPECTATIONS

The following data has been extracted from Anchorage Economic Development Corporation's (AEDC) annual economic report entitled **Anchorage 2018 Economic Forecast**⁵ and dated January 31, 2018. Following is a summary of the that report along with several excerpts, including *Summary of AEDC's 2018 Economic Forecast for Anchorage*. A complete copy of this report is located in our files and is available on-line⁶.

EMPLOYMENT - Anchorage's employment dropped 1.4 percent in 2017, which was consistent with AEDC's January 2017 forecast. Total employment decreased by 2,100 jobs, similar to that experienced in 2016. The oil and gas, construction, professional services and state government sectors all experiencing job losses. On the positive side the health sector added 800 jobs, continuing a decade of uninterrupted growth pattern.

Consistent with AEDC's January 2017 forecast, Anchorage employment dipped 1.4 percent in 2017, a decline of about 2,100 jobs. In terms of employment, 2017 was a repeat performance of 2016, with oil and gas, construction, professional services, and state government all experiencing job loss. Once again, healthcare was the shining star, adding 800 jobs, continuing a decade of uninterrupted growth.

AEDC anticipates further employment decline in 2018, though fewer losses than experienced in 2016 and 2017. Overall, the economy is expected to shed another 1,000 jobs (0.7 percent) in 2018. Much of that decline will be in the support sector, as the multiplier effects of previous years' losses ripple through the economy. While job losses are anticipated in retail and in the leisure and hospitality sector, the oil and gas and construction industries are expected to show strength compared to 2016 and 2017. Healthcare sector growth will continue into 2018.

Beyond 2018 we predict a return to growth. Increasing natural resource values, a robust visitor industry, and other forces noted below bode well for Alaska. With Anchorage accounting for more

⁴ https://aedcweb.com/wp-content/uploads/2017/07/2017_3-Year_Outlook__Sponsored_by_Coffman-Engineers_GCI-Matson.pdf

⁵ This report is compiled by the McDowell Group. The 2018 Economic Forecast examines recent economic trends, analysis of a wide range of economic and business activity indicators, interviews with representatives of businesses and organizations in various sectors and current events to gain an understanding of forces likely to be shaping business conditions affecting job growth in Anchorage in 2018.

⁶ www.AEDCweb.com

than half of Alaska's total GDP of \$50 billion, what's good for Alaska is good for Anchorage, and vice versa.

While AEDC believes 2018 will mark the bottom of the recession, without a long-term solution to Alaska's budget deficit, full recovery may remain elusive. The absence of State budget and taxation certainty promises to unnecessarily sideline investment.

SECTOR CHANGES IN EMPLOYMENT (JOBS)

OIL & GAS	NO CHANGE
HEALTH CARE	600
TRANSPORTATION	100
PROFESSIONAL & BUSINESS SERVICES	-200
CONSTRUCTION	-200
LEISURE & HOSPITALITY	-200
RETAIL TRADE	-400
FINANCIAL ACTIVITIES	-100
GOVERNMENT	-200
OTHER SECTORS OF THE ANCHORAGE ECONOMY	-400

POPULATION - In 2017, Anchorage's population averaged 297,483 residents, representing a loss of 1,454 residents (0.5 percent) from 2016. Following a peak population of 300,880 in 2013, Anchorage has experienced a loss of 3,397 residents, or 1.1 percent. While economic conditions are expected to improve slightly, AEDC anticipates population decline of another 0.5 percent, about 1,500 residents, in 2018. **By the end of the year, Anchorage's population is expected to approximate 2967,00 residents, a decline of 1,500 people.**

- The population change in 2017 included 4,273 births 1,768 deaths, and a net loss of 3,959 residents due to migration.
- A weak job market in Anchorage coupled with a strong national economy is likely a significant contributor to net out-migration. There is also some net loss to other areas of Alaska. In 2016, at least 5,600 residents from other Alaska communities moved to Anchorage and 5,800 Anchorage residents moved to other Alaska communities. This includes an estimated 3,200 Anchorage residents who moved to the Mat-Su Borough, and 1,900 Mat-Su Borough residents who moved to Anchorage.
- The Anchorage's population is getting older. In 1996, the average age was 31.5 years; in 2016 the average age was 33.7 years. The Alaska Department of Labor and Workforce Development projects that by 2026 the average age will be more than 36 years.

UNEMPLOYMENT - At 5.7 percent, the unemployment rate in Anchorage for 2017 was below the statewide rate of 6.9 percent but well above the national rate of 4.4 percent. Further, unemployment in Anchorage has trended upward as the national rate has trended downward. The national rate is at a 17-year low; Anchorage and Alaska are at 7 and 4-year highs, respectively.

- Between 2008 and 2014, Anchorage unemployment was lower than the U.S. when the national rate peaked at 9.6 percent in 2010, Anchorage experienced 6.6 percent unemployment.
- Historically, the Anchorage unemployment rate has been lower than the Alaska rate, averaging a 1.5 percent difference since 2006.
- The 2017 unemployment rate of 5.7 percent in Anchorage is just a few tenths of a percent

- above the 2016 rate (5.3 percent) and the average for the 2012 to 2016 period (5.2 percent).
- Anchorage's 2017 unemployment rate suggests there are approximately 9,000 individuals actively seeking employment.
 - While the Anchorage economy has lost about 5,000 jobs since 2015, the number of unemployed residents has only increased about 1,100. Out-migration of resident workers contributes to the relatively low number of currently unemployed residents. In addition, non-residents may have accounted for disproportionate share of the job losses. Finally, a number of workers likely retired rather than remain in the labor force after losing a job.

INFLATION RATE - Through the first half of 2017, Anchorage prices increased just 0.7 percent, a rate well below the ten-year average of 2.4 percent. AEDC anticipates inflation in 2018 to remain below historical averages.

- Inflation is measured with the Consumer Price Index (CPI), which tracks price changes over time for a selection of consumer goods and services. The Anchorage CPI is the only available measure of inflation for Alaska.
- Prices that increased in the first half of 2017 include energy (+6.3 percent), medical care (+1.3 percent), and food (+0.4 percent). Reductions to education and communication (-2.7 percent), apparel (-1.6 percent), and shelter (-0.7 percent) moderated the net change.
- Since 2015, the Anchorage inflation rate has been lower than the national rate, likely reflecting the divergent effects of economic recession in Alaska and growth in the national economy.

OIL & GAS – In 2017, Anchorage's oil and gas sector lost 300 jobs, down 11 percent from 2016. With total employment at 2,600 jobs, this sector has lost about 1,200 jobs since 2015 (a 30 percent decline) and settled back to the 2010 level. Statewide, the oil and gas industry has lost about 4,000 jobs since peaking at 14,800 in 2014.

The economic impact of the oil and gas industry in Anchorage goes well beyond the direct jobs described above. McDowell Group's 2016 study measured 28,000 jobs and \$1.9 billion in wages directly or indirectly connected with oil and gas industry activity in Alaska, not counting jobs and wages created by taxes and royalties paid by the industry.

With significant cuts already behind this sector, slowly increasing oil prices, and growing industry optimism, **AEDC anticipates employment will stabilize in 2018, remaining at about 2,600 jobs, unchanged from 2017.**

- The Trans-Alaska Pipeline System (TAPS) averaged throughput of 527,323 barrels per day in 2017, the second consecutive year of growth. This volume represents a 1.5 percent increase from 2016, and 3.7 percent over 2015.
- New development on the North Slope bodes well for increasing the volume of oil moving through the pipeline and for generating revenue for state government. It is important to note that production from federal land such as NPRA does not offer the same revenue benefits for Alaska as production on state-leased land.
- Oil and gas activity on the North Slope is anticipated to increase in 2018.
 - ConocoPhillips plans on first oil from Greater Mooses Tooth #1 in 2018, with additional near-term work planned on Greater Mooses Tooth #2, CD2, and CD5. ConocoPhillips plans

- to expand CD2 and CD5 with drilling starting in 2020. The company plans to drill five exploratory wells in 2018.
- Hilcorp is finishing construction at its Milne Point's Moose Pad project with first oil anticipated in 2018.
 - Longer-term projects include ConocoPhillips' Fiord West (20,000 barrels per day) and Willow (100,000 barrels per day) projects and Hilcorp's Liberty Project (65,000 barrels per day). Armstrong Energy's Nanushuk project in the Pikka Unit is expected to produce 120,000 barrels per day. Caelus' Smith Bay also offers long-term potential.
 - Eni is drilling in its Nikaitchuq North prospect with additional wells possible, and Glacier Oil and Gas is drilling an exploratory well at Badami. Brooks Range Petroleum, Alliance Exploration, Accumulate Energy Alaska, and other companies are also active planning, exploring, and developing on the North Slope.
- Activity in Cook Inlet is primarily focused on production of natural gas destined for local consumption.
 - Hilcorp plans to drill up to six wells in the Kenai Unit and restart production at Birch Hill Unit, in addition to other activity in the Seaview, Deep Creek, Nikolaevsk, and Ninilchik units. The company is also developing a \$73 million cross-inlet pipeline, with completion planned for late 2018.
 - BlueCrest Energy is planning a development well in the Cosmopolitan Unit, and AIX Energy is improving operations at the Kenai Loop field.
 - Adding to a decade of effort in the Nenana Basin, Doyon plans to drill the Totchaket #1 exploration well in the summer of 2018. Cook Inlet Regional Inc. (CIRI) is a partner on this \$20-\$30 million project.
 - The opening of the Arctic National Wildlife Refuge's 1002 area and potential for increased access to offshore leases offer the industry additional possibilities for long-term growth.
 - Through early 2018, oil is trading at three-year price highs. Short-term forecasts from the Energy Information Agency, Alaska Department of Revenue, and Goldman Sachs indicate oil prices will be higher in 2018 than 2017.

HEALTH CARE - In 2017, Anchorage's healthcare sector posted yet another year of growth, adding almost 800 jobs, a 3.8 percent increase. Healthcare accounted for an average of 20,700 jobs in 2017. Outpatient services such as dentists, imaging, and private physicians compose most of this sector, accounting for 53 percent of employment. Hospitals contributed 34 percent, and nursing and residential care services accounted for the remainder (13 percent).

Anchorage is the medical care center of Alaska, with 56 percent of the state's healthcare employment. Supported by an aging population with greater healthcare needs, expanding local healthcare capacity, workforce training efforts to reduce the need for non-resident nurses and other healthcare providers, and policies such as Medicaid expansion, **AEDC expects healthcare employment to expand again in 2018, adding another 600 jobs (2.9 percent)**. It is reasonable to question whether this long period of healthcare employment growth is sustainable or indicative of a bubble.

Activity in the local healthcare sector includes:

- Providence Alaska Medical Center expanded its emergency care facility to 50 rooms with the recent addition of 13 rooms.
- In 2017, the Anchorage Municipality entered into an innovative arrangement with Vera Whole Health, which will operate a health clinic in east Anchorage exclusively for City employees.

- Alaska Regional Hospital closed its new Mountain View primary care clinic in 2017 due to greater-than-expected financial losses.
- Increased service capacity (such as oncology and pediatric services) in Alaska Native health organizations continues to support recent growth in the healthcare sector.

An aging population will require more healthcare services. While Anchorage's population has declined an annual average of 0.1 percent in the last five years, the 65+ cohort has expanded by an average of 4.9 percent annually, totaling 31,272 residents in 2017.

Moving forward, the industry may be challenged by continued uncertainty surrounding federal healthcare policy, further deterioration of reimbursement yields (such as reduction in Medicaid rates), increasing prevalence of high-deductible plans shifting costs from employer to employee, anticipated diminished profit margins, further downward pressure on pricing, and increasing "healthcare tourism" that funnels patients and their dollars to Lower 48 providers.

TRANSPORTATION - Employment in Anchorage's transportation, warehouse, and utilities sector was flat in 2017, averaging approximately 11,000 positions. Historically one of Anchorage's most stable sectors, air transportation accounts for approximately 30 percent of the sector's total employment. Couriers such as UPS and FedEx account for about 20 percent, and truck transportation totals 12 percent. Scenic and sightseeing business, utilities, warehouses, and other establishments account for the remainder of 38 percent.

Supported by strong freight volumes at the Ted Stevens Anchorage International Airport (ANC), stabilized volumes at the Port of Alaska, continued growth of ecommerce, and increased visitor travel, **AEDC anticipates this sector will add 100 jobs (0.9 percent) in 2018, rising to an average of 11,100 positions.**

- Anchorage is the transportation hub for much of Alaska: a significant portion of consumer, industrial, and defense supplies moved by air, water, and truck throughout the state move through the city.
- Volume at the Port of Alaska totaled 3.5 million tons in 2017, the same as 2016. Petroleum shipments totaled 1.8 million tons, up 0.8 percent. Container volume increased for the first time since 2014, growing 0.6 percent to 1.6 million tons.
- Through the first 11 months of 2017, enplaned, deplaned, and transited air cargo volume at ANC was up 6.8 percent (to 2.7 million tons) from the same period in 2016.

PROFESSIONAL & BUSINESS SERVICES - Anchorage professional and business services employment averaged 17,600 jobs in 2017, a decline of about 600 jobs (3.2 percent) from 2016. Engineers, architects, lawyers, accountants, business managers, and other professionals account for 60 percent of this sector; administrative and waste management positions are the remainder. About two-thirds of Alaska's professional and business service employment is in Anchorage.

Local firms provide services for a wide variety of public and private projects and organizations throughout Alaska. While increased defense spending, steady federal highway funds, and recovering oil and gas investment offer the hope of stability for this sector, reduced State of Alaska capital budgets will continue to contribute to losses in 2018. **AEDC anticipates employment to average 17,400 jobs, a decline of 200 positions from 2017 (1.1 percent).**

- Following a peak of 20,190 jobs in 2013, employment in this sector has declined by 2,800 jobs

(14 percent). Employment losses over the last five years are primarily due to reduced oil and gas industry spending, sharply reduced state funding for “megaprojects” such as the Susitna-Watana Hydroelectric Project and Knik Arm Bridge Crossing, and a generally lower level of private investment due to slowing economic activity in Anchorage and Alaska.

- Engineering, design, and planning firms have been hardest hit by the decline in capital project spending in Alaska.
- The rise and fall of professional and business services employment over the past decade has followed the same trend as oil prices and revenues, which peaked in the 2012-2013 period.
- Sources of near and long term-opportunity for this sector include the Donlin and Pebble mining projects, which would require significant engineering, planning, and social science research. Expansion of Alaska’s missile defense infrastructure and preparation for the arrival of two F-35 squadrons at Eielson Air Force Base will support local firms, and an increase in oil and gas capital investment will contribute to stabilization of this sector. Federal highway construction spending will continue to be an important source of professional services activity.

CONSTRUCTION - In 2017, Anchorage’s construction industry lost jobs for the second year in a row, declining by 400 positions (5.6 percent) to an average of 7,000. Specialty trades account for 50 percent of employment in this sector. Building construction and heavy construction each compose about one quarter of the total.

Stabilized in part by federal defense spending and renewed oil and gas activity but still weakened by diminished State capital budgets – AEDC anticipates losses to moderate in this sector in 2018. **A decline of 200 jobs (2.9 percent) is expected.**

- Since 2015, employment in the construction sector has declined by 1,300 jobs, a decrease of 16 percent.
- State of Alaska capital budgets have fallen by more than \$2 billion since 2013, sharply impacting the construction sector. A capital budget typically takes 3-5 years to be spent, meaning impacts associated with large budgets of the past are nearing an end.
- Army Corps of Engineers spending in Alaska will total \$550 million in FY2018, similar to previous years. While most work will occur in the Interior, Anchorage businesses have been awarded several contracts associated with this spending.
- Anchorage building permit data provides an indicator of intended building projects. In 2017, total valuation for almost 2,600 permits was \$422 million, a 9.7 percent reduction from 2016. The residential component was up 5.7 percent to \$140 million while the commercial component was down 14 percent to \$236 million. Government permit valuation accounted for the remainder, down 22 percent to \$46 million.
- Projects currently under construction in Anchorage include King Street Brewery (\$6.5 million), West and Romig schools (\$4.9 million), Chugiak High School (\$1.1 million), Inuit Building (\$2.3 million), and Providence Medical (\$680,000), among others.
- Mixed-use development in Anchorage will contribute to increased construction activity including:
 - The Rail, an 11-acre project including a 35-unit condo development known as “Downtown Edge”.
 - A \$40 million development on 6th Avenue with a 120-room hotel, 39 apartments, and restaurant, among other amenities.
 - At East Tudor and Elmore, a \$180 million project including apartments and condos, new

offices for the City's Health Department, a hotel, grocery store, and other commercial enterprises.

- In the place of the City's existing health department offices, a 120-apartment senior housing complex with retail, café, and pharmacy.

These large, mixed-used commercial and housing projects suggest developers are looking to take advantage of reduced construction costs, brought about by the down-turn in Alaska's economy.

Looking ahead, projects such as AK LNG, Donlin, and Pebble have the potential to support thousands of construction jobs, offering the industry an optimistic long-term perspective.

LEISURE & HOSPITALITY - Roughly two-thirds of leisure and hospitality employment is in food service while accommodations account for 20 percent. The balance is provided by the arts and recreation sectors. In 2017, employment in this sector remained close to record levels at 17,300 positions, with only a slight loss (about 100 jobs, or 0.6 percent) from the previous year.

While accommodation employment is anticipated to increase slightly in 2018, gains will be offset by modest reductions in food service employment. **AEDC expects the leisure and hospitality sector to lose 200 jobs in 2018, a decline of 1.2 percent.** Several forces will shape the sector:

- Although the visitor industry is vital to this sector, resident spending (at restaurants, bars, and other attractions) is the primary driver. Until Anchorage area employment stabilizes, resident spending will be constrained.
- Resident business travel, also an important aspect of this sector, has declined in tandem with Alaska's economy. It too will remain weak until the economy shows more signs of recovery.
- Statewide, cruise passenger volume is projected to increase by 7.0 percent in 2018. Cross-gulf volume, however, is expected to increase by 25 percent.
- The Port of Anchorage anticipates 10 cruise ship calls in 2018, the same as 2017.
- Preliminary expectations for the 2018 convention market indicate a similar level of activity as 2017, including the Alaska Federation of Natives Annual Convention (3,500 participants), First Alaskans Institute Elders & Youth Conference (1,400), and the National Indian Child Welfare Association's annual conference (1,100 participants).

Other indicators of recent activity and trends in the leisure and hospitality sector include:

- Bed tax revenue through the first three quarters of 2017 totaled \$22.1 million, a 3.2 percent increase from the same period in 2016.
- Car and RV rental tax revenue for the first three quarters in 2017 increased 3.3 percent from 2016 to \$5.7 million.
- Enplanements at Ted Stevens Anchorage International Airport decreased slightly between 2016 and 2017 (through November), down 0.8 percent.
- Statewide cruise passenger volume increased by 6.2 percent between 2016 and 2017; however, cross-gulf volume (passengers embarking or disembarking at Whittier or Seward) decreased slightly, by 0.2 percent.
- Anchorage is the center of Alaska events and conferences. In 2017, the city hosted 441 meetings and conventions, 47 sporting events, and 47 trade shows.

RETAIL TRADE - Anchorage's retail sector accounted for 17,500 jobs in 2017, down 300 (1.7

percent) from 2016. The 2017 decline marks the second consecutive annual loss. General merchandise stores account for 27 percent of employment in this sector, the largest component. Auto dealers and motor parts businesses contribute 13 percent of employment, and food and beverage retail establishments total 12 percent. A wide variety of gasoline, clothing, health, electronics, and furniture retailers, among others, account for the remainder. The total number of retail establishments in Anchorage has trended down from a peak of 858 businesses in 2008 to 784 in 2016.

While most sectors in the Anchorage economy are expected to show signs of recovery in 2018, the retail sector is anticipated to lose more jobs in 2018 than in 2017. **AEDC expects a decline of about 400 jobs**, or 2.3 percent, largely due closure of some larger employers as well as further weakness in local consumer spending.

- Though largely unrelated to economic conditions in Anchorage, the closure of two Sam's Clubs and one Sears in Anchorage in 2018 will cost 350-450 jobs. Many displaced workers may find other positions, but these store closures will account for a 2 percent loss in retail sector employment.
- Opening in the spring of 2018, a Duluth Trading Company will be located near the Dimond Center Mall, with about 50 employees. Outdoor equipment retailer Black Diamond is opening a store in Anchorage, further off-setting some of the losses in other retail sectors.
- While Anchorage (and national) firms are struggling to compete with online shopping, local businesses face the additional challenge of maintaining operations during a recession.
- As Alaska's hub of retail enterprise, Anchorage benefits disproportionately from the annual PFD distribution. Worth more than \$600 million to Alaskans in 2017 – and likely about the same in 2018 – it is likely the majority of the PFD-related spending on consumer goods will occur in Anchorage.

FINANCIAL ACTIVITIES - In 2017 Anchorage's financial sector extended a trend of small annual losses, declining about 100 positions (1.0 percent). The sector employed an average 7,800 workers in 2017. Consumer banking and real estate services each contribute about 40 percent of employment to this sector. A mix of insurance, investment, and other financial services businesses compose the remainder.

AEDC expects this sector to lose about 100 positions in 2018, or about 1.3 percent, primarily a result of continued slow decline in real estate employment.

- The sharp drop in employment in the Financial Activities sector between 2011 and 2013 was the result of reclassifying Native corporation employment (which was moved into the Professional and Businesses Services sector).
- Banking has been a relatively steady source of employment over the past decade, at about 3,200 jobs. Insurance and real estate have experienced slow steady decline in employment.
- While home values in Anchorage have remained relatively stable, local mortgage lending activity has slowed. During the first three quarters of 2017, 2,387 single-family and condominium mortgages were closed, a 10 percent decline from the same period in 2016, according to a survey of local lenders. The value of these mortgages declined as well, falling 12 percent to about \$310 million. An increase in internet-based mortgages (which are not represented in this survey) may have contributed to the decline.

GOVERNMENT - In 2017, total government employment in Anchorage declined to 27,900 positions, a loss of 400 jobs or 1.4 percent. Federal, state, and local government each account for

roughly one-third of total employment in this sector. Government accounts for about one in five wage and salary jobs in Anchorage. Total government employment in Anchorage in 2017 was 8.6 percent lower (approximately 2,600 jobs) than the peak of 30,500 jobs in 2010.

In 2018, AEDC anticipates the loss of approximately 200 government positions (0.7 percent) as the State of Alaska continues to grapple with its budget deficit. Losses to federal government employment are possible, as the Trump administration initiates restructuring at the Interior Department and other agencies.

- Preliminary data indicate federal government employment in Anchorage totaled 8,400 jobs in 2017, a 1.2 percent decline from 2016. Since a peak of 9,800 jobs in 2010, employment in this sector has declined 14 percent.
- Totalling 10,000 positions in 2017, state government employment declined 2.0 percent from 2016, according to preliminary estimates. Employment in this sector has declined 7.4 percent (800 jobs) from a 2015 peak of 10,800 jobs. The University of Alaska Anchorage, with about 2,600 jobs, accounts for about a quarter of State employment in Anchorage. Total state government employment in Alaska is down about 10 percent (2,500 jobs) from its 2014 peak of about 26,000 jobs.
- Local government employment totaled 9,500 positions in 2017, a slight loss (1.0 percent) from 2016, and has declined 7.8 percent since a high of 10,300 positions in 2012. Anchorage School District employees account for about three out of four jobs in this category.
- Stemming from an AEDC Utilities Working Group recommendation, sale of the publicly-owned Municipal Light & Power (one of two Anchorage electricity utilities) has been proposed by Mayor Ethan Berkowitz and other community leaders. Sale of ML&P, which is subject to voter approval, would not result in lay-offs; workforce consolidation would occur through retirements and otherwise normal attrition.
- JBER's 13,000 active duty soldiers (with 20,000 dependents) and 1,000-position civilian workforce have a significant impact on the Anchorage economy. Defense-related activity at the Port of Alaska, contracts with Anchorage businesses, and about \$1 billion in annual payroll, among other activity, supports thousands of local jobs.

OTHER SECTORS - In addition to the nine primary sectors previously described, the Anchorage economy includes 21,600 jobs in the manufacturing, telecommunications, automotive repair, private education sectors, among others. Preliminary 2017 data indicate most sectors in this category experienced losses, including manufacturing (6.2 percent), information services (4.7 percent), and private education (1.7 percent). Challenged by generally lower levels of economic activity, **AEDC anticipates these sectors will lose an additional 400 positions (1.9 percent) in 2018.**

SUMMARY - While further jobs losses are expected in Anchorage, we can now see the first signs of recovery. The sector hit hardest by the down-turn in oil prices, oil and gas, is expected to hold its own in 2018, after losing 30 percent of its Anchorage workforce over the past three years. Professional and business services, and the construction sector, will likely shed a few more jobs this year, but nothing like the losses experienced in 2016 and 2017.

In the meantime, healthcare will continue its steady upward march, adding 600 jobs in 2018 if our forecast holds true. We also see growth in the transportation sector, in response to Alaska's growing visitor industry. Other ingredients for growth are on also the table. Oil prices are trending up and investment in Alaska's mining industry is on the up tick after suffering the effects of several years of low commodity prices. Though Anchorage may be hundreds of miles from where resource

development occurs, we reap the benefits from our role as Alaska's service, supply, and transportation hub.

Developers are showing confidence in Anchorage's future, another signal that we are nearing the bottom. With \$200+ million in proposed mixed-use commercial and residential development, investors are evidently looking to take advantage of favorable construction conditions.

Whether 2018 marks the bottom of the recession may depend on the state legislature. Budget and tax certainty could not only mitigate the lingering support sector effects of recession, but also set the stage for a return to full growth. The legislature can also spur investment in critical infrastructure in Alaska, including badly needed Port of Alaska upgrades.

Fully reigniting the economy will require more than State investment. Local, public, and private investment will be needed to take full advantage of opportunities and to address the city's challenges, such as housing and healthcare costs, crime, and other issues in our pursuit to make Anchorage the number one city to live, work, and play.

MATANUSKA-SUSITNA BOROUGH MARKET AREA DATA

The Subject property is located north east of the city of Wasilla, in the Matanuska-Susitna Borough. Following is a September 2017 **Alaska Economic Trend's** article that best summarizes Matanuska-Susitna Borough's (MSB) economy. The article is entitled "*The Mat-Su Economy - Second most populous borough has long led the state for growth*"⁷ and was written by Neal Fried, State of Alaska Economist.

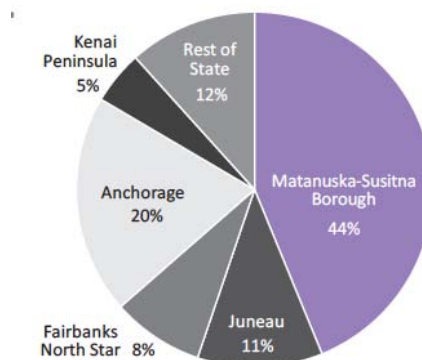
"For decades, the Matanuska-Susitna Borough has been the state's hot spot for growth. Between 2010 and 2016, its population grew by 15 percent while the state as a whole grew by 4 percent and nearby Anchorage by just 2 percent.

The borough has also long led the state for new home construction. In 2016, 44% of Alaska's new housing units were built in Mat-Su while 20% were constructed in Anchorage.

Even with the state in a recession, Mat-Su continued to add jobs in 2016 (+455), and its population grew by 3 percent while the state and Anchorage lagged at less than 1 percent.

Surpassed Fairbanks to become second most populated area - Mat-Su surpassed the Fairbanks North Star Borough in 2015 to become Alaska's second most populous borough and the only place besides Anchorage with a population of more than 100,000. Mat-Su's population reached 102,598 in 2016.

First for Building New Homes
PERCENT OF STATE'S NEW UNITS, 2016



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

⁷ <http://labor.alaska.gov/research/trends/sep17art1.pdf>

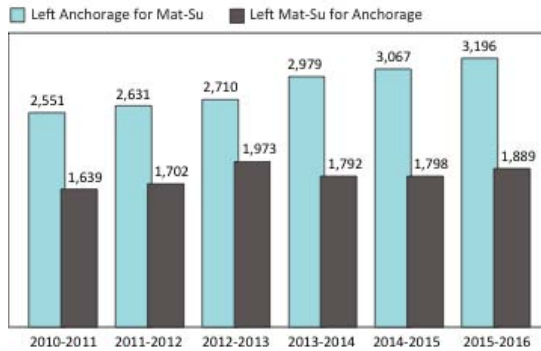
This long-term growth trend means the borough is now home to a little over a quarter of the Anchorage/Matanuska-Susitna Region's total population. As recently as 1990, Mat-Su represented just 14 percent of the region.

Mat-Su's three incorporated cities of Palmer, Wasilla, and Houston are home to 17 percent of its population, with the majority residing in the other 26 unincorporated communities. Nearly all of these places have grown in recent years, with Point MacKenzie, Knik-Fairview, Fishhook, and Gateway as the stand-outs. In 2016, the MBS's population was 102,598 person, a 15% growth from 2010. During the same period, Anchorage's 2016 population (299,037) increased 2% while the State's population grew 4% (739,828).

The only borough to gain residents through migration - Mat-Su's migration pattern has also defied the statewide trend, as it's one of the only areas in Alaska to have a net gain from migration in recent years.

Many Move from Anchorage

MAT-SU/ANCHORAGE MIGRATION, 2010 TO 2016



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

Although the state grew overall between 2012 and 2016, more people left Alaska than moved in — meaning statewide growth came from natural increase, or births minus deaths. Net-migration for Anchorage, where Mat-Su gets its largest share of new residents, has been negative since 2010.

While some Mat-Su residents move to Anchorage, the reverse is much more common. Jobs pay more in Anchorage and housing is more affordable in Mat-Su, making the roughly 45-minute commute worthwhile for many. Forty-four percent of Mat-Su residents work outside the borough, with the largest

share commuting to Anchorage.

Home prices and average wages - Part of the Matanuska-Susitna Borough's economic advantage lies in its affordable housing market, with a price differential that's enticing to the region's workers as well as those who work elsewhere but want to live near an urban area. And while difficult to quantify, the area's scenery and more rural lifestyle likely attract homebuyers as well.

In the first quarter of 2017, the average single-family home in Mat-Su sold for \$283,156, nearly a third less than the average home in Anchorage. But housing affordability takes an area's average wages into account as well as its home prices, and because Mat-Su's average wages are also lower, a home is no more affordable in Mat-Su for a Mat-Su earner than for an Anchorage worker buying in Anchorage.

Mat-Su Homes Cost Less Than Average

AVERAGE HOUSE PRICE BY AREA, 1ST QUARTER 2017



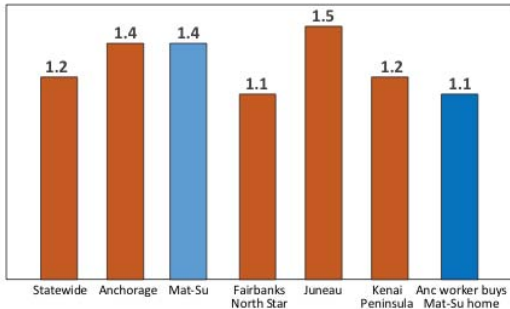
Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

For both Mat-Su and Anchorage workers, it takes about 1.4 average paychecks to afford a home in

their respective areas. The equation changes considerably for those who buy a house in Mat-Su and commute to Anchorage.

Paychecks Needed to Afford a House

ALASKA, 2016



Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section and Alaska Housing Finance Corporation Quarterly Survey of Mortgage Lending Activity

Anchorage's average annual earnings run 33 percent higher than Mat-Su's, at \$55,668 and \$41,832 respectively in 2016. Anchorage is home to a larger number of higher-wage jobs in oil, government, and transportation whereas Mat-Su's jobs exist largely to provide services to the local population and tend to be in lower-wage industries.

The second most common work site for Mat-Su commuters is the North Slope Borough, whose average annual wage is a whopping \$96,276 due to its large oil industry.

The oil industry is a big slice of Mat-Su residents' earnings, even though the borough isn't home to a single oil industry job. Mat-Su residents earned \$281 million from the oil industry in 2015, the most recent year available, second only to Anchorage residents. For perspective, total payroll for all jobs within the borough that year was \$976 million.

Labor is its biggest export - The borough's economic vitality comes from an array of industries. Key sources of economic stimulus come from outside the borough, though, through its proximity to Anchorage and the large number of Mat-Su residents bringing in wages they earned elsewhere. In a sense, one of the borough's chief exports is its workforce.

In 2015, the most recent year available, nearly 30 percent of employed Mat-Su residents worked in Anchorage and 14 percent worked elsewhere in the state, earning higher wages on average than those employed locally. In turn, commuters return home and invest their earnings in housing, consumer goods, businesses, and services.

The percentage who commute hasn't changed much over the past decade, but their locations have shifted some, with a growing share working on the North Slope and fewer commuting to Anchorage. The percent working on the Slope doubled between 2010 and 2015, from 4 percent to 8 percent, while the share working in Anchorage decreased from 33 percent to 30 percent.

The Mat-Su Borough's large percentage of commuters makes it one of the few places in Alaska that bring in more income from outside the borough than they lose to other boroughs or outside Alaska. Most places in Alaska have more nonresident workers and workers from other boroughs than residents who work elsewhere and bring their earnings home.

The Bureau of Economic Analysis estimated that Mat-Su netted \$1.7 billion in personal income from outside the borough in 2015, which represented more than a third of the borough's total personal income.

It's important to note that these commuting numbers are likely understated because they exclude self-employed commuters and those who work for the federal government and the military.

Visitor industry continues to grow - Mat-Su's location fosters a strong local visitor industry. In addition to its proximity to Anchorage, the borough is home to Denali State Park, which serves as the

gateway to Denali tours and climbs and is a major fishing and hunting destination.

Mat-Su's tourism season continues in the winter as well, peaking with the start of the Iditarod Sled Dog Race that begins in Wasilla.

While most of Alaska's visitors come from outside the state, Mat-Su's visitor industry relies on a blend of Anchorage residents who own recreational property there and thousands of visitors from Southcentral and elsewhere in Alaska who spend vacations, holidays, and summer weekends in the area fishing, hunting, and hiking.

More visitor accommodations such as large hotels have popped up over the last two decades, making the area an increasingly popular destination for summer visitors making their way to the Upper Susitna Valley.

Farming plays a notable role - Another notable local industry is agriculture, which was once a dominant sector in Mat-Su but plays a smaller role today. But while this article's employment data doesn't include agricultural production, other data sources show the number of farmers is growing again.

The advent of farmers' markets, a growing interest in local meat and eggs, and an expanding peony industry are breathing new life into Mat-Su agriculture. And while marijuana cultivation is a new industry, there's little doubt that it's giving the area's agriculture a boost.

Is Mat-Su feeling the current recession? - The Matanuska-Susitna Borough continued to grow and add jobs in 2016, but whether the state's recession began to affect local employment and the housing market in 2017 is a big question.

Data suggest Mat-Su's economy began to slow in the first quarter of 2017, when employment grew by just half a percentage point compared to 2 percent the year before. March showed a slight decline from year-ago levels — the first in many years — but more quarters of data will be necessary to determine whether it's a real change in direction.

The borough's unemployment rate rose from 7.6 percent in 2015 to 8.1 percent in 2016 and has continued to rise gradually during the first seven months of 2017. The number of unemployment insurance claimants has actually de-creased, although not all unemployed workers qualify or apply for unemployment insurance benefits.

Another question that will take more time to answer is whether job losses in Anchorage and the Slope over the last two years have taken their toll on the borough, given that 44 percent of Mat-Su residents work elsewhere. Some of these lost jobs were surely held by Mat-Su residents, but we can't yet verify the extent of the losses.

Like the state as a whole, Anchorage began to lose jobs in the last quarter of 2015. Employment fell by 2,700 in 2016 and Anchorage has continued to lose jobs at a similar rate in 2017. And while data for 2016 and 2017 for the North Slope aren't yet available, the number of Mat-Su residents working on the Slope peaked in 2014 and fell slightly in 2015.

Total oil industry employment statewide peaked at 13,485 in 2015, then plummeted to 9,443 in late 2016 and continued to decline into 2017.

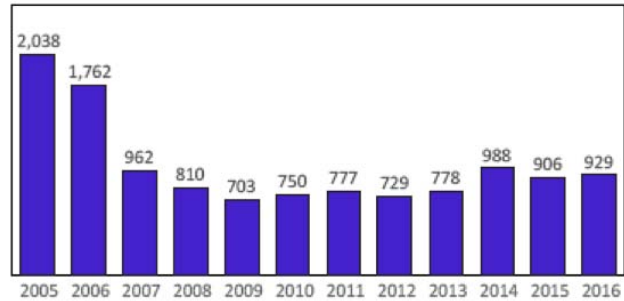
So far, the local housing market has shown few signs of recession-related decline. Home values have not fallen, new home construction has been fairly steady and foreclosures haven't increased.

Home sales fell moderately in 2016 but stayed above 2014 levels, and while they continued to decline in the first half of 2017, they still remain higher than in 2014.

The rental vacancy rate is an apparent soft spot, however, doubling from 3.6 percent in March 2016 to 7.6 percent in March of this year.

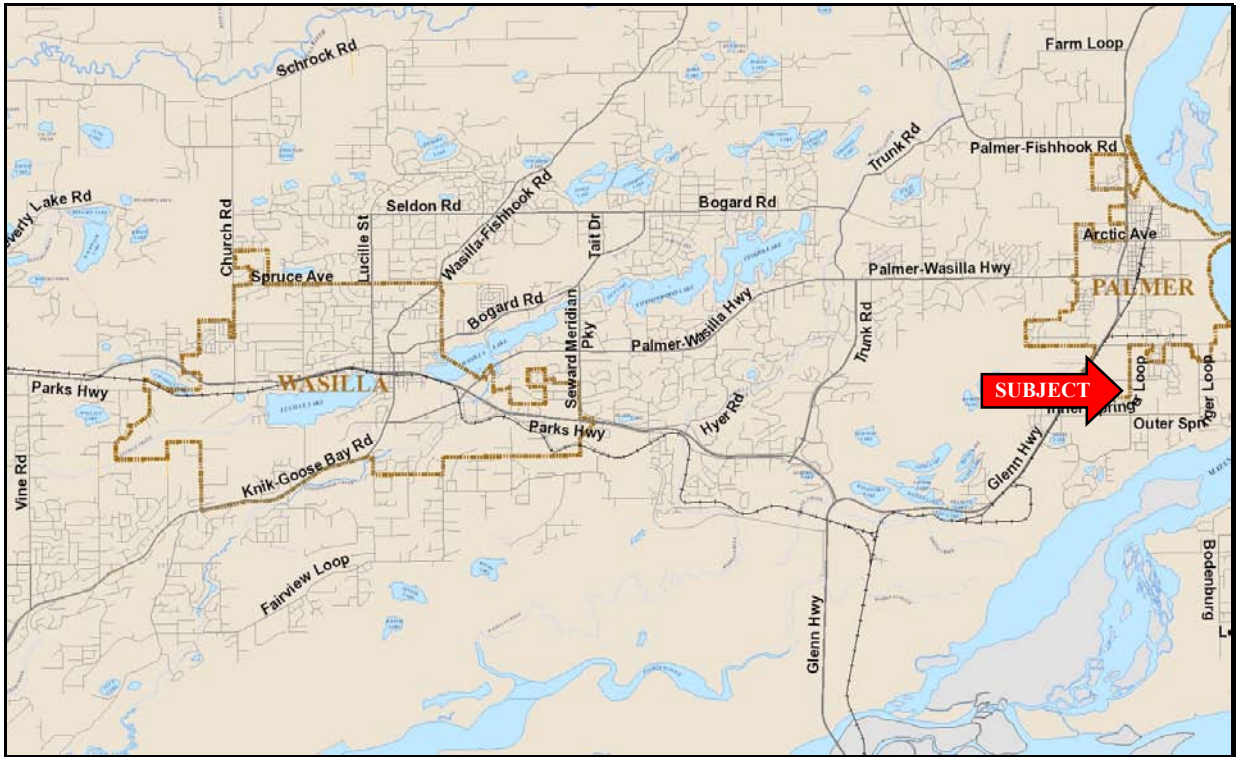
At this point, no other broad economic indicators point to a recession in the Mat-Su Borough, but more data for 2016 and 2017 will paint a clearer picture as they become available."

BUILDING PERMITS REMAIN STEADY
Mat-Su Residential, 2005-16

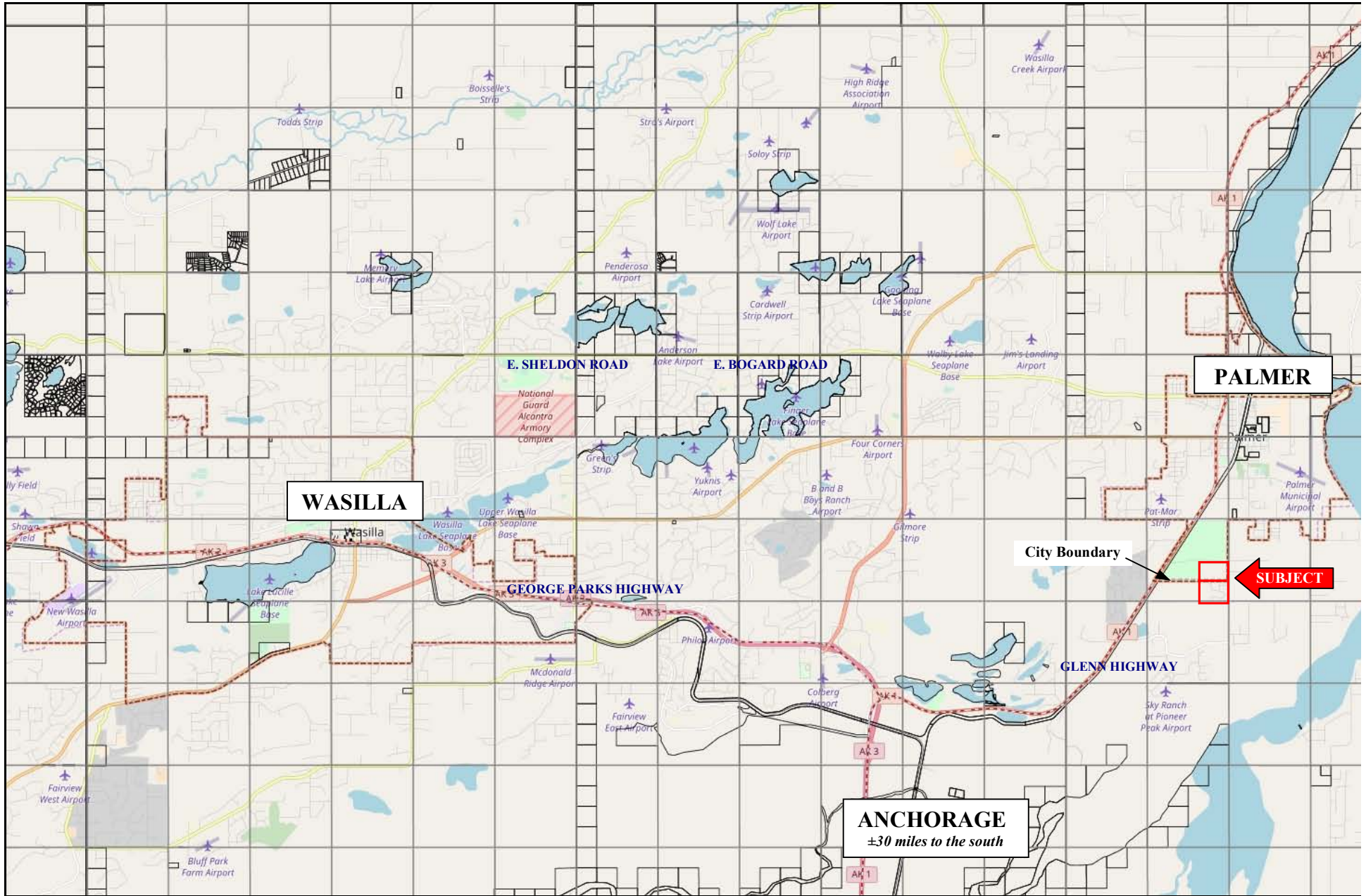


Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

WASILLA/PALMER LOCATION MAP



PALMER RECLAMATION SITE AND MAJESTIC HILL SUBDIVISION LOCATION MAP



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MATANUSKA-SUSITNA BOROUGH - The Subject properties are located within the confines of the Matanuska-Susitna Borough. The Palmer Reclamation Site is located on the southern boundary of Palmer's city limits, while Majestic Hills Subdivision is located adjacent to the south and outside of the city limits. Both.

Matanuska-Susitna Borough is a Second Class Borough encompassing an area of 24,682 square miles of land and 578 square miles of water. The borough extends from its southern boundary of Anchorage to Lake Louise to the east, Denali Highway to the north and Yenta River Valley to the west.

History - The Matanuska-Susitna Borough over the last 10 years has shown the largest population growth in the state. Between years 2000 and 2011 the population increased 54.6% (91,697 - pop.) while Anchorage's population increased only 13.8% (296,197 - pop.). During this period the city of Palmer's population increased 50.3% (6,123- pop.) while the city of Wasilla's population increased a little less at 46.1% (8,039- pop.).

While these increases are significant, 44 percent of the labor force in the borough reportedly earned its wages outside of the area in 2010. In 2005, the Department of Labor noted that 33% of Mat-Su's employed residents worked in Anchorage with the balance being employed either on the North Slope, in mines in Delta Junction, fisheries in Bristol Bay or other jobs located throughout the state. The average annual earnings for a worker living in the MSB in 2010 were \$33,953 as compared to a worker living in Anchorage of \$46,366. (Median family income in 2010 however was about \$75,000, reflecting a more than one salary earner.)

Employment in the Mat-Su Borough in the last decade (2000-10) also led the state in growth with a 5.3% annual increase since 2000. Anchorage's growth during the same period was at a much slower rate. "The one area of the local economy that lost jobs over the last three years was construction industry." Although this sector between 2000 and 2005 was a big contributor to overall employment growth as a result of expanding residential and commercial markets, since 2005 the abundance of available homes it has slowed significantly. In 2007, there was a decrease of some 66% of residential subdivision hook-ups from 2005 to 2007. With residential construction growth slowing down in the Anchorage market, mostly duplex style complexes, residential new construction growth in the Palmer area can be expected to follow.

Average Household and Family Size, as reported by the US census in 2010 and according to 2015 Alaska Department of Labor estimates were:

	2010	2015
Average household size	2.61	2.75
Average family size	3.28	3.23

Vacancy Rates in 2010 and 2015 were reported in as:

Homeowner vacancy rate	2.0%	2.1%
Rental vacancy rate	7.6%	7.1%

Not Preliminary Seasonally Adjusted
Unemployment Rate – August 2015

U.S.	5.2%
Alaska	5.5%
Anchorage	4.5%
Mat-Su Borough	6.7%

Present - According to Department of Labor and Workforce Development, the state of Alaska had a total population of 737,080 in 2017. The current population of the Borough is 104,166 (2017) and increase of 1.6% from the previous year (102,554).

Since 2010 the Mat-Su's population has increased 17% as compared to Anchorage's growth of 1.9%. Population growth over the same period for the City of Palmer was 6.0% (5,937 to 6,296) while Wasilla's jumped 12.3% (7,831 to 8,797). Interestingly in 2012 Palmers population decreased -0.3% from 6,063 to 6,044, rounding the following with a 0.1% growth rate to 6,051 in 2014. Wasilla's population showed a 2.3% population jump the same year Palmer's population declined. The following year in 2014 Wasilla's population declined -0.9%, rebounding in 2015 1.6% to 8,304. This may be attributed to population shifts to other areas (i.e. Pt. MacKenzie, Knik-Fairview and Meadow Lakes) and or because of employment losses in Anchorage.

Following is a summary of population characteristics over the last eight years for each location.

Population of Alaska by Economic Region, Borough and Census Designated Area (CDP), 2010 to 2017 [1]

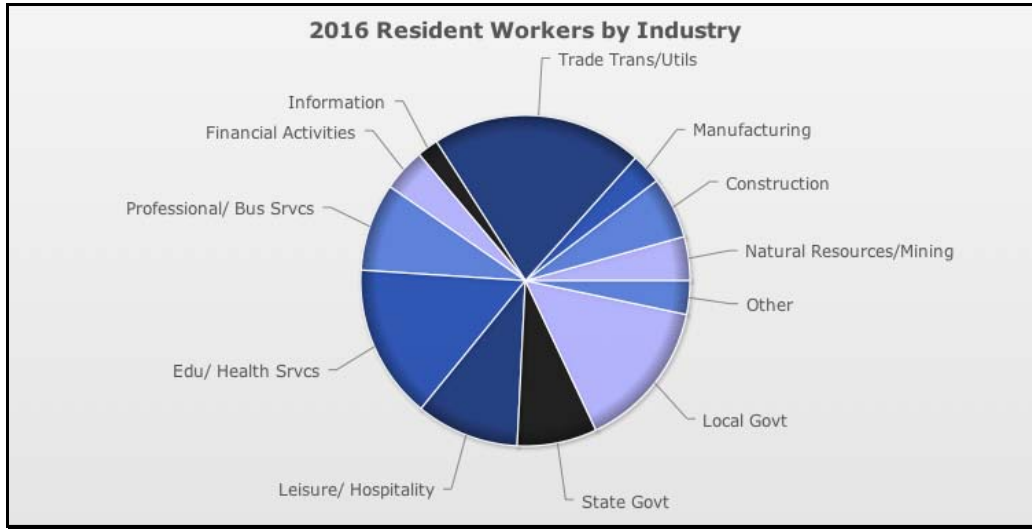
Area Name	Census Total	Estimate Total							% of State Population	Average Annual Population Growth Rate*	Population Increase Since 2010
	April 2010	July 2011	July 2012	July 2013	July 2014	July 2015	July 2016	July 2017			
Alaska	710,231	722,388	731,042	735,776	736,906	737,467	739,709	737,080	100.0%	0.5%	3.8%
		1.7%	1.2%	0.6%	0.2%	0.1%	0.3%	-0.4%			
Anchorage Municipality	291,826	295,719	298,334	300,880	300,197	298,799	298,937	297,483	40.4%	0.3%	1.9%
		1.3%	0.9%	0.9%	-0.2%	-0.5%	0.0%	-0.5%			
Matanuska-Su Borough	88,995	91,680	93,652	95,809	98,154	99,969	102,554	104,166	14.1%	2.3%	17.0%
		3.0%	2.2%	2.3%	2.4%	1.8%	2.6%	1.6%			
Palmer city	5,937	6,064	6,063	6,044	6,051	6,129	6,267	6,296	0.9%	0.8%	6.0%
		2.1%	0.0%	-0.3%	0.1%	1.3%	2.3%	0.5%			
Wasilla city	7,831	8,030	8,165	8,377	8,304	8,441	8,693	8,797	1.2%	1.7%	12.3%
		2.5%	1.7%	2.6%	-0.9%	1.6%	3.0%	1.2%			

[1] Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section

In summary, Mat-Su's Borough's growth continues to be tied to the state's economic engine, the City of Anchorage. While population increases are anticipated, with gas price decreases, commuter traffic could increase noticeably with population growth. Population increases resulting from the availability of land for development, which Anchorage lacks, will give the borough a competitive advantage and an impetus for more economic development in the area in the foreseeable future. Overall, the local market should continue to show upward movement in most economic sectors, especially population increases.

City of Palmer - Palmer is located about 42 miles northeast of Anchorage on the Glenn Highway. According to State of Alaska Department of Labor and Workforce Development, Palmer's population in 2016 was 6,268 persons increasing slightly from the previous year of 6,127 people.

In 2016, according to State labor statistics, the top occupations in Palmer are teachers, correctional officers and jailers, operating engineers and construction equipment operators, carpenters, registered nurses and electricians. Following is a chart that best illustrates city resident workforce by industry.



Number of Workers with Experience in Industry 2012-2016

Accommodation and food services	71,513	Management of companies and enterprises	5,259
Administration and support and waste management	43,697	Manufacturing	22,880
Agriculture, forestry, fishing and hunting	3,793	Mining	22,102
Arts, entertainment and recreation	18,344	Professional, scientific and technical services	29,792
Construction	42,194	Real estate and rental and leasing	17,061
Educational services	7,052	State government	39,095
Finance and insurance	12,321	Trade	99,215
Health care and social assistance	74,370	Transportation and warehousing	36,426
Information	12,651	Utilities	4,214

Source: Alaska Department of Labor and Workforce Development, Research and Analysis Section. Last updated on September 2016.

Building Permit Activity - On the following page is a Building Report Summary from the City of Palmer that shows construction activity in the City of Palmer between 2013 and 2017.

Single-family construction – In 2014 and 2015 single-family residential construction costs within Palmer’s city limits were reported to have been \$6,412,322 (\$213,774/home) for 30 new homes and \$3,339,515 (\$195,44/home) for 17 new homes. Prior and after this 2-year period, new residential construction typically averaged about 7 homes per year.

Commercial construction - The most significant commercial construction project over the last five years is the new Fred Meyers store in 2016. This store was built on the former Carr’s/Safeway site, who had built a new store across the street in 2011. Both facilities are located at the intersection of the Glenn Highway and Palmer-Wasilla Highway, and about one mile north of the Alaska State Fairgrounds.

The old Fred Meyers store, which is to the east of these developments, sold in 2017 for approximately \$6,000,000 after having been listed at \$6,500,000 for 10 months. The sale involved a 66,000 SF (2004) concrete block constructed box store and 6.97-acres that includes a 15,000 commercial pad site.

CITY OF PLAMER – BUILDING PERMIT REPORT (2013 – 2017)

Year	2017			2016			2015			2014			2013		
	Bldg. Permits	Housing Units	Cost to Construct	Bldg. Permits	Housing Units	Cost to Construct	Bldg. Permits	Housing Units	Cost to Construct	Bldg. Permits	Housing Units	Cost to Construct	Bldg. Permits	Housing Units	Cost to Construct
One-Family Homes	6	6	\$1,107,835	7	7	\$1,876,293	17	17	\$3,145,125	30	30	\$6,062,396	7	7	\$1,469,512
Multi-Family Homes	3	6	723,166	3	6	702,416	1	2	194,400	1	2	349,926	1	2	386,320
Total New Housing	9	12	\$1,831,001	10	13	\$2,578,709	18	19	\$3,339,525	31	32	\$6,412,322	8	9	\$1,855,832
Residential Alterations	29		\$176,523	29		\$354,499	31		\$260,325	27		\$139,227	32		\$505,684
Commercial Alterations	41		1,534,410	31		899,080	24		1,128,535	25		621,750	30		1,392,169
Public Alterations	7		466,097	10		1,672,735	15		3,728,026	9		4,829,875	4		1,588,500
Total Additions	77		\$2,177,030	70		\$2,926,314	70		\$5,116,886	61		\$5,590,852	66		\$3,486,353
Residential Additions	2		\$77,405	2		\$70,288	5		\$156,808	2		\$48,000	6		\$288,632
Commercial Additions	0			3		674,550	1		121,278	1		176,018	2		639,560
Public Additions	0		0	0		0	0		0	1		2,262,560	1		1,490,000
Total Additions	2		\$77,405	5		\$744,838	6		\$278,086	4		\$2,486,578	9		\$2,418,192
New Residential Buildings													1		\$39,360
New Commercial Buildings	3		\$2,097,265	7		\$32,176,280	3		\$2,234,200	5		\$1,360,000	11		4,759,319
Miscellaneous	0			0		0	1	[1]	225,000	5		476,500	2		100,000
New Public Buildings	1		15,000	0		0	3		233,000	1		10,000	1		12,000
Total New Structures	4		\$2,112,265	7		\$32,176,280	7		\$2,692,200	11		\$1,846,500	15		\$4,910,679
Sign Permits	22		\$51,890	38		\$138,761	29		\$65,076	35		\$89,207	26		\$18,155
Residential Fence Permits	17		41,603	19		40,300	13		31,350	12		25,874	19		55,812
TOTAL PERMITS & COSTS	131		\$6,291,194	149		\$38,605,202	143		\$11,523,123	154		\$16,451,333	143		\$12,745,023

Following is a Building Report Summary for the City of Palmer from 2007 to 2017.

Year	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Bldg. Permits	92	92	101	107	98	99	119	112	99	95	142
Sign Permits	22	38	29	35	26	34	27	44	18	33	35
Fence Permits	17	19	13	12	19	12	24	15	29	27	33
Year To Date Valuation*	\$6,291,194	\$38,605,202	\$11,523,123	\$16,451,333	\$12,745,023	\$21,458,419	\$7,990,488	\$22,726,781	\$17,024,599	\$6,132,804	\$18,441,825
% Change	-83.7%	235.0%	-30.0%	29.1%	-40.6%	168.5%	-64.8%	33.5%	177.6%	-66.7%	-2.5%
Year To Date Bldg. Permit Fees	\$59,007	\$206,020	\$100,697	\$122,226	\$95,730	\$139,598	\$69,746	\$126,287	\$101,559	\$55,645	\$129,029
% Change	-71.4%	104.6%	-17.6%	27.7%	-31.4%	100.2%	-44.8%	24.3%	82.5%	-56.9%	-8.3%

In summary, because of land price increases in area, mostly along both of the major arterials that provide access to the city (Palmer-Wasilla Highway and George Parks Highway), interior subdivision tracts, have been purchased and developed with residential uses. In many instances, historically larger tracts have been acquired and developed with smaller lot residential subdivisions. This is expected to continue over the foreseeable future, however at a lesser degree, given employment challenges in Anchorage, the economic hub for the area, as well as, throughout the state.

PALMER/WASILLA AND SUBJECT PROPERTY LOCATION MAP



NEIGHBORHOOD DESCRIPTION

Broad Neighborhood - The map on the previous page depicts the general broad neighborhood boundaries of the Subject market area. Within these confines lies the City of Wasilla (8,704 pop.) some 17 miles to the southwest and the City of Palmer (6,268 pop.) less than one-fifth of a mile to the south. The broad neighborhood boundaries are best defined by the major arterials that provide access to each of these communities. These include the Glenn Highway to the east, and the Palmer-Wasilla and George Parks Highways to the south.

Development along the Glenn Highway north of Palmer varies with most tracts consisting of older single-family residences built between the 1930's and 1950's. Recently however with urban expansion several tracts have been developed into small lot residential subdivisions in proximity to Palmer. Nevertheless, lands in proximity to the Subject remain mostly medium to large tracts with a mix of industrial and/or residential highest and best uses.

Palmer City limits extend to the Palmer Reclamation Site's southwest property corner. Palmer is located 42 miles northeast of Anchorage and has a land area of 3.8 square miles. Most residents work in the city of Anchorage. In 2016 Palmer's unemployment was 7.6% while it was 5.6% in Anchorage. Retail service industry generates the largest employment base locally, while top wage earners are teachers, engineers and those employed within the construction industry.

The Palmer-Wasilla Highway is an east/west, paved two-lane arterial that links the Cities of Wasilla and Palmer. In 2012, this road had an average daily traffic count that varied between 12,000-15,500 vehicles. In 2015, at the P-W Highway and N. Local 302 Road intersection, 14,110 vehicles traveled this highway on an average daily basis.

Much of the development in the area has occurred along this corridor. The Palmer-Wasilla Highway, is a mix-use corridor that has been built-up fairly rapidly with a variety of commercial businesses. Development along this arterial consists of a mix of varying age commercial and light industrial uses, most of which have been developed within the last twenty years. Interior lots are primarily residential, most being five acres or more in size. There are several interior smaller lot subdivisions that have been developed over the last 10 years, mostly by Anchorage Builders.

The Glenn Highway forms the westerly boundary of the Subject's immediate neighborhood. This road provides the singular link between the Cities of Palmer and Wasilla with Anchorage, which is located some 55 miles to the south. This road, which generally extends in a north/south direction, and varies in the number of paved lanes from 2-to-4. Development along this roadway is mostly concentrated around the aforementioned population bases. In 2015, average daily traffic ranged between 12,600-13,400 vehicles.

Immediate Neighborhood - The immediate neighborhood is best defined by the Glenn Highway to the west, E. Springer Loop to north the Matanuska River to the east and south. The Glenn Highway is a 2-lane, generally north/south arterial that links with the George Parks some 5 miles to the south. The Parks Highway provides major linkage between Anchorage the cities of Palmer and Wasilla.

Within the aforementioned geographic boundaries is a relatively narrow array of land uses varying from commercial around the major arterials and population centers, industrial uses along E. Inner Springer Loop, public uses to its south at the intersection of the Glenn Highway and the Palmer Airport and Palmer Golf Course at its east end. To its south is a mix of single-family subdivisions (most of which were developed in the last 15 years) and agricultural lands. The immediate neighborhood is considered to be in transition from agriculture, mostly hayfield farming use, to a residential use. Historically lands outside of Wasilla and Palmer city limits are not zoned and unregulated as to use. Lands fronting the major arterials tend to be oriented to a mix of commercial and industrial uses while interior lands are either developed large lot residential uses, with some industrial mixes, and or ½ acre subdivisions that are supported with community wells. The Subject's immediate neighborhood is best defined by this type of use orientation.

To the Subject's immediate west are two agriculture tracts (14.44-acres and 25.01 acres) owned by the Alaska State Fair and the 206.3-acre Alaska State Fair Grounds. The Alaska State Fair owns lands west and north of the Palmer Reclamation Site to E. Inner Springer Loop and west of S. Inner Springer Loop, which forms the Subject's eastern boundary. They also own a 37.8-acre tract located at the northeast corner of S. Inner Springer Loop and E. Crowther Road across from the Subject. This site is used for overflow parking when the State Fair is in operations (last week and first week in August and September) and was encumbered by a perpetual conservation easement in 2016, which removes the tract from available inventory for a future subdivision. E. Rebarcheck Avenue that bounds the Subject to the north was vacated and is now used for singular access to the Reclamation Site and state fair visitors parked in the overflow parking lot.

The 40-acre tract east of the Subject is divided into smaller acreage tracts that range in size from 1 acre to 5 acres and are used for a mix of single-family and agricultural uses. To east of this tract is the multi-phase single-family residential subdivision known as Mountain Ranch Estates, Phase I through IV. This acreage (±160-acres) was purchased by the same developer/builder of Majestic Hills, to the Subject's south, in 2004 and 2005.

In summary, development in proximity to the Subject consists of a mix of small lot residential subdivisions to the northeast and south, intermixed with large residential tracts to the east that are used for agricultural purposes and industrial tracts to the west. Overall the general area should experience continued growth over the foreseeable future.

IMMEDIATE NEIGHBORHOOD AERIAL



AERIAL OF PALMER RECLAMATION SITE AND MAJESTIC HILLS SUBDIVISION



SUBJECT PHOTOGRAPHS



Looking south at Alaska Demolition's Palmer Reclamation Site from E. Rebarcheck Avenue (near its northwest corner).



Looking south at the Palmer Reclamation Site pit (From near the truck scales located near the northeast end of the property).

SUBJECT PHOTOGRAPHS



Looking southwest at the Palmer Reclamation Site and its east-end accessing gate that fronts E. Rebarcheck Avenue near its intersection with E. Inner Spring Loop.



Looking southwest from near its E. Rebarcheck Avenue east end gate at Palmer Reclamation Site's Construction Debris Fill Area (In Use)

SUBJECT PHOTOGRAPHS



Looking east at the separating berm that extends along property's eastern boundary (Fronts the west side of S. Inner Springer Loop).



Looking southwest at Reclamation Pit fill operations from near the east side of the property.

SUBJECT PHOTOGRAPHS



Looking towards the southeast corner of the property at the Organic & Inert Debris Fill Area.



Looking east from near the southwest corner of the property.

SUBJECT PHOTOGRAPHS



Looking south at berm that separates Palmer Reclamation Site from Majestic Hills Subdivision.



Looking north along western boundary from near property's southwest corner.

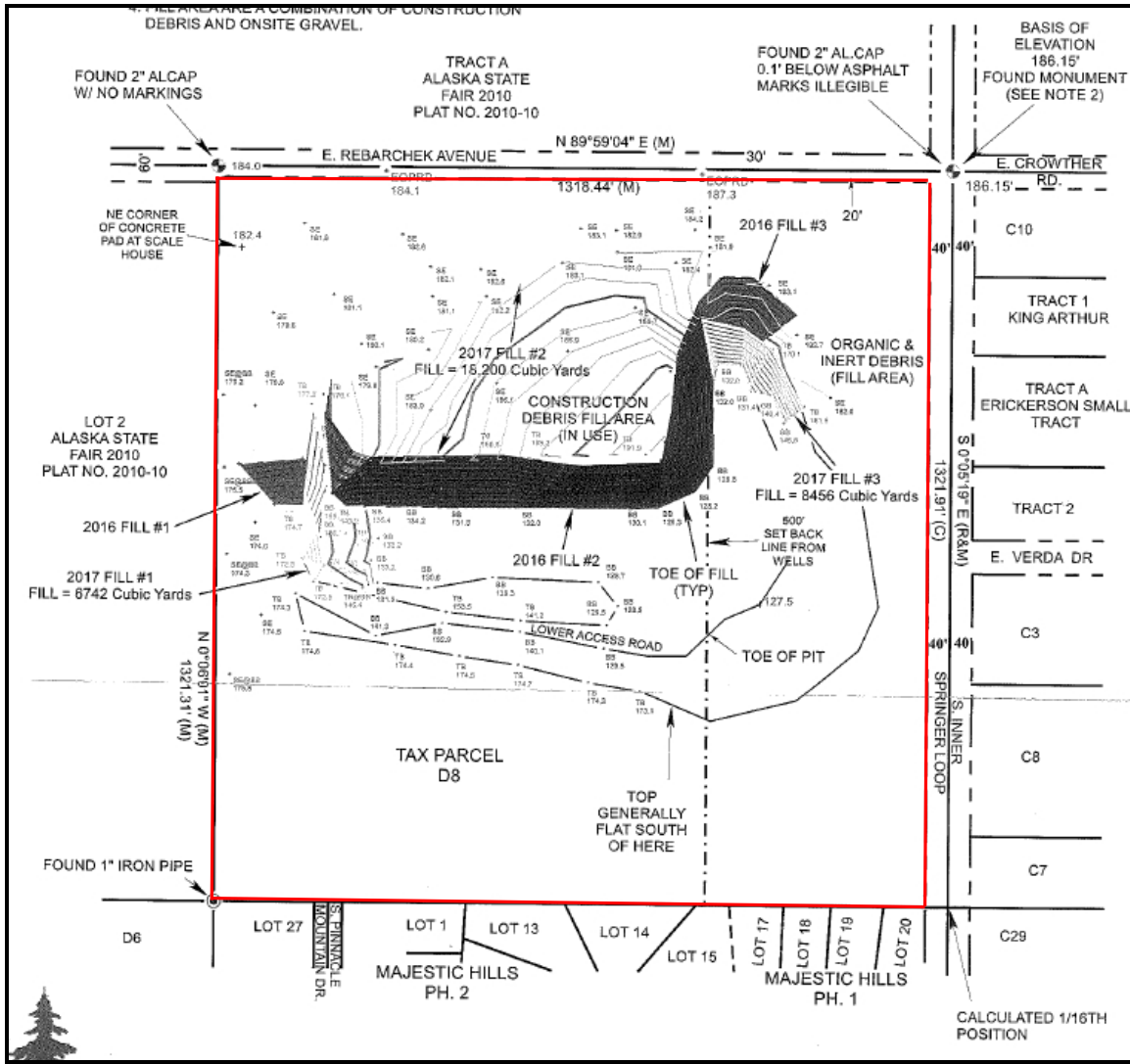
AERIAL OF PALMER RECLAMATION SITE



Dimensions were taken from a 2017 survey performed on the tract by Denali North, a copy of which is located in the addenda.

DESCRIPTION – PALMER RECLAMATION SITE

Size and Dimensions - The Palmer Reclamation Site is a rectangular shape, metes and bounds tract with approximate dimensions of 1,318 feet by 1,321 feet as shown in a 2017 Site Survey⁸, which is located below. The Matanuska-Susitna Borough's Assessor Office notes the tract size as 38.79 acres.



Access and Visibility - The Palmer Reclamation Site fronts the south side of E. Rebarcheck Avenue and the west side of S. Inner Springer Loop. Access is obtained by traveling east from the Glen Highway, through Alaska State Fair Lands to E. Rebarcheck Avenue, which is a former paved, two-lane, east/west oriented road that extends to S. Inner Springer Loop. E. Rebarcheck Avenue reportedly has been vacated for the operation of the reclamation site. A metal swing gate extends

⁸ The Site Survey was done by Denali North on August 17th, 2017. A full copy is located in the addenda.

across the former road near its intersection with S. Inner Springer Loop. East of this intersection the road becomes E. Crowther Road. Presently, the site does not have physical access from S. Inner Springer Loop. Overall, access is considered average.

Topography, Soils and Drainage - The Reclamation Tract is a former gravel pit that has been engaged in fills operations with inert waste debris since 2004. The tract is generally level and at grade with former East Rebarcheck Avenue, which extends along its northern boundary and South Inner Springer Loop, which extends along the property's eastern boundary. Soils are gravel with a layer of overburden.

Located in the center of the tract, is the remainder of a gravel pit that is currently being filled with construction and demolition (C&D) debris, exempt waste, and non-regulated asbestos containing material (non-RACM). The fill area is divided into debris cells, which are covered on a minimum weekly basis with a foot of gravel. The pit, which lays ± 60 feet below grade with the surrounding terrain, varies in dimensions (length and width) encumbers nearly 1/3 of the tract.

Floodplain, Earthquake and Seismic Conditions - According to the National Flood Insurance Program - Flood Insurance Rate Map (FIRM)⁹, Majestic Hills Subdivision is identified as being located in a low potential flood hazard area. The general area is classified as a Seismic Zone 3; this is considered to be a moderate-risk earthquake zone and in the local market, has no adverse value influence.

Utilities - Public utilities available to the site include electricity, natural gas, and telephone.

Easements and Restriction – A 25-foot wide natural buffer extends around the east, west and north boundaries of the tract's perimeter. A 50-foot natural buffer extends along the southern boundary of the property. This buffer separates the Subject tract from Majestic Hills Subdivision. The separation buffer consists of ± 10 -12 foot high berm. A chain link fence with two accessing double wide gates extends along the property's northern boundary. In 2004, a 10-year conditional use permit was obtained from the City of Palmer's Planning and Zoning Commission that approved a zoning designation change from R-1 (Residential) to I-Industrial with Special Limitations. The only allowable Industrial use of the property is as **"reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property"**. In 2014, a revised Conditional Use Permit (#14-001) was approved subject to certain permit terms; some of which are summarized below.

- The permit term is 10 years with a review by the Planning and Zoning Commission every 5 years.
- Compliance with all local, state and federal ordinances, regulations and statutes.
- The owner shall provide copies of all permits issued by the state and federal agencies to the City of Palmer.
- The reclamation activity shall be conducted in a manner to minimize the impact on adjacent lands and residents and allow only those industrial activities necessary to reclaim the property to establish long range compatibility of the property with zoning districts in the neighboring area. (The Subject property is located at the southern most boundary of the City of Palmer.)
- Permitted Operation hours between 6:00 am and 10:00 pm, Monday through Sunday.
- To prevent accumulation of uncovered and exposed debris, the placement of construction and demolition debris shall be the construction of defined "cells" or active fill zones with average dimensions of sixty feet wide by 150 feet in length and ten feet in depth. Each cell shall be covered with clean material when fully constructed.

⁹ FIRM Community Panel Number 02170C8155E with an effective date of March 17, 2011.

- Any portion of the property from which gravel is extracted shall be brought back to original grade by the fill and placement of mineral soils, exempt fill and land clearing debris. Exempt fill consist of stumps, brush, peat and similar land clearing debris; clay, silt and other mineral soils.
- Depth of gravel extraction shall not exceed 130 feet above mean sea level. Gravel extraction on the eastern and southern portions of the property shall cease when the existing pit (Areas A and B) has been filled and brought back to the grade with the adjacent undistributed land. Complete landfill cover shall be graded to promote surface water runoff in compliance with 18AAC60.460. The new permit amended this the condition in December 2013 with a new condition that there shall be no gravel condition.

Other operational conditions included in approval of the 2014 application state:

- All disposals of exempt or Construction Demolition materials (C & D) in the Mono-fill area require written authorization to dispose by Management Site Representative (MSR).
- Mono-fill shall be gated and locked when no in operation or when not supervised by the MSR. All visitors must check in with the MSR prior to disposal of any materials.
- All C & D disposal loads must be secured and covered with a tarp or other containment and the loads manifested by MSR.
- All C & D disposal loads are placed in separate earthen cells contained by gravel backfills on the bottom of the cell and all four sides and then covered by not less than a foot of backfill.
- All cells capped and covered not less than weekly. Cells to covered daily if wind or other conditions require.
- Perimeter berm and drainage ditches are inspected not less than weekly or more seasonally, as required to ensure correct conditions.
- Annual topographic survey of the site to be conducted by Alaska Demolition and cubic volume of site disposal calculated by registered licensed surveyor quantifying disposal fills.
- The site shall be two-thirds complete within 5 years of the effective date of Conditional Use Permit #14-001.
- And the A reclamation bond shall be required in the amount sufficient to cover the total costs of reclamation.

A copy of Alaska Demolitions 2004 and 2014 (#14-001) Condition Use Permits are located in the addenda. Also located in the addenda are annual site surveys for the periods of 2015, 2016 and 2017.

Environmental Conditions - No contamination evidence was observed or discovered during my inspection. Nevertheless, it should be noted that the value estimates were made on an as if "clean" basis, i.e., lot and house prices are unaffected by environmental contaminants.

Functional Utility - Overall, the functional utility of the tract is to be considered below average. Once the tract has been filled, given its proximity to the Alaska State Fairgrounds, the Glenn Highway, it should be average. The tract is afforded panoramic views of Pioneer Peak and the Chugach Mountains to the south.

Zoning Regulations: The site is zoned I - Industrial with Special Limitations – Authorized Fill site that is monitored annually by the Alaska Department of Environmental Conservation (ADEC).

Real Estate Taxes and Assessments - The Palmer Reclamation Site is located in the Matanuska-Susitna Borough and within Palmer's city limits. The property is identified by the Matanuska-Susitna

Borough Assessor's Office as having tax id number 17N02E08D008. In 2018, the tract was assessed as having a value of \$504,300 or \$13,000/acre.

AERIAL OF MAJESTIC HILLS SUBDIVISION PHASE I & II



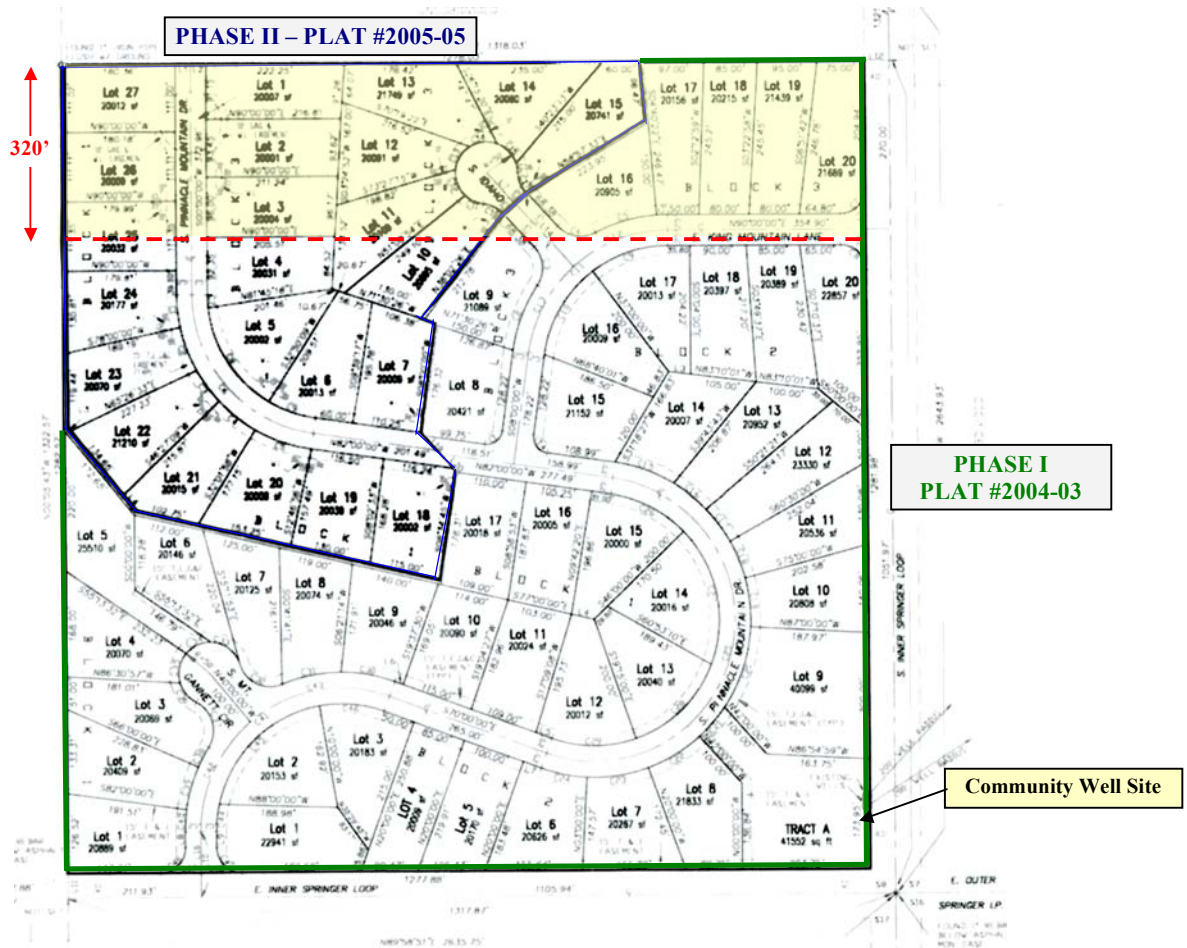
Majestic Hills Subdivision is a two-phase single-family subdivision that contains 67, ±1/2-acre residential lots and one tract, which is the location of the community well site.

PROPERTY LOCATION: The fill site is located east of the Glenn Highway at the northwest corner of E. Inner Springer Loop and S. Inner Springer Loop, in Palmer.

DESCRIPTION OF MAJESTIC HILLS SUBDIVISION

Size and Dimensions - Majestic Hills is a rectangular shape, 67-lot single-family residential subdivision that was developed from a 37.62-acre tract in 2004 and 2005. Lots average a little less ½-acre in size. The subdivision was developed in two phases with Phase I commencing in 2004. The following map shows the size and dimensions of each lot in Majestic Hills Subdivision. Plats #2004-03 and #2005-05 are located in the addenda.

The lots identified in yellow are located nearest to the Palmer Reclamation Site. These properties will be compared based on their residential type (ranch, split-entry, 2-story) with other similar properties located in Blocks 1 and 2 in the Subdivision. From comparative analyses, if significant value differences between the control group, identified in yellow, with the remaining properties in the subdivision is evident, then this difference would be attributed to proximity issues. That is, value differences between the control group and the remaining properties in the subdivision, if evident, would be attributed to their proximity to the Reclamation Site.



MAJESTIC HILLS SUBDIVISION						
PHASES I & II (PLATS #2004-03 & #2005-05)			LOT RANGE SIZE (SF)			Acres (Avg.)
Block	No. of Lots	Block Size (SF)	Min	Max	Mean	
1	27	549,117	20,000	25,510	20,338	0.47
2	20	436,751	20,007	40,099	21,838	0.50
3	20	409,446	20,001	21,749	20,472	0.47
No. Lots	67	1,395,314	20,000	40,099	20,826	0.48
Tract A	Well Site	41,522	0.95	Acres		
Roads	Phase I & II	201,861	4.63	Acres		
Tract Size per Plat #2004-04		1,638,697	37.62	Acres		

Access and Visibility - Majestic Hills Subdivision is accessible by two interior two-way, paved arterials; S. Pinnacle Mountain Drive extends in a northerly direction from E. Inner Springer Loop while E. King Mountain Lane extends west off S. Inner Springer Loop. E. Inner Springer Loop intersects the Glenn Highway about 3/4 miles west of S. Pinnacle Mountain Drive. E. King Mountain Lane is located a little less than a ¼ mile north of the E. Inner Springer Loop and S Inner Springer Loop intersection.

Access to the subdivision is impacted annually for 3-4 weeks by traffic visiting the Alaska State Fair. E. Inner Springer Loop and S. Inner Springer Loop are used temporarily during this period to re-route traffic and increased congestion occurs. State fairgrounds overflow parking lot is located at the northeast corner of S. Inner Springer Loop and E. Crowther Road, across from the Palmer Reclamation Site. Overall, access to the subdivision is considered average. Control group properties are located at the north end of the subdivision and are accessible by either E. King Mountain Lane, S. Idaho Peak Circle or S. Pinnacle Mountain Dr.

Topography, Soils and Drainage - The subdivision was developed from a former hayfield tract and as a result all of the lots are level and at grade. Lot soils are gravel based and have a rich layer of organic overburden. Subdivision drainage is good. Drainage ditches front all lots within the subdivision.

Floodplain, Earthquake and Seismic Conditions - According to the National Flood Insurance Program - Flood Insurance Rate Map (FIRM)¹⁰, Majestic Hills Subdivision is identified as being located in a low potential flood hazard area. The general area is classified as a Seismic Zone 3; this is considered to be a moderate-risk earthquake zone and in the local market, has no adverse value influence.

Utilities - Public utilities available to Majestic Hills include electricity, natural gas, and telephone. A community well, located at the southeast corner of the subdivision (Tract A), provides water. Each lot is supported with an on-site septic system that serves the improvements. The condition of the community well and on-site septic systems are unknown and it is an assumption of this report that they are adequate to support the existing improvements.

Easements and Restriction - A title report was not been provided. There are no known easements that would have a material or detrimental impact on the subdivision's highest and best use.

¹⁰ FIRM Community Panel Number 02170C8155E with an effective date of March 17, 2011.

Environmental Conditions - No contamination evidence was observed or discovered during my inspection. Nevertheless, it should be noted that the value estimates were made on an as if "clean" basis, *i.e.*, lot prices are unaffected by environmental contaminants.

Functional Utility - Overall, the functional utility each subdivision lot is to be considered above average. All lots are afforded panoramic views of Pioneer Peak and the Chugach Mountains to the south.

Zoning Regulations - The property is located just south of Palmer's City Limits and is not zoned. Subdivision lots are subject to Matanuska-Susitna Borough land use regulations¹¹. The following restrictions are pertinent to development.

Minimum Distance	From
25'	Right-of-way (including access easement)*
10'	Side and rear lot lines
75'	Lake, water body, or other watercourse (river, stream, creek, etc.
100'	For sub-surface sewage disposal system.

*Note: Wells, septic tanks and drain fields may not be located within a public right-of-way

The subdivision has Covenants, Conditions and Restrictions (CCRs), which were recorded in January 2004 (#2004-002520-0). The CCRs stipulate that all lots shall be used for single-family residential purposes only, except that professional or business activities may be conducted in a dwelling provided that the use is incidental to the use of the dwelling for residential purposes. No signs may indicate in any way nonresidential activity is being conducted. No Lot may be used for bed and breakfast, transient, hotel or motel purposes.

Dwellings, structures and improvements are subject to a minimum 860 SF and must have siding and at least one side of the structure must be finished with a type of siding material that is not T1-11. Each structure may have a shed, garage or both finished in a similar appearance. Fences, gates and retaining walls are permitted as well as greenhouse or garden tool shed, children's playhouse and doghouse and/or pen enclosure. Improvements must be maintained in a good workmanlike manner in substantially the same condition as when first constructed or placed on the Lot.

Lot driveways shall be paved or surfaced in D-1 rock or ¾ minus gravel. Yards must be landscaped. Trees over 20 feet in height must be trimmed of branches less than 6 feet from the ground as a fire prevention measure.

Lot owners may choose to form a Homeowners Association for the use and benefit of the individual Lot Owners, upon a vote or agreement of 60% of the Lot Owners.

Noteworthy is the subdivision's CCRs acknowledgement in Section 8.01 – Proximity to Alaska State Fairgrounds. The Subdivision is located near the Alaska State Fairgrounds and annually for the approximately four week period that the Alaska State Fair is in operation, traffic is temporarily re-routed in and around the vicinity of Majestic Hills and increased traffic congestion occurs. There are no other known restrictions that would prohibit the lots from being developed to their highest and best use.

¹¹ 17.01 MSB - Acknowledgment of Existing Land Use Regulations. [Repealed by Ordinance 06-192(AM), § 2, 2007]

Real Estate Taxes and Assessments - The Subject is located in the Matanuska-Susitna Borough outside of Palmer's city limits.

The assessor has allocated an assessment value of \$35,000 to each lot in the subdivision. When deducting this amount from the total assessed value, an allocated improvement only value is indicated. Dividing this amount by the assessor's building square footage, yields an allocated \$/SF for the improvements. Analysis of this data suggests that improvements in the subdivision tend to have a unit value based on residential type adjusted for size differences. That is a larger home, when every thing else is equal, would have a lower \$/SF unit value when compared to a smaller size home. Age does not appear to play an important part in the assessment valuation process. This appears reasonable given all of the residences were built within a period of ±24 months.

Based on the previous assessment analysis, residential properties located adjacent to the Palmer Reclamation Site are assessed on a \$/SF basis similar to other similar use type properties found in the subdivision. These properties do not reflect a lower assessment value because of their proximity to the Palmer Reclamation Site. This is considered reasonable given properties are valued in accordance with mass appraisal valuation techniques. Following is a tabular summary of current 2018 assessment values for each lot and corresponding tax identification number.

MAJESTIC HILLS SUBDIVISION ASSESSMENT DATA AVERAGES – By Residence Type

RANGE	Residence Sq. Ft.	Overall \$/SF	\$/SF Improvements	2003	2004	2005
Ranch	1,347	\$165.28	\$138.96	\$135.26	\$138.73	\$141.36
Split-Entry	1,716	\$145.05	\$124.39	\$125.26	\$124.56	\$123.75
2-Story	2,005	\$139.54	\$121.52	\$118.82	\$121.39	\$122.25
All Data	1,658	\$152.27	\$130.02	\$129.14	\$129.74	\$130.89

2018 Majestic Hills Subdivision Assessed Values

Tax ID	ASSESED VALUE	MSB SF	Overall \$/SF	SF-Lot	MSB Residence Type	Year Built
5492B01L001	\$206,300	1,248	\$165.30	20,889	Ranch	2004
5492B01L002	\$224,400	1,390	\$161.44	20,409	Ranch	2005
5492B01L003	\$218,900	1,378	\$158.85	20,069	Ranch	2004
5492B01L004	\$228,000	1,502	\$151.80	20,070	2-story	2004
5492B01L005	\$242,100	1,663	\$145.58	25,510	2-story	2004
5492B01L006	\$216,700	1,360	\$159.34	20,146	Ranch	2004
5492B01L007	\$279,100	2,044	\$136.55	20,125	2-story	2004
5492B01L008	\$222,600	1,388	\$160.37	20,074	Ranch	2004
5492B01L009	\$264,300	1,969	\$134.23	20,046	Split-entry	2005
5492B01L010	\$227,200	1,321	\$171.99	20,090	Ranch	2005
5492B01L011	\$237,900	1,618	\$147.03	20,024	Split-entry	2004
5492B01L012	\$241,700	1,610	\$150.12	20,012	2-story	2004
5492B01L013	\$234,800	1,665	\$141.02	20,040	2-story	2003
5492B01L014	\$254,100	1,760	\$144.38	20,016	2-story	2004
5492B01L015	\$312,300	2,516	\$124.13	20,000	2-story	2004
5492B01L016	\$251,700	1,730	\$145.49	20,005	Split-entry	2003
5492B01L017	\$242,900	1,515	\$160.33	20,018	Ranch	2004
5662B01L018	\$244,500	1,600	\$152.81	20,002	2-story	2005

2018 Majestic Hills Subdivision Assessed Values						
Tax ID	ASSESED VALUE	MSB SF	Overall \$/SF	SF-Lot	MSB Residence Type	Year Built
5662B01L019	\$318,400	2,511	\$126.80	20,039	2-story	2004
5662B01L020	\$254,700	1,752	\$145.38	20,008	2-story	2005
5662B01L021	\$236,400	1,525	\$155.02	20,015	Ranch	2005
5662B01L022	\$303,400	2,290	\$132.49	21,210	2-story	2004
5662B01L023	\$233,100	1,395	\$167.10	20,070	Ranch	2005
5662B01L024	\$293,300	2,360	\$124.28	20,177	2-story	2005
5662B01L025	\$264,200	1,820	\$145.16	20,032	Split-entry	2005
5662B01L026	\$330,900	2,394	\$138.22	20,009	2-story	2005
5492B01L027	\$293,800	2,139	\$137.35	20,012	2-story	2005
5492B02L001	\$247,300	1,682	\$147.03	22,941	2-story	2004
5492B02L002	\$248,000	1,748	\$141.88	20,153	Split-entry	2004
5492B02L003	\$250,500	1,789	\$140.02	20,183	2-story	2004
5492B02L004	\$221,500	1,376	\$160.97	20,009	Ranch	2003
5492B02L005	\$241,700	1,520	\$159.01	20,170	Ranch	2004
5492B02L006	\$228,000	1,364	\$167.16	20,626	Ranch	2004
5492B02L007	\$258,900	1,845	\$140.33	20,287	Split-entry	2004
5492B02L008	\$221,300	1,369	\$161.65	21,833	Ranch	2004
5492B02L009	\$315,200	2,382	\$132.33	40,099	2-story	2003
5492B02L010	\$253,600	1,741	\$145.66	20,808	Split-entry	2004
5492B02L011	\$267,700	1,850	\$144.70	20,536	2-story	2004
5492B02L012	\$255,200	1,662	\$153.55	23,330	2-story	2004
5492B02L013	\$197,000	1,101	\$178.93	20,952	Ranch	2004
5492B02L014	\$217,400	1,362	\$159.62	20,007	Ranch	2003
5492B02L015	\$325,400	2,416	\$134.69	21,152	2-story	2004
5492B02L016	\$231,500	1,469	\$157.59	20,009	Ranch	2004
5492B02L017	\$254,300	1,729	\$147.08	20,013	Split-entry	2004
5492B02L018	\$243,700	1,557	\$156.52	20,397	Ranch	2004
5492B02L019	\$239,200	1,469	\$162.83	20,389	Ranch	2004
5492B02L020	\$225,000	1,416	\$158.90	22,857	Ranch	2004
5662B03L001	\$211,600	1,282	\$165.05	20,007	Ranch	2004
5662B03L002	\$242,600	1,475	\$164.47	20,001	Ranch	2005
5662B03L003	\$248,700	1,691	\$147.07	20,004	Split-entry	2004
5662B03L004	\$221,400	1,303	\$169.92	20,031	Ranch	2005
5662B03L005	\$198,000	1,265	\$156.52	20,002	Split-entry	2005
5662B03L006	\$219,000	1,303	\$168.07	20,013	Ranch	2005
5662B03L007	\$281,100	1,936	\$145.20	20,009	2-story	2005
5492B03L008	\$227,700	1,464	\$155.53	20,421	Ranch	2003
5492B03L009	\$225,000	1,426	\$157.78	21,089	Ranch	2004
5662B03L010	\$186,200	1,008	\$184.72	20,695	Ranch	2005
5492B03L011	\$283,100	2,058	\$137.56	20,109	2-story	2005
5492B03L012	\$312,200	2,550	\$122.43	20,091	2-story	2004
5492B03L013	\$257,200	1,762	\$145.97	21,749	2-story	2005
5492B03L014	\$319,100	2,658	\$120.05	20,080	2-story	2005
5662B03L015	\$229,000	1,370	\$167.15	20,741	Ranch	2004
5492B03L016	\$217,100	1,301	\$166.87	20,905	Ranch	2003
5492B03L017	\$207,400	1,243	\$166.85	20,156	Ranch	2004
5492B03L018	\$243,400	1,585	\$153.56	20,215	2-story	2005
5492B03L019	\$182,700	948	\$192.72	21,439	Ranch	2004
5492B03L020	\$203,100	1,118	\$181.66	21,689	Ranch	2004

On the following pages are summaries of each lots' assessed value as segregated by use type (ranch, split-entry, 2-story). From analysis, properties are valued based on \$/SF basis and then adjusted for size differences. That is, larger homes reflect a lower \$/SF assessed value when compared to a similar smaller size properties. This is reasonable and charts on the following pages, clearly illustrates the inverse relationship between home size and assessed value on a \$ per square foot basis.

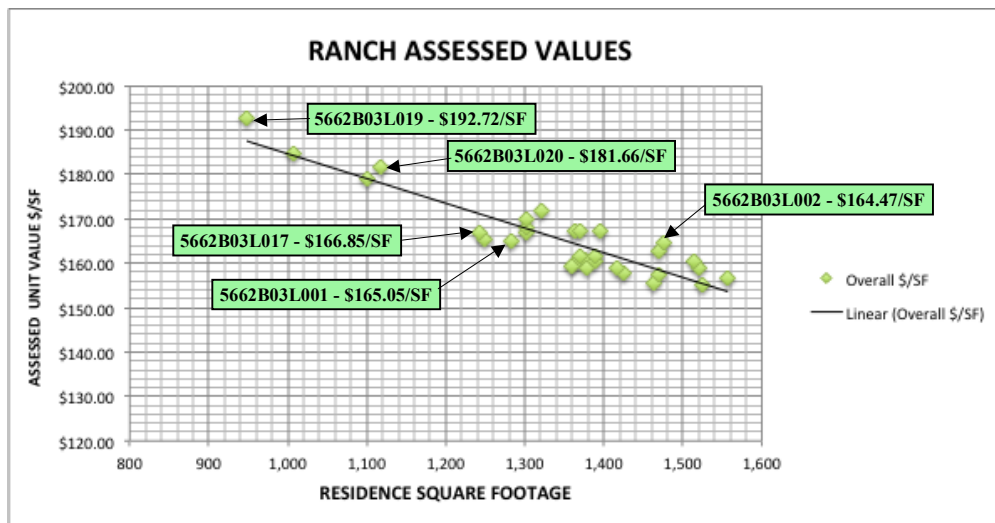
2018 ASSESSED RANCH HOME VALUES & INDICATORS

31 properties							
Tax ID	2018 Assessed Values	Residence Sq. Ft.	Overall \$/SF	IMPMTS \$/SF	SF-Lot	Year Built	SF-Gar
5492B03L008	\$227,700	1,464	\$155.53	\$131.63	20,421	2003	440
5492B02L014	\$217,400	1,362	\$159.62	\$133.92	20,007	2003	440
5492B02L004	\$221,500	1,376	\$160.97	\$135.54	20,009	2003	440
5492B03L016	\$217,100	1,301	\$166.87	\$139.97	20,905	2003	440
5492B03L009	\$225,000	1,426	\$157.78	\$133.24	21,089	2004	652
5492B01L003	\$218,900	1,378	\$158.85	\$133.45	20,069	2004	440
5492B01L006	\$216,700	1,360	\$159.34	\$133.60	20,146	2004	440
5492B02L016	\$231,500	1,469	\$157.59	\$133.76	20,009	2004	462
5492B02L018	\$243,700	1,557	\$156.52	\$134.04	20,397	2004	462
5492B02L020	\$225,000	1,416	\$158.90	\$134.18	22,857	2004	440
5492B01L008	\$222,600	1,388	\$160.37	\$135.16	20,074	2004	451
5492B02L005	\$241,700	1,520	\$159.01	\$135.99	20,170	2004	440
5492B02L008	\$221,300	1,369	\$161.65	\$136.08	21,833	2004	520
5492B01L017	\$242,900	1,515	\$160.33	\$137.23	20,018	2004	616
5492B01L001	\$206,300	1,248	\$165.30	\$137.26	20,889	2004	440
5662B03L001	\$211,600	1,282	\$165.05	\$137.75	20,007	2004	440
5492B03L017	\$207,400	1,243	\$166.85	\$138.70	20,156	2004	440
5492B02L019	\$239,200	1,469	\$162.83	\$139.01	20,389	2004	462
5492B02L006	\$228,000	1,364	\$167.16	\$141.50	20,626	2004	440
5662B03L015	\$229,000	1,370	\$167.15	\$141.61	20,741	2004	462
5492B02L013	\$197,000	1,101	\$178.93	\$147.14	20,952	2004	440
5492B03L020	\$203,100	1,118	\$181.66	\$150.36	21,689	2004	440
5492B03L019	\$182,700	948	\$192.72	\$155.80	21,439	2004	0
5662B01L021	\$236,400	1,525	\$155.02	\$132.07	20,015	2005	426
5492B01L002	\$224,400	1,390	\$161.44	\$136.26	20,409	2005	440
5662B03L002	\$242,600	1,475	\$164.47	\$140.75	20,001	2005	440
5662B03L006	\$219,000	1,303	\$168.07	\$141.21	20,013	2005	440
5662B01L023	\$233,100	1,395	\$167.10	\$142.01	20,070	2005	440
5662B03L004	\$221,400	1,303	\$169.92	\$143.05	20,031	2005	440
5492B01L010	\$227,200	1,321	\$171.99	\$145.50	20,090	2005	440
5662B03L010	\$186,200	1,008	\$184.72	\$150.00	20,695	2005	440

Assessed numbers colored green indicate properties that are located adjacent to or in close proximity to the Palmer Reclamation Site.

2018 ASSESSED PROPERTY INDICATORS RANCH HOMES			
RANGE	Residence Sq. Ft.	Overall \$/SF	\$/SF Improvements
Minimum	948	\$155.02	\$131.63
Maximum	1,557	\$192.72	\$155.80
Mean	1,347	\$165.28	\$138.96

ALLOCATED \$/SF IMPROVEMENTS BY YEAR		
2003	2004	2005
\$131.63	\$133.24	\$132.07
\$139.97	\$155.80	\$150.00
\$135.26	\$138.73	\$141.36



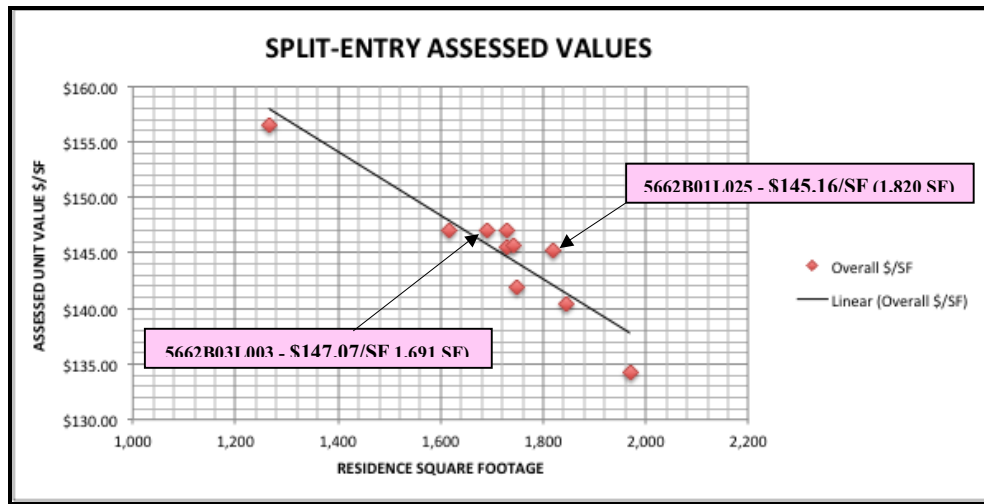
2018 ASSESSED SPLIT-ENTRY VALUES & INDICATORS
(Based on Borough Assessment Records)

10 properties							
Tax ID	2018 Assessed Values	Residence Sq. Ft.	Overall \$/SF	IMPMTS \$/SF	SF-Lot	Year Built	SF-Gar
5492B01L016	\$251,700	1,730	\$145.49	\$125.26	20,005	2003	700
5492B02L002	\$248,000	1,748	\$141.88	\$121.85	20,153	2004	440
5492B02L007	\$258,900	1,845	\$140.33	\$121.36	20,287	2004	616
5492B01L011	\$237,900	1,618	\$147.03	\$125.40	20,024	2004	440
5492B02L010	\$253,600	1,741	\$145.66	\$125.56	20,808	2004	588
5662B03L003	\$248,700	1,691	\$147.07	\$126.37	20,004	2004	720
5492B02L017	\$254,300	1,729	\$147.08	\$126.84	20,013	2004	700
5492B01L009	\$264,300	1,969	\$134.23	\$116.46	20,046	2005	644
5662B01L025	\$264,200	1,820	\$145.16	\$125.93	20,032	2005	720
5662B03L005	\$198,000	1,265	\$156.52	\$128.85	20,002	2005	440

Assessed numbers colored pink are properties located adjacent to or in close proximity to the Palmer Reclamation Site.

2018 ASSESSED PROPERTY INDICATORS SPLIT-ENTRY HOMES			
RANGE	Residence Sq. Ft.	Overall \$/SF	\$/SF Improvements
Minimum	1,265	\$134.23	\$116.46
Maximum	1,969	\$156.52	\$128.85
Mean	1,716	\$145.05	\$124.39

ALLOCATED \$/SF IMPROVEMENTS BY YEAR		
2003	2004	2005
\$125.26	\$121.36	\$116.46
\$125.26	\$126.84	\$128.85
\$125.26	\$124.56	\$123.75



The previous split-entry assessed values for 2018 clearly reflect a linear relationship as the square footage of the residence decreases the price per square foot increases. As identified in the previous chart, the two closest split-entry homes to the Palmer Reclamation Site have \$/SF assessed unit values above the bisecting linear line. Both properties have assessed unit values (\$/SF) that are at the mean average assessed unit value for split-entry homes in the subdivision. This indicates that the assessor's office does not consider them to be adversely impacted because of their proximity to the Reclamation Site. Ranch and 2-story homes near the Palmer Reclamation Site also are assessed similarly to other homes located throughout the subdivision.

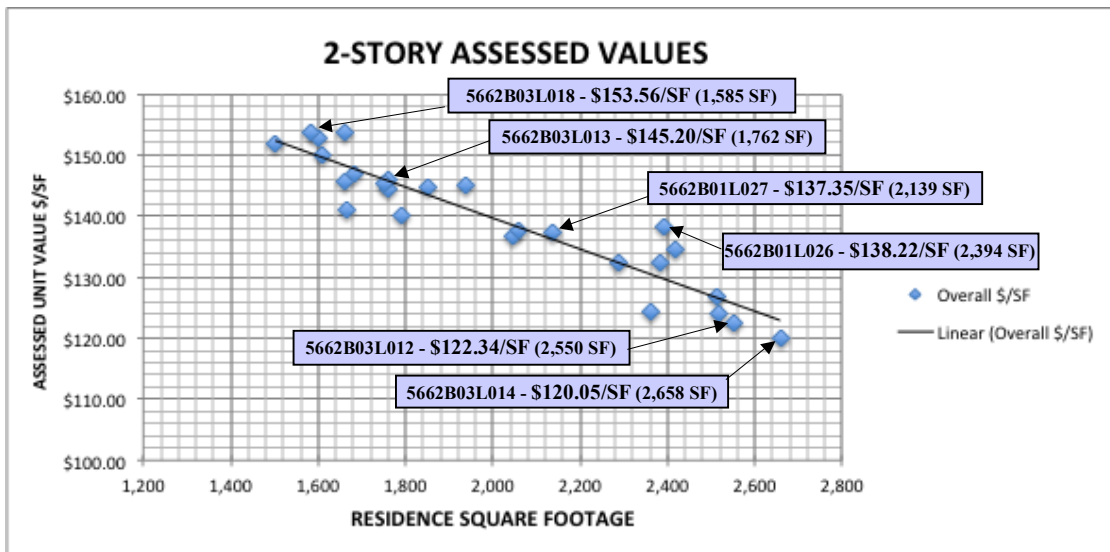
2018 ASSESSED VALUES & INDICATORS BY RESIDENCE TYPE
(Based on Borough Assessment Records)

2-STORY HOMES (26 properties)							
Tax ID	2018 Assessed Values	Residence Sq. Ft.	Overall \$/SF	IMPMTS \$/SF	SF-Lot	Year Built	SF-Gar
5492B02L009	\$315,200	2,382	\$132.33	\$117.63	40,099	2003	672
5492B01L013	\$234,800	1,665	\$141.02	\$120.00	20,040	2003	500
5492B03L012	\$312,200	2,550	\$122.43	\$108.71	20,091	2004	440
5492B01L015	\$312,300	2,516	\$124.13	\$110.21	20,000	2004	440
5662B01L019	\$318,400	2,511	\$126.80	\$112.86	20,039	2004	704
5662B01L022	\$303,400	2,290	\$132.49	\$117.21	21,210	2004	480
5492B01L007	\$279,100	2,044	\$136.55	\$119.42	20,125	2004	440
5492B02L015	\$325,400	2,416	\$134.69	\$120.20	21,152	2004	928
5492B02L003	\$250,500	1,789	\$140.02	\$120.46	20,183	2004	440
5492B01L014	\$254,100	1,760	\$144.38	\$124.49	20,016	2004	451
5492B01L005	\$242,100	1,663	\$145.58	\$124.53	25,510	2004	440
5492B02L011	\$267,700	1,850	\$144.70	\$125.78	20,536	2004	440
5492B02L001	\$247,300	1,682	\$147.03	\$126.22	22,941	2004	440
5492B01L012	\$241,700	1,610	\$150.12	\$128.39	20,012	2004	616
5492B01L004	\$228,000	1,502	\$151.80	\$128.50	20,070	2004	440
5492B02L012	\$255,200	1,662	\$153.55	\$132.49	23,330	2004	440
5492B03L014	\$319,100	2,658	\$120.05	\$106.88	20,080	2005	528
5662B01L024	\$293,300	2,360	\$124.28	\$109.45	20,177	2005	440
5492B03L011	\$283,100	2,058	\$137.56	\$120.55	20,109	2005	440
5492B01L027	\$293,800	2,139	\$137.35	\$120.99	20,012	2005	440
5662B01L026	\$330,900	2,394	\$138.22	\$123.60	20,009	2005	728
5662B01L020	\$254,700	1,752	\$145.38	\$125.40	20,008	2005	652
5492B03L013	\$257,200	1,762	\$145.97	\$126.11	21,749	2005	720
5662B03L007	\$281,100	1,936	\$145.20	\$127.12	20,009	2005	650
5492B03L018	\$243,400	1,585	\$153.56	\$131.48	20,215	2005	7539
5662B01L018	\$244,500	1,600	\$152.81	\$130.94	20,002	2005	440

Assessed numbers colored blue indicate properties that are located adjacent to or in close proximity to the Palmer Reclamation Site.

2018 ASSESSED PROPERTY INDICATORS 2-STORY HOMES (25)			
RANGE	Residence Sq. Ft.	Overall \$/SF	\$/SF Improvements
Minimum	1,502	\$120.05	\$106.88
Maximum	2,658	\$153.56	\$132.49
Mean	2,005	\$139.54	\$121.52

ALLOCATED \$/SF IMPROVEMENTS BY YEAR		
2003	2004	2005
\$117.63	\$108.71	\$106.88
\$120.00	\$132.49	\$131.48
\$118.82	\$121.39	\$122.25



PHOTOGRAPHS OF CONTROL GROUP HOMES



Lot 27, Block 1: 790 S. Pinnacle Mountain Dr.



Lot 1, Block 3: 789 S. Pinnacle Mountain Dr.



Lot 26, Block 1: 820 S. Pinnacle Mountain Dr.



Lot 2, Block 3: 811 S. Pinnacle Mountain Dr.



Lot 25, Block 1: 844 S. Pinnacle Mountain Dr.



Lot 3, Block 3: 831 S. Pinnacle Mountain Dr.



Lot 11, Block 3: 876 S. Idaho Peak Cir.



Lot 12, Block 3: 870 S. Idaho Peak Cir.

PHOTOGRAPHS OF CONTROL GROUP HOMES



Lot 13, Block 3: 875 S. Idaho Peak Cir.



Lot 14, Block 3: 881 S. Idaho Peak Cir.



Lot 15, Block 3: 889 S. Idaho Peak Cir.



Lot 16, Block 3: 915 S. Idaho Peak Cir.



Lot 17, Block 3: 13125 E. King Mountain Lane



Lot 18, Block 3: 13135 E. King Mountain Lane



Lot 19, Block 3: 13155 E. King Mountain Lane



Lot 20, Block 3: 13175 E. King Mountain Lane

MAJESTIC HILLS HOME IMPROVEMENT DESCRIPTIONS

Control Group Properties – On the previous pages is photos of the nearest 16 properties located at the north end of the subdivision and adjacent to the Palmer Reclamation Site. These properties have been selected as the control group. Property values within this group will be compared with similar use properties located further south in the subdivision, in an effort to identify if outside external economic conditions attributable to their proximity to the PRS exist that would have adverse impact on value. Following is a summary of the properties located within the control group.

CONTROL GROUP PROPERTIES – Nearest to PRS

Tax ID	Street Name	Residential Type	Year Built	SF-Gar	MSB SF	SF-Lot
5662B03L001	789 S. Pinnacle Mountain Dr.	Ranch	2004	440	1,282	20,007
5662B03L002	811 S. Pinnacle Mountain Dr	Ranch	2005	440	1,475	20,001
5662B03L010	884 S. Idaho Peak Circle	Ranch	2005	440	1,008	20,695
5662B03L015	889 S. Idaho Peak Circle	Ranch	2004	462	1,370	20,741
5492B03L016	915 S. Idaho Peak Circle	Ranch	2003	440	1,301	20,905
5492B03L017	13125 E. King Mountain Lane	Ranch	2004	440	1,243	20,156
5492B03L019	13155 E. King Mountain Lane	Ranch	2004	0	948	21,439
5492B03L020	13175 E. King Mountain Lane	Ranch	2004	440	1,118	21,689
5662B01L025	844 S. Pinnacle Mountain Dr	Split-entry	2005	720	1,820	20,032
5662B03L003	831 S. Pinnacle Mountain Dr	Split-entry	2004	720	1,691	20,004
5662B01L026	820 S. Pinnacle Mountain Dr	2-story	2005	728	2,394	20,009
5492B01L027	790 S. Pinnacle Mountain Dr	2-story	2005	440	2,139	20,012
5492B03L011	876 S. Idaho Peak Circle	2-story	2005	440	2,058	20,109
5492B03L012	870 S. Idaho Peak Circle	2-story	2004	440	2,550	20,091
5492B03L013	875 S. Idaho Peak Circle	2-story	2005	720	1,762	21,749
5492B03L014	881 S. Idaho Peak Circle	2-story	2005	528	2,658	20,080
5492B03L018	13135 E. King Mountain Lane	2-story	2005	539	1,585	20,215

There are three types of homes built in Majestic Hills Subdivision and they are identified as ranch, split-entry and/or 2-story. The subdivision was built out in two years between 2004 and 2005. All of the homes have a concrete block foundation system, are wood-frame 2" x 6" constructed, have a pitched, asphalt comp shingle roof with wood exterior finish. All homes have multiple roof lines; some have bay windows and/or dormers. Subdivision CCRs require the front of each home be sheathed with a non T-111 finish. Typically the homes have a wood lap front, although some have wood shake accents.

Ranch homes typically have 3 bedrooms and 2 baths, one of which is located in the master suite, and a laundry room. This type of home typically ranges between 1,100 SF to 1,560 SF and average ±1,350 SF. Most have attached, 2-car, garages that are heated and accessible by a paved driveway. Several homes have outbuildings that consist of storage sheds, greenhouse and other miscellaneous improvements (playhouse, rock patios, landscaped yards, raised flower beds, etc.).

Split-entry and 2-story homes are built similar to the ranch style home and these typically vary in size from 1,500 SF to 2,600 SF and average ± 2,000 SF. Homes have either a 2 or 3 car garage. Interiors are finished comparable to the ranch style home, although some have upgraded kitchens with stainless steel appliances with granite countertops.

Homes are 5-star rated and are heated by a forced-air exchange system. Interior finish includes taped, painted and textured sheetrock walls, with floor covering varying from wood laminate, carpet and tile to a mix of wood, carpet and sheet vinyl. There is a mix of ceiling mounted incandescent and

fluorescent fixtures. Most homes have wood decks or porches and fenced (wood or chain link), landscaped backyards. Some have gas fireplaces either in the living room or basement den. Living rooms typical have cathedral ceilings with fans, and kitchens have hard wood cabinetry and a double basin, ceramic or stainless steel sink. Appliances include a refrigerator, gas range/oven, with microwave with exhaust fan, and dishwasher.

Bathroom finish varies from tub/shower insert to a ceramic, jetted, Jacuzzi, tub and shower combination, some with multiple showerheads, with tile walls. Following are interior photographs of the homes found in Majestic Hills Subdivision. These photos are illustrative of typical floor plans and interior finish of homes found in the subdivision.

PHOTOGRAPHS OF TYPICAL HOME INTERIORS IN SUBDIVISION



Kitchen floor plan



Kitchen with stainless appliances



Dinning Area from Kitchen



Kitchen from dinning room.



Kitchen & Dinning Room floor plan



Looking at kitchen & living room from dinning.

PHOTOGRAPHS OF TYPICAL HOME INTERIORS IN SUBDIVISION



Kitchen & living room from kitchen



View of dining and kitchen from living room



Living room with fireplace



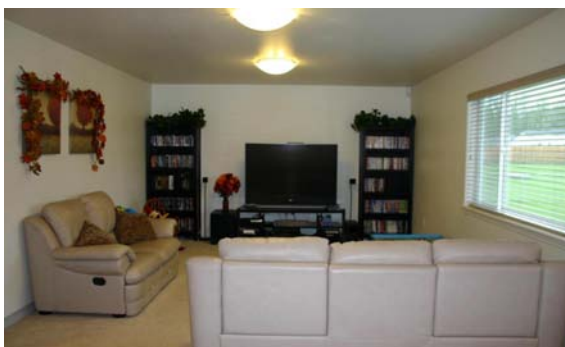
Split-entry living room.



One of several living room floor plans.



Living room with fireplace.



Living room floor plan.



Basement den in split-entry.

PHOTOGRAPHS OF TYPICAL HOME INTERIORS IN SUBDIVISION



Split-entry basement den floor plan.



Basement den in split-entry



Master bedroom floor plan.



Master floor plan.



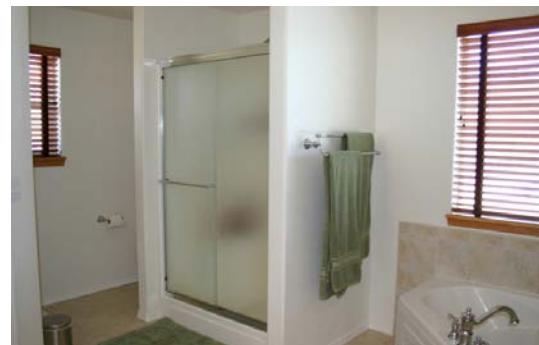
Master bedroom in 2-story.



Master bedroom in split-entry



Master bathroom with double sinks.



One of several master bathroom floor plans.

PHOTOGRAPHS OF TYPICAL HOME INTERIORS IN SUBDIVISION



Typical bathroom



Typical bathroom floor plan



Typical bathroom



Typical laundry room

HIGHEST AND BEST USE

In standard appraisal practice, the concept of *highest and best use* represents the premise upon which a value estimate is based. The determination of highest and best use is the result of the appraiser's judgment and analytical skill. The use determined from analysis represents an opinion, not a fact to be found. Highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.¹²

Subject property consists of a rectangular shape tract that has been developed into a 67 lot single-family residential subdivision. All lots are served with public electricity, natural gas and telephone. Drainage, as well as, soils, is adequate to support the existing improvements. There are no known physical limitations that would have prevented the tract from being developed to its highest and best use.

¹² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 3rd ed. (Chicago: 1993), p. 171.

Subject lots are not zoned, as they are located outside of the Palmer city limits. They are however located in the Matanuska-Susitna Borough and must conform to typical site development requirements pertaining to well and septic system set back restrictions. Subdivision lots are approximately ½ acre in area and are supported with a community well system. Sewer is provided by individual on-site septic systems.

Existing land use patterns in the area consist of agriculture to the north, west and south. To the east is Springer Crossing, a small commercial development oriented to professional office and medical space and residential lands. Subdivided from this tract is also Springer Park, which includes 23 small lots connected to Palmer water and sewer. To the north is the Palmer Reclamation Site, which is a former gravel extraction pit that is currently being refilled with construction debris and non-hazardous fill. This site is regulated by the DEC and the City of Palmer.

Overall the Subject neighborhood appears to be in transition from agricultural farms to a mix of residential, office and light industrial uses. This type of mix use development is typically found throughout the area when tracts are developed with large lots greater than one-acre, which is needed to support on-site well and septic systems. However over the last 15 years many of the former hayfield tracts have been purchased and developed with ½ acre lot subdivisions featuring a community well.

Although a comprehensive market feasibility study would be needed to identify the optimum use of neighborhood transitional lands, which is beyond the scope of this report, it appears that the highest and best use is similar with existing uses in the immediate neighborhood; mixed-use commercial on the well-traveled arterials with ½ acre single-family residential lot subdivisions in the interior.

Highest and Best Use-As Improved — Majestic Hills Subdivision is a 67-lot single-family residential subdivision that is improved with a mix of ranch, split-entry and 2-story homes that were built in 2004 and 2005. Subdivision homes overall appear to have been well-maintained with good curb appeal. The economic life remaining of the homes in the subdivision is estimated to exceed 60 years or more.

Strengths and Weaknesses – The Subject' strength is its' favorable location and proximity to Palmer's employment centers. All lots in the subdivision have panoramic views of Pioneer Peak and the Chugach Mountains to the south and east. The subdivision is located about ¾ mile east of the Glenn Highway and has excellent access to both Anchorage and its bedroom communities to the south as well as to Matanuska-Susitna Valley Hospital and the City of Wasilla to the west. A minor weakness of subdivision lots is attributed to re-routed traffic congestion that occurs 3-4 weeks every summer when the nearby Alaska State Fair opens. This inconvenience however does not have a measurable, adverse impact on the subdivisions' overall marketability as other appealing attributes are considered more than offsetting.

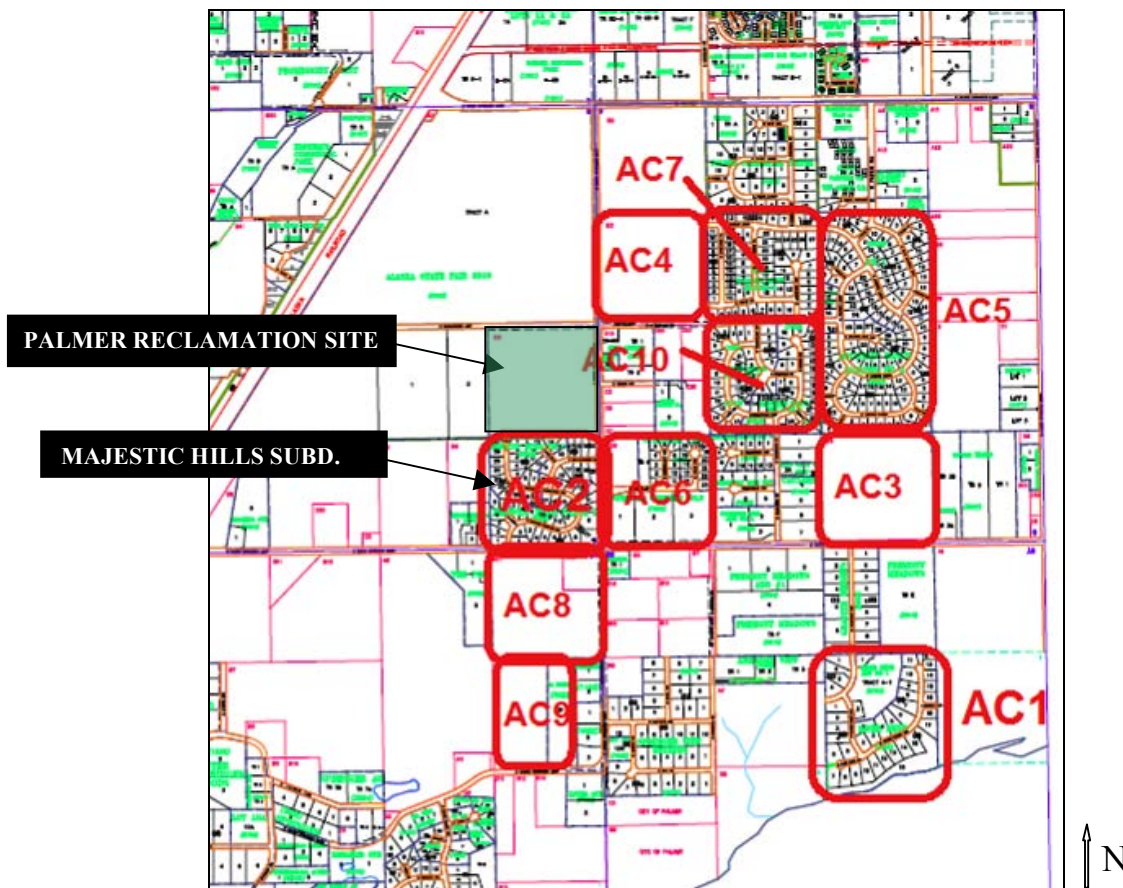
MARKET ANALYSIS

The Palmer Reclamation Site (PRS) and Majestic Hills Subdivision are located east of the Glenn Highway and south and west of the Alaska State Fair Grounds. The PRS was purchased from Alaska State Fair in 2004 about the same time when Majestic Hills Subdivision Phase I was being developed with 44 single-family residential home sites.

The Majestic Hills Subdivision tract was a former agricultural hayfield that was acquired by Mr. Jess Hall, the developer/builder in 2003. It is the first of several residential subdivisions developed east of the Glenn Highway and south of the City of Palmer. Most of the tracts in the area were used for agriculture and not listed on the market. Most transactions occurred by either the landowner contacting or being contacted by Mr. Hall. Sale prices were negotiated, and there was little recent sales data of similar size tracts in the immediate area.

Following is a location map of large tracts in the Subject's immediate neighborhood, defined as south of the Palmer Townsite, east of the Glenn Highway, accessed via the Springer Loop Road system. Included is the 2003 sale of the 40 AC +/- tract from which the Majestic Hills Subdivision was created (AC-2). On the following page is a summary of these sales.

ACREAGE SALES DATA LOCATION MAP (PA12)



Following is a summary of those tract sales found in close proximity to the Palmer Reclamation Site and adjacent Majestic Hills Subdivision.

ACREAGE DATA SUMMARY

No.	Legal or Tax ID#	Date	Size (AC)	Price	\$/AC	Subsequent Use
AC-1	17N02E16A008	8/02	40.00	\$254,000	\$6,350	River Bend S/D
AC-2	17N02E08D004	4/03	40.00	\$380,000	\$9,500	Majestic Hills S/D
AC-3	17N02E09D004	5/03	40.00	\$500,000	\$12,500	Continued Sod Farm
AC-4	17N02E09B003	4/04	40.00	\$680,000	\$17,000	Fair Overflow Parking
AC-5	17N02E09B005&D003	12/04	80.00	\$1,224,000	\$15,300	Mtn. Ranch 1 & 2
AC-6	17N02E09C005	2/05	40.00	\$600,000	\$15,000	Comm.-Res. S/D
AC-7	17N02E09B004	5/05	40.00	\$1,080,000	\$27,000	Mtn. Ranch 3
AC-8	17N02E17A011	12/05	33.25	\$565,250	\$17,000	Continued Hay Farm
AC-9	Tr. A, Block 1, Liebing S/D	3/08	29.00	\$580,000	\$20,000	Veg. Farm Expansion
AC-10	17N02E09C001	3/13	40.00	\$1,015,000	\$25,375	Mtn. Ranch 4
Purchase price \$975k adj. + \$40k ag tax reimbursement; assumes 1950 residence offset by salvage						

Tract Summary: Again, none of the properties were exposed to the market through the local Multiple Listing Service. At the time the Subject area involved a "tight, word-of-mouth" market segment and two individuals were buyers of all seven tracts that were subdivided. It was also reported that some of the property/owner farmers approached these individuals to buy their tracts. These circumstances appear to have heavily influenced prices.

The changes in unit vales from the Majestic Hills tract purchase in 2003, to much higher unit prices from 2004 to 2013, does not indicate a time adjustment. Absorption of relatively homogenous houses in Majestic Hills and Mountain Ranch Subdivisions Phases 1 & 2 was on-going through the same general time-frame, reflecting "hyper-growth" during the early to mid-2000's. Noteworthy, utility availability was superior when comparing the subject tract to Mountain Ranch and Springer Park Subdivisions (AC-5, AC-6, AC-7, and AC-10). The above data reflects that proximity to the Palmer Reclamation Site was not a significant issue to residential development concerns.

Following is a summary of the above tract sales and the date each was platted for residential subdivision development. Also included are subdivision lot sizes, the availability of public utilities and how long each took to be absorbed in the marketplace. As noted in the following summary, all of the subdivisions, including Majestic Hills in absorbed fairly quickly, averaging from ±15 lots to over 30 lots per year.

SUMMARY OF TRACT SALES NEIGHBORHOOD RESIDENTIAL DEVELOPMENT PATTERNS

Comp/SD	Plat No.	# Lots	Size Range (AC)	Water-Sewer	Absorption Summary	Avg. / Year
AC-1/River Bend	2005-202	40	.49 - 1.00	S/D/on-site	Horizontal: 8 Yrs 05-12	5.0
AC-2/Majestic Hills	2004-3&2005-5	67	.045 Avg.	S/D/on-site	Vertical: 2 Yrs 04-05	33.5
AC-5/Mtn Rnch 1	2006-5	63	.048 Avg.	Palmer/on-site	Vertical: 2 Yrs 06-07	31.5
AC-5Mtn. Rnch 2	2007-9	71	0.5 Avg	Palmer/on-site	Vertical: 4 Yrs 07-10	17.8
AC-6/Springer Park	2015-15 Resi	23	0.35-0.47	Palmer	Hor: 4 Mos.; Vert: 2 Yrs 16-17	11.5
AC-6/Springer Crossing	2013-51 Comm	3	6 Avg	Palmer	Hor: 3 Com Lots 6 Mos.	3.0
AC-7/Mtn. Rnch 3	2010-33	76	.025-.046	Smaller Palmer Larger Palmer/on-site	Vertical: 5 Yrs 10-15	12.7
AC-10/Mtn Rnch 4 Ph 1	2014-20	33	0.46 Avg	Palmer/on-site	Vertical: 4 Yrs 14-17	15.5
AC-10/Mtn. Rnch 4P h 2	2014-84	29	0.46 Avg	Palmer/on-site	Vertical: 4 Yrs 14-17	

Again, changes in average annual absorption appears to be influenced by market conditions, described as "hyper-growth" in the immediate neighborhood, from 2004-2008, as well as superior access to Palmer water and/or sewer services as well as the goodness of area wide soils and drainage

attributes. In the end, the immediate area was prime for residential development, and resulted in low lot costs. From 2008-2017, absorption appears to reflect patterns influenced by more "normal" market conditions. Clearly from the above data, Majestic Hills absorbed the quickest in the local marketplace. This could be expected because that subdivision was the first in the neighborhood to be developed and built-out (in approximately two years). In the end, there are no apparent or measurable impacts to development and absorption due to proximity to Alaska Demolition's disposal site, which is adjacent to the north of the subject subdivision.

Lot Absorption Summary: The following chart summarizes single-family residential lot absorption in proximity to the Subject's immediate neighborhood.

Comp/SD	Absorption Summary	Avg. / Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
AC-1/River Bend	Horizontal: 8 Yrs 05-12	5.0		11	7	8	8	1	2	1	2					
AC-2/Majestic Hills	Vertical: 2 Yrs 04-05	33.5	28	37	2											
AC-5/Mtn Rnch 1	Vertical: 2 Yrs 06-07	31.5			49	14										
AC-5Mtn. Rnch 2	Vertical: 4 Yrs 07-10	17.8				20	27	14	10							
AC-6/Springer Park	Hor: 4 Mos.; Vert: 2 Yrs 16-17	11.5													10	13
AC-6/Springer Crossing	Hor: 3 Com Lots 6 Mos.	3.0										3				
AC-7/Mtn. Rnch 3	Vertical: 5 Yrs 10-15	12.7							4	14	25	19	12	2		
AC-10/Mtn Rnch 4 Ph 1	Vertical: 4 Yrs 14-17	15.5											15	10	5	3
AC-10/Mtn. Rnch 4P h 2	Vertical: 4 Yrs 14-17												2	18	4	5

This data reflects primarily vertical absorption of the subdivisions created from seven of the 10 tract sales previously presented. Rather than considering the Subject subdivision as more successful regarding absorption, the chart reflects "hyper-growth" impacting Majestic Hills, extending through 2005-2008 in the immediate neighborhood. This data indicates that there is no negative impact to absorption to Majestic Meadows from proximity to Alaska Demolition's adjacent site.

The following charts summarize overall residential built-sold data. Sales numbers are from the AK MLS; built numbers are the result of mining Mat-Su Borough Assessor data, sorting data utilizing their single-family residential code, and year-built. More reliance is placed on units sold (MLS), which does not include Internet activity.

Houses Built (MSB) and Houses Sold (MLS) 2000-2016										
Year	2000	2001	2002	2003	2004	2005	2006	2007	2008	
Houses Built	852	926	1,012	1,277	1,385	1,341	1,083	705	625	
% Change		8.7%	9.3%	26.2%	8.5%	-3.2%	-19.2%	-34.9%	-11.3%	
Houses Sold	223	578	1,015	1,255	1,440	1,558	1,561	1,302	1,112	
% Change		159.2%	75.6%	23.6%	14.7%	8.2%	0.2%	-16.6%	-14.6%	
Peaks										17 Year
Year	2009	2010	2011	2012	2013	2014	2015	2016	Totals:	Annual Avg.
Houses Built	558	494	605	764	815	775	615	600	14,432	902
% Change	-10.7%	-11.5%	22.5%	26.3%	6.7%	-4.9%	-20.6%	-2.4%		
Houses Sold	1,037	1,048	1,129	1,102	1,362	1,591	1,777	1,694	20,784	1,299
% Change	-6.7%	1.1%	7.7%	-2.4%	23.6%	16.8%	11.7%	-4.7%		
Historic Highs	Myforecast	Most sales since 2005/2006								

While numbers are undoubtedly incomplete, some degree of confidence is placed on the following indicated trends. Construction statistics for 2017 have not been analyzed; it is assumed that construction has slowed.

On the following page are summaries of annual house sales from Big Lake south to Knik to Palmer, including Wasilla; referred to in the chart as the MSB Core Area. Following this summary is historical house sales data for the Palmer market area.

Annual House Sales (MLS; core area)								
Year	No. Units	%	Mean \$	%	Median \$	%	Avg. Mkt. Days	Avg. Units/Mo
2000	223		\$147,700		\$140,200		87	19
2001	578	159%	\$145,700	-1%	\$141,300	1%	67	48
2002	1,015	76%	\$155,300	7%	\$147,000	4%	66	85
2003	1,255	24%	\$167,100	8%	\$159,400	8%	57	105
2004	1,440	15%	\$184,800	11%	\$172,900	8%	62	120
2005	1,558	8%	\$208,150	13%	\$195,800	13%	63	130
2006	1,561	0%	\$223,300	7%	\$211,000	8%	67	130
2007	1,302	-17%	\$229,700	3%	\$215,000	2%	78	109
2008	1,112	-15%	\$232,400	1%	\$210,000	-2%	84	93
2009	1,037	-7%	\$229,800	-1%	\$209,000	0%	85	86
2010	1,048	1%	\$225,800	-2%	\$215,000	3%	83	87
2011	1,129	8%	\$223,300	-1%	\$211,000	-2%	91	94
2012	1,102	-2%	\$230,400	3%	\$220,000	4%	82	92
2013	1,362	24%	\$237,000	3%	\$224,000	2%	74	114
2014	1,591	17%	\$245,400	4%	\$232,000	4%	69	133
2015	1,777	12%	\$257,700	5%	\$244,000	5%	57	148
2016	1,694	-5%	\$265,300	3%	\$250,000	2%	61	141
2017	1,549	-9%	\$271,700	2%	\$255,000	2%	67	129
2018 (6 mos.)	770		\$282,300	4%	\$259,900	2%	70	128

Annual House Sales (MLS;Palmer)									
Year	No. Units	%	Mean\$	%	Median\$	%	Mkt. Days	Units/Mo	MKT%
2000	97		\$157,186		\$147,840		86	8	43%
2001	209	115%	\$154,067	-2%	\$150,100	2%	64	17	36%
2002	322	54%	\$164,060	6%	\$156,480	4%	65	27	32%
2003	383	19%	\$168,918	3%	\$166,000	6%	52	32	31%
2004	410	7%	\$193,781	15%	\$182,250	10%	53	34	28%
2005	428	4%	\$216,484	12%	\$202,250	11%	64	36	27%
2006	411	-4%	\$227,003	5%	\$220,060	9%	56	34	26%
2007	329	-20%	\$232,911	3%	\$217,000	-1%	75	27	25%
2008	285	-13%	\$234,127	1%	\$216,000	0%	73	24	26%
2009	265	-7%	\$235,000	0%	\$220,000	2%	95	22	26%
2010	279	5%	\$231,000	-2%	\$223,000	1%	78	23	27%
2011	298	7%	\$227,900	-1%	\$213,400	-4%	87	25	26%
2012	282	-5%	\$235,800	3%	\$227,000	6%	72	24	26%
2013	356	26%	\$237,500	1%	\$224,000	-1%	66	30	26%
2014	429	21%	\$248,600	5%	\$235,000	5%	61	36	27%
2015	491	14%	\$262,500	6%	\$251,100	7%	47	41	28%
2016	442	-10%	\$283,100	8%	\$266,000	6%	52	37	26%
2017	406	-8%	\$278,300	-2%	\$265,000	0%	47	34	26%
2018 (6 mos.)	200		\$282,800	2%	\$255,500	-4%	49	33	26%

The previous data clearly show that the single-family home market in Palmer has experienced good growth patterns over the last 15 years, since Majestic Hills Subdivision was developed. Between 2001 and 2005, the number of homes built in the immediate area increased annually. By 2004, 28% of the homes constructed in the core area were built in Palmer. Also noteworthy is Palmer homes tend to sell more than 5% higher than the core area average (\$182,250 vs. \$172,900) with home sales in Majestic Hills averaging nearly \$182,600. In summary, the above data also suggests that the consistency of Palmer's pro-rata share of the overall residential market is directly influenced by the subdivisions created from the tracts sold in close proximity to the Subject. Overall the data clearly indicates that there was no negative impact to tract or lot absorption to Majestic Hills Subdivision because of its proximity to Alaska Demolition's Palmer Reclamation Site.

DESCRIPTION OF THE MARKET ANALYSIS PROCESS

The appraisal problem concerns a market comparative analysis of single-family residential sale prices in Majestic Hills Subdivision so as to determine if properties close or adjacent to the Palmer Reclamation Site have been adversely impacted in the market, that is a diminution in value. In appraisal parlance, the question is are there any known external market conditions that would have an adverse impact on its property price and/or value?

For example, in some instances, properties located adjacent to a known contaminated site may be adversely impacted price wise in the marketplace because of potential "cross-the-fence" leaching issue. This leaching potential would certainly be known in the market and have an adverse impact on the property's desirability and a detrimental impact on its marketability and price.

Another good example of properties that are adversely impacted by outside external force conditions, are properties close proximity to sound nuisances such as airports. Historically residential homes that suffer from airport related noise issues, such as takeoffs and landings decibels, receive a lower market price than a non-impacted property, when everything else is equal.

To address this issue, a search was conducted for single-family residential sales in Majestic Hills Subdivision and Mountain Ranch Subdivision, which has a very similar single-family inventory, and compared those properties located along Majestic Hills Subdivision's northern perimeter. These properties would have the highest potential to be adversely impacted by external conditions attributable to the Palmer Reclamation Site. If proximity issues existed then home sale prices should deviate from market norms and would reflect either lower sale prices, a longer than typical marketing period, and/or a shorter holding period. A noticeable difference in market prices should be clearly evident if conditions external to the property existed. Additionally, over a typical holding period, an adversely impacted home should also reflect a below normal market growth rate.

From the market search, a total of 102 property sales were identified as closing in Majestic Hills Subdivision since 2004. The Subdivision was built-out in 2004 and 2005 with a mix of ranch, split-entry and 2-story style homes and it sold out fairly quickly, in a little over ±24 months. Nearly one-half of the homes constructed and sold in the subdivision involved pre-sales and they were built from one of 3 floors plans: albeit with some modifications. Most of the remaining home sales involved spec homes that were under construction.

In the following analyses, Majestic Hills Subdivision properties have been divided into three different use types. They are ranch homes, split-entry or tri-level homes and finally 2-story residences. Homes located north of E. King Mountain Road or within 320 feet of the Palmer Reclamation Site have been selected as a control group. These properties will also be subdivided into residence use type and compared with other similar homes in Majestic Hills Subdivision to the south as well as similar homes found in Mt Ranch Estates Subdivision, which is located 1/2 mile to the east. Noteworthy is both subdivisions were developed and vertically built-up by the same builder. Sales of homes in both subdivisions were researched and compared and found to be quite similar in most attributes.

The listing Realtor for these properties, Ms. Vickie Hudson was also interviewed about her opinion about home comparability. She concurred that most homes in Mt. Ranch Estates were quite similar as to use type and buyers typically found them to be very comparable. She also noted properties located

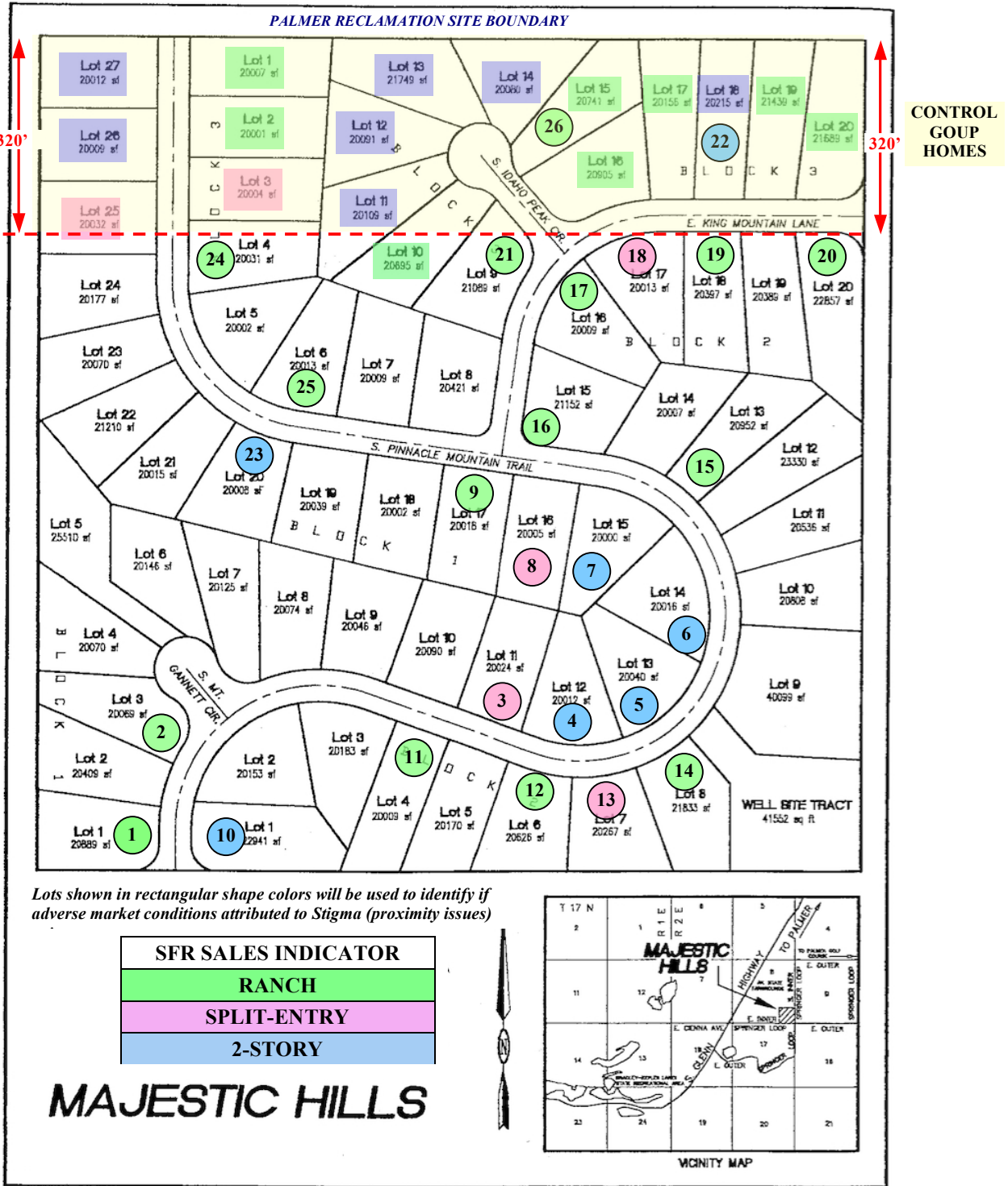
adjacent to an industrial park at the northeast end of the subdivision did not appear to be adversely impacted price wise. Our research tends to conclude with the same opinion.

In the following analyses, home sale prices in both subdivisions will be compared. Paired sales of homes that were purchased and then resold were analyzed in an effort to extract an adjustment for changes in market conditions. Once this market conditions adjustment has been extracted, all sales will be adjusted to the date of our inspection of the Palmer Reclamation Site, which is June 13, 2018.

The most recent sales of each property type, ranch, split-entry and 2-story will be analyzed on a price per square foot of gross living area basis. These sales will then be compared with similar use properties located in Majestic Hills Subdivision, as well as, with selected properties located in the control group. Sale prices will be compared on a low, high and average \$/SF basis in an effort to determine if external forces located outside of the subdivision has an adverse impact on control property prices. Noteworthy most price variances according to residential use type are typically attributable to size, finish quality and maintenance differences. When accounting for these differences, if significant price difference are noted, then external forces outside of the property may warrant further analyses.

On the following page is a location map and summary grid of paired residential property sales found in Majestic Hills Subdivision that have sold more than once. Based on these price comparisons, it appears evident that market prices have increased noticeably since 2004/2005. From analysis, we have determined that overall home prices have increased at an average compounded growth rate of \pm 2.4% annually.

**MAJESTIC HILLS SUBDIVISION
LOCATION MAP - PAIRED SINGLE-FAMILY HOME SALES**



**MAJESTIC HILLS SUBDIVISION
PAIR SALES – ALL TYPES OF RESIDENCES**

No.	Address/ Legal Description - Tax ID.	Purchase Price & Sale Dates		# Of Years Between Sale Dates	Annual Compounded Growth Rate	Residence Size (Sq. Ft.)	# Beds	# Baths	Garage # Of Cars Size
1	1400 S Pinnacle Mountain Drive Majestic Hills L1 B1 - 5492B01L001	\$165,400	\$206,000	10.4	2.1%	1,248	3	2	2 440 SF
		May-04	Sep-14						
2	1170 S Mt Gannett Circle Majestic Hills L3 B1 - 5492B01L003	\$207,608	\$215,000	2.3	1.6%	1,352	3	2	2 440 SF
		Jun-04	Sep-06						
3	1250 S Pinnacle Mountain Drive Majestic Hills L11 B1 - 5492B01L011	\$185,950	\$223,000	6.9	2.7%	1,702	4	3	2 440 SF
		Apr-05	Mar-12						
4	1220 S Pinnacle Mountain Drive Majestic Hills L12 B1 - 5492B01L012	\$195,300	\$262,000	11.1	2.7%	1,602	4	2.5	3 616 SF
		May-04	Jul-15						
5	1180 S Pinnacle Mountain Drive Majestic Hills L13 B1 - 5492B01L013	\$183,655	\$247,500	13.3	2.3%	1,673	3	2.5	2 500 SF
		Apr-04	Aug-17						
6	1120 S Pinnacle Mountain Drive Majestic Hills Ph 1 L14 B1 - 5492B01L014	\$194,750	\$250,900	11.6	2.2%	1,752	4	2.5	2 451 SF
		Feb-05	Sep-16						
7	1070 S Pinnacle Mountain Drive Majestic Hills Ph 1 L15 B1 - 5492B01L015	\$230,875	\$275,000	5.7	3.1%	2,500	4	3	2 440 SF
		Jun-04	Feb-10						
8	1050 S Pinnacle Mountain Drive Majestic Hills Ph 1 L16 B1 - 5492B01L016	\$194,085	\$275,000	13.7	2.6%	1,744	4	3	3 700 SF
		Jan-04	Sep-17						
9	1020 S Pinnacle Mountain Drive Majestic Hills Ph 1 L17 B1 - 5492B01L017	\$182,800	\$275,000	13.9	3.0%	1,500	3	2	3 616 SF
		Feb-04	Dec-17						
10	1395 S Pinnacle Mountain Drive Majestic Hills #1 L1 B2 - 5492B02L001	\$197,980	\$255,000	10.1	2.5%	1,634	4	2.5	2 440 SF
		Mar-05	Apr-15						
11	1275 S Pinnacle Mountain Drive Majestic Hills Ph 1 L4 B2 - 5492B02L004	\$211,900	\$234,900	6.2	1.7%	1,376	3	2	2 440 SF
		Apr-11	Jun-17						
12	1235 S Pinnacle Mountain Drive Majestic Hills L6 B2 -5492B02L006	\$174,290	\$198,000	3.2	4.1%	1,364	3	2	2 440 SF
		Jun-04	Sep-07						
13	1215 S Pinnacle Mountain Drive Majestic Hills Ph 1 L7 B2 - 5492B02L007	\$208,150	\$234,000	6.7	1.8%	1,826	3	2.5	3 616 SF
		May-04	Jan-11						
14	1185 S Pinnacle Mountain Drive Majestic Hills L8 B2 - 5492B02L008	\$160,970	\$215,000	11.8	2.5%	1,369	3	2	2 520 SF
		Jan-04	Nov-15						
15	1095 S Pinnacle Mountain Drive Majestic Hills L13 B2 - 5492B02L013	\$148,000	\$213,000	12.1	3.1%	1,101	3	2	2 440 SF
		May-04	May-15						
16	1045 S Pinnacle Mountain Drive Majestic Hills L15 B2 -5492B02L015	\$257,775	\$274,000	3.5	1.8%	1,290	4	2.5	2 440 SF
		Mar-05	Aug-08						
17	13060 E King Mountain Lane Majestic Hills L16 B2 - 5492B02L016	\$174,505	\$222,400	9.5	2.6%	1,459	3	2	2 462 SF
		Apr-04	Oct-13						
18	13100 E King Mountain Lane Majestic Hills Ph 1 L17 B2 - 5492B02L017	\$198,085	\$280,000	14.2	2.6%	1,744	4	3	3 700 SF
		Jan-04	Mar-14						
19	13130 E King Mountain Lane Majestic Hills L18 B2 - 5492B02L018	\$178,810	\$229,000	9.9	2.5%	1,459	3	2	2 462 SF
		May-04	Apr-14						
20	13170 E King Mountain Lane Majestic Hills Ph 1 L20 B2 -5492B02L020	\$167,100	\$212,500	6.8	3.6%	1,416	3	2	2 440 SF
		Jul-04	May-11						
21	910 S Idaho Peak Circle Majestic Hills L9 B3 -5492B03L009	\$177,845	\$250,500	11.7	3.0%	1,426	3	2.5	3 652 SF
		Jan-06	Sep-17						
22	13135 E King Mountain Lane Majestic Hills L18 B3 -5492B03L018	\$234,921	\$265,000	4.1	3.0%	1,600	3	2.5	2 539 SF
		Feb-13	Mar-17						
23	930 S Pinnacle Mountain Drive Majestic Hills Ph 2 L20 B1 -5662B01L020	\$245,000	\$274,500	7.9	1.4%	1,756	4	2.5	3 652 SF
		Nov-09	Oct-17						
24	853 S Pinnacle Mountain Drive Majestic Hills Ph 2 L3 B3 -5662B03L004	\$210,000	\$225,000	10.1	0.7%	1,308	3	2	2 440 SF
		Mar-08	Mar-18						
25	935 S Pinnacle Mountain Drive Majestic Hills Ph 2 L6 B3 -5662B03L006	\$206,000	\$229,000	4.7	2.3%	1,318	3	2	2 440 SF
		Oct-12	Jul-17						
26	889 S Idaho Peak Circle Majestic Hills Ph 2 L15 B3 -5662B03L015	\$211,500	\$246,000	6.4	2.4%	1,370	3	2	2 462 SF
		Nov-09	Mar-16						

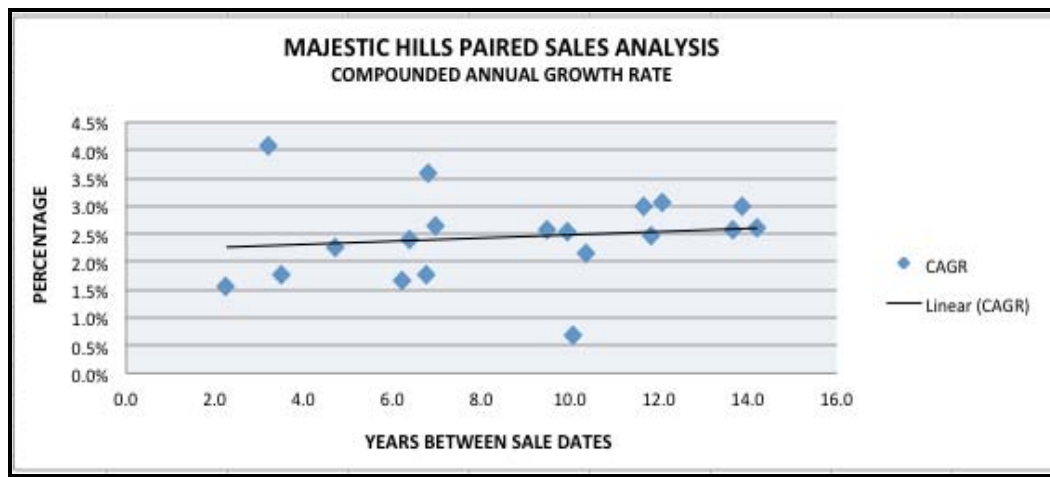
PAIRED ANALYSIS - ALL SALES				
RANGE	Years Between Sales	Annual Growth Rate	SFR (SF)	Garage (SF)
Minimum	2.3	0.7%	1,101	440
Maximum	14.2	4.1%	2,500	700
Mean	8.8	2.4%	1,534	509

From research, a total of 102 single-family residential home sales in Majestic Hills Subdivision since 2004 were discovered and analyzed. On the previous pages is a location map and summary grid of 26 residential properties located in Majestic Hills that have sold more than once. Each paired sale has been color coded in accordance with residence type, which is ranch sales are coded green, split-entry (triplex) homes are identified in pink and finally 2-story home sales are in blue.

From research, residences in Majestic Hills typically ranged in size from 1,100 SF to 2,500 SF, and averaged about 1,534 SF. Most homes in the subdivision contained 3 or 4 bedrooms, 2 to 3 bathrooms and included either a 2-car or 3-car garage. All homes had paved driveways, wood decks or covered porches, and most were landscaped and had fenced backyards. Several homes had other improvements such as sheds and patios.

Paired sales analyses indicated that overall prices increased, since 2004, at an average compounded growth rate of $\pm 2.4\%$ over a typical holding period of nearly 9 years. Of the 102 sales analyzed in Majestic Hills Subdivision, 64 sales involved re-sales, and several of these properties sold 3 or more times during the last 15 years. On average, the selected paired sales indicated an average compounded market growth rate between 2.3% and 2.5% since the subdivision was developed in 2004. When accounting for development cost escalations over the period, including land acquisition price growth, the rise in infrastructure installation costs (utilities) and product material prices, this growth rate seems reasonable. In the following analyses, and for simplicity, a compound annual growth rate of 2.4% will be used.

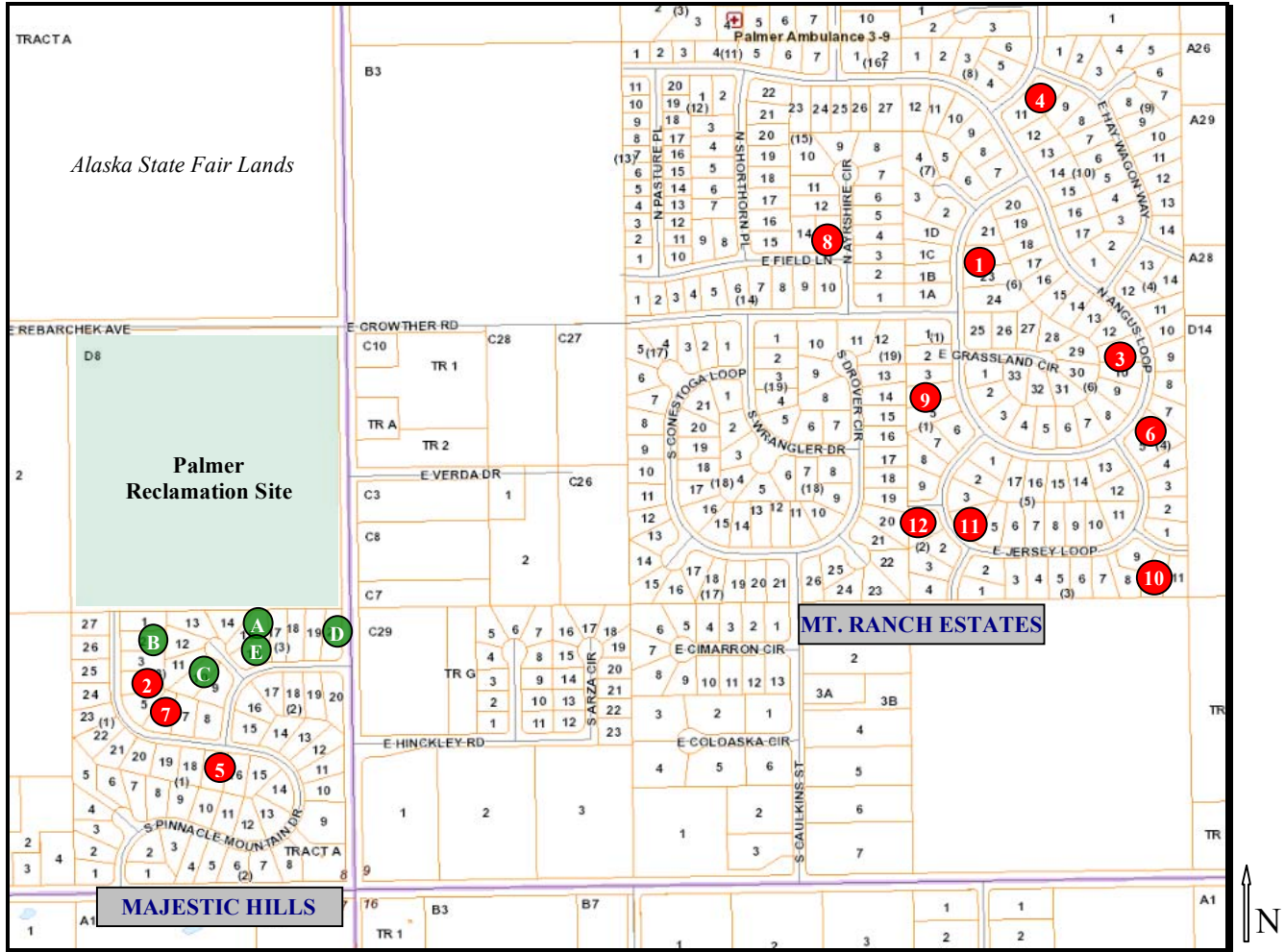
Based on paired sales analysis undertaken, home prices between 2004 and 2007 increased at a noticeable pace, slowing between 2008 and 2011 and then picking up thereafter. Nevertheless, for simplicity and based on the previous analyses undertaken an annual market appreciation rate of 2.4% will be applied to the selected sales data. The following chart shows the linear relationship of this growth rate.



From analyses, seven paired two-story home sales were identified. Four of these sales indicated a growth rate range of 2.2% to 2.7% over a period of 10 to 13 years since the properties were originally sold in 2004 and 2005. The remaining paired sales denoted a range of 1.7% to 3.1% for a shorter holding term of 4 year to nearly 8 years. Interestingly, the low-end of the growth range, involved a property that was purchased in 2009 and sold in 2017. Also noteworthy there appears to have been a lull in the residential single-family housing market between 2008 and 2011 and in some instances a correction.

COMPARATIVE ANALYSIS RANCH HOME SALES

Following is a location map of selected sales used to compare with the ranch homes that are located in the designated control group area. All of these properties have sold in the last 2 years.



The selected comparables involve ranch home sales in Mountain Ranch Estates and Majestic Hills Subdivision that sold between May 2016 and May 2018. Of the twelve selected sales, nine closed within the last year. All of the ranch homes were considered similar in that they involved 3 bedroom 2-bath residences with 2 car garages. Unit price differences typically account for age, size and or amenity differences, such as 3 car garages, fireplaces, Jacuzzi, interior finish quality (stainless steel appliances, sheds, decks, etc.).

The comparables indicate a price per gross living area range of \$141 to \$180 with a mean of \$168. After adjusting the sales for positive change in market conditions, they denoted a range of **\$143/SF to \$183/SF and a mean of \$171/SF**. The low-end and upper-end indicators involve outliers as the remaining sales typically fell within a range of \$165 to \$175/SF. When accounting for age (2008/2010 vs. 2004/2005) and size differences, home prices typically averaged about \pm \$170/SF. For the most part these sales compare favorability to the ranch homes located in Majestic Hills as well as in the control group. On the following page is a summary of these recent ranch home sales.

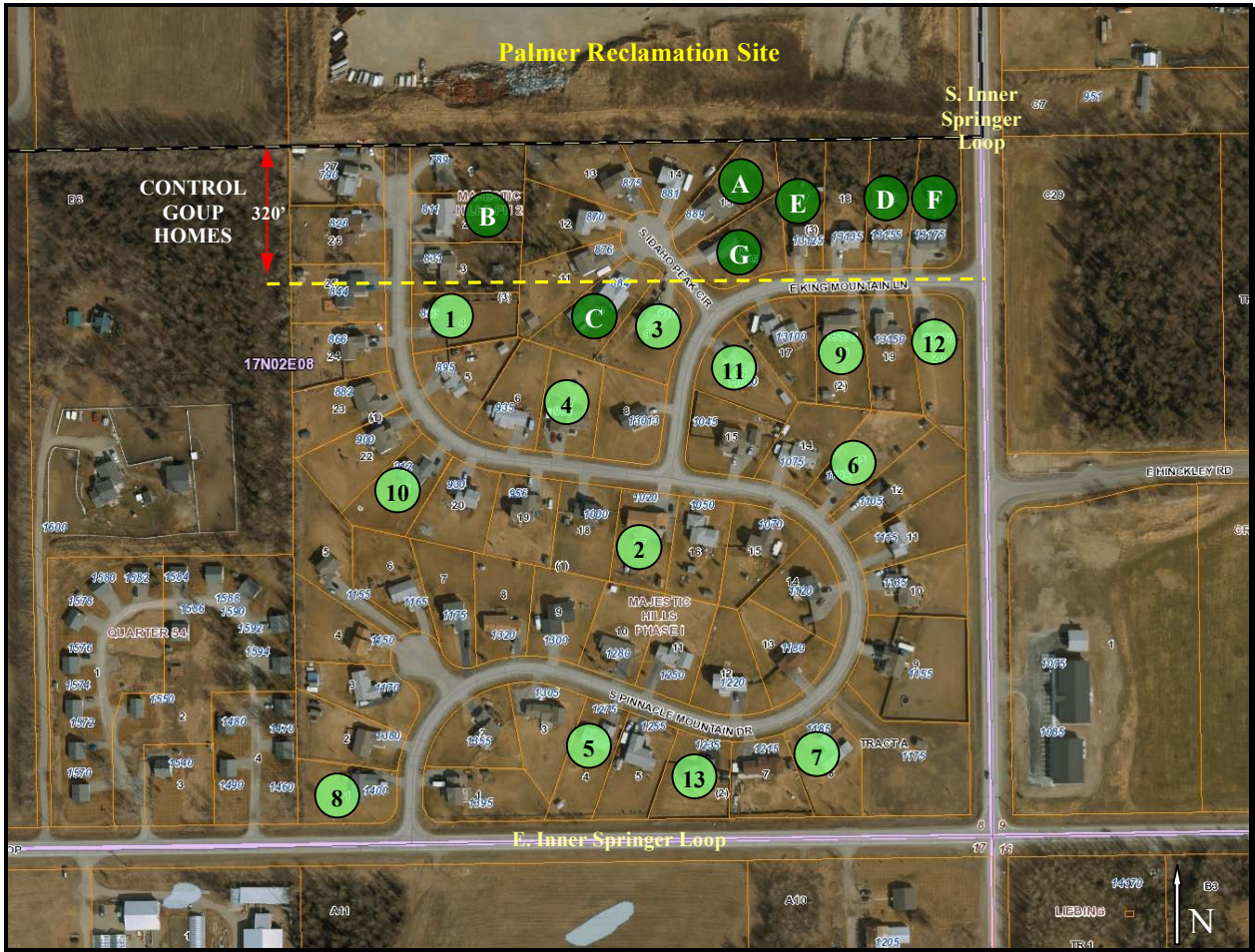
SUMMARY OF MARKET COMPARABLE RANCH HOME SALES
Adjusted for Changes in Market Conditions (Appreciation)

No.	Address Legal Description Tax Id. #	Date of Sale	Sale Price	Sold Price \$/SF GLA	# Of Years from DOS	Time Adjusted Sale Price	Time Adjusted Sale Price \$/SF GLA	Residence GLA (SF)	Year Built/ Updated	Beds	Bath s	# Cars Garage Size (SF)	SF-Lot	SF-Lot	Days On Market
1	226 N. Angus Loop Mountain Ranch Estates Ph 1 L22 B6	5/7/18	\$256,000	\$174.62	0.1	\$256,000	\$175	1,466	2006	3	2	2 462	20,038	20,038	4
2	853 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L4 B3	3/29/18	\$225,000	\$172.68	0.2	\$225,000	\$174	1,303	2005	3	2	2 440	20,038	20,038	30
3	696 N. Angus Loop Mountain Ranch Estates Ph 2 L11 B6 6637B06L011	2/2/18	\$231,400	\$160.58	0.4	\$231,400	\$162	1,441	2008	3	2	2 504	20,038	20,038	2
4	13726 E. Hay Wagon Way Mountain Ranch Estates Ph 1 L10 B10 5830B10L010	1/24/18	\$224,900	\$141.27	0.4	\$224,900	\$143	1,592	2005	3	2	2 576	20,038	20,038	56
5	1020 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L17 B1	12/31/17	\$275,000	\$179.74	0.4	\$275,000	\$182	1,530	2004/16	3	2	3 440	20,018	20,018	58
6	607 N. Angus Loop Mountain Ranch Estates Ph 2 L6 B4 6637B04L006	11/27/17	\$269,900	\$170.39	0.5	\$269,900	\$173	1,584	2008	3	2	2 494	20,473	20,473	38
7	935 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L6 B3	7/5/17	\$229,000	\$173.75	0.9	\$229,000	\$178	1,318	2005	3	2	2 440	20,038	20,038	6
8	13715 E. Field Lane Mountain Ranch #3 L13 B15 6974B15L013	6/11/17	\$229,000	\$174.41	1.0	\$229,000	\$179	1,313	2010	3	2	2 440	20,473	20,473	20
9	357 N. Angus Loop Mountain Ranch Estates Ph 2 L4 B1 6637B01L004	6/1/17	\$223,000	\$168.94	1.0	\$223,000	\$173	1,320	2008	3	2	2 420	20,038	20,038	69
10	14024 E. Cabbage Patch Ave. Mountain Ranch Estates Ph 2 L10 B3 6637B03L010	4/27/17	\$280,000	\$164.71	1.1	\$280,000	\$169	1,700	2008	3	2	2 440	20,038	20,038	5
11	13773 E. Jersey Loop Mountain Ranch Estates Ph 2 L4 B5 6637B05L004	12/14/16	\$272,000	\$160.85	1.5	\$272,000	\$167	1,691	2009	3	2	2 440	21,344	21,344	2
12	13756 E. Jersey Loop Mountain Ranch Estate Ph 2 L1 B2 6637B02L001	5/28/16	\$252,500	\$174.74	2.0	\$252,500	\$183	1,445	2007	3	2	2 532	20,909	20,909	58

Range	Unadjusted Sale Price	Unadjusted \$/SF GLA	Adjusted Sale Price	Adjusted \$/SF GLA	Gross Living Area (SF)	Garage Area (SF)	Lot Size (SF)	Days on Market
Minimum	\$223,000	\$141	\$226,100	\$143	1,303	420	20,018	2
Maximum	\$280,000	\$180	\$287,600	\$183	1,700	576	21,344	69
Mean	\$247,308	\$168	\$252,167	\$171	1,475	469	20,290	29

Following is a map identifying the location of 13 ranch home sales in Majestic Hills Subdivision that occurred between 2007 and 2018. The adjusted sale prices of these homes will be compared to the previous comparable homes sales, as well as, with the homes identified within the control group. The control group consists of seven ranch properties located north of E. King Mountain Lane and within 320 feet of the Palmer Reclamation Site. Four of the control group homes abut the subdivision's north boundary and are adjacent to the Palmer Reclamation Site.

MAJESTIC HILLS SUBDIVISION RANCH HOME SALES LOCATION MAP



On the following page is a summary of the Majestic Hills Subdivision single-family ranch home sales that have occurred since 2007. This data was again adjusted to reflect the positive changes in market conditions up until the inspection data of June 13, 2018. From analysis, the selected sales denote an adjusted gross living area price range of **\$158/SF to \$190/SF, and a mean of \$175/SF**. This range is slightly higher than that previously indicated by the most recent comparable ranch sales and this can probably be attributed to fact that between 2008 through early 2011, sales and price growth in the Valley single-family market slowed somewhat due to a downturn in local economic conditions. The number of home sales during this period also decreased. However, shortly thereafter market prices picked up and continued to grow at a healthy pace. (This growth rate was partially driven by a population shift and at Anchorage's expense.)

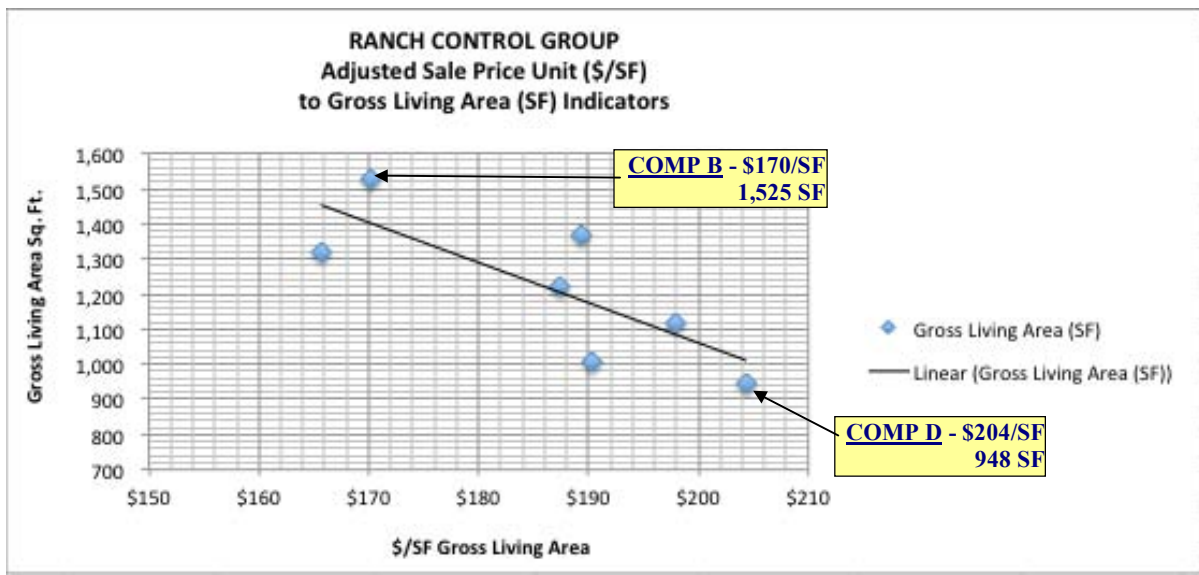
SUMMARY OF MAJESTIC HILLS SUBDIVISION RANCH HOME SALES
Adjusted for Changes in Market Conditions (Appreciation)

No.	Address Legal Description	Date of Sale	Sale Price	Sold Price \$/SF GLA	# Of Years from DOS	Time Adjusted Sale Price (RD)	Time Adjusted Sale Price \$/SF GLA	Residence GLA (SF)	Year Built/ Updated	Beds	Baths	# Cars	Garage Size (SF)	SF-Lot	Days On Market
1	853 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L3 B3	3/29/18	\$225,000	\$173	0.2	\$226,100	\$174	1,303	2005	3	2	2	440	20,038	30
2	1020 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L17 B1	12/31/17	\$275,000	\$180	0.4	\$277,900	\$182	1,530	2004/2016	3	2	3	616	20,018	58
3	910 S. Idaho Peak Circle Majestic Hills L9 B3	9/4/17	\$250,500	\$176	0.8	\$255,100	\$179	1,426	2004	3	2.5	3	652	20,909	102
4	935 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L6 B3	7/5/17	\$229,000	\$174	0.9	\$234,200	\$178	1,318	2005	3	2	2	440	20,038	6
5	1275 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L4 B2	6/22/17	\$234,900	\$171	1.0	\$240,400	\$175	1,376	2003	3	2	2	440	20,038	6
6	1095 S. Pinnacle Mountain Dr. Majestic Hills L13 B2	5/24/16	\$213,000	\$181	2.1	\$223,600	\$190	1,176	2004	3	2	2	440	20,909	39
7	1185 S. Pinnacle Mountain Dr. Majestic Hills L8 B2	11/10/15	\$215,000	\$156	2.6	\$228,600	\$166	1,374	2004	3	2	2	520	21,780	19
8	1400 S. Pinnacle Mountain Dr. Majestic Hills L1 B1	9/19/14	\$206,000	\$165	3.7	\$225,100	\$180	1,248	2004	3	2	2	440	20,909	23
9	13130 E. King Mountain Lane Majestic Hills L18 B2	4/6/14	\$229,000	\$147	4.2	\$252,900	\$162	1,557	2004	3	2	2	462	20,473	58
10	912 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L21 B1	11/25/13	\$216,000	\$142	4.6	\$240,600	\$158	1,525	2005	3	2	2	426	20,038	173
11	13060 E. King Mountain Lane Majestic Hills L16 B2	10/10/13	\$222,400	\$152	4.7	\$248,500	\$170	1,460	2004	3	2	2	462	20,038	45
12	13170 E. King Mountain Lane Majestic Hills Ph 1 L20 B2	5/7/11	\$212,500	\$150	7.1	\$251,500	\$178	1,416	2004	3	2	2	440	22,651	18
13	1235 S. Pinnacle Mountain Dr. Majestic Hills L6 B2	9/7/07	\$198,000	\$144	10.8	\$255,600	\$186	1,377	2004	3	2	2	440	20,473	25

MAJESTIC HILLS SUBDIVISION SINGLE-FAMILY RANCH SALES INDICATORS

Range	Unadjusted Sale Price	Unadjusted \$/SF GLA	Adjusted Sale Price	Adjusted \$/SF GLA	Gross Living Area (SF)	Garage Area (SF)	Lot Size (SF)	Days on Market
Min	\$198,000	\$142	\$223,600	\$158	1,176	426	20,018	6
Max	\$275,000	\$181	\$277,900	\$190	1,557	652	22,651	173
Mean	\$225,100	\$162	\$243,085	\$175	1,391	478	20,639	46

On the following page is a summary of residential single-family homes located in the Ranch Control Group that have sold since 2004. These properties, which are located within 320 feet of the Palmer Reclamation Site, indicate an adjusted sales price per gross living area range of **\$166/SF to \$204/SF and a mean of \$186/SF**. The most significant difference in the \$/SF unit price range can be attributed to size differences. The upper-end indicator involves a small 948 SF, 2-bedroom, 1-bath ranch that sold for \$150/SF in 2005. When applying an annual growth rate of 2.4% to present value, this sale indicates an adjusted \$/SF indicator of \$204/SF. When compared to Ranch Control Group Comp A, which sold in 2016 and contains a size of 1,370 SF and an adjusted unit price of \$189/SF, a \$/SF unit difference of 8% is noted for the 45% size difference. Clearly size has an inverse relationship with price on a square foot basis (\$/SF). The following graph best illustrates this relationship with the comparison of Control Group Comparables B and D. Control Group Comp B's adjusted indicator of \$170/SF for 1,525 SF is $\pm 17\%$ less than Control Group Comp D's indicator of \$204/SF for 948 SF. Comp D is nearly 38% smaller in size.



When adjusting for size differences ($\pm 10\text{-}15\%$), the price indicators typically fall within the ranges indicated by the Comparable Market and Majestic Hill Sales analyses as shown below.

Summary of Adjusted Indicators

	Adjusted Sale Price	Mean Adjusted \$/SF GLA	Average Gross Living Areas (SF)
Market Sales	\$252,167	\$171	1,475
Majestic Hills Sales	\$243,085	\$175	1,391
Control Group Sales	\$227,680	\$186	1,216

In the end, after consideration of size differences, there appears to be no recognizable difference between Ranch Control Group home prices when compared to other Majestic Hill Subdivision home prices or with Market Comparable Sale prices.

MAJESTIC HILLS SUBDIVISION CONTROL GROUP RANCH SALES

Adjusted for Changes in Market Conditions (Appreciation)

No.	Address Legal Description Tax Id. #	Date of Sale	Sale Price	Sold Price \$/SF GLA	# Of Years from DOS	Time Adjusted Sale Price	Time Adjusted Sale Price \$/SF GLA	Residence GLA (SF)	Year Built/ Updated	Beds	Baths	# Cars Garage Size (SF)	SF- Lot	SF-Lot	Days On Market
A	889 S. Idaho Peak Circle Majestic Hills Ph 2 L15 B3	3/15/16	\$246,000	\$180	2.2	\$259,500	\$189	1,370	2004	3	2	2	462	20,909	15
B	811 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L2 B3	4/12/14	\$235,000	\$154	4.2	\$259,400	\$170	1,525	2005	3	2	2	440	20,038	4
C	884 S. Idaho Peak Circle Majestic Hills Ph 2 L10 B3	2/27/12	\$155,000	\$154	6.3	\$180,000	\$179	1,008	2005	2	1	2	440	20,909	11
D	13155 E. King Mountain Lane Majestic Hills Ph 1 L19 B3	6/15/05	\$142,320	\$150	13.0	\$193,700	\$204	948	2004	2	1	2	0	21,439	Pre-Sale
E	13125 E. King Mountain Lane Majestic Hills Ph 1 L17 B3	1/5/05	\$166,500	\$136	13.4	\$229,000	\$187	1,222	2004	3	2	2	440	20,156	Pre-Sale
D	13175 E. King Mountain Lane Majestic Hills Ph 1 L20 B3	6/29/04	\$158,850	\$142	14.0	\$221,200	\$198	1,118	2004	3	2	3	440	21,688	Pre-Sale
E	915 S. Idaho Peak Circle Majestic Hills L16 B3	1/16/04	\$155,100	\$118	14.4	\$218,300	\$166	1,318	2004	3	2	2	440	20,908	Pre-Sale

CONTROL GROUP RANCH HOME SALE INDICATORS

Range	Unadjusted Sale Price	Unadjusted \$/SF GLA	Adjusted Sale Price	Adjusted \$/SF GLA	Gross Living Area (SF)	Garage Area (SF)	Lot Size (SF)	Days on Market
Minimum	\$142,320	\$118	\$191,900	\$166	948	440	20,038	4
Maximum	\$246,000	\$180	\$259,500	\$204	1,525	462	21,688	15
Mean	\$182,681	\$150	\$224,714	\$186	1,216	444	20,833	6

MAJESTIC HILLS SUBDIVISION RANCH HOME SALE INDICATORS

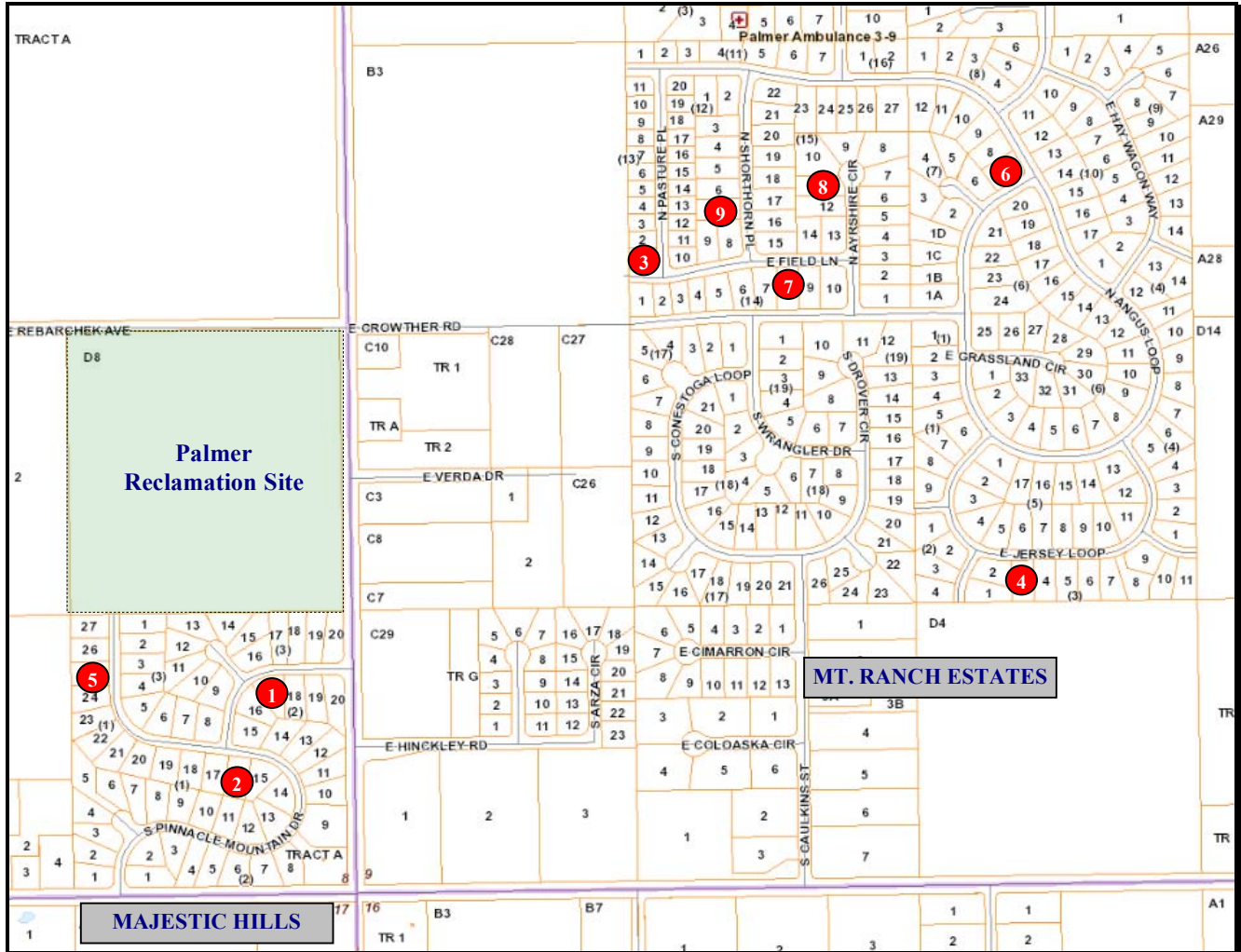
Minimum	\$198,000	\$142	\$223,600	\$158	1,176	426	20,018	6
Maximum	\$275,000	\$181	\$277,900	\$190	1,557	652	22,651	173
Mean	\$225,100	\$162	\$243,085	\$175	1,391	478	20,639	46

COMPARABLE MARKET RANCH HOME SALE INDICATORS

Minimum	\$223,000	\$141	\$226,100	\$143	1,303	420	20,018	2
Maximum	\$280,000	\$180	\$287,600	\$183	1,700	576	21,344	69
Mean	\$247,308	\$168	\$252,167	\$171	1,475	469	20,290	29

COMPARATIVE ANALYSIS SPLIT-ENTRY HOME SALES

Following is a location map of selected comparable split-entry home sale prices used to compare with Majestic Hills Subdivision Control Group home sales.



On the following page is a summary of the most recent split-entry home sales found in Mountain Ranch Estates and Majestic Hills Subdivisions.

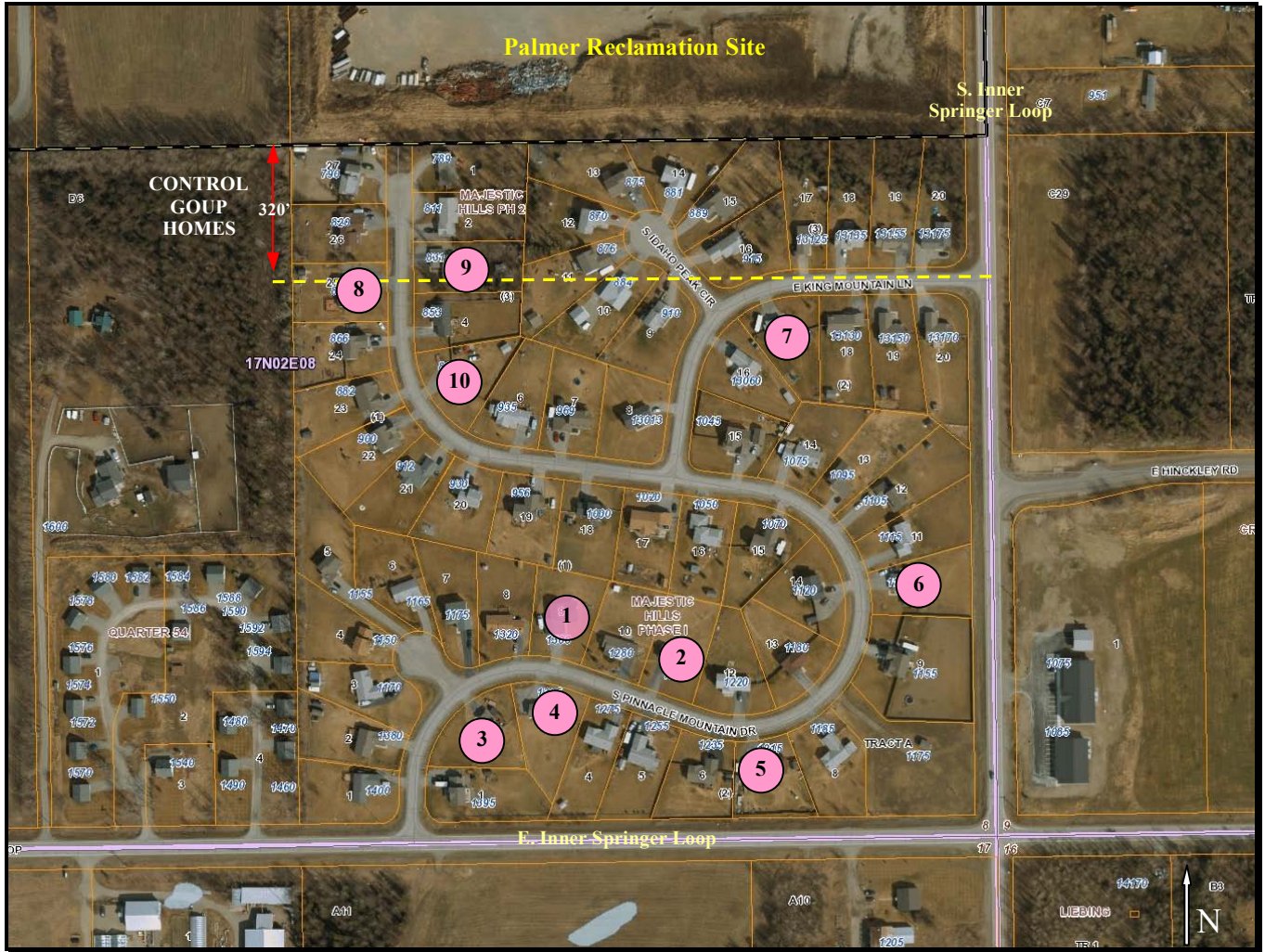
From comparative analysis undertaken, the selected split-entry sales data denotes an adjusted price per unit range of \$153/SF to \$177/SF and a mean of \$164/SF. When excluding the low and high-end indicators, the range tightens to **\$161/SF to \$174/SF**, an 8% split.

SUMMARY OF MARKET COMPARABLE SPLIT-ENTRY HOME SALES
Adjusted for Changes in Market Conditions (Appreciation)

No.	Address Legal Description Tax Id. #	Date of Sale	Sale Price	Sold Price \$/SF GLA	# Of Years from DOS	Time Adjusted Sale Price (Rd)	Time Adjusted Sale Price \$/SF GLA	Residence GLA (SF)	Year Built/ Updated	Beds	Bath s	# Cars	Garage Size (SF)	SF-Lot	Days On Market
1	226 N. Angus Loop Mountain Ranch Estates Ph 1 L22 B6	3/28/18	\$280,000	\$161	0.2	\$281,400	\$161	1,744	2003	4	3	3	660	20,038	22
2	853 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L4 B3	9/7/17	\$275,000	\$159	0.8	\$280,000	\$162	1,729	2004	4	3	3	660	20,038	62
3	696 N. Angus Loop Mountain Ranch Estates Ph 2 L11 B6 - 6637B06L011	1/19/17	\$290,000	\$158	1.4	\$299,800	\$164	1,832	2011	4	3	2	528	13,068	64
4	13726 E. Hay Wagon Way Mountain Ranch Estates Ph 1 L10 B10 -- 5830B10L010	5/16/16	\$270,000	\$154	2.1	\$283,600	\$161	1,758	2007	4	3	2	±500	21,780	11
5	1020 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L17 B1	1/6/16	\$285,000	\$154	2.4	\$301,900	\$163	1,848	2005/14	4	2.75	3	681	20,032	5
6	607 N. Angus Loop Mountain Ranch Estates Ph 2 L6 B4 - 6637B04L006	9/28/15	\$252,000	\$143	2.7	\$268,700	\$153	1,762	2006	4	3	2	483	20,909	62
7	935 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L6 B3	10/5/12	\$275,322	\$152	5.7	\$315,100	\$174	1,813	2012	4	3	3	660	20,038	1
8	13715 E. Field Lane Mountain Ranch #3 L13 B15 6974B15L013	7/20/12	\$268,425	\$154	5.9	\$308,700	\$177	1,744	2012	4	3	3	660	20,909	0
9	357 N. Angus Loop Mountain Ranch Estates Ph 2 L4 B1 - 6637B01L004	7/16/12	\$250,700	\$142	5.9	\$288,400	\$164	1,762	2011	4	3	2	506	20,038	264

Range	Unadjusted Sale Price	Unadjusted \$/SF GLA	Adjusted Sale Price	Adjusted \$/SF GLA	Gross Living Area (SF)	Garage Area (SF)	Lot Size (SF)	Days on Market
Minimum	\$250,700	\$142	\$268,700	\$153	1,729	483	13,068	-
Maximum	\$290,000	\$161	\$315,100	\$177	1,848	681	21,780	264
Mean	\$271,827	\$153	\$291,956	\$164	1,777	550	19,650	55

MAJESTIC HILLS SUBDIVISION SPLIT-ENTRY HOME SALES



Above is a map that depicts the location of known split-entry (Tri-level) single-family residential sales that have occurred in Majestic Hills Subdivision since it was developed 2004. One the following page is a summary of these sales. Comparables #8 and #9 involved the only split-entry sales within the Control Group property. The adjusted market price of these properties as of June 13, 2018, was determined to have been **\$163/SF and \$158/SF**, respectively.

The selected comparable sales located south of the Control Group indicated an adjusted unit sale price range of **\$141/SF to \$214/SF and an average of \$161/SF**. When extracting the two low-end and high-end outliers, the remaining data denotes a much tighter range of **\$149/SF to \$163/SF and an average of \$158/SF**. This falls at the low-end of the range previously noted by the Comparable Market Sales data and this probably can be attributed to age differences as most of the properties located in Mt. Ranch Estates were built from 2007 through 2012. When accounting for this difference, Majestic Hill Split-entry Home and Control Group Sales tend to compare favorably to those selected within Mt. Ranch Estates.

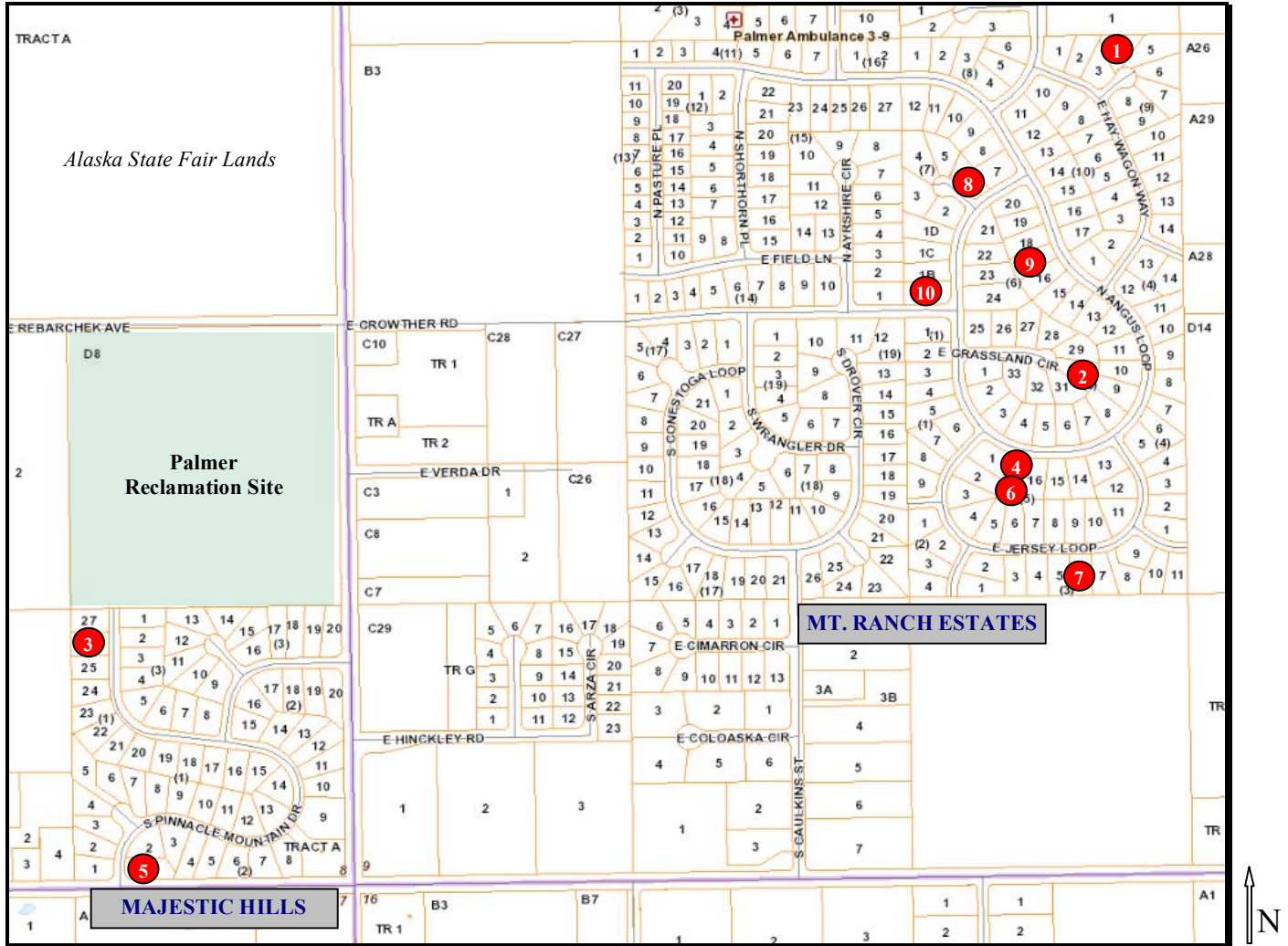
SUMMARY OF MAJESTIC HILLS SPLIT-ENTRY HOME SALES

No.	ADDRESS LEGAL DESCRIPTION TAX ID. #	SALE PRICE	UNIT PRICE \$/SF	DATE OF SALE	# of Years Between DOS	Time Adj. Sale Price (rd)	Time Adjusted Sale Price \$/SF	Gross Living Area (SF)	Year Built/ Updated	# Beds # Baths	Garage # Cars (SF)	SF-Lot	Days on Market
1	1300 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L9 B1 5492B01L009	\$259,900	\$129.05	8/23/14	3.8	\$284,500	\$141.26	2,014	2005	4/3	3 650	20,038	5
		\$238,030	\$118.19	3/7/05	13.3	\$326,100	\$161.92						7
2	1250 S. Pinnacle Mountain Dr. Majestic Hills L11 B1 5492B01L011	\$223,000	\$130.87	3/25/12	6.2	\$258,500	\$151.70	1,704	2005	4/3	2/ 440	20,024	181
		\$185,950	\$109.13	4/18/05	13.2	\$254,100	\$149.12						237
3	135 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L2 B2 5492B02L002	\$195,585	\$112.15	2/20/04	14.3	\$274,700	\$157.51	1,744	2004	4/3	2/ 440	20,152	-4
4	1305 S. Pinnacle Mountain Dr. Majestic Hills L3 B2 5492B02L003	\$245,000	\$140.00	4/27/08	10.1	\$311,600	\$178.06	1,750	2005	4/3	3/ 650	20,038	24
5	1215 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L7 B2 5492B02L007	\$234,000	\$124.67	1/23/11	7.4	\$278,800	\$148.53						74
		\$239,000	\$127.33	1/19/08	10.4	\$305,900	\$162.97	1,877	2004	3/3	3/ 616	20,473	3
		\$208,150	\$110.90	5/2/04	14.1	\$291,000	\$155.03						-13
6	1135 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L10 B2 5492B02L010	\$197,905	\$113.54	5/7/04	14.1	\$276,600	\$158.69	1,743	2004	4/3	3/ 588	20,999	-20
7	13100 E King Mountain Lane Majestic Hills Ph 1 L17 B2 5492B02L017	\$280,000	\$160.55	3/28/18	0.2	\$281,400	\$161.35	1,744	2003	4/3	3/ 700	20,038	22
		\$194,085	\$111.29	1/16/04	14.4	\$273,200	\$156.65						-2
8	844 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L25 B1 5662B01L025	\$285,000	\$154.22	1/6/16	2.4	\$301,900	\$163.37	1,848	2005/ 2014	4/2.75	3/ 681	20,032	5
9	831 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L3 B3 5662B03L003	\$235,500	\$132.01	10/26/10	7.6	\$282,300	\$158.24	1,784	2005	4/2.75	3/ 720	20,038	34
10	895 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L5 B3 5662B03L005	\$199,400	\$163.98	4/17/07	11.2	\$259,800	\$213.65	1,216	2005	3/2	2/ 440	20,037	161

RANGE	SALE PRICE	UNIT PRICE \$/SF GLA	Adjusted Sale Price (RD)	Adjusted Unit Price \$/SF GLA	Gross Living Area (SF)	Garage Area (SF)	Lot Size (SF)	Days on Market
Minimum	\$185,950	\$109	\$254,100	\$141	1,216	440	20,024	Pre-Sale
Maximum	\$285,000	\$164	\$326,100	\$214	2,014	720	22,999	237
Mean	\$228,034	\$129	\$284,027	\$161	1,776	596	20,421	48

COMPARATIVE ANALYSIS 2-STORY HOME SALES

Following is a location map of selected market comparable sales used to compare to 2-story home sales located in the designated Control Group. All of these properties have sold in the last 7 years.



Of the selected 10 market transactions, five closed within the last 3 years. All of the selected 2-story home transactions were considered similar in that they involved mostly 4 bedrooms, 2.5 to 3-bath residences, with 2 or 3 car garages. Unit price differences typical are for size, as previously noted, and or amenity differences, such as garage size, fireplaces, Jacuzzi, interior finish quality (stainless steel appliances, sheds, decks, etc.).

On the following page is a summary of the market sales. These comparables indicated a price per gross living area price range of \$101/SF to \$165/SF with a mean of \$140/SF. After adjusting the sales for positive change in market conditions, they denote a range of **\$110/SF to \$172/SF and a mean of \$152/SF.**

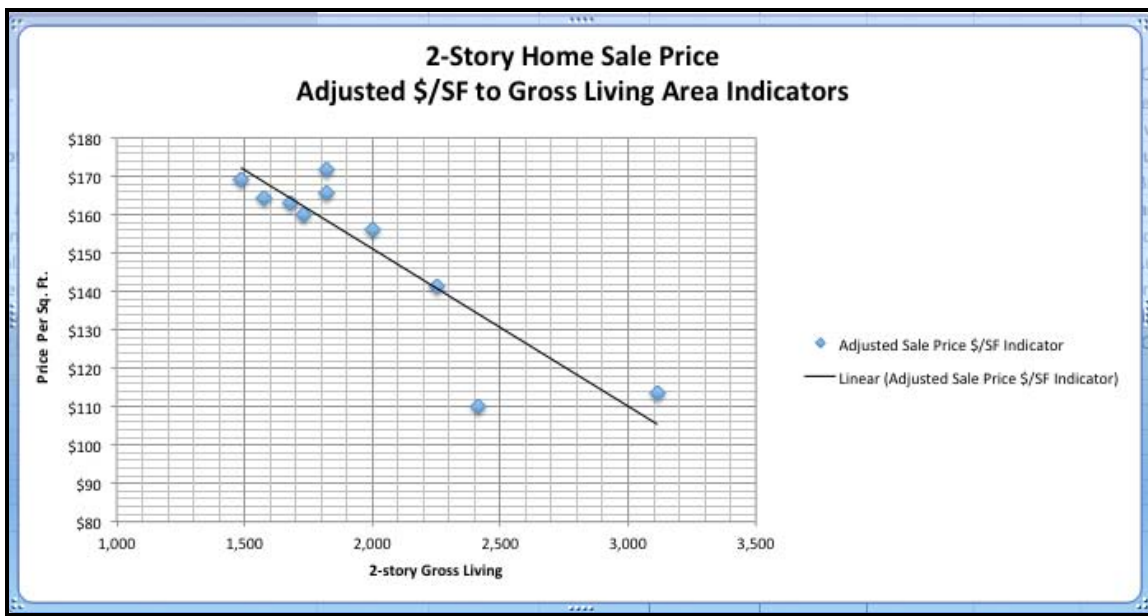
SUMMARY OF 2-STORY HOME COMPARABLE SALES
Adjusted for Changes in Market Conditions (Appreciation)

No.	Address Legal Description Tax Id. #	Date of Sale	Sale Price	Sold Price \$/SF GLA	# of Years from DOS	Time Adjusted Sale Price (Rd)	Time Adjusted Sale Price \$/SF GLA	Residence GLA (SF)	Year Built/ Updated	Beds	Bath s	# Cars	Garage Size (SF)	SF-Lot	Days On Market
1	272 N. Prairie Circle Mountain Ranch Estates Ph1 L4 B9 5830B09L004	4/2/18	\$258,000	\$164	0.2	\$259,200	\$164	1,576	2006	4	2.5	2	440	20,909	0.48
2	13699 E. Grassland Circle Mountain Ranch Ph 2 L30 B6 6637B06L030	5/16/17	\$245,000	\$165	1.1	\$251,300	\$169	1,486	2009	3	2.5	2	440	20,014	0.46
3	820 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L26 B1 5662B01L026	9/21/16	\$255,599	\$106	1.7	\$266,300	\$110	2,416	2005	6	3.5	3	600	20,009	0.46
4	459 N. Angus Loop Mountain Ranch Estates Ph 2 L17 B5 6637B05L017	7/10/16	\$299,000	\$164	1.9	\$313,000	\$172	1,820	2008	4	2.5	3	682	20,038	0.46
5	1395 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L1 B2 5492B02L001	4/26/15	\$255,000	\$152	3.1	\$274,700	\$163	1,682	2004	4	2.5	2	440	22,941	0.53
6	459 N. Angus Loop Mountain Ranch Est. Ph 2 L15 B5 6637B05L017	7/3/14	\$275,000	\$151	3.9	\$302,000	\$166	1,820	2008	4	2.5	3	682	20,038	0.46
7	13918 E. Jersey Loop Mountain Ranch Est. Ph 2 L6 B3 6637B03L006	8/28/13	\$316,000	\$101	4.8	\$354,100	\$114	3,115	2007	5	3	3	660	20,038	0.46
8	13885 Gingham Circle Mountain Ranch Ph 1 L6 B7 5830B07L006	10/10/12	\$278,000	\$124	5.7	\$318,100	\$141	2,251	2006	4	2.5	3	748	20,038	0.46
9	854 N. Angus Loop Mountain Ranch Est. Ph1 L17 B6 5830B06L017	1/8/12	\$268,000	\$134	6.4	\$312,200	\$156	2,000	2005	4	2.5	2	484	20,038	0.46
10	265 N. Angus Loop Mountain Ranch Est. Ph 1 L1 B7 5874B07L001A	8/2/11	\$234,900	\$136	6.9	\$276,500	\$160	1,728	2006	4	2.5	2	440	23,958	0.55

Range	Unadjusted Sale Price	Unadjusted \$/SF GLA	Adjusted Sale Price (Rd)	Adjusted \$/SF GLA	Gross Living Area (SF)	Garage Area (SF)	Lot Size (SF)	Days on Market
Minimum	\$234,900	\$101	\$251,300	\$110	1,486	440	20,009	12
Maximum	\$316,000	\$165	\$354,100	\$172	3,115	748	23,958	102
Mean	\$268,450	\$140	\$292,740	\$152	1,989	562	20,802	41

The low-end of the adjusted Market Sales indicator range involved two larger than typical 2-story homes having respective gross living areas of 2,416 SF and 3,115 SF. These sales, which involve Comparables #3 and #7, reflected adjusted sale price indicators of \$110/SF and \$114/SF. The remaining smaller 2-story home sale on the other hand supported an adjusted range of \$141/SF to \$172/SF.

Based on comparative analysis, size appears to account for the significant difference between unit prices (\$/SF) within this range. That is as a 2-story home increases in size, its sale price unit indicator (\$/SF) decreases. This price per gross living area square foot disparity is clearly a function of market expectations. Additionally, up to a certain square footage, smaller 2-story homes tend to receive a higher \$/SF price when everything else is equal. The following chart best illustrates the previous analysis.



In the end, after comparative analysis, the adjusted market sales unit indicators (\$/SF) tend to compare favorably with other 2-story home transactions located in the Majestic Hills as well as those found in the Control Group.

Following this summary is a map identifying 2-story home sales located in Majestic Hills Subdivision and the Control Group homes.

ANALYSIS OF MAJESTIC HILLS SUBDIVISION 2-STORY HOME SALES

Following is a map identifying the location of 11 2-story home sales in Majestic Hills Subdivision that occurred between 2007 and 2018. North of E. King Mountain Lane and these sales are seven Control Group properties located adjacent to or very near the subdivision's north boundary and the Palmer Reclamation Site. Subdivision sales located 320 feet south of the control group homes will be compared with the previous selected Market Comparable Sales data as well as with the Control Group properties.

LOCATION MAP



Following is a summary of 11, single-family, 2-story home sales in Majestic Hills Subdivision that have sold since 2008. Four of these transactions have closed within the last two years. All of the sales were adjusted 2.4%/year to reflect positive changes in market conditions. These sales denote an adjusted gross living area price range of \$133/SF to \$174/SF, with a mean of \$151/SF. This range reflects a similar indicator range as that extracted from the Comparable Market Sales Analysis previously performed that also included similar 2-story home sales in Mt. Ranch Estates.

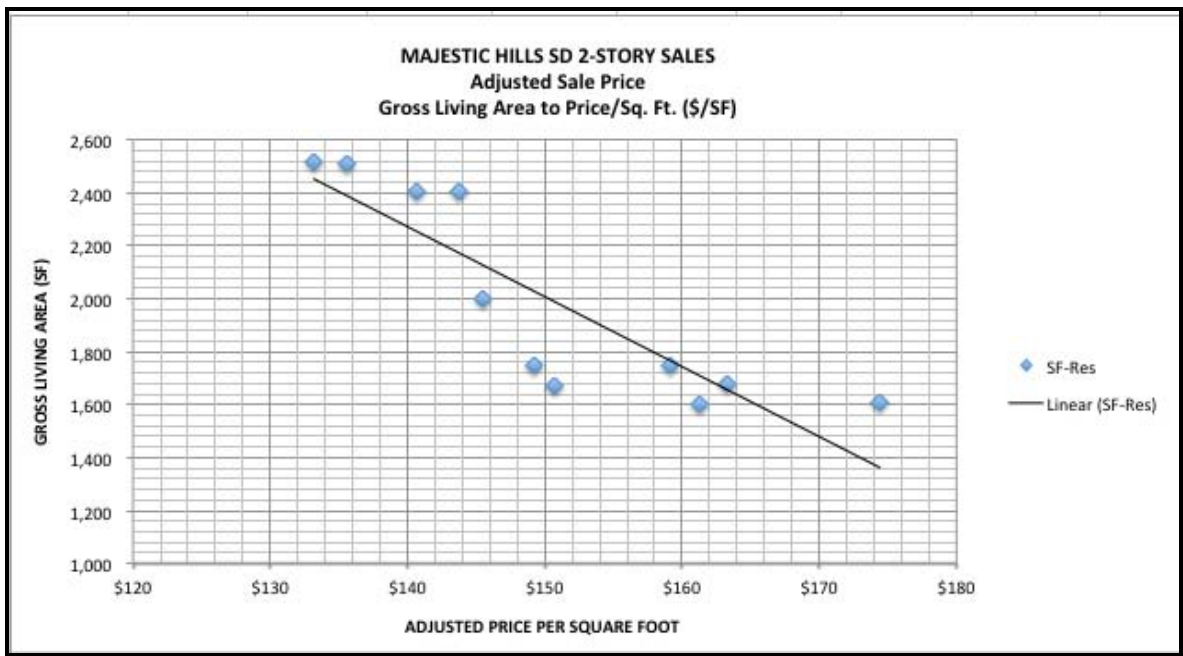
SUMMARY OF MAJESTIC HILLS SUBDIVISION 2-STORY HOME SALES
Adjusted for Changes in Market Conditions (Appreciation)

No.	Address Legal Description	Date of Sale	Sale Price	Sold Price \$/SF GLA	# of Years from DOS	Time Adjusted Sale Price (RD)	Time Adjusted Sale Price \$/SF GLA	Residence GLA (SF)	Year Built/ Updated	Beds	Baths	# Cars	Garage Size (SF)	SF- Lot	Days On Market
1	930 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L20 B1	10/17/17	\$274,500	\$157	0.7	\$278,800	\$159	1,752	2005	4	2.5	3	652	20,038	5
2	1180 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L13 B1	8/16/17	\$247,500	\$148	0.8	\$252,400	\$151	1,675	2003	3	2	2	500	20,038	0
3	1120 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L14 B1	9/13/16	\$250,900	\$143	1.7	\$261,500	\$149	1,752	2004	4	2.5	2	451	20,014	32
4	1000 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L18 B1	4/1/16	\$244,900	\$153	2.2	\$258,000	\$161	1,600	2005	4	2.5	2	440	19,602	29
5	1220 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L12 B1	7/9/15	\$262,000	\$163	2.9	\$280,900	\$174	1,610	2004/12	4	2.5	3	616	20,038	14
6	1395 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L1 B2	4/26/15	\$255,000	\$152	3.1	\$274,700	\$163	1,682	2004	4	2.5	2	440	22,941	23
7	969 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L3 B7	9/20/13	\$260,000	\$130	4.7	\$290,900	\$145	2,000	2005	3	2.5	3	650	20,038	92
8	900 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L22 B1	5/26/12	\$293,000	\$122	6.1	\$338,200	\$141	2,405	2005	4	2.5	2	480	21,344	22
9	956 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L19 B1	2/10/11	\$286,000	\$114	7.3	\$340,400	\$136	2,511	2004	4	3	3	704	20,038	40
10	1070 S. Pinnacle Mountain Dr. Majestic Hills Ph 1 L15 B1	2/19/10	\$275,000	\$109	8.3	\$335,000	\$133	2,516	2004	4	3	2	440	20,038	29
11	1045 S. Pinnacle Mountain Dr. Majestic Hills L15 B2	8/21/08	\$274,000	\$114	9.8	\$345,800	\$144	2,405	2004	4	2.5	2	440	23,000	160

MAJESTIC HILLS SUBDIVISION 2-STORY HOME SALE INDICATORS

Range	Unadjusted Sale Price	Unadjusted \$/SF GLA	Adjusted Sale Price	Adjusted \$/SF GLA	Gross Living Area (SF)	Garage Area (SF)	Lot Size (SF)	Days on Market
Minimum	\$244,900	\$109	\$252,400	\$133	1,600	440	19,602	-
Maximum	\$293,000	\$163	\$345,800	\$174	2,516	704	23,000	160
Mean	\$265,709	\$137	\$296,055	\$151	1,992	528	20,648	41

The following chart illustrates the linear relationship of Majestic Hill Subdivision 2-story home adjusted sales price per square foot of gross living area to total gross living area.



On the following page is a summary of 2-story control group home sale prices in Majestic Hills Subdivision. These properties, which are located within 320 feet of the Palmer Reclamation Site, indicate an adjusted sales price per gross living area square range of **\$110/SF to \$170/SF and a mean of \$146/SF**. The mean adjusted \$/SF GLA indicator is \$6/SF less than the average found in the previous analyses. This is attributed to the fact that one-half of the sales involve homes 500 SF or larger than the other sales, which ranged between 1,600 SF to 2,040 SF. As noted in the above chart, as the home size increases, the unit price (\$/SF) decreases. When accounting for this difference, control group indicators tend to reflect a similar set of adjusted indicators as the comparable sales and Majestic Hills sales data. Following is a summary of 2-story home sales analyses performed.

Summary of Adjusted Indicators

ANALYSES	Adjusted Sale Price	Adjusted \$/SF GLA	Gross Living Area (SF)
Comparable Sales	\$292,740	\$152	1,989
Majestic Hills Sales	\$296,055	\$151	1,992
Control Group Sales	\$298,600	\$146	2,086

The average control group home size is skewed somewhat because of the significance difference between the low-end size of 1,600 SF and the equally disparate upper-end of 2,500 SF. Note three of seven Control Group sales involved home sizes greater than 2,400 SF.

SUMMARY OF MAJESTIC HILL SUBDIVISION 2-STORY CONTROL GROUP SALES
Adjusted for Changes in Market Conditions (Appreciation)

No.	Address Legal Description	Date of Sale	Sale Price	Sold Price \$/SF GLA	# of Years from DOS	Time Adjusted Sale Price	Time Adjusted Sale Price \$/SF GLA	Residence GLA (SF)	Year Built/ Updated	Beds	Baths	# Cars	Garage Size (SF)	SF-Lot	Days On Market
A	820 S. Pinnacle Mountain Dr. Majestic Hills Ph 2 L26 B1	9/21/16	\$255,599	\$106	1.7	\$266,279	\$110	2,416	2005	6	3.5	3	600	20,009	70
B	790 S. Pinnacle Mountain Dr. Majestic Hills L27 B1	1/19/05	\$203,310	\$113	13.4	\$279,405	\$156	1,792	2005	3	2.5	2	440	20,012	0
C	876 S. Idaho Peak Circle Majestic Hills L11 B3	5/18/05	\$240,680	\$118	13.1	\$328,215	\$161	2,040	2005	4	2.5	2	440	20,109	1
D	870 S. Idaho Peak Circle Majestic Hills Ph 2 L12 B3	3/30/05	\$219,760	\$88	13.2	\$300,642	\$120	2,500	2005	5	3	2	440	20,091	0
E	875 S. Idaho Peak Circle Majestic Hills Ph 2 L13 B3	1/28/05	\$213,750	\$122	13.4	\$293,581	\$167	1,756	2005	4	2.5	3	720	21,749	0
F	881 S. Idaho Peak Circle Majestic Hills L14 B3	6/20/05	\$256,680	\$103	13.0	\$349,284	\$140	2,500	2005	4	3	2	528	2,080	0
G	13135 E. King Mountain Lane Majestic Hills L18 B3	3/24/17	\$265,000	\$166	1.2	\$272,792	\$170	1,600	2005	3	2.5	2	539	20,038	18

CONTROL GROUP 2-STORY HOME SALE INDICATORS

Range	Unadjusted Sale Price	Unadjusted \$/SF GLA	Adjusted Sale Price	Adjusted \$/SF GLA	Gross Living Area (SF)	Garage Area (SF)	Lot Size (SF)	Days on Market
Minimum	\$203,310	\$88	\$266,300	\$110	1,600	440	2,080	0
Maximum	\$265,000	\$166	\$349,300	\$170	2,500	720	21,749	70
Mean	\$236,397	\$116	\$298,600	\$146	2,086	530	17,727	13

2-STORY HOME SALE INDICATORS - MAJESTIC HILLS SUBDIVISION

Minimum	\$244,900	\$109	\$252,400	\$133	1,600	440	19,602	-
Maximum	\$293,000	\$163	\$345,800	\$174	2,516	704	23,000	160
Mean	\$265,709	\$137	\$296,055	\$151	1,992	528	20,648	41

COMPARABLE 2-STORY HOME SALE INDICATORS

Minimum	\$234,900	\$101	\$251,300	\$110	1,486	440	20,909	12
Maximum	\$316,000	\$165	\$354,100	\$172	3,115	440	20,014	102
Mean	\$268,450	\$140	\$292,740	\$152	1,989	600	20,009	41

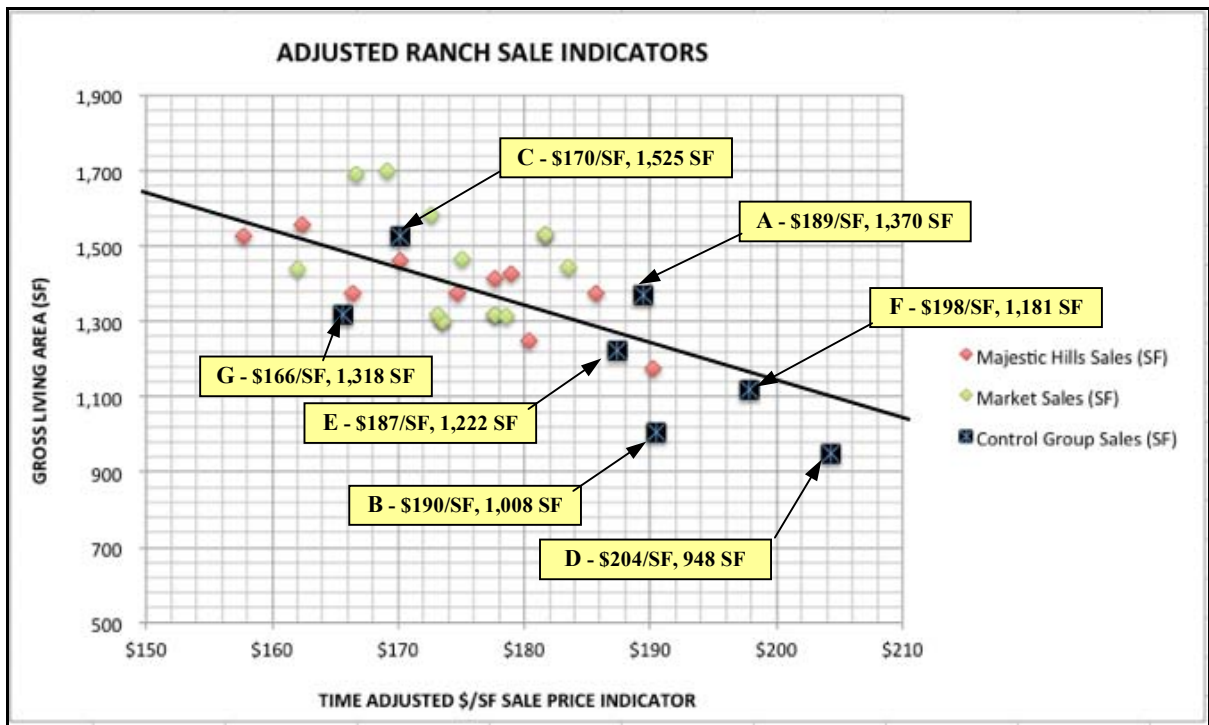
MARKET ANALYSIS CONCLUSIONS

Home prices in Majestic Hills Subdivision were analyzed over the last 15 years in an effort to identify if subdivision home prices have been adversely impacted by market conditions external to the property itself. Over this period, 102 sales were compared with market transactions found in Mountain Ranch Estates, which was developed and vertically built-up with similar type residences.

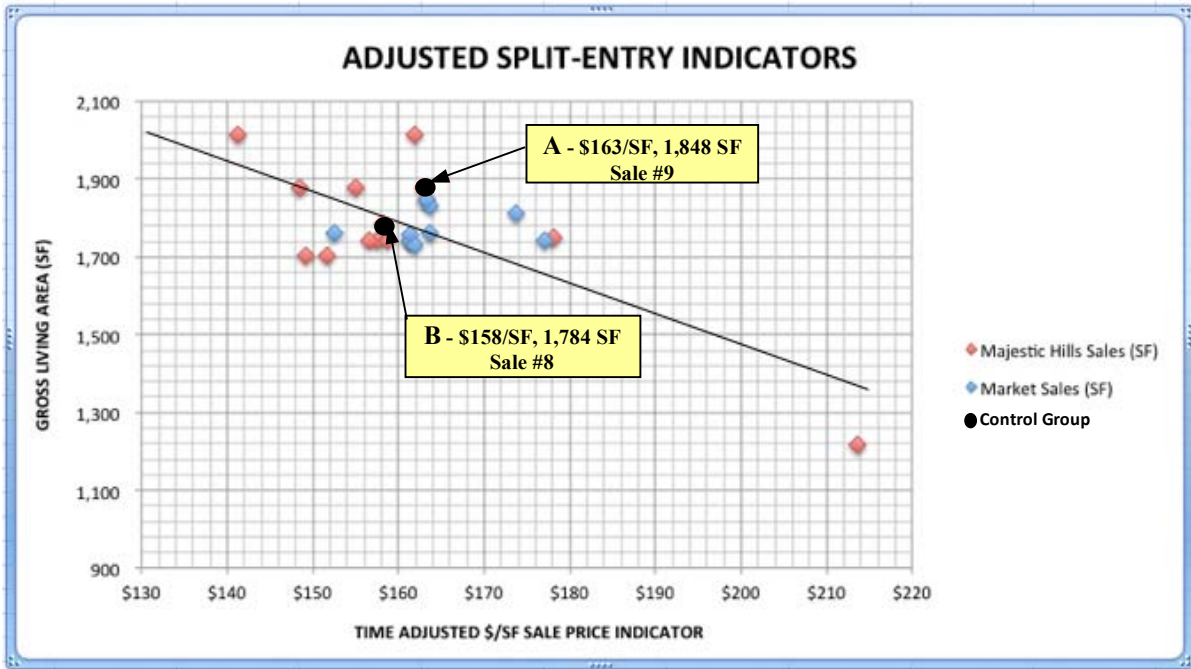
Properties located on the north end of Majestic Hills Subdivision in close proximity to the Palmer Reclamation Site were identified as Control Group Homes. Adjusted sale prices of homes located within this group were analyzed and compared with selected Comparable Market Sales, as well as, with similar use home sales located at the south end of the Majestic Hills Subdivision.

We identified that there were essentially three residential use types found in Majestic Hills Subdivision. They are ranch homes, split-entry or tri-level homes and finally 2-story residences. Each of these use types was compared separately with each similar type Control Group.

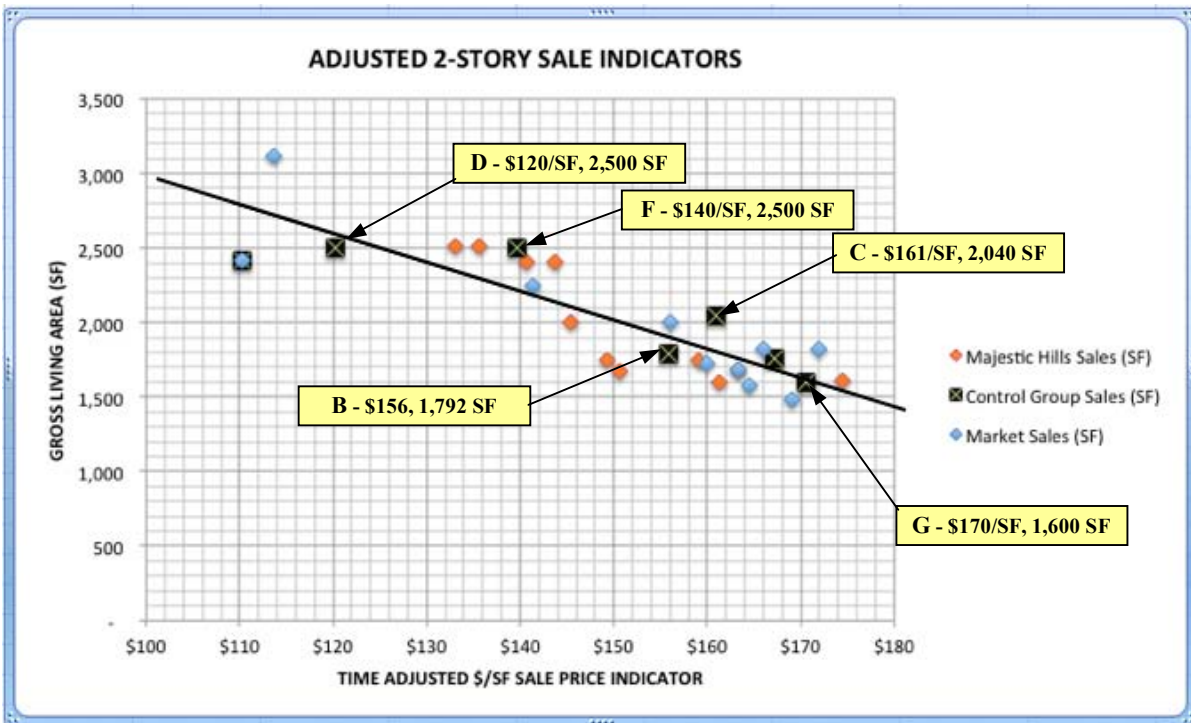
Following is a brief comparative summary of our control group use findings as they compare to the selected Comparable Market Sales and other similar use type sales located in Majestic Hills Subdivision.



The above chart provides a good illustration of how Market, Majestic Hills and Control Group sales data tend to compare after adjustment for changes in market conditions. As illustrated, Control Group Ranch Sales compares favorably to the Comparable Market Sales as well with other similar use sales found throughout Majestic Hills Subdivision. In the above chart, Control Group B and D low-end adjusted indicators fall below the mean linear line because both properties have only one-bath while the remaining control group homes have 2 baths. Control Group G is considered an outlier.



There were only two Split-Entry Sales located in the Majestic Hills Control Group. These sales were identified in the previous analysis as Comps #8 and #9. In the above chart they are also identified as Control Group Sales A and B. In comparison the Control Group Split-entry Sales compares favorably with the selected Comparable Market Sales data and with other similar use sales found in Majestic Hills Subdivision further to the south.



In the above illustration, Control Group 2-story sales were compared with selected Comparable Market Sales and other Majestic Hills 2-story sales after being adjusted for changes in market conditions. Based on comparative analyses undertaken, there is little variance between the selected sales groupings and as a result they are found to be very similar. The Control Group Sales do not appear to be adversely impacted by any external adverse market influences.


Based on these analyses and other empirical evidence, the adjusted sales of each use type clearly notes that the Palmer Reclamation Site does not create any adverse external market conditions and that home prices in Majestic Hills Subdivision are similar to those found in the marketplace.

ADDENDA

ADDENDA

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 5
To <i>STEVE</i>	From <i>LAWTON</i>	
Co. <i>AK Develop.</i>	Co. <i>ASF</i>	
Dept.	Phone # <i>746-7150</i>	
Fax # <i>248-8305</i>	Fax #	

of Palmer
 ... Evergreen Ave.
 Palmer AK 99645
 907-745-3271

JUSTIN

248-6065

PLANNING AND ZONING COMMISSION

CONDITIONAL USE PERMIT Tax Parcel 17N02E08D008

The City of Palmer Planning and Zoning Commission (Commission) upon consideration of an application for conditional use permit by Alaska State Fair, Inc. ("Owner"), hereby approves the use of tax parcel 17N02E08D008 for the use stated in this permit, subject to the conditions, controls, and safeguards stated in this permit. The purpose of this conditional use permit is to insure that the stated uses and appropriate future uses described in the attached reclamation plan will be compatible with the surrounding area and will not create a health or safety hazard to the public.

The Palmer City Council changed the zoning designation of this parcel at its regular meeting of February 24, 2004. The council passed ordinance No. 612-Z-57 (Substitute) (the "ordinance") which is attached and incorporated by reference into this conditional use permit as if fully stated in the permit. The conditions contained in the ordinance and in this permit, when accepted by the Owner's signature below, constitute an agreement between the Owner and the city, which may be enforced by the city pursuant to Palmer Municipal Code Chapter 17.04.

The only allowable Industrial use of the property is described in Section 3 of the ordinance as "reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property," (the "Permitted Use") subject to a conditional use permit. Such Permitted Use is permitted on the property only pursuant to this permit under the following conditions:

Permit Term

1. This conditional use permit shall terminate no later than 10 years after the effective date of Ordinance No. 612-Z-57 (Substitute).
2. The Industrial zoning classification of this property shall terminate no later than 10 years after the effective date of Ordinance No. 612-Z-57 (Substitute), unless terminated sooner pursuant to conditions contained within the ordinance.

Other Permits

3. The owner shall comply with all local, state, and federal ordinances, regulations, and statutes applicable to the proposed activities.

4. The owner shall provide copies of all permits issued by state and federal agencies to the City of Palmer prior to commencement of the Permitted Use. The owner shall also provide to the City of Palmer a copy of every application for an amendment to any such permit at the time the application is filed with the permitting agency, and a copy of any amendment approved by the permitting agency shall be provided to the City within five days of issuance.

Other Conditions

The reclamation activity shall be conducted in a manner to minimize the impact on adjacent lands and residents and allow only those industrial activities necessary to reclaim the property to establish the long range compatibility of the property with zoning districts in the neighboring areas. The attached site plan identifies the property and areas within the property, as follows: Area A (general construction and demolition material disposal area), Area B (exempt construction and demolition material disposal area), Area C (gravel extraction and exempt material disposal area), and Area D (gravel extraction and exempt material disposal area).

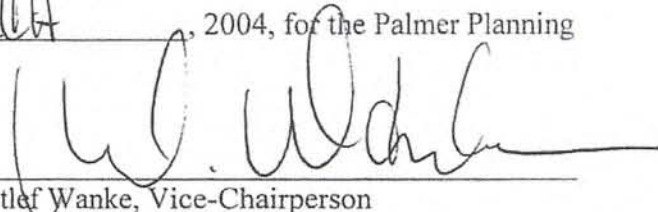
5. The existing driveway on the Inner Springer Loop which provides access to the eastern edge of the property shall be used only until a new access driveway can be constructed on Rebarchek road, which shall be done as soon as practical and no later than September 5, 2005. Once the new access driveway is opened, the existing driveway on Inner Springer Loop shall be closed to truck traffic.
6. All traffic entering the property shall approach the property from the Glenn Highway, through lands owned by the Alaska State Fair, Inc. and access the property by using Rebarchek Road
7. Fencing shall be installed at the boundary of the property along Rebarchek Road and the Inner Springer Loop Road by June 1, 2004.
8. Gates with locks shall be placed at all entrances to the property. The gates must be locked at all times when supervisory personnel are not on site.
9. A fifty foot setback shall be maintained from all property boundaries in which no excavation of material shall occur.
10. A natural buffer of twenty five feet shall be maintained on the east, west and north boundaries of the property.
11. A natural buffer of fifty feet shall be maintained on the southern boundary of the property.
12. A stormwater plan which meets applicable state law shall be prepared and implemented as approved. Copies of the approved plan and amendments shall be provided to the City according to paragraph 4 of this permit.

13. The owner shall maintain and operate watering equipment on site to prevent and suppress the creation of wind blown dust and dirt.
14. The owner shall pick up and contain any and all paper, debris and other materials on and around the property.
15. All equipment shall be operated in a manner to minimize the disturbance of neighboring residents and shall conform with PMC 8.36.020 F (Nuisances, Specific Acts Designated – Noise) and PMC 8.36.025 (Certain Acts Requiring a Permit).
16. The owner shall conduct Permitted Use activities on the property only between the hours of 6:00 am to 10:00 pm, Monday through Sunday.
17. To prevent accumulation of uncovered and exposed debris, the placement of construction and demolition debris shall be executed by the construction of defined “cells” or active fill zones with average dimensions of sixty feet wide by 150 feet in length and ten feet in depth. Each cell shall be covered with clean material when fully constructed.
18. Any portion of the property from which gravel is extracted pursuant to this permit shall be brought back to original grade by the fill and placement of mineral soils, exempt fill and land clearing debris.
19. Except as provided in the following paragraph, exempt fill consists of stumps, brush, peat, and similar land clearing debris; clay, silt and other mineral soils; and other items as listed in 18 AAC 60.005.
20. For purposes of this permit, exempt fill specifically excludes the following material and other similar material:
 - a. domestic wastewater, nondomestic wastewater, and other wastes that are subject to a permit under AS 46.03, 18 AAC 72, or 33 U.S.C. 1342 (Federal Water Pollution Control Act, sec. 402), as amended through August 21, 1998;
 - b. sewage, septage and septic tank pumpings, regardless of the amount of solids and regardless of whether regulated under 18 AAC 72
21. The eastern and southern portions of the property (Areas B and C, respectively) used to accept exempt fill material and extract gravel shall be operated in a manner to minimize the total excavated area at any one time. As of July 31 of each year, the areas excavated pursuant to this permit shall be refilled to not less than eighty-five percent (85%) of the excavated volume with exempt materials.
22. For purposes of section 1.G. 4. iii. of the ordinance, the boundary of the area representing fifty percent of the southern portion of the property is shown on the attached map as a dashed line running parallel to and seven hundred (700) feet west of the east property boundary.

23. Excavation of all side slopes shall not exceed one and one half to one (1.5/1). Within 180 days after issuance of this permit, all existing side slopes shall be reduced to not exceed one and one half to one.
24. The depth of gravel extraction shall not exceed a depth of 130 feet above mean sea level, as indicated on the September 2003 "Site Map-Fig.2" prepared by Shannon and Wilson, Inc.
25. Gravel extraction on the eastern and southern portions of the property shall cease when the existing pit (Areas A and B) has been filled and brought back to the grade of adjacent undisturbed land.
26. The completed landfill cover shall be graded to promote surface water runoff and be in compliance with 18AAC60.460.
27. Every term and condition of this permit is binding upon the Owner, Owner's assigns and successors in interest, and every person occupying or operating on the property. The use of the term Owner in reference to the terms and condition of this permit shall be construed to include every person operating on the property by, through, or under the authority or consent of the Owner.

Any changes, alterations or deletions of the intended uses, unless permitted by ordinance, must receive prior approval of the Planning and Zoning Commission.

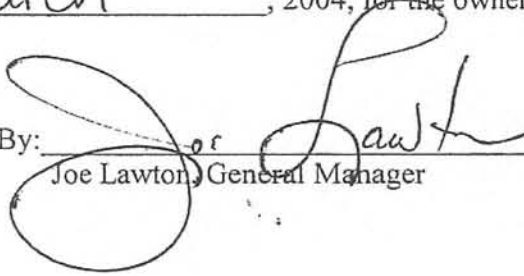
Dated this 8th day of MARCH, 2004, for the Palmer Planning and Zoning Commission

By: 
 Detlef Wanke, Vice-Chairperson

ACCEPTANCE

The Owner hereby accepts and agrees to abide by the terms and conditions of this permit.

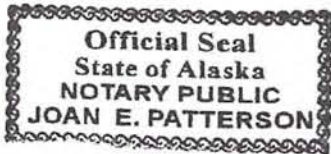
Dated this 5th day of March, 2004, for the owners, Alaska State Fair, Inc.

By: 
 Joe Lawton, General Manager

STATE OF ALASKA)
) ss:
THIRD DISTRICT)

THIS IS TO CERTIFY that on this 8th day of March, 2004, before the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Detlef Wanke, Vice-Chairperson of the City of Palmer Planning and Zoning Commission and he acknowledged that he had signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and official seal the day and year in this certificate first written.

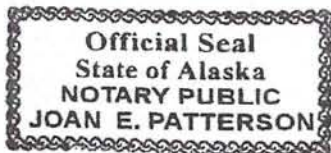


Joan E. Patterson
NOTARY PUBLIC FOR STATE OF ALASKA
My Commission Expires: 11/11/2005

STATE OF ALASKA)
) ss:
THIRD DISTRICT)

THIS IS TO CERTIFY that on this 5th day of March, 2004, before the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Joe Lawton, General Manager of Alaska State Fair, Inc., and he acknowledged that he had signed the same freely and voluntarily for the uses and purposes therein stated on behalf of the corporation.

WITNESS my hand and official seal the day and year in this certificate first written.



Joan E. Patterson
NOTARY PUBLIC FOR STATE OF ALASKA
My Commission Expires: 11/11/2005

City of Palmer
PLANNING AND ZONING COMMISSION

Conditional Use Permit #14-001
Tax Parcel ID #: 17N02E08D008

The City of Palmer Planning and Zoning Commission (Commission) upon consideration of an application for a conditional use permit by Alaska Demolition LLC ("Owner"), hereby approves the use of tax parcel 17N02E08D008 for the use stated in this permit subject to the conditions, controls, and safeguards stated in this permit. The purpose of this conditional use permit is to insure that the stated uses and appropriate future uses described in the reclamation plan attached to the 2004 CUP will be compatible with the surrounding area and will not create a health or safety hazard to the public.

The Palmer City Council approved the zoning designation of I-Industrial with Special Limitations for this parcel at its regular meeting of January 28, 2014. The City Council passed Ordinance 14-001-Z-1 which is attached and incorporated by reference into this conditional use permit as is fully stated in the permit. The conditions contained in the ordinance and in this permit, when accepted by the Owner's signature below, constitute an agreement between the Owner and the city, which may be enforced by the city pursuant to Palmer Municipal Code Chapter 17.04.

The only allowable Industrial use of the property is described in Section 3 of Ordinance No. 612-Z-57 (Substitute) as "reclamation of the property through the operation of an inert waste mono-fill and those activities incidental thereto that are necessary to reclaim the property," (the "Permitted Use") subject to a conditional use permit. Such Permitted Use is permitted on the property only pursuant to this permit under the following conditions:

Permit Term:

- 1) This conditional use permit shall become effective only upon the approval of Ordinance No. 14-001-Z-1, zone change from R-1 Single-family Residential to I-Industrial with Special Limitations, for a period of 10 years with a review by the Planning and Zoning Commission in 5 years.
- 2) The Industrial zoning classification of this property shall terminate no later than 10 years after the effective date of Ordinance No. 14-001-Z-1, unless terminated sooner pursuant to conditions contained within the ordinance.

Other Permits:

- 3) The owner shall comply with all local, state, and federal ordinances, regulations, and statutes applicable to the proposed activities.
- 4) The owner shall provide copies of all permits issued by state and federal agencies to the City of Palmer prior to commencement of the Permitted Use. The owner shall also provide to the City of Palmer a copy of every application for an amendment to any such permit at the time the application is filed with the permitting agency, and a copy of any amendment approved by the permitting agency shall be provided to the City within five days of issuance.

Other Conditions

The reclamation activity shall be conducted in a manner to minimize the impact on adjacent lands and residents and allow only those industrial activities necessary to reclaim the property to establish the long range compatibility of the property with zoning districts in the neighboring areas. The attached site plan identifies the property and areas within the property, as follows: Area A (general construction and demolition material disposal area), Area B (exempt construction and demolition material disposal area), Area C (gravel extraction and exempt material disposal area), and Area D (gravel extraction and exempt material disposal area).

- 5) The existing driveway on the Inner Springer Loop which provides access to the eastern edge of the property shall be used only until a new access driveway can be constructed on Rebarchek Road, which shall be done as soon as practical and no later than September 5, 2005. Once the new access driveway is opened, the existing driveway on Inner Springer Loop shall be closed to truck traffic. [Construction of access onto Rebarchek Road has been completed]
- 6) All traffic entering the property shall approach the property from the Glenn Highway, through lands owned by the Alaska State Fair, Inc. and access the property by using Rebarchek Road.
- 7) Fencing shall be installed at the boundary of the property along Rebarchek Road and the Inner Springer Loop Road by June 1, 2004. [This condition has been met.]
- 8) Gates with locks shall be placed at all entrances to the property. The gates must be locked at all times when supervisory personnel are not on site.
- 9) A fifty foot setback shall be maintained from all property boundaries in which no excavation of material shall occur.
- 10) A natural buffer of twenty five feet shall be maintained on the east, west and north boundaries of the property.
- 11) A natural buffer of fifty feet shall be maintained on the southern boundary of the property.
- 12) A stormwater plan which meets applicable state law shall be prepared and implemented as approved. Copies of the approved plan and amendments shall be provided to the City according to paragraph 4 of this permit. [A storm water plan dated November 8, 2005 by Shannon & Wilson, Inc. is on file in our office.]
- 13) The owner shall maintain and operate watering equipment on site to prevent and suppress the creation of windblown dust and dirt.
- 14) The owner shall pick up and contain any and all paper, debris and other materials on and around the property.
- 15) All equipment shall be operated in a manner to minimize the disturbance of neighboring residents and shall conform with PMC 8.36.020 F (Nuisances, Specific Acts Designated – Noise) and PMC 8.36.025 (Certain Acts Requiring a Permit).
- 16) The owner shall conduct Permitted Use activities on the property only between the hours of 6:00 am to 10:00 pm, Monday through Sunday.
- 17) To prevent accumulation of uncovered and exposed debris, the placement of construction and demolition debris shall be executed by the construction of defined "cells" or active fill zones with average dimensions of sixty feet wide by 150 feet in length and ten feet in depth. Each cell shall be covered with clean material when fully constructed.

- 18) Any portion of the property from which gravel is extracted pursuant to this permit shall be brought back to original grade by the fill and placement of mineral soils, exempt fill and land clearing debris. [Amended December 19, 2013; new condition listed as #37.]
- 19) Except as provided in the following paragraph, exempt fill consists of stumps, brush, peat, and similar land clearing debris; clay, silt and other mineral soils; and other items as listed in 18 AAC 60.005.
- 20) For purposes of this permit, exempt fill specifically excludes the following material and other similar material:
 - a. domestic wastewater, nondomestic wastewater, and other wastes that are subject to a permit under AS 46.03, 18 AAC 72, or 33 U.S.C. 1342 (Federal Water Pollution Control Act, sec. 402), as amended through August 21, 1998;
 - b. sewage, septage and septic tank pumpings, regardless of the amount of solids and regardless of whether regulated under 18 AAC 72
- 21) The eastern and southern portions of the property (Areas B and C, respectively) used to accept exempt fill material and extract gravel shall be operated in a manner to minimize the total excavated area at any one time. As of July 31 of each year, the areas excavated pursuant to this permit shall be refilled to not less than eighty-five percent (85%) of the excavated volume with exempt materials.
- 22) For purposes of section 1.G. 4. iii. of the ordinance, the boundary of the area representing fifty percent of the southern portion of the property is shown on the attached map as a dashed line running parallel to and seven hundred (700) feet west of the east property boundary.
- 23) Excavation of all side slopes shall not exceed one and one half to one (1.5/1). Within 180 days after issuance of this permit, all existing side slopes shall be reduced to not exceed one and one half to one. [This condition has been met.]
- 24) The depth of gravel extraction shall not exceed a depth of 130 feet above mean sea level, as indicated on the September 2003 "Site Map-Fig.2" prepared by Shannon and Wilson, Inc.
- 25) Gravel extraction on the eastern and southern portions of the property shall cease when the existing pit (Areas A and B) has been filled and brought back to the grade of adjacent undisturbed land. [Amended December 19, 2013; new condition listed as #37.]
- 26) The completed landfill cover shall be graded to promote surface water runoff and be in compliance with 18AAC60.460.

Best Management Practices

- 27) All disposals of exempt or Construction Demolition materials (C & D) in the Mono-fill area require written authorization to dispose by Management Site Representative (MSR).
- 28) Mono-fill shall be gated and locked when not in operation or when not supervised by MSR. All visitors to the Site must check in with MSR prior to disposal of any materials.
- 29) All C & D disposal loads entering the site must be secured and covered with a tarp or other containment and the loads manifested by MSR.
- 30) All C & D loads are placed into separate earthen cells contained by gravel backfills on the bottom of the cell and all four sides and then covered by not less than one foot of backfill.
- 31) All cells are capped and covered not less than weekly. Cells to be covered daily if wind or other conditions require.

- 32) Supervisory labor to be present on all operating days and Mono-fill area to be inspected daily for compliance.
- 33) Surrounding earthen berm and drainage ditches are inspected not less than weekly or more seasonally, as required to ensure correct conditions.
- 34) Annual topographic survey of the site to be conducted by Alaska Demolition and cubic volume of site disposal calculated by registered licensed surveyor quantifying disposal fills and gravel extractions if any during the annual period preceding the date of survey.

Additional Conditions:

- 35) The Conditional Use Permit #14-001 shall terminate no later than 10 years after the effective date of Ordinance No. 14-001-Z-1.
- 36) There shall be a mandatory review five years after the effective date of Conditional Use Permit #14-001 by the Planning and Zoning Commission.
- 37) There shall be no gravel extraction allowed.
- 38) The site shall be two-thirds complete within 5 years of the effective date of Conditional Use Permit #14-001.
- 39) A reclamation bond shall be required in an amount sufficient to cover the total costs of reclamation.

Any changes, alterations or deletions of the intended uses, must receive prior approval of the Planning and Zoning Commission.

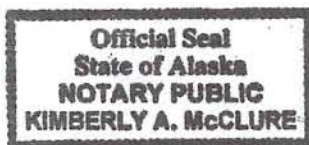
Every term and condition of this permit is binding upon the Owner, Owner's assigns and successors in interest, and every person occupying or operating on the property. The use of the term Owner in reference to the terms and conditions of this permit shall be construed to include every person operating on the property by, through, or under the authority or consent of the Owner.

Dated this 24 day of February, 2014 for the Palmer Planning and Zoning Commission.

By: Michael W. Madar
Michael W. Madar, Chairman

THIS IS TO CERTIFY that on this 24 day of February, 2014, before the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared, Michael W. Madar, Chairman of the Palmer Planning and Zoning Commission and he acknowledged that he had signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and official seal the day and year in this certificate first written.



Kimberly A. McClure
NOTARY PUBLIC FOR STATE OF ALASKA
My Commission Expires: with office

Acceptance

The Owner, Justin Green, Owner of Alaska Demolition, LLC, hereby accepts and agrees to abide by the terms and conditions of this permit.

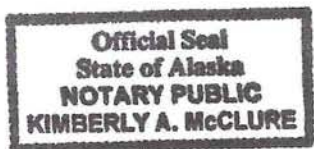
Dated this 24 day of February, 2014.

By: [Signature]
Its: Owner
(Owner or Designated Rep)

STATE OF ALASKA)
) ss:
THIRD DISTRICT)

THIS IS TO CERTIFY that on this 24 day of February, 2014, before the undersigned Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared, Justin Green, Owner of Alaska Demolition, LLC, and he acknowledged that he had signed the same freely and voluntarily for the uses and purposes therein stated on behalf of the corporation.

WITNESS my hand and official seal the day and year in this certificate first written.



Kimberly A. McClure
NOTARY PUBLIC FOR STATE OF ALASKA
My Commission Expires: with office



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Environmental
Conservation

DIVISION OF ENVIRONMENTAL HEALTH
Solid Waste Program

555 Cordova Street
Anchorage, Alaska 99501
Main: 907.269.7802
Fax: 907.269.7800

Certified Mail #7008 1830 0003 5207 7874
Return Receipt Requested

April 29, 2014

Mr. Justin T.F. Green
Alaska Demolition, LLC
2817 Rampart Dr.
Anchorage, AK 99501

RE: Palmer AK Demo Inert Waste Monofill
Solid Waste Permit No. SWZA004-19

Dear Mr. Green:

The Alaska Department of Environmental Conservation (ADEC) has completed its evaluation of the Alaska Demolition, LLC (AK Demo) permit application for the Palmer Inert Waste Monofill. AK Demo did not submit the permit application in a timely fashion as required to allow for administrative continuance. The previous permit expired April 1, 2014, and this permit is issued retroactive to that date to provide for continuous permit coverage. Please review the conditions and stipulations in the permit and ensure that they are understood. This permit is being issued in accordance with Alaska Statute (AS) 46.03; Title 18, Chapter 15 of the Alaska Administrative Code (18 AAC 15); and the Solid Waste Regulations (18 AAC 60).

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 - 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. **Informal review requests** must be delivered to the Division Director, Alaska Department of Environmental Conservation, 555 Cordova Street, Anchorage, AK 99501 within 15 days of the permit decision. **Adjudicatory hearing requests** must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived. More information regarding submitting a request for an informal review or adjudicatory hearing may be found at www.dec.state.ak.us/commish/ReviewGuidance.htm. Even if an adjudicatory hearing has been requested and granted, all permit conditions remain in effect unless a stay has been granted.

Please contact Reese Thieme at (907) 269-7590 or by email at reese.thieme@alaska.gov if you have any questions, or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Loti Aldrich".

Loti Aldrich
Solid Waste Program Regional Manager

Enclosure: Permit #SWZA004-19, expiring on April 29, 2019.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Environmental
Conservation

DIVISION OF ENVIRONMENTAL HEALTH
Solid Waste Program

555 Cordova Street
Anchorage, AK 99501
Phone: 907.269.7802
Fax: 907.269.7600
www.dec.alaska.gov

March 13, 2017

Mr. Justin T.F. Green
Alaska Demolition, LLC
2817 Rampart Dr.
Anchorage, AK 99501

Certified Mail #7016 2070 0000 6898 9227
Return Receipt Requested

Subject: Palmer AK Demo Construction & Demolition Waste Monofill
Solid Waste Permit No. **SWZA004-19a**

Dear Mr. Green:

The Alaska Department of Environmental Conservation (ADEC) has completed its evaluation of the Alaska Demolition, LLC (AK Demo) request for modification of the Palmer Construction & Demolition (C&D) Waste Monofill permit, #SWZA004-19. The modification will include an expansion of operations into Cell 2, adjacent to the current monofill cell. The modification was public noticed in the Mat-Su Valley Frontiersman on November 27 and 29, 2015. ADEC hereby modifies the permit and reissues it as #SWZA004-19a. This permit is being modified in accordance with Alaska Statute (AS) 46.03; Title 18, Chapter 15 of the Alaska Administrative Code (18 AAC 15); and the Solid Waste Regulations (18 AAC 60). Please review the conditions and stipulations in the permit and ensure that they are understood.

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 - 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. **Informal review requests** must be delivered to the Division Director, Alaska Department of Environmental Conservation, 555 Cordova Street, Anchorage, AK 99501 within 15 days of the permit decision. **Adjudicatory hearing requests** must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99801, within 30 days of the permit decision. If a hearing is not requested within 30 days, the right to appeal is waived. More information regarding submitting a request for an informal review or adjudicatory hearing may be found at www.dec.state.ak.us/commish/ReviewGuidance.htm. Even if an adjudicatory hearing has been requested and granted, all permit conditions remain in effect unless a stay has been granted.

Please contact Reese Thieme at (907) 269-7590 or by email at reese.thieme@alaska.gov if you have any questions, or require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Aldrich", with a long horizontal line extending to the right.

Lori Aldrich
Solid Waste Regional Program Manager

Enclosure: Permit #SWZA004-19a, expiring on **April 1, 2019**.

STATE OF ALASKA
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
555 Cordova Street
Anchorage, AK 99501

SOLID WASTE DISPOSAL PERMIT

Permit No. **SWZA004-19a**

Date Effective: March 13, 2017

Date Expires: April 1, 2019

The Alaska Department of Environmental Conservation (ADEC), under authority of AS 46.03 and 18 AAC 60, issues a solid waste disposal permit to:

Alaska Demolition, LLC
2817 Rampart Dr.
Anchorage, AK 99501

Palmer AK Demo C&D Waste Monofill
a.k.a. Palmer Reclamation Center

and designated representatives for the management and operation of an inert solid waste landfill for the disposal of construction and demolition debris consisting of the existing waste cell and its expansion cell (Cell 2).

The landfill is located immediately southeast of the Alaska State Fairgrounds and is approximately 1.5 miles south of downtown Palmer Alaska, within the North ½ of the Southeast ¼, of Section 8, Township 17 North, Range 2 East, Seward Meridian.

The permit holder shall manage and operate the facility in accordance with:

- 18 AAC 60;
- permit application materials dated April 17, 2014;
- permit modification request materials dated September 9, 2015 and February 28, 2017.

Waivers

Alaska Demolition, LLC requested a waiver for the requirement for design documents to be stamped and sealed by a registered engineer. Cell 1 of the monofill is constructed in an existing gravel pit with limited additional design features. ADEC approves the waiver for Cell 1 with the condition that the site is surveyed annually and the site plan updated to reflect the survey information. Cell 2 design documents were stamped and sealed by a registered engineer.

Specific Conditions

1. Install and maintain a clearly legible sign at the entrance to the treatment facility that identifies:
 - Facility Name
 - Owner/Operator Name
 - Hours of Operation
 - Emergency Phone Numbers
 - Prohibited waste including, but not limited to, liquid waste, food waste, oily waste, hazardous waste, and polychlorinated biphenyls

2. Maintain a minimum separation distance of 50 feet between the active placement of solid waste and the facility boundary.
3. Maintain a separation distance of 500 feet between active placement of solid waste and any drinking water well.
4. Prohibit the disposal of regulated asbestos containing material as defined under 18 AAC 60.990(108).
5. Handle non-RACM waste to prevent the release of asbestos fibers to the air or to surface water.
 - Place non-RACM waste directly at the working face of the landfill
 - Do not compact uncovered non-RACM waste
 - Cover non-RACM waste within 24 hours after placement.
6. Financial Assurance must be updated bi-annually, including:
 - Calculate the total present-day cost estimate for an independent contractor to close and perform post closure care of the facility; do not assume use of onsite materials or equipment. Submit the calculations to ADEC no later than January 15 of each year for review and approval.
 - Submit financial assurance documentation no later than April 1 of each year to reflect the closure/post-closure care costs.
7. Submit landfill survey documentation annually.

General Conditions

1. Access and inspection - The Permittee shall allow the Commissioner or his representative access to the permitted facilities at reasonable times to conduct scheduled or unscheduled inspections or tests to determine compliance with this permit, State laws, and regulations.
2. Information access - Except for information relating to confidential processes or methods of manufacture, all records and reports submitted in accordance with the terms of this permit shall be available for public inspection at the State of Alaska, Department of Environmental Conservation, 555 Cordova Street, Anchorage, AK 99501.
3. Civil and criminal liability - Nothing in this permit shall relieve the Permittee from civil or criminal penalties for noncompliance, whether or not such noncompliance is due to factors beyond his control, including, but not limited to, accidents, equipment breakdowns, or labor disputes.
4. Availability - The Permittee shall post or maintain a copy of this permit available to the public at the disposal facility.
5. Adverse impact - The Permittee shall take all necessary means to minimize any adverse impacts to the receiving waters or lands resulting from noncompliance with any limitation specified in this permit, including any additional monitoring needed to determine the nature and impact of the noncomplying activity. The Permittee shall clean up and restore all areas adversely impacted by the noncompliance.

6. Cultural or paleontological resources - Should cultural or paleontological resources be discovered as a result of this activity, work which would disturb such resources is to be stopped, and the State Historic Preservation Office, Division of Parks and Outdoor Recreation, Department of Natural Resources, is to be notified immediately (907-269-8721).
7. Applications for renewal - In accordance with 18 AAC 15.100(d), applications for renewal or amendment of this permit must be made no later than 30 days before the expiration date of the permit or the planned effective date of the amendment.
8. Other legal obligations - The requirements, duties, and obligations set forth in this permit are in addition to any requirements, duties, or obligations contained in any permit that the Alaska Department of Environmental Conservation or the U.S. Environmental Protection Agency has issued or may issue to the Permittee. This permit does not relieve the Permittee from the duty to obtain any and all necessary permits and to comply with the requirements contained in any such permit or with applicable state and federal laws and regulations. All activities conducted by the Permittee pursuant to the terms of this permit and all plans implemented by the Permittee pursuant to the terms of this permit shall comply with all applicable state and federal laws and regulations.
9. Pollution prevention - In order to prevent and minimize present and future pollution, when making management decisions that affect waste generation, the Permittee shall consider the following order of priority options: waste source reduction; recycling of waste; waste treatment; and waste disposal.

This permit expires on **April 1, 2019** and may be revoked or amended in accordance with 18 AAC 60.260. The permit can be renewed if the facility will operate beyond this date. To avoid expiration of this permit, a **renewal application must be submitted to ADEC at least 30 days before the expiration date**, as set forth in 18 AAC 15.110.



Lori Aldrich
Solid Waste Regional Program Manager



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF ENVIRONMENTAL HEALTH
Solid Waste Program

555 Cordova Street
Anchorage, AK 99501
Phone: 907.269.7590
Fax: 907.269.7600
www.dec.alaska.gov

November 30, 2017

Mr. Justin Green
Alaska Demolition
2817 Rampart Drive
Anchorage, AK 99501

Certified Mail #7015 1660 0000 0543 0516
Return Receipt Requested

Subject: 2017 Alaska Demolition Inert Waste Monofill Inspection Report

Dear Mr. Green:

On October 19, 2017, I conducted an inspection of the Alaska Demolition (AK Demo) Inert Waste Monofill on behalf of the Alaska Department of Environmental Conservation (ADEC). The monofill is located on Rebarchek Road, immediately southeast of the Alaska State Fairgrounds in Palmer. It is operated under Solid Waste permit #SWZA004-19a, which expires April 1, 2019. The facility has been operating since 2004 and is authorized to accept and dispose of construction and demolition (C&D) debris, exempt waste, and non-regulated asbestos containing material (non-RACM).

Earlier in October, the Solid Waste Program received an anonymous report that potentially contaminated material had been delivered to AK Demo from SR Bales Construction, Inc. without appropriate testing. AK Demo segregated this material from the rest of the monofill and it was returned to its source for appropriate testing and was ultimately found to be clean. AK Demo was responsive and communicative throughout this process to ensure that the appropriate procedures were followed.

The facility has not had any other concerns or compliance issues recorded since the last inspection, and there were no outstanding problems from previous years. The site was as tidy and well-maintained as usual, with waste types appropriately segregated and no ponding water on site. A load of wood arrived for disposal while I was present and I observed as it was properly unloaded. I identified no litter, putrescible waste, or prohibited wastes within the monofill.

All of the required paperwork was available in hardcopy at the office on site, including the permit, permit application, and monthly visual monitoring reports. The annual site survey and waste totals were received shortly after the inspection. AK Demo scored 270 out of 270 points on this inspection, for a total of 100% for the second year in a row. A copy of the completed form has been included for your review.

Thank you for accommodating my schedule for this inspection. Please feel free to contact me at (907) 269-7590 or by email at reese.thieme@alaska.gov with any comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Reese Thieme".

Reese Thieme
Industrial Waste Specialist




Landfill: Palmer Inert Waste Monofill
Date of Inspection: 10/19/2017
ADEC Inspector: Reese Thieme
Participants: _____

Weather Conditions:

Past Month Rainfall:
1.72 Inches

SCORING

Total Awarded Points: 270
Total Possible Points: 270
Final Score: 100%

ADEC Signature: 
Printed Name: Reese Thieme
Title: Industrial Waste Specialist

**Monofill
Inspection Checklist**



Part One: ADEC Information Gathering

This section should be filled out completely, prior to the site visit. This section is not scored, but the information will be used during the site visit to determine compliance with requirements.

#	Part One: ADEC Information Gathering																								
1	<p>PERMIT AND OPERATING PLAN – Review permit and operating plan to familiarize yourself with the requirements and approved operations for this landfill.</p> <p>Does the facility have a current ADEC permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Permit Number <u>SWZA004-19a</u></p> <p>Expiration Date <u>4/29/2019</u></p>																								
2	<p>SITE/DEVELOPMENT PLANS – Review site plans and development plans to familiarize yourself with the approved layout of the landfill and the conditions at the site.</p> <p>Check if the landfill is located in or near wetlands, on permafrost, in a 100-year floodplain, within 5,000 feet of any airport, within 10,000 feet of an airport used by jet aircraft, and/or are there any drinking water wells within 500 feet of the landfill property boundary.</p> <p>If the site has an RD&D Permit, review the RD&D permit.</p> <p>Review current/up-to-date site map</p>																								
3	<p>PREVIOUS INSPECTIONS – Review previous inspection forms.</p> <p>List any issues that may still be outstanding that should be investigated.</p> <p><u>No outstanding issues</u></p> <p>_____</p> <p>_____</p>																								
4	<p>COMPLAINTS – If ADEC has received any complaints regarding the facility, list and describe them below:</p> <p>Received complaint 10/13/17 of facility accepting material from SR Bales that could be contaminated. SR Bales provided a site assessment confirming the potential for contamination, and chose to remove the material two days later rather than testing it on site.</p> <p>_____</p>																								
5	<p>AUTHORIZED WASTE TYPES – <i>The landfill is required to have a permit that authorizes all types of waste disposed at the site.</i></p> <p>Check the types of waste that the facility is authorized to dispose:</p> <table style="width:100%;"> <tr> <td><input checked="" type="checkbox"/> Inert</td> <td><input type="checkbox"/> Sewage Solids</td> </tr> <tr> <td><input checked="" type="checkbox"/> C&D</td> <td><input type="checkbox"/> Woodwaste</td> </tr> <tr> <td><input type="checkbox"/> Regulated Asbestos-Containing Material (RACM)</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td><input checked="" type="checkbox"/> non-RACM</td> <td>_____</td> </tr> </table>	<input checked="" type="checkbox"/> Inert	<input type="checkbox"/> Sewage Solids	<input checked="" type="checkbox"/> C&D	<input type="checkbox"/> Woodwaste	<input type="checkbox"/> Regulated Asbestos-Containing Material (RACM)	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> non-RACM	_____																
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6	<p>MONITORING REQUIREMENTS – <i>A facility may be required to monitor groundwater, surface water, gas, or other parameters. Requirements are specified in the permit or approved monitoring plan. By regulation, monitoring reports must be submitted to ADEC for groundwater and surface water. If reports are required for other types of monitoring, it will be specified in the permit. This information will help you determine if the operating record is complete.</i></p> <p>Check the types of monitoring that the facility is required to conduct, note the required sampling frequency, and check if reports must be submitted to DEC</p> <table style="width:100%;"> <thead> <tr> <th><input checked="" type="checkbox"/> Type</th> <th>Frequency</th> <th>ADEC Report</th> <th><input checked="" type="checkbox"/> Type</th> <th>Frequency</th> <th>ADEC Report</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Groundwater</td> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Thermal</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Surface Water</td> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Slope Stability</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Gas</td> <td>_____</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/> Piezometer</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> </tbody> </table> <p>Take a map showing the monitoring locations at the site to assist you in the field inspection.</p>	<input checked="" type="checkbox"/> Type	Frequency	ADEC Report	<input checked="" type="checkbox"/> Type	Frequency	ADEC Report	<input type="checkbox"/> Groundwater	_____	<input type="checkbox"/>	<input type="checkbox"/> Thermal	_____	<input type="checkbox"/>	<input type="checkbox"/> Surface Water	_____	<input type="checkbox"/>	<input type="checkbox"/> Slope Stability	_____	<input type="checkbox"/>	<input type="checkbox"/> Gas	_____	<input type="checkbox"/>	<input type="checkbox"/> Piezometer	_____	<input type="checkbox"/>
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Monofill Inspection Checklist



Alaska Department of
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#	Part One: ADEC Information Gathering	
7	WAIVERS – The landfill may obtain waivers for requirements related to development or operation.	
	List any ADEC-approved waivers	
	<u>Design plans do not require engineer stamp on the condition that the site is surveyed annually</u>	
8	ADDITIONAL PERMIT REQUIREMENTS	
	List any Specific Conditions in the permit that are not addressed in the inspection checklist in Part Nine of the form.	
	Submit landfill survey documentation annually	
9	FINANCIAL ASSURANCE – The landfill must demonstrate financial assurance to cover closure and post closure costs. 18 AAC 60.235, 18 AAC 60.265	
	The landfill must submit this information with their permit application, and then make appropriate updates to their operating record. They are not required to submit the updates to DEC. Review the financial assurance requirements before the inspection.	
	What mechanism is used to demonstrate financial assurance?	<u>letter of credit exp. 2019</u>
	What is the date of the last update in the ADEC file?	<u>2016, expansion application</u>

Part Two: ADEC Records Review

This section should be completed and scored in the office, prior to conducting the site visit.

#	Part Two: ADEC Records Review	POINTS	
		Score	Possible
1	FEES – The landfill is required to pay annual and other fees to ADEC. 18 AAC 60.700	5	5
	Is the facility current on payment of all fees? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
2	WATER MONITORING REPORTS – A facility may be required to monitor groundwater and/or surface water. Groundwater and surface water reports MUST be submitted to ADEC. 18 AAC 60.810, 18 AAC 60.830.		20
	Is the current water monitoring plan available? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Does the facility submit the required monitoring reports to ADEC? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are monitoring reports complete and contain required analyses? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Comments: <u>No monitoring required</u>		

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Inspection Checklist



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Part Three: Landfill Records

This section, and all remaining sections, should be completed at the landfill facility during the site visit.

#	Part Three: Landfill Records	POINTS	
		Score	Possible
1	PERMIT – A copy of the permit application and current permit must be kept in the operating record. 18 AAC 60.235	10	10
	Is a copy of the current permit in the operating record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is a copy of the permit application in the operating record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>Paperwork available at the office</u>		
2	OPERATIONS PLAN – The operations plan should be used as a guide for day to day operation of the landfill. A copy must be kept in the operating record. 18 AAC 60.210, 18 AAC 60.235	10	10
	Does the operating record contain a copy of the operations plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is a copy of the latest operations plan available to landfill staff? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>Paperwork available at the office, including permit application</u>		
3	WASTE QUANTITY TRACKING – The facility must maintain records of amount of waste received. 18 AAC 60.210	5	5
	How is waste tracked? <input type="checkbox"/> Weight <input checked="" type="checkbox"/> Volume Do records appear to be accurate and complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Record or attach previous year's total(s): <u>Dates: 08/2016 - 07/2017</u> <u>Amount: 33,398 cy</u> Comments: <u>Submitted annually with survey</u>		
4	TRAINING – Landfill staff must receive training to recognize regulated hazardous waste and PCB waste. Records of training must be kept in the operating record. 18 AAC 60.235, 18 AAC 60.240	5	5
	Does the landfill record show that operators have received annual training to recognize regulated hazardous waste and PCB waste in the past year (Hazwoper, internal trainings, MOLO, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>Asbestos, HW, PCB</u>		
5	RANDOM INSPECTION RECORDS – The landfill must perform random inspections of incoming waste loads to identify any regulated hazardous waste or PCB waste. Records of the inspections must be available for review. 18 AAC 60.235, 18 AAC 60.240	5	5
	Do the landfill operators perform and record random waste inspections? <input type="checkbox"/> Yes <input type="checkbox"/> No How often are random waste inspections performed and recorded? _____ Comments: <u>Incoming waste inspected daily</u>		

**Monofill
Inspection Checklist**



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#	Part Three: Landfill Records	POINTS	
		Score	Possible
6	<p>ASBESTOS RECORDS – <i>The landfill must maintain (1) at least two years of asbestos shipment records that, for each load of RACM, includes contact information for the generator and transporter, the amount (cy), and the date of receipt, and (2) an up-to-date map or site plan showing the boundaries of the asbestos cell including depth and the total volume. 18 AAC 60.450</i></p> <p>Does the landfill maintain complete asbestos shipment records for the previous 2 years for each load of RACM received? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the operating record contain an adequate, up-to-date map of the asbestos cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the operating record contain up-to-date information about the depth and total volume of RACM in the asbestos cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>Comments: Non-RACM only</i></p>		10
7	<p>GAS MONITORING – <i>If explosive gas is monitored, it must be measured in all facility structures and at the property boundary, and records maintained. Reports may or may not have to be submitted to ADEC. 18 AAC 60.470, Permit</i></p> <p>Is landfill gas monitored in the appropriate locations, and recorded as required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are reports submitted to ADEC or the landfill file appropriately? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>Comments: No gas monitoring required</i></p>		10
8	<p>VISUAL MONITORING – <i>Visual monitoring must be performed at least monthly and recorded on a form approved by ADEC. Records must be maintained for at least 5 years. 18 AAC 60.800</i></p> <p>Is visual monitoring performed monthly and recorded on the approved form? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the operating record contain all monthly visual monitoring reports for the last 5 years? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>Comments: All required visual monitoring reports present at office</i></p>	10	10
9	<p>COST ESTIMATES – <i>The landfill must update closure and post closure cost estimates annually to adjust for inflation. Documentation must be kept in the operating record. 18 AAC 60.235, 18 AAC 60.265</i></p> <p>Does the operating record contain appropriate and up-to-date (i.e. annual) closure and post-closure cost estimates? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the date of the most recent update to closure costs? <u>2016</u></p> <p><i>Comments: Updated in expansion application</i></p>	5	5
10	<p>FINANCIAL ASSURANCE – <i>The landfill must demonstrate financial assurance to cover closure and post closure costs. Documentation must be updated as necessary and kept in the operating record. 18 AAC 60.235, 18 AAC 60.265</i></p> <p>What is the date of the most recent update to FA in the file? <u>2016</u></p> <p><i>Comments: Updated in expansion application, letter of credit valid through March 2019</i></p>	5	5

**Monofill
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#	Part Three: Landfill Records	POINTS																
		Score	Possible															
11	OTHER OPERATING RECORD ITEMS – <i>The facility is required to maintain many other items in the operating record. 18 AAC 60.235, 18 AAC 60.305, 18 AAC 60.310, 18 AAC 60.810, 18 AAC 60.830</i> Check each of the required items in the operating record: <table border="1"> <thead> <tr> <th>Required</th> <th>In Record</th> <th>Item</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>ADEC Inspection Reports</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>As-built (Record) Drawings</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> </tr> </tbody> </table> Comments: _____	Required	In Record	Item	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ADEC Inspection Reports	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	As-built (Record) Drawings	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		5	5
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#	Part Four: Landfill Development and Access	POINTS	
		Score	Possible
1	LANDFILL DEVELOPMENT – <i>The facility is required to follow the approved landfill site plans and development plans. If minor changes are made, they should not be detrimental to regular operations. Any major changes must be approved by ADEC. 18 AAC 60.210, permit</i> Is the facility following the site and development plans? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, are the changes made minor, and do they maintain the integrity of the operations? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____	20	20
2	PROPERTY BOUNDARY – <i>The landfill owner or operator shall ensure that a minimum setback of 50 feet is kept between the waste management area and the property line of the facility. A new landfill or lateral expansion may not be constructed within 500 feet of a drinking water well. 18 AAC 60.233, 18 AAC 60.040</i> Is the waste disposal area at least 50 feet from the property boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has development of the landfill or surrounding area maintained the proper separation zone of 500 feet between the property boundary and any drinking water well? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____	10	10
3	ACCESS – <i>Access to the landfill facility must be limited by the use of fencing, berms, or natural barriers to control public access to the site. This should prevent unauthorized traffic or dumping. 18 AAC 60.220</i> Is access to and within the facility limited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is there any evidence of unauthorized access or dumping? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Comments: _____	10	10

Monofill Inspection Checklist



#	Part Four: Landfill Development and Access	POINTS	
		Score	Possible
4	<p>SIGNAGE – A clearly legible sign must be posted at the entrance to the landfill. The sign must prohibit disposal of regulated hazardous waste and polychlorinated biphenyl (PCB) waste. Most permits also require signage that identifies the owner or operator, hours of operation, and emergency contacts. 18 AAC 60.240, permit</p> <p>Are signs prohibiting hazardous, PCB, and other required waste posted and clearly legible? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If additional signage is required, is it posted and clearly legible? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	5	5

#	Part Five: Landfill Operations	POINTS	
		Score	Possible
1	<p>AUTHORIZED WASTE TYPES – The landfill is required to have a permit that authorizes all types of waste disposed at the site. 18 AAC 60.200</p> <p>Are all wastes apparent or reported to be accepted for disposal at the facility allowed under the permit? (See answers in Part One, Question 5) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: C&D and non-RACM only</p>	20	20
2	<p>COVER - Waste must be covered by 6 inches of soil or an approved alternative cover as needed to control disease vectors, fire, odor, blowing litter, and scavenging.</p> <p>Does the cover appear to be at least 6 inches thick and sufficient to reduce litter and animal attraction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Have there been any been cover-related complaints (i.e. litter, smell, exposed waste, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, have the landfill operators modified their cover operations to address the complaints?</p> <p>Comments: Appropriate daily cover, no compaction on non-RACM</p>	20	20
5	<p>LITTER - Litter must be controlled so that it does not become a nuisance or hazard. 18 AAC 60.233</p> <p>Is the landfill maintained with minimal litter within the landfill boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the landfill maintained so no litter is evident outside the landfill boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What measures are used to control litter at the landfill?</p> <p><input type="checkbox"/> Fencing <input type="checkbox"/> Berms <input type="checkbox"/> Collection</p> <p><input checked="" type="checkbox"/> Other berms</p> <p>Comments: No litter observed</p>	10	10

**Monofil
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#	Part Five: Landfill Operations	POINTS	
		Score	Possible
6	DUST, ODOR, NOISE, ETC. - Dust, odor, noise, traffic, and other effects from the landfill must not become a nuisance or hazard to the public health, safety, or welfare. 18 AAC 60.233	5	5
	Are dust, odor, noise, traffic or other effects controlled so they do not cause a nuisance to neighboring homes or businesses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>No dust/odor/noise/traffic complaints in the past year</u>		
8	DISEASE VECTORS AND ANIMALS - Disease vectors, including wildlife and domestic animals, must be controlled so that the public health, safety, or welfare are not endangered by the spread of disease or contact with animals, and that the animals are not harmed by contact with the waste or become a nuisance. 18 AAC 60.230	10	10
	Do reports/observations confirm that bear, fox, or other animals (prints, scat, digging) are not in contact with waste? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Is the site maintained such that no harm to wildlife has been reported, and no conditions exist that are likely to harm wildlife? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>No evidence of wildlife observed</u>		
9	INACTIVE AREAS - Areas that have not received or will not receive waste for more than 90 days, but have not yet reached the final capacity or elevation, must receive an intermediate cover within 7 days of the last waste placement. The area must be covered with 12 inches of soil and graded to prevent ponding and erosion. 18 AAC 60.243	10	10
	Have inactive areas been appropriately covered and graded? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____		
10	STABILITY - The landfill should be graded and shaped to preserve the integrity of the landfill. 18 AAC 60.410	10	10
	Do the landfill slopes appear to be maintained so they are stable? (look for cracks, sloughing of soil or waste or liner slippage) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Are the slopes maintained so no erosion is evident? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Are the slopes maintained according to the design parameters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____		
11	MAINTENANCE AND REPAIR - The landfill must maintain structures and components of the facility, and repair any structural changes or damage to the facility, including the liner, leachate system, buildings, other on-site structures, fence, and other components. 18 AAC 60.815	10	10
	Is the facility maintained with no signs of damage to any component? (excluding monitoring devices - see Part 8) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____		
12	LINER MAINTENANCE - The landfill must maintain structures and components of the facility, and repair any structural changes or damage to the facility, including the liner, leachate system, buildings, other on-site structures, fence, and other components. 18 AAC 60.815		10
	Lined Facility - Is the liner properly maintained with no signs of tears, leachate escaping, or other damage? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>Facility does not require a liner</u>		

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#	Part Five: Landfill Operations INERT/C&D/ASBESTOS MONOFILL	POINTS	
		Score	Possible
3	<p>BURNING – <i>Burning areas, if allowed, must be contained and controlled and only burn brush overburden and clean untreated wood</i></p> <p>Is the landfill approved to burn brush, overburden, or clean wood? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is burning limited to the approved materials? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No burning permitted</u></p>		10
4	<p>LANDFILL FIRES – <i>Landfill fires have been occurring with increasing frequency in C&D landfills, and can be identified by smoke, or evidence of unusual heat at the surface. The owner or operator of an inert waste monofill who accepts combustible inert waste shall maintain fire control equipment and make it available to extinguish any fires that start. 18 AAC 60.460(d)</i></p> <p>Does the landfill have appropriate fire suppression equipment onsite (large extinguishers, water source, fine grain cover material)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has the landfill operated without evidence of a fire since the previous inspection? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If a fire was identified, did the landfill respond appropriately to extinguish the fire? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10
7	<p>SALVAGING – <i>Public salvaging, if allowed, must be limited to an area that does not hinder facility operation, create a safety hazard, or cause pollution. 18 AAC 60.220</i></p> <p>Is public salvaging restricted to a controlled area away from the working face? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the salvage area well managed with respect to safety and pollution control? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>Salvaging is not permitted</u></p>		5

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Inspection Checklist



Alaska Department of
Environmental Conservation

Part Six: Special Waste

#	Part Six: Special Waste INERT/C&D/ASBESTOS MONOFILL	POINTS	
		Score	Possible
1	<p>RACM - If the facility accepts RACM, it must be disposed in a separate cell with restricted access and no visible emissions. RACM loads must be inspected to ensure that RACM is sealed in leak-proof containers, and deposited in the asbestos cell without damaging the containers. RACM must be covered by the end of the day with 6 inches of soil. 40 CFR 61.154, 18 AAC 60.450</p> <p>How is RACM identified when delivered to the landfill? _____</p> <p>How does the landfill ensure that other C&D loads do not contain RACM? (signed statement, building surveys, etc.) _____</p> <p>Is RACM disposed in a separate cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed so no exposed or broken bags are evident? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed so no visible emissions (dust) from the waste are evident? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is RACM waste covered at the end of each day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed without compacting the material? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is public access to the cell clearly prevented? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No RACM permitted or accepted</u></p>		20
2	<p>NON-RACM HANDLING - Non-RACM waste must be handled so that it does not become friable. It must be covered within 24 hours using procedures that prevent the release of asbestos fibers. 18 AAC 60.450</p> <p>How is non-RACM identified when delivered to the landfill? <u>Manifest, visual inspection, disposed of in eastern area of landfill at separate face</u></p> <p>How does the landfill ensure that other C&D loads do not contain non-RACM? (signed statement, building surveys, etc.) <u>Inspection, building surveys, asbestos manifest, waste shipment records</u></p> <p>Where is non-RACM disposed? <input type="checkbox"/> RACM Cell <input type="checkbox"/> C&D Cell <input checked="" type="checkbox"/> Other _____</p> <p>How is non-RACM handled so that it does not become friable? <u>Cover prior to compaction</u></p> <p>Is non-RACM covered (but not compacted prior to cover) within 24 hours of placement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10

**Monofill
Inspection Checklist**



#	Part Six: Special Waste INERT/C&D/ASBESTOS MONOFILL	POINTS	
		Score	Possible
3	<p>VEHICLES - Vehicles may not be disposed at the landfill unless all fluids and batteries have been removed. If undrained vehicles, or the fluids and batteries removed from them, are stored at the landfill for later disposal or recycling, they must be managed to prevent release of fluids. 18 AAC 60.035, 18 AAC 60.010</p> <p>Are vehicles disposed at the landfill? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are all fluids and batteries removed prior to disposal? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How is this confirmed? _____</p> <p>If vehicles are stored at the landfill, how do they ensure no fluids are released? _____</p> <p>Are vehicles stored and/or disposed in a stable manner that does not create a safety hazard? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are the vehicles or heavy equipment stored/disposed so they do not create a visual nuisance? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No vehicles accepted</u></p>		10
4	<p>REMOVAL OF REFRIGERANTS - The landfill must ensure that refrigerants from vehicles and appliances (refrigerators, freezers, air conditioners) and not vented to the environment. All refrigerant must be removed by a certified removal technician. 40 CFR 82</p> <p>How does the landfill ensure that refrigerants are removed from vehicles or appliances prior to disposal or recycling? _____</p> <p>If refrigerants are removed at the landfill, is the removal technician certified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>Vehicles and appliances not accepted</u></p>		10
#	Part Six: Special Waste DRILLING WASTE MONOFILL	POINTS	
		Score	Possible
3	<p>LIQUID WASTE - Except for a Drilling Waste Facility, liquid waste may not be disposed at the landfill. 18 AAC 60.420</p> <p>What procedure are used to keep prohibited liquids out of the landfill? _____</p> <p>Do observations confirm no liquids are disposed in the landfill? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>		10
#	Part Six: Special Waste SEWAGE SOLIDS MONOFILL	POINTS	
		Score	Possible
1	<p>SEWAGE SOLIDS QUALITY - Waste placed in a sewage solids monofill must be dewatered and contain at least 10 percent solids by weight and may not be a regulated hazardous waste or PCB waste (50 ppm) 18 AAC 60.470(b), 18 AAC 60.240(b)(1)</p> <p>Do record indicate disposed sewage solids are greater than 10% solids? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Do records show that waste is tested for PCBs and toxicity (TCLP)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>		10

Monofill Inspection Checklist



Alaska Department of Environmental Conservation

#	Part Six: Special Waste SEWAGE SOLIDS MONOFILL	POINTS		
		Score	Possible	
2	UNLINED MONOFILL – Waste placed in a unlined sewage solids monofill must be tested for Arsenic, Chromium, and Nickel (total) and contain concentrations below the required standard. 18 AAC 60.470(c)		10	
	Do records indicate that sewage solids are tested at the appropriate intervals (Table G or Permit)? <input type="checkbox"/> Yes <input type="checkbox"/> No If any exceedances were noted, how were the sewage solids managed? _____ Comments: _____			
3	EXPLOSIVE GASES – If a sewage solids monofill contains more than 2,500 cubic yards of solid waste, the owner must establish a continuous explosive gas monitoring program in any building closer than 500 feet from the disposal area. AAC 60.470(j)(3)		10	
	Does the facility contain more than 2,500 cubic yards of solid waste? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, and a building is within 500 feet of the monofill, are continuous explosive gas monitors installed and operational? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____			
4	COVER REQUIREMENTS – When sewage solids are placed in a monofill they must be covered at the end of each operating day or must meet other Class A or Class B pathogen reduction requirements and vector attraction reduction requirements. AAC 60.470(l)		20	
	Are sewage solids covered at the end of each day? <input type="checkbox"/> Yes <input type="checkbox"/> No If not, which pathogen reduction method [40 CFR 503.32] and vector attraction reduction method [(40 CFR 503.33 (b)(1)-b(10))] are being applied? Pathogen reduction: _____ Vector Attraction reduction: _____ Is required testing properly performed (methods, interval, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____			
#	Part Six: Special Waste WOODWASTE MONOFILL	<input type="checkbox"/>	<input type="checkbox"/>	POINTS
				Score Possible
1	WASTE SIZE/CHARACTER - A wood scrap larger than five cubic feet may not be placed in a wood waste monofill. A wood scrap larger than one cubic foot may not be placed in a wood waste monofill unless the volume of wood scraps is less than five percent of the volume of the fill. Butt ends and stumps may not be placed in a wood waste monofill. 18 AAC 60.480(b)		5	
	Do observation confirm the wood waste meets size/character criteria? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____			
2	COMBUSTION - If combustion is discovered, the owner or operator shall attempt to extinguish the combustion within 30 days. If the combustion cannot be extinguished within 90 days, the wood waste monofill must be excavated, the combustion must be extinguished, and the monofill must be managed in a manner that prevents combustion. If there is credible evidence indicating that combustion is taking place within a wood waste monofill...the site shall conduct thermal monitoring. 18 AAC 60.480(d)		10	
	Has the landfill operated with no evidence of combustion? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, waste the combustion extinguished within 90 days? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, has a thermal monitoring program been established? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____			

**Monofill
Inspection Checklist**



Alaska Department of
Environmental Conservation

#	Part Six: Special Waste ALL	POINTS	
		Score	Possible
31	LIQUID WASTE - Except for a Drilling Waste Facility, liquid waste may not be disposed at the landfill. 18 AAC 60.420 What procedure are used to keep prohibited liquids out of the landfill? <u>Each load is inspected</u> Do observation confirm that no liquids are disposed in the landfill? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____	10	10
5	WASTE STORAGE - If the landfill collects and stores used oil, batteries, household hazardous waste, or other materials, they must be stored and managed to prevent release of fluids. 18 AAC 60.010(a) What materials are collected and stored at the landfill site? <input type="checkbox"/> Used Oil <input type="checkbox"/> Paint <input type="checkbox"/> Batteries <input type="checkbox"/> Other _____ Are materials stored and managed in a manner that prevents the release of fluids, keeping the storage area free of leaks and drips? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>None of these are accepted</u>		10

Part Seven: Surface Water Controls & Impacts			
#	Part Seven: Surface Water Controls/Impacts	POINTS	
		Score	Possible
1	RUN-ON/RUN-OFF - The landfill must have a control system to prevent run-on water from flowing in to the active cell. Run-off must also be controlled so that it does not impact nearby surface waters. 18 AAC 60.225, 18 AAC 60.815 Does the control system prevent run-on from flowing into the active cell? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does the control system prevent run-off from the landfill from impacting nearby lands or waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are pipes, culverts, ditches, swales, berms, dikes, straw bales, erosion control matting, riprap, and other stormwater structures well maintained? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>Berms control run-on/run-off</u>	10	10
2	SURFACE WATER AND PONDING - Waste may not be placed in surface water, including ponded rainwater. Landfill surfaces should be graded to prevent ponding, and all ponded water must be removed within 30 days. 18 AAC 60.225 Is waste managed so that no waste is in contact with surface water, including temporary ponding? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has all ponded water been removed, as required, since the last significant rainfall? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>No ponding was observed</u>	10	10

**Monofill
Inspection Checklist**



#	Part Seven: Surface Water Controls/Impacts	POINTS	
		Score	Possible
3	LEACHATE CONTROLS - <i>Leachate seeps must be prevented, or contained and controlled at the boundary of the waste management area. 18 AAC 60.225</i>		10
	Is the site maintained with no visible evidence of leachate? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	If leachate is visible, is it contained within the landfill cell? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	What measures have been taken to contain and control any seeps? _____		
	Comments: <u>Not applicable</u>		
4	LEACHATE COLLECTION SYSTEMS - <i>Leachate collection systems (LCS) must be designed and constructed to maintain less than a 12-inch head of leachate on the liner. 18 AAC 60.330(b)(2)</i>		10
	If leachate head is measured, do records indicate that the LCS maintains less than a 12-inch head of leachate on the liner? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Do LCS systems and equipment appear in good condition and well maintained? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Comments: <u>Not applicable</u>		
5	LEACHATE TREATMENT/DISPOSAL - <i>Leachate treatment and disposal methods should ensure no leachate causes a water quality violation of 18 AAC 70. 18 AAC 60.225</i>		10
	How is leachate treated and/or disposed? _____		
	Do leachate treatment/disposal methods ensure no untreated leachate is released to the water or land? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Do leachate treatment methods comply with ADEC-approved leachate management plans? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Comments: <u>Not applicable</u>		
6	PERMAFROST - <i>If the landfill is located on permafrost, it must be designed and operated so that the permafrost remains frozen. If the landfill settles and water is pooling, the operator must take corrective action. 18 AAC 60.227</i>		10
	Is the site maintained with no indication of thawing permafrost evident? (pooled water, settlement, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Comments: <u>No permafrost at this location</u>		
7	WETLANDS - <i>If the landfill is located in or near a wetland, it may not cause or contribute to significant degradation of the wetlands. 18 AAC 60.470</i>	10	10
	Do the surrounding wetlands appear healthy, with no evidence of stress to plants, discolored water, or other evidence of wetland degradation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Comments: <u>All surrounding vegetation appeared healthy and free of discoloration</u>		



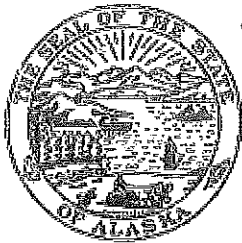
Part Eight: Monitoring Locations & Structures

#	Part Eight: Monitoring Locations & Structures	POINTS	
		Score	Possible
1	WATER MONITORING LOCATIONS – <i>Monitoring must be conducted at approved locations. Surface water monitoring sites must be properly maintained. Groundwater monitoring wells must be properly maintained. 18 AAC 60.810, 18 AAC 60.825, permit</i>		10
	Are water monitoring locations clearly identified and marked? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are water monitoring sites/wells located according to the approved plan? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are water monitoring wells in good condition and locked? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments: No water monitoring required</i>		
2	THERMISTOR MONITORING - <i>If thermal monitoring is required it must be conducted at approved locations and in accordance with the thermal monitoring plan . 18 AAC 60.227, 18 AAC 60.228, 18 AAC 60.815,</i>		10
	Are thermistors in good condition and locked? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are thermistors located according to the approved plan? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are thermistors monitored according to permit requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments: No thermistor monitoring required</i>		
3	GAS MONITORING LOCATIONS – <i>Where explosive gas monitoring is required it must meet regulatory and</i>		10
	If gas monitoring structures are installed are they functional and well maintained? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are onsite buildings and structures adequately monitored for methane gas? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments: No gas monitoring required</i>		

Part Nine: Additional Permit Requirements

ADDITIONAL PERMIT REQUIREMENTS- *Address any additional permit requirements, listed in Part One, Question 8, which are not already included in the inspection form. Each requirement should be valued at 5, 10, or 20 points relative the potential health or environmental impact of non-compliance. Please add a row below, including possible points assigned, for each additional requirement.*

#	Part Nine: Additional Permit Requirements	POINTS	
		Score	Possible
1	Submit an annual site survey	5	5
2			
3			
4			
5			



THE STATE
of ALASKA
GOVERNOR BILL WALKER

Department of Environmental
Conservation

DIVISION OF ENVIRONMENTAL HEALTH
Solid Waste Program

555 Cordova Street
Anchorage, AK 99501
Phone: 907.269.7590
Fax: 907.269.7600
www.dec.alaska.gov

Certified Mail #7014 2120 0003 7941 1185
Return Receipt Requested

November 22, 2016

Mr. Justin Green
Alaska Demolition
2817 Rampart Drive
Anchorage, Alaska 99501

Subject: 2016 Alaska Demolition Inert Waste Monofill Inspection Report

Dear Mr. Green:

On September 29, 2016, I conducted an inspection of the Alaska Demolition (AK Demo) Inert Waste Monofill on behalf of the Alaska Department of Environmental Conservation (ADEC). The monofill is located on Rebarchek Road, immediately southeast of the Alaska State Fairgrounds in Palmer. It is operated under Solid Waste permit #SWZA004-19, which expires April 29, 2019. The facility has been operating since 2004 and is authorized to accept and dispose of construction and demolition (C&D) debris, exempt waste, and non-regulated asbestos containing material (non-RACM).

The facility has not had any compliance issues or complaints recorded since the last inspection and there were no outstanding problems from previous inspections. The site looked tidy and well maintained during my inspection. In the past, particularly following heavy rain, ponding water has been present, but during this year's inspection the site was dry. I identified no litter or putrescible waste, nor any prohibited wastes. Several loads had already been received that morning prior to my inspection, and each was inspected by the operator prior to disposal. Waste is covered the day it is deposited, and cover seemed to be sufficient while I was on site.

Hardcopies of all paperwork were kept at the office on site, including the permit, the permit application, and all visual inspection reports dating back more than five years. A copy of the annual site survey and the waste totals for the past year were received on time prior to the inspection.

The inspection form that was previously used has been updated and modified since last year's inspection. On this form, the monofill scored 270 out of 270 points, for a total of 100%, which is an improvement over last year's score of 99.6%. A copy of the completed form has been included for your review.

Thank you for accommodating my schedule for this inspection. Please feel free to contact me at (907) 269-7590 or by email at rees.thieme@alaska.gov with any comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Reese Thieme".

Reese Thieme
Industrial Waste Specialist



Landfill: Palmer Inert Waste Monofill
Date of Inspection: 9/29/2016
ADEC Inspector: Reese Thieme
Participants: _____

Weather Conditions:

Past Month Rainfall:

2.08 Inches

SCORING

Total Awarded Points: 270
Total Possible Points: 270
Final Score: 100%

ADEC Signature: 
Printed Name: Reese Thieme
Title: Industrial Waste Specialist



Part One: ADEC Information Gathering

This section should be filled out completely, prior to the site visit. This section is not scored, but the information will be used during the site visit to determine compliance with requirements.

#	Part One: ADEC Information Gathering																										
1	<p>PERMIT AND OPERATING PLAN – Review permit and operating plan to familiarize yourself with the requirements and approved operations for this landfill.</p> <p>Does the facility have a current ADEC permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Permit Number <u>SWZA004-19</u></p> <p>Expiration Date <u>4/29/2019</u></p>																										
2	<p>SITE/DEVELOPMENT PLANS – Review site plans and development plans to familiarize yourself with the approved layout of the landfill and the conditions at the site.</p> <p>Check if the landfill is located in or near wetlands, on permafrost, in a 100-year floodplain, within 5,000 feet of any airport, within 10,000 feet of an airport used by jet aircraft, and/or are there any drinking water wells within 500 feet of the landfill property boundary.</p> <p>If the site has an RD&D Permit, review the RD&D permit.</p> <p>Review current/up-to-date site map</p>																										
3	<p>PREVIOUS INSPECTIONS – Review previous inspection forms.</p> <p>List any issues that may still be outstanding that should be investigated.</p> <p style="text-align: center;"><u>No outstanding issues</u></p> <p>_____</p> <p>_____</p>																										
4	<p>COMPLAINTS – If ADEC has received any complaints regarding the facility, list and describe them below:</p> <p style="text-align: center;"><u>No complaints since previous inspection</u></p>																										
5	<p>AUTHORIZED WASTE TYPES – <i>The landfill is required to have a permit that authorizes all types of waste disposed at the site.</i></p> <p>Check the types of waste that the facility is authorized to dispose:</p> <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Inert</td> <td><input type="checkbox"/> Sewage Solids</td> </tr> <tr> <td><input type="checkbox"/> C&D</td> <td><input type="checkbox"/> Woodwaste</td> </tr> <tr> <td><input type="checkbox"/> Regulated Asbestos-Containing Material (RACM)</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td><input checked="" type="checkbox"/> non-RACM</td> <td></td> </tr> </table>	<input checked="" type="checkbox"/> Inert	<input type="checkbox"/> Sewage Solids	<input type="checkbox"/> C&D	<input type="checkbox"/> Woodwaste	<input type="checkbox"/> Regulated Asbestos-Containing Material (RACM)	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> non-RACM																			
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6	<p>MONITORING REQUIREMENTS – <i>A facility may be required to monitor groundwater, surface water, gas, or other parameters. Requirements are specified in the permit or approved monitoring plan. By regulation, monitoring reports must be submitted to ADEC for groundwater and surface water. If reports are required for other types of monitoring, it will be specified in the permit. This information will help you determine if the operating record is complete.</i></p> <p>Check the types of monitoring that the facility is required to conduct, note the required sampling frequency, and check if reports must be submitted to DEC</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <table style="width: 100%; border: none;"> <tr> <th style="text-align: left;"><input checked="" type="checkbox"/> Type</th> <th style="text-align: left;">Frequency</th> <th style="text-align: left;">ADEC Report</th> </tr> <tr> <td><input type="checkbox"/> Groundwater</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Surface Water</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Gas</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> </table> </td> <td style="width: 50%; vertical-align: top;"> <table style="width: 100%; border: none;"> <tr> <th style="text-align: left;"><input checked="" type="checkbox"/> Type</th> <th style="text-align: left;">Frequency</th> <th style="text-align: left;">ADEC Report</th> </tr> <tr> <td><input type="checkbox"/> Thermal</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Slope Stability</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Piezometer</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> </table> </td> </tr> </table> <p style="text-align: center;">Take a map showing the monitoring locations at the site to assist you in the field inspection.</p>	<table style="width: 100%; border: none;"> <tr> <th style="text-align: left;"><input checked="" type="checkbox"/> Type</th> <th style="text-align: left;">Frequency</th> <th style="text-align: left;">ADEC Report</th> </tr> <tr> <td><input type="checkbox"/> Groundwater</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Surface Water</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Gas</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> </table>	<input checked="" type="checkbox"/> Type	Frequency	ADEC Report	<input type="checkbox"/> Groundwater	_____	<input type="checkbox"/>	<input type="checkbox"/> Surface Water	_____	<input type="checkbox"/>	<input type="checkbox"/> Gas	_____	<input type="checkbox"/>	<table style="width: 100%; border: none;"> <tr> <th style="text-align: left;"><input checked="" type="checkbox"/> Type</th> <th style="text-align: left;">Frequency</th> <th style="text-align: left;">ADEC Report</th> </tr> <tr> <td><input type="checkbox"/> Thermal</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Slope Stability</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/> Piezometer</td> <td>_____</td> <td><input type="checkbox"/></td> </tr> </table>	<input checked="" type="checkbox"/> Type	Frequency	ADEC Report	<input type="checkbox"/> Thermal	_____	<input type="checkbox"/>	<input type="checkbox"/> Slope Stability	_____	<input type="checkbox"/>	<input type="checkbox"/> Piezometer	_____	<input type="checkbox"/>
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Monofill
Inspection Checklist



#	Part One: ADEC Information Gathering
7	<p>WAIVERS – <i>The landfill may obtain waivers for requirements related to development or operation.</i></p> <p>List any ADEC-approved waivers</p> <p><u>Design plans do not require engineer stamp on the condition that the site is surveyed annually</u></p>
8	<p>ADDITIONAL PERMIT REQUIREMENTS</p> <p>List any Specific Conditions in the permit that are not addressed in the inspection checklist in Part Nine of the form.</p> <p>Submit landfill survey documentation annually</p>
9	<p>FINANCIAL ASSURANCE – <i>The landfill must demonstrate financial assurance to cover closure and post closure costs.</i> 18 AAC 60.235, 18 AAC 60.265</p> <p>The landfill must submit this information with their permit application, and then make appropriate updates to their operating record. They are not required to submit the updates to DEC. Review the financial assurance requirements before the inspection.</p> <p>What mechanism is used to demonstrate financial assurance? <u>letter of credit</u></p> <p>What is the date of the last update in the ADEC file? <u>2016, expansion application</u></p>

Part Two: ADEC Records Review

This section should be completed and scored in the office, prior to conducting the site visit.

#	Part Two: ADEC Records Review	POINTS	
		Score	Possible
1	<p>FEES – <i>The landfill is required to pay annual and other fees to ADEC. 18 AAC 60.700</i></p> <p>Is the facility current on payment of all fees? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	5	5
2	<p>WATER MONITORING REPORTS – <i>A facility may be required to monitor groundwater and/or surface water. Groundwater and surface water reports MUST be submitted to ADEC. 18 AAC 60.810, 18 AAC 60.830,</i></p> <p>Is the current water monitoring plan available? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the facility submit the required monitoring reports to ADEC? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are monitoring reports complete and contain required analyses? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No monitoring required</u></p>		20



Part Three: Landfill Records

This section, and all remaining sections, should be completed at the landfill facility during the site visit.

#	Part Three: Landfill Records	POINTS	
		Score	Possible
1	PERMIT – A copy of the permit application and current permit must be kept in the operating record. 18 AAC 60.235	10	10
	Is a copy of the current permit in the operating record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is a copy of the permit application in the operating record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____		
2	OPERATIONS PLAN – The operations plan should be used as a guide for day to day operation of the landfill. A copy must be kept in the operating record. 18 AAC 60.210, 18 AAC 60.235	10	10
	Does the operating record contain a copy of the operations plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is a copy of the latest operations plan available to landfill staff? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____		
3	WASTE QUANTITY TRACKING – The facility must maintain records of amount of waste received. 18 AAC 60.210	5	5
	How is waste tracked? <input type="checkbox"/> Weight <input checked="" type="checkbox"/> Volume Do records appear to be accurate and complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Record or attach previous year's total(s): _____ Dates: <u>10/2015 - 7/2016</u> Amount: <u>62,913 cy</u> Comments: <u>Submitted annually with survey</u>		
4	TRAINING – Landfill staff must receive training to recognize regulated hazardous waste and PCB waste. Records of training must be kept in the operating record. 18 AAC 60.235, 18 AAC 60.240	5	5
	Does the landfill record show that operators have received annual training to recognize regulated hazardous waste and PCB waste in the past year (Hazwoper, internal trainings, MOLO, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>Asbestos, HW, PCB</u>		
5	RANDOM INSPECTION RECORDS – The landfill must perform random inspections of incoming waste loads to identify any regulated hazardous waste or PCB waste. Records of the inspections must be available for review. 18 AAC 60.235, 18 AAC 60.240	5	5
	Do the landfill operators perform and record random waste inspections? <input type="checkbox"/> Yes <input type="checkbox"/> No How often are random waste inspections performed and recorded? _____ Comments: <u>Incoming waste inspected daily</u>		

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#	Part Three: Landfill Records	POINTS	
		Score	Possible
6	ASBESTOS RECORDS – The landfill must maintain (1) at least two years of asbestos shipment records that, for each load of RACM, includes contact information for the generator and transporter, the amount (cy), and the date of receipt, and (2) an up-to-date map or site plan showing the boundaries of the asbestos cell including depth and the total volume. 18 AAC 60.450		10
	Does the landfill maintain complete asbestos shipment records for the previous 2 years for each load of RACM received? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Does the operating record contain an adequate, up-to-date map of the asbestos cell? <input type="checkbox"/> Yes <input type="checkbox"/> No Does the operating record contain up-to-date information about the depth and total volume of RACM in the asbestos cell? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>Non-RACM only</u>		
7	GAS MONITORING – If explosive gas is monitored, it must be measured in all facility structures and at the property boundary, and records maintained. Reports may or may not have to be submitted to ADEC. 18 AAC 60.470, Permit		10
	Is landfill gas monitored in the appropriate locations, and recorded as required? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are reports submitted to ADEC or the landfill file appropriately? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>No gas monitoring required</u>		
8	VISUAL MONITORING – Visual monitoring must be performed at least monthly and recorded on a form approved by ADEC. Records must be maintained for at least 5 years. 18 AAC 60.800	10	10
	Is visual monitoring performed monthly and recorded on the approved form? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Does the operating record contain all monthly visual monitoring reports for the last 5 years? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____		
9	COST ESTIMATES – The landfill must update closure and post closure cost estimates annually to adjust for inflation. Documentation must be kept in the operating record. 18 AAC 60.235, 18 AAC 60.265	5	5
	Does the operating record contain appropriate and up-to-date (i.e. annual) closure and post-closure cost estimates? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	What is the date of the most recent update to closure costs? <u>2016</u> Comments: <u>Updated in expansion application; still need borough approval letter for gravel use on site in case of site closure</u>		
10	FINANCIAL ASSURANCE – The landfill must demonstrate financial assurance to cover closure and post closure costs. Documentation must be updated as necessary and kept in the operating record. 18 AAC 60.235, 18 AAC 60.265	5	5
	What is the date of the most recent update to FA in the file? <u>2016</u>		
	Comments: <u>Updated in expansion application</u>		



#	Part Three: Landfill Records	POINTS																
		Score	Possible															
11	<p>OTHER OPERATING RECORD ITEMS – <i>The facility is required to maintain many other items in the operating record. 18 AAC 60.235, 18 AAC 60.305, 18 AAC 60.310, 18 AAC 60.810, 18 AAC 60.830</i></p> <p>Check each of the required items in the operating record:</p> <table border="1"> <thead> <tr> <th>Required</th> <th>In Record</th> <th>Item</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>ADEC Inspection Reports</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>As-built (Record) Drawings</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> </tr> </tbody> </table> <p>Comments: _____</p>	Required	In Record	Item	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	ADEC Inspection Reports	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	As-built (Record) Drawings	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		5	5
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Part Four: Landfill Development and Access			
#	Part Four: Landfill Development and Access	POINTS	
		Score	Possible
1	<p>LANDFILL DEVELOPMENT – <i>The facility is required to follow the approved landfill site plans and development plans. If minor changes are made, they should not be detrimental to regular operations. Any major changes must be approved by ADEC. 18 AAC 60.210, permit</i></p> <p>Is the facility following the site and development plans? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, are the changes made minor, and do they maintain the integrity of the operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	20	20
2	<p>PROPERTY BOUNDARY – <i>The landfill owner or operator shall ensure that a minimum setback of 50 feet is kept between the waste management area and the property line of the facility. A new landfill or lateral expansion may not be constructed within 500 feet of a drinking water well. 18 AAC 60.233, 18 AAC 60.040</i></p> <p>Is the waste disposal area at least 50 feet from the property boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has development of the landfill or surrounding area maintained the proper separation zone of 500 feet between the property boundary and any drinking water well? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10
3	<p>ACCESS – <i>Access to the landfill facility must be limited by the use of fencing, berms, or natural barriers to control public access to the site. This should prevent unauthorized traffic or dumping. 18 AAC 60.220</i></p> <p>Is access to and within the facility limited? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is there any evidence of unauthorized access or dumping? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Comments: _____</p>	10	10

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#	Part Four: Landfill Development and Access	POINTS	
		Score	Possible
4	<p>SIGNAGE – A clearly legible sign must be posted at the entrance to the landfill. The sign must prohibit disposal of regulated hazardous waste and polychlorinated biphenyl (PCB) waste. Most permits also require signage that identifies the owner or operator, hours of operation, and emergency contacts. 18 AAC 60.240, permit</p> <p>Are signs prohibiting hazardous, PCB, and other required waste posted and clearly legible? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If additional signage is required, is it posted and clearly legible? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	5	5

Part Five: Landfill Operations			
#	Part Five: Landfill Operations	POINTS	
		Score	Possible
1	<p>AUTHORIZED WASTE TYPES – The landfill is required to have a permit that authorizes all types of waste disposed at the site. 18 AAC 60.200</p> <p>Are all wastes apparent or reported to be accepted for disposal at the facility allowed under the permit? (See answers in Part One, Question 5) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>C&D and non-RACM only</u></p>	20	20
2	<p>COVER - Waste must be covered by 6 inches of soil or an approved alternative cover as needed to control disease vectors, fire, odor, blowing litter, and scavenging.</p> <p>Does the cover appear to be at least 6 inches thick and sufficient to reduce litter and animal attraction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Have there been any been cover-related complaints (i.e. litter, smell, exposed waste, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, have the landfill operators modified their cover operations to address the complaints?</p> <p>Comments: <u>Appropriate daily cover, no compaction on non-RACM</u></p>	20	20
5	<p>LITTER - Litter must be controlled so that it does not become a nuisance or hazard. 18 AAC 60.233</p> <p>Is the landfill maintained with minimal litter within the landfill boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the landfill maintained so no litter is evident outside the landfill boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What measures are used to control litter at the landfill?</p> <p><input type="checkbox"/> Fencing <input type="checkbox"/> Berms <input type="checkbox"/> Collection</p> <p><input checked="" type="checkbox"/> Other <u>berms</u></p> <p>Comments: <u>No litter observed</u></p>	10	10

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#	Part Five: Landfill Operations	POINTS	
		Score	Possible
6	<p>DUST, ODOR, NOISE, ETC. - <i>Dust, odor, noise, traffic, and other effects from the landfill must not become a nuisance or hazard to the public health, safety, or welfare. 18 AAC 60.233</i></p> <p>Are dust, odor, noise, traffic or other effects controlled so they do not cause a nuisance to neighboring homes or businesses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No complaints in the past year</u></p>	5	5
8	<p>DISEASE VECTORS AND ANIMALS – <i>Disease vectors, including wildlife and domestic animals, must be controlled so that the public health, safety, or welfare are not endangered by the spread of disease or contact with animals, and that the animals are not harmed by contact with the waste or become a nuisance. 18 AAC 60.230</i></p> <p>Do reports/observations confirm that bear, fox, or other animals (prints, scat, digging) are not in contact with waste? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the site maintained such that no harm to wildlife has been reported, and no conditions exist that are likely to harm wildlife? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10
9	<p>INACTIVE AREAS – <i>Areas that have not received or will not receive waste for more than 90 days, but have not yet reached the final capacity or elevation, must receive an intermediate cover within 7 days of the last waste placement. The area must be covered with 12 inches of soil and graded to prevent ponding and erosion. 18 AAC 60.243</i></p> <p>Have inactive areas been appropriately covered and graded? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10
10	<p>STABILITY – <i>The landfill should be graded and shaped to preserve the integrity of the landfill. 18 AAC 60.410</i></p> <p>Do the landfill slopes appear to be maintained so they are stable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (look for cracks, sloughing of soil or waste or liner slippage)</p> <p>Are the slopes maintained so no erosion is evident? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are the slopes maintained according to the design parameters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10
11	<p>MAINTENANCE AND REPAIR - <i>The landfill must maintain structures and components of the facility, and repair any structural changes or damage to the facility, including the liner, leachate system, buildings, other on-site structures, fence, and other components. 18 AAC 60.815</i></p> <p>Is the facility maintained with no signs of damage to any component? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (excluding monitoring devices - see Part 8)</p> <p>Comments: _____</p>	10	10
12	<p>LINER MAINTENANCE - <i>The landfill must maintain structures and components of the facility, and repair any structural changes or damage to the facility, including the liner, leachate system, buildings, other on-site structures, fence, and other components. 18 AAC 60.815</i></p> <p>Lined Facility – Is the liner properly maintained with no signs of tears, leachate escaping, or other damage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>Facility is not lined</u></p>		10

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#	Part Five: Landfill Operations INERT/C&D/ASBESTOS MONOFILL	POINTS	
		Score	Possible
3	BURNING – <i>Burning areas, if allowed, must be contained and controlled and only burn brush overburden and clean untreated wood</i>		10
	Is the landfill approved to burn brush, overburden, or clean wood? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is burning limited to the approved materials? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>No burning permitted</u>		
4	LANDFILL FIRES – <i>Landfill fires have been occurring with increasing frequency in C&D landfills, and can be identified by smoke, or evidence of unusual heat at the surface. The owner or operator of an inert waste monofill who accepts combustible inert waste shall maintain fire control equipment and make it available to extinguish any fires that start. 18 AAC 60.460(d)</i>	10	10
	Does the landfill have appropriate fire suppression equipment onsite (large extinguishers, water source, fine grain cover material)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the landfill operated without evidence of a fire since the previous inspection? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If a fire was identified, did the landfill respond appropriately to extinguish the fire? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: _____		
7	SALVAGING – <i>Public salvaging, if allowed, must be limited to an area that does not hinder facility operation, create a safety hazard, or cause pollution. 18 AAC 60.220</i>		5
	Is public salvaging restricted to a controlled area away from the working face? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the salvage area well managed with respect to safety and pollution control? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: <u>Salvaging is not permitted</u>		



Part Six: Special Waste

#	Part Six: Special Waste INERT/C&D/ASBESTOS MONOFILL	POINTS	
		Score	Possible
1	<p>RACM - If the facility accepts RACM, it must be disposed in a separate cell with restricted access and no visible emissions. RACM loads must be inspected to ensure that RACM is sealed in leak-proof containers, and deposited in the asbestos cell without damaging the containers. RACM must be covered by the end of the day with 6 inches of soil. 40 CFR 61.154, 18 AAC 60.450</p> <p>How is RACM identified when delivered to the landfill? _____</p> <p>How does the landfill ensure that other C&D loads do not contain RACM? (signed statement, building surveys, etc.) _____</p> <p>Is RACM disposed in a separate cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed so no exposed or broken bags are evident? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed so no visible emissions (dust) from the waste are evident? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is RACM waste covered at the end of each day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed without compacting the material? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is public access to the cell clearly prevented? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No RACM permitted or accepted</u></p>		20
2	<p>NON-RACM HANDLING - Non-RACM waste must be handled so that it does not become friable. It must be covered within 24 hours using procedures that prevent the release of asbestos fibers. 18 AAC 60.450</p> <p>How is non-RACM identified when delivered to the landfill? <u>Manifest, visual inspection, disposed of in eastern area of landfill at separate face</u></p> <p>How does the landfill ensure that other C&D loads do not contain non-RACM? (signed statement, building surveys, etc.) _____</p> <p>Where is non-RACM disposed? <input type="checkbox"/> RACM Cell <input type="checkbox"/> C&D Cell <input checked="" type="checkbox"/> Other _____</p> <p>How is non-RACM handled so that it does not become friable? <u>Cover prior to compaction</u></p> <p>Is non-RACM covered (but not compacted prior to cover) within 24 hours of placement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10

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#	Part Six: Special Waste INERT/C&D/ASBESTOS MONOFILL	POINTS	
		Score	Possible
3	<p>VEHICLES - Vehicles may not be disposed at the landfill unless all fluids and batteries have been removed. If undrained vehicles, or the fluids and batteries removed from them, are stored at the landfill for later disposal or recycling, they must be managed to prevent release of fluids. 18 AAC 60.035, 18 AAC 60.010</p> <p>Are vehicles disposed at the landfill? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are all fluids and batteries removed prior to disposal? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How is this confirmed? _____</p> <p>If vehicles are stored at the landfill, how do they ensure no fluids are released? _____</p> <p>Are vehicles stored and/or disposed in a stable manner that does not create a safety hazard? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are the vehicles or heavy equipment stored/disposed so they do not create a visual nuisance? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No vehicles accepted</u></p>		10
	4		
#	Part Six: Special Waste DRILLING WASTE MONOFILL	POINTS	
		Score	Possible
3	<p>LIQUID WASTE - Except for a Drilling Waste Facility, liquid waste may not be disposed at the landfill. 18 AAC 60.420</p> <p>What procedure are used to keep prohibited liquids out of the landfill? _____</p> <p>Do observations confirm no liquids are disposed in the landfill? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>		10
	#		
1	<p>SEWAGE SOLIDS QUALITY - Waste placed in a sewage solids monofill must be dewatered and contain at least 10 percent solids by weight and may not be a regulated hazardous waste or PCB waste (50 ppm) 18 AAC 60.470(b), 18 AAC 60.240(b)(1)</p> <p>Do record indicate disposed sewage solids are greater than 10% solids? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Do records show that waste is tested for PCBs and toxicity (TCLP)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>		10

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#	Part Six: Special Waste SEWAGE SOLIDS MONOFILL	POINTS	
		Score	Possible
2	<p>UNLINED MONOFILL – Waste placed in a unlined sewage solids monofill must be tested for Arsenic, Chromium, and Nickel (total) and contain concentrations below the required standard. 18 AAC 60.470(c)</p> <p>Do records indicate that sewage solids are tested at the appropriate intervals (Table G or Permit)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If any exceedances were noted, how were the sewage solids managed?</p> <p>Comments: _____</p>		10
3	<p>EXPLOSIVE GASES – If a sewage solids monofill contains more than 2,500 cubic yards of solid waste, the owner must establish a continuous explosive gas monitoring program in any building closer than 500 feet from the disposal area. AAC 60.470(i)(3)</p> <p>Does the facility contain more than 2,500 cubic yards of solid waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, and a building is within 500 feet of the monofill, are continuous explosive gas monitors installed and operational? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>		10
4	<p>COVER REQUIREMENTS – When sewage solids are placed in a monofill they must be covered at the end of each operating day or must meet other Class A or Class B pathogen reduction requirements and vector attraction reduction requirements. AAC 60.470(i)</p> <p>Are sewage solids covered at the end of each day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If not, which pathogen reduction method [40 CFR 503.32] and vector attraction reduction method [(40 CFR 503.33 (b)(1)-b(10))] are being applied?</p> <p>Pathogen reduction: _____</p> <p>Vector Attraction reduction: _____</p> <p>Is required testing properly performed (methods, interval, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>		20
#	Part Six: Special Waste WOODWASTE MONOFILL		
1	<p>WASTE SIZE/CHARACTER – A wood scrap larger than five cubic feet may not be placed in a wood waste monofill. A wood scrap larger than one cubic foot may not be placed in a wood waste monofill unless the volume of wood scraps is less than five percent of the volume of the fill. Butt ends and stumps may not be placed in a wood waste monofill. 18 AAC 60.480(b)</p> <p>Do observation confirm the wood waste meets size/character criteria? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>		5
2	<p>COMBUSTION – If combustion is discovered, the owner or operator shall attempt to extinguish the combustion within 30 days. If the combustion cannot be extinguished within 90 days, the wood waste monofill must be excavated, the combustion must be extinguished, and the monofill must be managed in a manner that prevents combustion. If there is credible evidence indicating that combustion is taking place within a wood waste monofill...the site shall conduct thermal monitoring. 18 AAC 60.480(d)</p> <p>Has the landfill operated with no evidence of combustion? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, waste the combustion extinguished within 90 days? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If no, has a thermal monitoring program been established? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>		10



#	Part Six: Special Waste ALL	POINTS	
		Score	Possible
31	<p>LIQUID WASTE - Except for a Drilling Waste Facility, liquid waste may not be disposed at the landfill. 18 AAC 60.420</p> <p>What procedure are used to keep prohibited liquids out of the landfill? <u>Each load is inspected</u></p> <p>Do observation confirm that no liquids are disposed in the landfill? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10
5	<p>WASTE STORAGE - If the landfill collects and stores used oil, batteries, household hazardous waste, or other materials, they must be stored and managed to prevent release of fluids. 18 AAC 60.010(a)</p> <p>What materials are collected and stored at the landfill site?</p> <p><input type="checkbox"/> Used Oil <input type="checkbox"/> Paint <input type="checkbox"/> Batteries <input type="checkbox"/> Other _____</p> <p>Are materials stored and managed in a manner that prevents the release of fluids, keeping the storage area free of leaks and drips? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>None of these are accepted</u></p>		10

Part Seven: Surface Water Controls & Impacts			
#	Part Seven: Surface Water Controls/Impacts	POINTS	
		Score	Possible
1	<p>RUN-ON/RUN-OFF - The landfill must have a control system to prevent run-on water from flowing in to the active cell. Run-off must also be controlled so that it does not impact nearby surface waters. 18 AAC 60.225, 18 AAC 60.815</p> <p>Does the control system prevent run-on from flowing into the active cell? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the control system prevent run-off from the landfill from impacting nearby lands or waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are pipes, culverts, ditches, swales, berms, dikes, straw bales, erosion control matting, riprap, and other stormwater structures well maintained? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>Berms</u></p>	10	10
2	<p>SURFACE WATER AND PONDING - Waste may not be placed in surface water, including ponded rainwater. Landfill surfaces should be graded to prevent ponding, and all ponded water must be removed within 30 days. 18 AAC 60.225</p> <p>Is waste managed so that no waste is in contact with surface water, including temporary ponding? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has all ponded water been removed, as required, since the last significant rainfall? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No ponding was observed</u></p>	10	10

Monofill
Inspection Checklist



Alaska Department of
Environmental Conservation
Solid Waste Program

#	Part Seven: Surface Water Controls/Impacts	POINTS	
		Score	Possible
3	<p>LEACHATE CONTROLS - <i>Leachate seeps must be prevented, or contained and controlled at the boundary of the waste management area. 18 AAC 60.225</i></p> <p>Is the site maintained with no visible evidence of leachate? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If leachate is visible, is it contained within the landfill cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What measures have been taken to contain and control any seeps?</p> <p>_____</p> <p>Comments: <u>Not applicable</u></p>		10
4	<p>LEACHATE COLLECTION SYSTEMS- <i>Leachate collection systems (LCS) must be designed and constructed to maintain less than a 12-inch head of leachate on the liner. 18 AAC 60.330(b)(2)</i></p> <p>If leachate head is measured, do records indicate that the LCS maintains less than a 12-inch head of leachate on the liner? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Do LCS systems and equipment appear in good condition and well maintained? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>Not applicable</u></p>		10
5	<p>LEACHATE TREATMENT/DISPOSAL- <i>Leachate treatment and disposal methods should ensure no leachate causes a water quality violation of 18 AAC 70. 18 AAC 60.225</i></p> <p>How is leachate treated and/or disposed? _____</p> <p>Do leachate treatment/disposal methods ensure no untreated leachate is released to the water or land? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Do leachate treatment methods comply with ADEC-approved leachate management plans? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>Not applicable</u></p>		10
6	<p>PERMAFROST - <i>If the landfill is located on permafrost, it must be designed and operated so that the permafrost remains frozen. If the landfill settles and water is pooling, the operator must take corrective action. 18 AAC 60.227</i></p> <p>Is the site maintained with no indication of thawing permafrost evident? (pooled water, settlement, etc.) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>No permafrost at this location</u></p>		10
7	<p>WETLANDS - <i>If the landfill is located in or near a wetland, it may not cause or contribute to significant degradation of the wetlands. 18 AAC 60.470</i></p> <p>Do the surrounding wetlands appear healthy, with no evidence of stress to plants, discolored water, or other evidence of wetland degradation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: <u>All vegetation appeared healthy and free of discoloration</u></p>	10	10



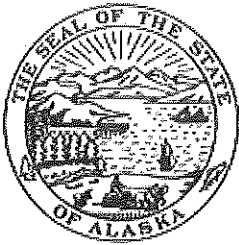
Part Eight: Monitoring Locations & Structures

#	Part Eight: Monitoring Locations & Structures	POINTS	
		Score	Possible
1	WATER MONITORING LOCATIONS – <i>Monitoring must be conducted at approved locations. Surface water monitoring sites must be properly maintained. Groundwater monitoring wells must be properly maintained. 18 AAC 60.810, 18 AAC 60.825, permit</i>		10
	Are water monitoring locations clearly identified and marked? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are water monitoring sites/wells located according to the approved plan? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are water monitoring wells in good condition and locked? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments: No water monitoring required</i>		
2	THERMISTOR MONITORING – <i>If thermal monitoring is required it must be conducted at approved locations and in accordance with the thermal monitoring plan . 18 AAC 60.227, 18 AAC 60.228, 18 AAC 60.815,</i>		10
	Are thermistors in good condition and locked? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are thermistors located according to the approved plan? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are thermistors monitored according to permit requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments: No thermistors monitoring required</i>		
3	GAS MONITORING LOCATIONS – <i>Where explosive gas monitoring is required it must meet regulatory and</i>		10
	If gas monitoring structures are installed are they functional and well maintained? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Are onsite buildings and structures adequately monitored for methane gas? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments: No gas monitoring required</i>		

Part Nine: Additional Permit Requirements

ADDITIONAL PERMIT REQUIREMENTS- *Address any additional permit requirements, listed in Part One, Question 8, which are not already included in the inspection form. Each requirement should be valued at 5, 10, or 20 points relative the potential health or environmental impact of non-compliance. Please add a row below, including possible points assigned, for each additional requirement.*

#	Part Nine: Additional Permit Requirements	POINTS	
		Score	Possible
1	Submit an annual site survey	5	5
2			
3			
4			
5			



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF ENVIRONMENTAL HEALTH
Solid Waste Program

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Return Receipt Requested

November 25, 2015

Mr. Justin Green
Alaska Demolition
2817 Rampart Drive
Anchorage, Alaska 99501

Subject: 2015 Alaska Demolition Inert Waste Monofill Inspection Report

Dear Mr. Green:

On October 14, 2015, I conducted an inspection of the Alaska Demolition (AK Demo) Inert Waste Monofill with Lori Aldrich and Kaylie Holland on behalf of the Alaska Department of Environmental Conservation (ADEC). Mike Waddell and Ken Vantrese met us on site, escorted us, and detailed the operations of the monofill.

The Inert Waste Monofill is located on Rebarchek Road, southeast of the Alaska State Fairgrounds in Palmer. It is operated under Solid Waste permit #SWZA004-19, which expires April 29, 2019. The facility has been operating since 2004 and is authorized to accept and dispose of construction and demolition (C&D) debris, exempt waste, and non-regulated asbestos containing material (non-RACM).

The facility has not had any compliance issues or complaints recorded in the past year. It was in excellent condition at the time of inspection and there were no outstanding problems from previous inspections. No ponding of water was observed despite the recent wet weather, and the site was free of litter and putrescible waste. Two truckloads of waste had already arrived that morning prior to our arrival at 10:00am. All manifests were available in the office, along with a hardcopy of the permit and monthly visual inspection reports dating back to at least 2010. Each load received is inspected by the operator as it is disposed of at the working face to ensure that no prohibited waste is disposed. Waste is covered the day it is deposited, and cover appeared adequate while we were on site.

We have implemented a new inspection form this year to assess inert waste monofills, and a copy of the form for the AK Demo Inert Waste Monofill has been attached. The facility scored 224 out of 225 points, for a total of 99.6%.

Thank you for accommodating our schedule for this inspection. If you have any questions or concerns regarding this report, please feel free to contact me at (907) 269-7590 or by email at reese.thieme@alaska.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Reese Thieme".

Reese Thieme
Industrial Waste Specialist

Non-Municipal Landfill Inspection Checklist



Alaska Department of
Environmental Conservation
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Solid Waste Program

Landfill: Palmer AK Demo
Inert Waste Monofill

Weather Conditions:

Date of Inspection: 10/14/15

Overcast, windy, light rain

ADEC Inspector: Reese Thieme

Participants: Lori Aldrich

Kaylie Holland


Past Month Rainfall: 4.09 Inches

Scoring

Total points awarded: 224

Total possible points: 225

Final Score (percent): 99.6%

ADEC Signature: 

Printed Name: Reese Thieme

Title: EPS II

Non-Municipal Landfill Inspection Checklist



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Part One: ADEC Information Gathering

This section should be filled out completely, prior to the site visit. This section is not scored, but the information will be used during the site visit to determine compliance with requirements.

#	Part One: ADEC Information Gathering
1	<p>PERMIT AND OPERATING PLAN – Review permit and operating plan to familiarize yourself with the requirements and approved operations for this landfill.</p> <p>Does the facility have a current ADEC permit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Permit Number: <u>SWZA004-19</u></p> <p>Expiration Date: <u>4/29/2019</u></p>
2	<p>SITE/DEVELOPMENT PLANS – Review site plans and development plans to familiarize yourself with the approved layout of the landfill and the conditions at the site.</p> <p>Check if the landfill is located in or near wetlands, on permafrost, in a 100-year floodplain, within 5,000 feet of any airport, within 10,000 feet of an airport used by jet aircraft, and/or are there any drinking water wells within 500 feet of the landfill property boundary.</p> <p>If the site has an RD&D Permit, review the RD&D permit.</p> <p>Review current/up-to-date site map</p>
3	<p>PREVIOUS INSPECTIONS – Review previous inspection forms. List any issues that may still be outstanding that should be investigated.</p> <ul style="list-style-type: none"> • None
4	<p>COMPLAINTS – If ADEC has received any complaints regarding the facility, list and describe them below:</p> <ul style="list-style-type: none"> • Occasional odor or smoke complaints from decomposing material; none since last inspection
5	<p>AUTHORIZED WASTE TYPES – <i>The landfill is required to have a permit that authorizes all types of waste disposed at the site.</i></p> <p>Check the types of waste that the facility is authorized to dispose:</p> <p><input checked="" type="checkbox"/> Inert or C&D Waste</p> <p><input type="checkbox"/> Regulated Asbestos Containing Material (RACM) <i>(Must be disposed in separate cell)</i></p> <p><input checked="" type="checkbox"/> Non-RACM</p> <p><input type="checkbox"/> Sewage Solids or Biosolids</p> <p><input type="checkbox"/> Other (list) _____</p> <p>_____</p> <p>_____</p>
6	<p>WAIVERS – <i>The landfill may obtain waivers for requirements related to development or operation.</i></p> <p>List any ADEC-approved waivers:</p> <ul style="list-style-type: none"> • Design plans do not require engineer stamp on the condition that the site is surveyed annually

Non-Municipal Landfill Inspection Checklist



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Part One: ADEC Information Gathering

7 MONITORING REQUIREMENTS – A facility may be required to monitor groundwater, surface water, gas, or other parameters. Requirements are specified in the permit or approved monitoring plan. By regulation, monitoring reports must be submitted to ADEC for groundwater and surface water. If reports are required for other types of monitoring, it will be specified in the permit. This information will help you determine if the operating record is complete.

Check the types of monitoring that the facility is required to conduct, note the required sampling frequency, and check if reports must be submitted to DEC:

x	Type	Sampling frequency	Report to DEC?
	Groundwater		
	Surface Water		
	Gas		
	Thermal		
	Slope Stability		
	Piezometer		
	Other		

Take a map showing the monitoring locations at the site you to assist in the field inspection.

8 ADDITIONAL PERMIT REQUIREMENTS

List any Specific Conditions in the permit that are not addressed in the inspection checklist.

9 FINANCIAL ASSURANCE – The landfill must demonstrate financial assurance to cover closure and post closure costs. The local government financial test is the most commonly used mechanism. Some financial assurance mechanisms require an annual update. 18 AAC 60.235, 18 AAC 60.265, 18 AAC 60.398, 40 CFR 258, Subpart G

The landfill must submit this information with their permit application, and then make annual updates to their operating record. They are not required to submit the updates to DEC. Review the financial assurance requirements before the inspection.

Check the type of financial assurance used :

- Local government financial test (requires annual update)
- Bond
- Insurance
- Other Mechanism Letter of credit

Non-Municipal Landfill Inspection Checklist



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Part Two: ADEC Records Review

This section should be completed and scored in the office, prior to conducting the site visit.

#	Part Two: ADEC Records Review	POINTS	
		Possible	Score
1	FEES – <i>The landfill is required to pay annual and other fees to ADEC. 18 AAC 60.700</i> Is the facility current on payment of all fees? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	5	5
2	WATER MONITORING REPORTS – <i>A facility may be required to monitor groundwater and/or surface water. Groundwater and surface water reports MUST be submitted to ADEC. 18 AAC 60.810, 18 AAC 60.830, permit condition</i> Is the current water monitoring plan available? <input type="checkbox"/> Yes <input type="checkbox"/> No Does the facility submit the required monitoring reports to ADEC? <input type="checkbox"/> Yes <input type="checkbox"/> No Do monitoring reports address all required types of monitoring? <input type="checkbox"/> Yes <input type="checkbox"/> No Are monitoring reports complete and contain required analyses? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments:</i>	20	N/A

Part Three: Landfill Records

This section, and all remaining sections, should be completed at the landfill facility during the site visit.

#	Part Three: Landfill Records	POINTS	
		Possible	Score
1	PERMIT – <i>A copy of the permit application and current permit must be kept in the operating record. 18 AAC 60.235</i> Is a copy of the current permit in the operating record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is a copy of the permit application in the operating record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments:</i>	10	10
2	OPERATIONS PLAN – <i>The operations plan should be used as a guide for day to day operation of the landfill. A copy must be kept in the operating record. 18 AAC 60.210, 18 AAC 60.235</i> Does the operating record contain a copy of the operations plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is a copy of the latest operations plan available to landfill staff? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Comments:</i>	10	10

Non-Municipal Landfill Inspection Checklist



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#	Part Three: Landfill Records	POINTS	
		Possible	Score
3	<p>WASTE QUANTITY TRACKING – The facility must maintain records of amount of waste received. 18 AAC 60.210</p> <p>How is waste tracked? <input checked="" type="checkbox"/> Weight <input type="checkbox"/> Volume (Bales)</p> <p>Do records appear to be accurate and complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Record or attach previous year's total(s):</p> <p>Dates: 4/16/2014</p> <p>Amount: 30,000-50,000 T estimated</p> <p>Comments:</p>	5	5
4	<p>TRAINING – Landfill staff must receive training to recognize regulated hazardous waste and PCB waste. Records of training must be kept in the operating record. 18 AAC 60.235, 18 AAC 60.240</p> <p>Does the landfill have a record showing that operators have received annual training to recognize regulated hazardous waste and PCB waste (Hazwoper, internal trainings, MOLO, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: Asbestos, HW, PCB.</p>	5	5
5	<p>RANDOM INSPECTION RECORDS – The landfill must perform random inspections of incoming waste loads to identify any regulated hazardous waste or PCB waste. Records of the inspections must be available for review. 18 AAC 60.235, 18 AAC 60.240</p> <p>How often are random waste inspections performed and recorded properly? <u>Incoming waste inspected daily</u></p> <p>Comments:</p>	5	5
6	<p>ASBESTOS RECORDS – The landfill must maintain: asbestos shipment records from the prior 2 years for each load of RACM including contact information for the generator and transporter, the amount (cy), and the date of receipt; and an up-to-date map or site plan showing the boundaries of the asbestos cell including depth and the total volume. 18 AAC 60.450</p> <p>Does the landfill maintain complete asbestos shipment records for the previous 2 years for each load of RACM received? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the operating record contain an adequate, up-to-date map of the asbestos cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the operating record contain up-to-date information about the depth and total volume of RACM in the asbestos cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: Non-RACM only</p>	10	N/A
7	<p>GAS MONITORING – If explosive gas is monitored, it must be measured in all facility structures and at the property boundary, and records maintained. Reports may or may not have to be submitted to ADEC. 18 AAC 60.470, Permit</p> <p>Is landfill gas monitored in the appropriate locations, and recorded as required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are reports submitted to ADEC or the landfill file appropriately? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	10	N/A

Non-Municipal Landfill Inspection Checklist



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#	Part Three: Landfill Records	POINTS										
		Possible	Score									
	<p>If exceedances have been detected, were they properly reported? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>											
8	<p>VISUAL MONITORING – Visual monitoring must be performed at least monthly and recorded on a form approved by ADEC. Records must be maintained for at least 5 years. 18 AAC 60.800</p> <p>Is visual monitoring performed monthly and recorded on the approved form? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the operating record contain all <u>monthly</u> visual monitoring reports for the last 5 years? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	10	10									
9	<p>COST ESTIMATES – The landfill must update closure and post closure cost estimates annually to adjust for inflation. Documentation must be kept in the operating record. 18 AAC 60.235, 18 AAC 60.265</p> <p>Does the operating record contain appropriate and up-to-date (i.e. annual) closure and post-closure cost estimates? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the date of the most recent update to closure costs? 2014 for financial assurance</p> <p>Comments: Cost estimates not updated fully since 2003, although financial assurance was updated since. Will need to be updated for permitting new expansion. -1</p>	5	4									
10	<p>FINANCIAL ASSURANCE – The landfill must demonstrate financial assurance to cover closure and post closure costs. Documentation must be kept in the operating record. The local government financial test is the most common mechanism, and requires an annual update. 18 AAC 60.235, 18 AAC 60.265</p> <p>What is the date of the most recent update to the financial assurance? 3/12/2014</p> <p>Comments:</p>	5	5									
11	<p>OTHER OPERATING RECORD ITEMS – The facility is required to maintain many other items in the operating record. 18 AAC 60.235, 18 AAC 60.305, 18 AAC 60.310, 18 AAC 60.810, 18 AAC 60.830</p> <p>Check each of the required items in the operating record:</p> <table border="1"> <thead> <tr> <th>Required?</th> <th>In Record?</th> <th>Item</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>X</td> <td>ADEC Inspection records</td> </tr> <tr> <td>X</td> <td>X</td> <td>As-built drawings</td> </tr> </tbody> </table>	Required?	In Record?	Item	X	X	ADEC Inspection records	X	X	As-built drawings	5	5
Required?	In Record?	Item										
X	X	ADEC Inspection records										
X	X	As-built drawings										

Part Four: Landfill Development and Access

#	Part Four: Landfill Development and Access	POINTS	
		Possible	Score
1	<p>LANDFILL DEVELOPMENT – The facility is required to follow the approved landfill site plans and development plans. If minor changes are made, they should not be detrimental to regular operations. Any major changes must be approved by ADEC. 18 AAC 60.210, permit</p> <p>Is the facility following the site and development plans? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	20	20

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#	Part Four: Landfill Development and Access	POINTS	
		Possible	Score
	<p>If any minor changes have been made, are they detrimental to operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Comments:</p>		
2	<p>PROPERTY BOUNDARY – The landfill owner or operator shall ensure that a minimum setback of 50 feet is kept between the waste management area and the property line of the facility. A new landfill or lateral expansion may not be constructed within 500 feet of a drinking water well. 18 AAC 60.233, 18 AAC 60.040</p> <p>Is the waste disposal area at least 50 feet from the property boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has development of the landfill or surrounding area maintained the proper separation zone of 500 feet between the property boundary and a drinking water well? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	10	10
3	<p>SIGNAGE – A clearly legible sign must be posted at the entrance to the landfill. The sign must prohibit disposal of regulated hazardous waste and polychlorinated biphenyl (PCB) waste. Most permits also require signage that identifies the owner or operator, hours of operation, and emergency contacts. 18 AAC 60.240, permit</p> <p>Are signs prohibiting hazardous, PCB, and other required waste posted and clearly legible? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If additional signage is required, is it posted and clearly legible? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	5	5

Part Five: Landfill Operations

#	Part Five: Operations	POINTS	
		Possible	Score
1	<p>AUTHORIZED WASTE TYPES – The landfill is required to have a permit that authorizes all types of waste disposed at the site. 18 AAC 60.200</p> <p>Are all wastes apparent or reported to be accepted at the facility allowed under the permit? (See answers in Part One, Question 6) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: C&D and Non-RACM only</p>	20	20
2	<p>COVER - Waste must be covered by 6 inches of soil or an approved alternative cover as needed to control disease vectors, fire, odor, blowing litter, and scavenging.</p> <p>Does the cover appear to be at least 6 inches thick and sufficient to reduce litter and animal attraction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If there has been cover-related complaints (i.e. litter, smell, exposed waste, etc.), have the landfill operators modified their cover operations to address the complaints? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: Appropriate daily cover, no compaction on non-RACM</p>	20	20

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#	Part Five: Operations	POINTS	
		Possible	Score
3	<p>BURNING – Burning areas, if allowed, must be contained and controlled and only burn brush overburden and clean wood.</p> <p>Is the landfill approved to burn brush, overburden, or clean wood? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is burning limited to the approved materials? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	5	N/A
4	<p>LITTER - Litter must be controlled so that it does not become a nuisance or hazard. 18 AAC 60.233, 18 AAC 60.233</p> <p>Is the landfill maintained with minimal litter within the landfill boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the landfill maintained so no litter is evident outside the landfill boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What measures are used to control litter at the landfill?</p> <p><input type="checkbox"/> Litter fencing</p> <p><input type="checkbox"/> Litter collection</p> <p><input checked="" type="checkbox"/> Other <u>Berms</u></p> <p>Comments: No litter observed from the waste at the landfill.</p>	10	10
5	<p>DUST, ODOR, NOISE, ETC. - Dust, odor, noise, traffic, and other effects from the landfill must not become a nuisance or hazard to the public health, safety, or welfare. 18 AAC 60.233</p> <p>Are dust, odor, noise, traffic or other effects controlled so they do not cause a nuisance to neighboring homes or businesses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: No odor complaints in the past year</p>	5	5
6	<p>SALVAGING - Public salvaging, if allowed, must be limited to an area that does not hinder facility operation, create a safety hazard, or cause pollution. 18 AAC 60.220</p> <p>Is public salvaging restricted to a controlled area away from the working face? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the salvage area well managed with respect to safety and pollution control? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	5	N/A
7	<p>DISEASE VECTORS AND ANIMALS - Disease vectors, including wildlife and domestic animals, must be controlled so that the public health, safety, or welfare are not endangered by the spread of disease or contact with animals, and that the animals are not harmed by contact with the waste or become a nuisance. 18 AAC 60.230</p> <p>Is the site maintained with no evidence (prints, scat, digging, etc.) of bear, fox, or other animals around the waste? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	5	5

Non-Municipal Landfill Inspection Checklist



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#	Part Five: Operations	POINTS	
		Possible	Score
	<p>Is the site maintained such that no harm to wildlife has been reported, and no conditions exist that are likely to harm wildlife? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>		
8	<p>INACTIVE AREAS - Areas that have not received or will not receive waste for more than 90 days, but have not yet reached the final capacity or elevation, must receive an intermediate cover within 7 days of the last waste placement. The area must be covered with 12 inches of soil and graded to prevent ponding and erosion. 18 AAC 60.243</p> <p>Have inactive areas been appropriately covered and graded? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	10	10
9	<p>STABILITY – The landfill should be graded and shaped to preserve the integrity of the landfill. 18 AAC 60.410</p> <p>Do the landfill slopes appear to be maintained so they are stable? (look for cracks, sloughing of soil or waste or liner slippage)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are the slopes maintained so no erosion is occurring? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are the slopes maintained according to the design parameters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	10	10
10	<p>MAINTENANCE AND REPAIR - The landfill must maintain structures and components of the facility, and repair any structural changes or damage to the facility, including the liner, leachate system, buildings, other on-site structures, fence, and other components. 18 AAC 60.815</p> <p>Is the facility maintained with no signs of damage to any component of (excluding monitoring devices)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Lined Facility – Is the liner properly maintained with no signs of tears, leachate escaping, or other damage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	10	10

Part Six: Special Waste

#	Part Six: Special Waste	POINTS	
		Possible	Score
1	<p>RACM - If the facility accepts RACM, it must be disposed in a separate cell with restricted access and no visible emissions. RACM loads must be inspected to ensure that RACM is sealed in leak-proof containers, and deposited in the asbestos cell without damaging the containers. RACM must be covered by the end of the day with 6 inches of soil. 40 CFR 61.154, 18 AAC 60.450</p> <p>How is RACM identified when delivered to the landfill, and how does the landfill ensure that other C&D loads do not contain RACM? (signed statement, building surveys, etc.)</p>	20	N/A

Non-Municipal Landfill Inspection Checklist



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#	Part Six: Special Waste	POINTS	
		Possible	Score
	<p>Is RACM disposed in a separate cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed so no exposed or broken bags are evident? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed so visible emissions (dust) from the waste are evident? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Have 6 inches of cover been applied to the waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the waste managed without compacting the material? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What measures are used to prevent public access to the asbestos disposal area? _____</p> <p>Comments: _____</p>		
2	<p>NON-RACM HANDLING - Non-RACM waste must be handled so that it does not become friable. It must be covered within 24 hours using procedures that prevent the release of asbestos fibers. 18 AAC 60.450</p> <p>How is non-RACM identified when delivered to the landfill, and how does the landfill ensure that other C&D loads do not contain non-RACM? (signed statement, building surveys, etc.) _____ Manifest, visual inspection, disposed of in eastern area of landfill at separate face</p> <p>Where is non-RACM disposed? <input type="checkbox"/> RACM Cell <input type="checkbox"/> C&D Cell <input checked="" type="checkbox"/> Other</p> <p>How is non-RACM handled so that it does not become friable? _____ Cover prior compaction</p> <p>Is non-RACM covered (but not compacted prior to cover) within 24 hours of placement? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: _____</p>	10	10
3	<p>LIQUID WASTE - Liquid waste may not be disposed at the landfill, with the exception of small quantities (one gallon or less) of containerized household waste. This prohibition includes leachate and baler squeezings, unless recirculation has been approved under an RD&D permit. 18 AAC 60.420</p> <p>How is the landfill keeping prohibited liquids out of the landfill? _____ Inspect each load</p> <p>Comments: Landfill does not accept liquid waste</p>	5	5
4	<p>VEHICLES - Vehicles may not be disposed at the landfill unless all fluids and batteries have been removed. If undrained vehicles, or the fluids and batteries removed from them, are stored at the landfill for later disposal or recycling, they must be managed to prevent release of fluids. 18 AAC 60.035, 18 AAC 60.010</p> <p>Are vehicles disposed at the landfill? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	10	N/A

Non-Municipal Landfill Inspection Checklist



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#	Part Six: Special Waste	POINTS	
		Possible	Score
	<p>Are all fluids and batteries removed prior to disposal? <input type="checkbox"/> Yes <input type="checkbox"/> No.</p> <p>How is this confirmed? _____</p> <p>If vehicles, fluids, or batteries are stored at the landfill, how do they ensure no fluids are released? _____</p> <p>Are vehicles stored and/or disposed in a stable manner that does not create a safety hazard? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are the vehicles or heavy equipment stored/dispose so they do no create a visual nuisance? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>		
5	<p>WASTE STORAGE – <i>If the landfill collects and stores used oil, batteries, household hazardous waste, or other materials, they must be stored and managed to prevent release of fluids. 18 AAC 60.010(a)</i></p> <p>Check the materials that are collected and stored at the landfill:</p> <p><input type="checkbox"/> Used oil</p> <p><input type="checkbox"/> Batteries</p> <p><input type="checkbox"/> Paint</p> <p><input type="checkbox"/> Other (list): _____</p> <p>_____</p> <p>Are the materials stored and managed in a manner that will prevent the release of fluids, keeping the storage area free of leaks and drips? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	10	N/A
6	<p>REMOVAL OF REFRIGERANTS – <i>The landfill must ensure that refrigerants from vehicles and appliances (refrigerators, freezers, air conditioners) do not vent to the environment. All refrigerant must be removed by a certified removal technician. 40 CFR 82</i></p> <p>How does the landfill ensure that refrigerants are removed from vehicles or appliances prior to disposal or recycling? _____</p> <p>Landfill does not accept vehicles or appliances</p> <p>If refrigerants are removed at the landfill, is the removal technician certified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	5	N/A

Non-Municipal Landfill Inspection Checklist



Alaska Department of
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Part Seven: Surface Water Controls/Impacts

#	Part Seven: Surface Water Controls/Impacts	POINTS	
		Possible	Score
1	<p>RUN-ON/RUN-OFF - The landfill must have a control system to prevent run-on water from flowing in to the active cell. Run-off must also be controlled so that it does not impact nearby surface waters. 18 AAC 60.225, 18 AAC 60.815</p> <p>Does the control system prevent run-on from flowing into the active cell? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Does the control system prevent run-off from the landfill from impacting nearby lands or waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are pipes, culverts, ditches, swales, berms, dikes, straw bales, erosion control matting, riprap, and other stormwater structures well maintained? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: Berms are used to prevent run-on water, run off is directed to drainage</p>	10	10
2	<p>SURFACE WATER AND PONDING - Waste may not be placed in surface water, including ponded rainwater. Landfill surfaces should be graded to prevent ponding, and all ponded water must be removed within 30 days. 18 AAC 60.225</p> <p>Is waste managed so that no waste is in contact with surface water, including temporary ponding? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has all ponding been removed if it has been more than 30 days since the last significant rainfall? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: No ponding water observed</p>	10	10
3	<p>LEACHATE CONTROLS - Leachate seeps must be prevented, or contained and controlled at the boundary of the waste management area. 18 AAC 60.225</p> <p>If leachate is visible, is it contained within the landfill cell? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What measures have been taken to contain and control the seeps?</p> <p>Comments:</p>	10	N/A
4	<p>LEACHATE COLLECTION SYSTEMS- Leachate collection systems (LCS) must be designed and constructed to maintain less than a 12-inch head of leachate on the liner. 18 AAC 60.330(b)(2)</p> <p>If leachate head is measured, do record indicate that the LCS maintains less than a 12-inch head of leachate on the liner? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Do LCS systems and equipment appear in good condition and well maintained? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	10	N/A
5	<p>LEACHATE TREATMENT/DISPOSAL- Leachate treatment and disposal methods should ensure no leachate causes a water quality violation of 18 AAC 70. 18 AAC 60.225</p> <p>How is leachate treated and/or disposed? _____</p> <p>Do leachate treatment methods ensure no untreated leachate is released to the water or land? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	10	N/A

Non-Municipal Landfill Inspection Checklist



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#	Part Seven: Surface Water Controls/Impacts	POINTS	
		Possible	Score
	<p>Do leachate treatment methods comply with ADEC approved leachate management plans? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>		
6	<p>PERMAFROST - If the landfill is located on permafrost, it must be designed and operated so that the permafrost remains frozen. If the landfill settles and water is pooling, the operator must take corrective action. 18 AAC 60.227</p> <p>Are there any indications that permafrost is thawing (pooled water or settlement)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: No permafrost present</p>	10	N/A
7	<p>WETLANDS - If the landfill is located in or near a wetland, it may not cause or contribute to significant degradation of the wetlands. 18 AAC 60.470</p> <p>Do the surrounding wetlands appear healthy, with no evidence of stress to plants, discolored water, other evidence of wetland degradation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments: No nearby wetlands</p>	10	N/A

Part Eight: Monitoring Locations

#	Part Eight: Monitoring Locations	POINTS	
		Possible	Score
1	<p>WATER MONITORING LOCATIONS – Monitoring must be conducted at approved locations. Surface water monitoring sites must be properly maintained. Groundwater monitoring wells must be properly maintained. 18 AAC 60.810, 18 AAC 60.825, permit</p> <p>Are surface water monitoring sites clearly identified and marked? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are surface water monitoring sites located according to the approved plan? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are water monitoring wells in good condition and locked? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are other water monitoring devices well-maintained and located as required? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Comments:</p>	10	N/A
2	<p>THERMISTOR MONITORING LOCATIONS - If thermal monitoring is required it must be conducted at approved locations and in accordance with the thermal monitoring plan. 18 AAC 60.227, 18 AAC 60.228, 18 AAC 60.815, permit</p> <p>Are thermal monitoring wells in good condition and locked? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are thermal monitoring wells located according to the approved plan? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are thermal monitoring wells and devices installed and monitored according to permit requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	10	N/A

Non-Municipal Landfill Inspection Checklist



Alaska Department of
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#	Part Eight: Monitoring Locations	POINTS	
		Possible	Score
	Comments:		
3	GAS MONITORING LOCATIONS –Where explosive gas monitoring is required it must meet regulatory and permit requirements. 18 AAC 60.470, Permit If gas monitoring structures are installed are they functional and well maintained? <input type="checkbox"/> Yes <input type="checkbox"/> No Are onsite buildings and structures adequately monitored for methane gas? <input type="checkbox"/> Yes <input type="checkbox"/> No Comments:	10	N/A

Part Nine: Additional Permit Requirements

#	Part Nine: Additional Permit Requirements	POINTS	
		Possible	Score
	ADDITIONAL PERMIT REQUIREMENTS- Address any additional permit requirements, listed in Part One, Question 8, which are not already included in the inspection form. Each requirement should be valued at 5-10 points relative the potential health or environmental impact of non-compliance. Please add a row below, including possible points assigned, for each additional requirement.		
1			

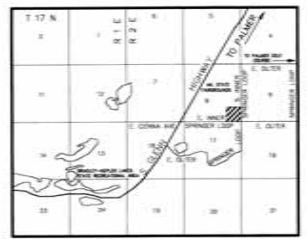
OWNERSHIP & DEDICATION CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS OF WAY TO THE MAT-SU BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Jess Hall 12-22-03
DATE
JESS HALL
P.O. BOX 1987
PALMER, ALASKA 99645

NOTARY'S ACKNOWLEDGMENT

DAY OF *June* 2003
FOR: *Jess Hall*
Jeff S. Hamilton
NOTARY PUBLIC STATE OF ALASKA
MY COMMISSION EXPIRES: *5/20/05*



SCALE 1" = 1 MILE
VICINITY MAP

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREIN.
2. BASIS OF BEARINGS FROM SOLAR OBSERVATIONS, TAKEN AT THE SECTION CORNER SHOWN HEREA.
3. 3/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.C.'S UNLESS NOTED.
4. NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THESE SYSTEMS.
5. NO DIRECT ACCESS FROM ANY LOT IS ALLOWED TO EITHER E. INNER SPRINGER LOOP OR S. INNER SPRINGER LOOP.
6. TRACT A SHALL NOT BE USED FOR HABITABLE DWELLING UNITS OF ANY TYPE.
7. THESE LOTS ARE SERVED BY A COMMUNITY WATER SYSTEM. NO INDIVIDUAL WELLS ARE ALLOWED.

PLAT APPROVAL

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. *2003-04*, DATED *June 9, 2003*, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Wendy Jean Johnson
DATE: _____ PLANNING & LAND USE DIRECTOR
ATTEST: *Wendy M. Johnson*
PLATING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH *12/31/03* AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION SHOWN HEREIN HAVE BEEN PAID.
John P. ...
DATE: _____ BOROUGH TAX COLLECTION OFFICIAL

MAJESTIC HILLS PHASE 1

LOCATED IN THE
S21/4 SE1/4 SECTION 8, T. 17 N. R. 2 E.
SEWARD MERIDIAN ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 37.62 ACRES, MORE OR LESS

KEYSTONE SURVEYING
GARY LO RUSSO, PROFESSIONAL LAND SURVEYOR
POST OFFICE BOX 2218 PALMER ALASKA 99645

DRAWN BY: *CLW/KL/ps* DATE: *12/17/03* DWG: *MAJESTIC/20798*
CHECKED BY: *SLA* SCALE: *1 INCH = 100 FEET* SHEET 1 OF 1



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE.

7330-S GARY LO RUSSO
REGISTERED LAND SURVEYOR DATE: _____

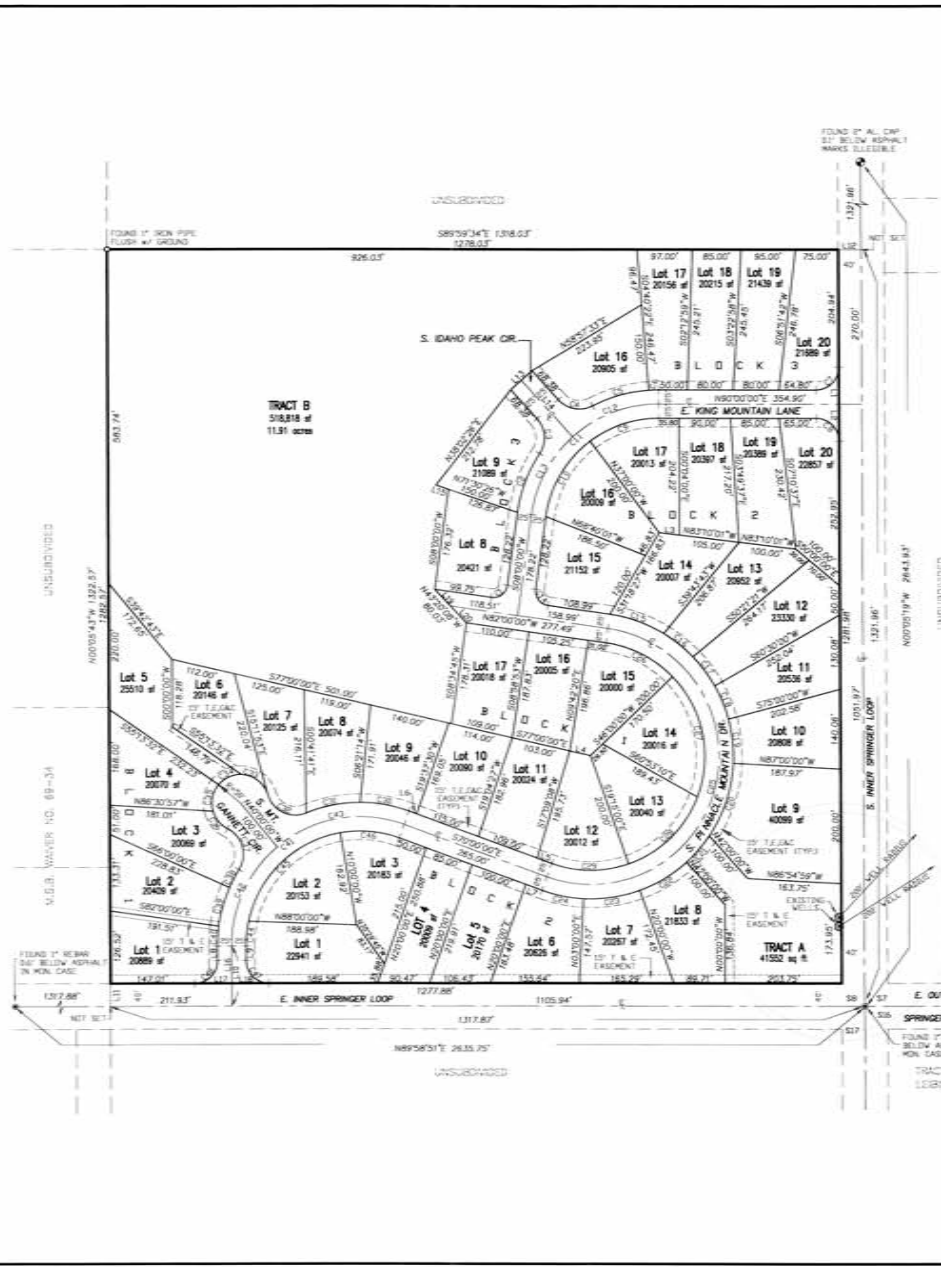
CURVE TABLE

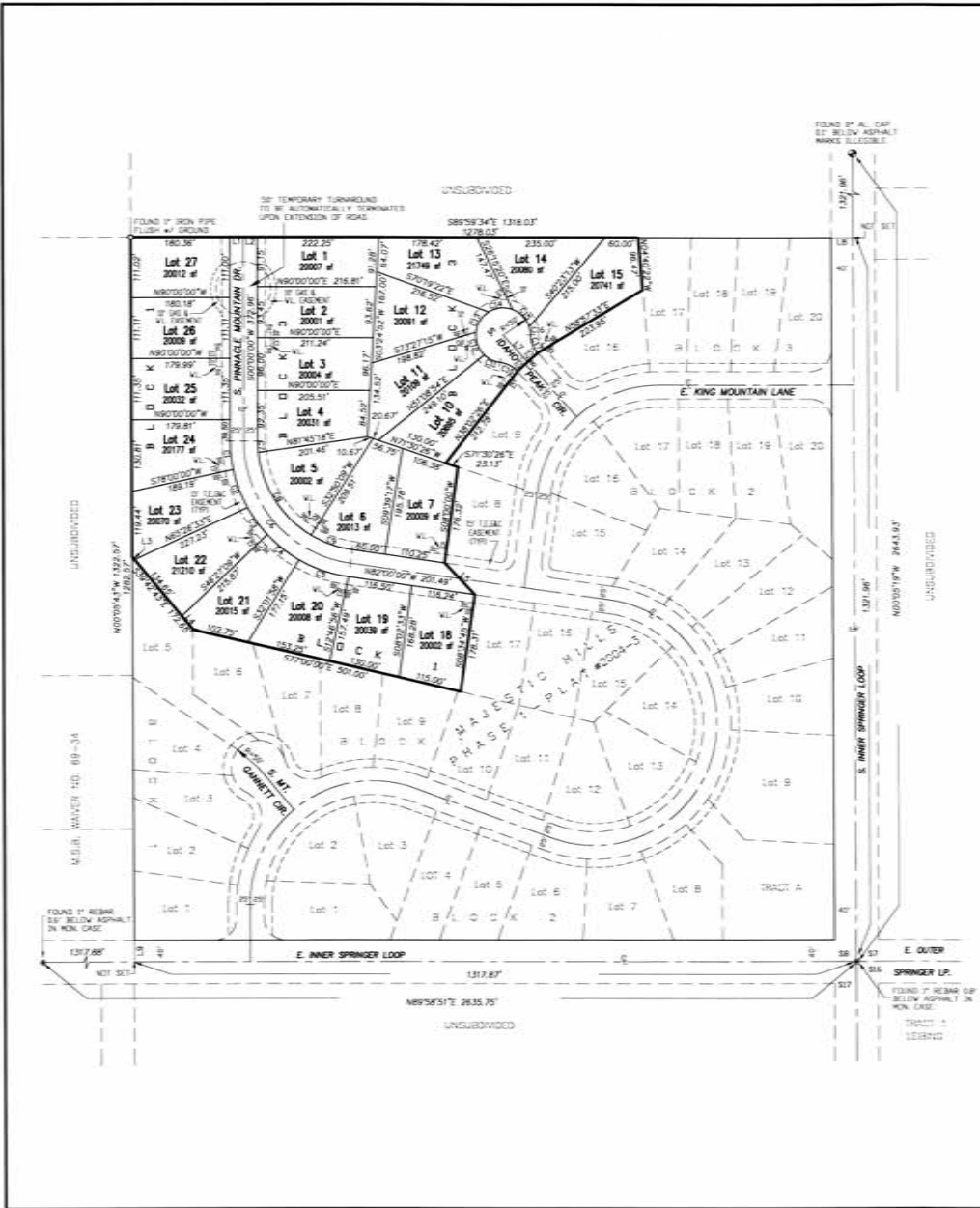
CURVE	BETA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	25.00	39.27	25.00	25.00	N0°00'00"W
C2	20°30'00"	250.00	111.36	56.62	38.44	S20°45'42"W
C3	70°30'00"	250.00	85.97	38.73	62.24	N0°14'55"W
C4	70°30'00"	250.00	85.97	38.73	62.24	S70°45'42"W
C5	20°30'00"	250.00	111.36	56.62	38.44	S71°14'20"W
C6	54°00'00"	250.00	174.45	8.73	17.45	S88°30'00"W
C7	90°00'00"	40.00	62.73	40.00	38.50	N45°00'00"W
C8	89°54'41"	40.00	62.73	39.54	38.50	N45°00'00"W
C9	37°30'00"	250.00	109.57	66.90	67.70	S77°30'00"W
C10	40°00'00"	250.00	121.98	80.84	133.17	S20°00'00"W
C11	30°00'00"	250.00	162.15	100.59	200.23	S49°30'00"W
C12	40°00'00"	250.00	164.82	101.37	202.27	S59°30'00"W
C13	40°00'00"	250.00	164.82	101.37	202.27	S59°30'00"W
C14	80°00'00"	250.00	39.27	39.20	28.26	S37°00'00"W
C15	27°00'00"	250.00	106.36	50.86	99.48	N0°00'00"W
C16	30°00'00"	250.00	124.40	59.91	63.26	N0°00'00"W
C17	14°30'00"	250.00	243.27	30.80	63.10	N05°45'00"W
C18	14°30'00"	250.00	243.27	30.80	63.10	N05°45'00"W
C19	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C20	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C21	14°30'00"	250.00	243.27	30.80	63.10	N41°00'00"W
C22	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C23	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C24	17°00'00"	250.00	274.88	37.36	73.90	S78°30'00"W
C25	18°00'00"	250.00	293.98	24.03	44.73	N47°30'00"W
C26	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C27	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C28	49°45'00"	250.00	173.64	92.73	188.20	N0°00'00"W
C29	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C30	20°00'00"	250.00	317.71	44.89	86.80	N0°00'00"W
C31	20°00'00"	250.00	317.71	44.89	86.80	N0°00'00"W
C32	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C33	17°00'00"	250.00	293.98	30.81	58.30	N07°30'00"W
C34	10°34'34"	250.00	430.00	24.35	43.00	S88°30'00"W
C35	30°00'00"	250.00	162.15	100.60	182.00	N0°00'00"W
C36	48°42'38"	250.00	46.70	23.59	39.64	S39°14'41"E
C37	50°25'48"	250.00	83.23	24.93	73.90	S47°08'41"E
C38	50°25'48"	250.00	83.23	24.93	73.90	S47°08'41"E
C39	48°00'00"	250.00	68.80	35.14	69.29	S34°00'00"W
C40	18°00'00"	250.00	430.00	301.29	568.63	S05°00'00"W
C41	30°00'00"	250.00	162.15	100.60	182.00	S20°00'00"W
C42	18°00'00"	250.00	430.00	174.48	34.88	S40°00'00"W
C43	30°00'00"	250.00	162.15	100.60	182.00	S00°00'00"W
C44	30°00'00"	250.00	162.15	100.60	182.00	S00°00'00"W
C45	67°33'39"	250.00	258.80	133.77	292.38	S40°33'39"W
C46	30°00'00"	250.00	162.15	100.60	182.00	S00°00'00"W
C47	30°00'00"	40.00	62.82	40.00	58.57	S43°00'00"W
C48	89°58'55"	40.00	62.82	39.99	58.50	N44°00'00"W

LINE TABLE

LINE	LENGTH	BEARING
L1	63.50	S20°00'00"E
L2	84.54	N07°00'00"W
L3	25.49	S85°00'00"W
L4	37.00	S77°00'00"E
L5	27.00	N70°00'00"W
L6	14.00	N70°00'00"W
L7	30.00	N70°00'00"W
L8	25.00	S00°00'00"W
L9	84.98	S00°00'00"W
L10	40.00	N00°00'00"W
L11	42.00	S00°00'00"W
L12	42.00	S89°59'54"E
L13	50.00	S48°00'00"W
L14	123.88	N40°00'00"E
L15	23.00	S77°30'00"E
L16	63.00	N00°00'00"W
L17	63.00	N00°00'00"W
L18	63.00	N89°59'54"E
L19	42.00	S43°00'00"E
L20	42.00	S43°00'00"E

SCALE





OWNERSHIP & DEDICATION CERTIFICATE
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS OF- AND TO THE MATSU BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Jess Hall 12-3-04
JESS HALL DATE
 P.O. BOX 1987 PALMER, ALASKA 99645

NOTARY'S ACKNOWLEDGMENT
 SUBSCRIBER AND SIGNER TO BEFORE ME THIS DAY OF *December* 20*04* FOR *Jess Hall*
 NOTARY FOR THE STATE OF ALASKA MY COMMISSION EXPIRES *6-23-07*

LEGEND
 ○ FOUND 2" AL. CAP MONUMENT
 ○ FOUND 1" IRON PIPE
 ● FOUND 1" REBAR
 TELECOM EASEMENT - TELECOMMUNICATIONS, ELECTRIC, GAS & CABLE EASEMENT
 W.L. = WATER LINE EASEMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	25.52	S89°59'34"E
L2	25.20	S89°59'34"E
L3	8.39	N09°42'43"W
L4	31.55	S29°42'03"E
L5	80.22	S43°02'08"E
L6	50.00	N48°00'00"E
L7	66.14	S42°00'00"E
L8	40.00	S89°59'34"E
L9	40.00	S89°59'34"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	18°00'00"	250.00	52.36	26.29	32.25	S26°00'00"E
C2	17°00'00"	250.00	74.18	37.96	73.92	S20°30'00"E
C3	14°00'00"	250.00	61.09	30.72	62.93	S36°00'00"E
C4	11°30'00"	250.00	74.18	37.36	73.92	S21°30'00"E
C5	22°00'00"	250.00	95.99	48.55	92.42	S17°00'00"E
C6	36°00'00"	250.00	132.91	135.59	293.23	S41°00'00"E
C7	36°00'00"	250.00	25.94	15.48	20.52	S23°28'00"E
C8	33°00'00"	250.00	183.00	99.72	178.48	S32°30'00"E
C9	27°00'00"	250.00	86.25	45.69	79.72	S19°30'00"E
C10	41°24'25"	50.00	36.14	18.90	35.36	N62°42'17"W
C11	37°24'25"	50.00	36.65	18.92	36.07	S84°42'17"E
C12	50°00'00"	50.00	43.38	24.29	43.84	S22°00'00"E
C13	50°00'00"	50.00	43.38	24.29	43.84	S32°00'00"W
C14	50°00'00"	50.00	43.38	24.29	43.84	S84°00'00"W
C15	32°00'00"	50.00	43.38	24.29	43.84	N44°00'00"W
C16	17°04'25"	50.00	35.99	7.66	35.12	N09°17'43"W
C17	41°24'25"	50.00	36.14	18.90	35.36	S27°17'43"E

RESTRICTIVE COVENANTS
 COVENANTS, CONDITIONS AND RESTRICTIONS WERE RECORDED JAN. 28, 2004 AT SERIAL #004-002535, PALMER RECORDING DISTRICT.



SCALE 1" = 1 MILE
 COUNTY MAP

- NOTES**
- THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 - BASES OF BEARINGS FROM SOLAR OBSERVATIONS, TAKEN AT THE SECTION CORNER SHOW HEREON.
 - 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.C.'S UNLESS OTHERWISE NOTED.
 - NO INDIVIDUAL SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 - NO DIRECT ACCESS FROM ANY LOT IS ALLOWED TO EITHER E. INNER SPRINGER LOOP OR S. INNER SPRINGER LOOP.
 - THESE LOTS ARE SERVED BY A COMMUNITY WATER SYSTEM, NO INDIVIDUAL WELLS ARE ALLOWED.
 - A PERMIT MUST BE OBTAINED FROM THE WATANUKA-SUSTINA BOROUGH PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF UTILITIES WITHIN THE TEMPORARY DUE-TO-SHOW HEREON.

PLAT APPROVAL
 I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WATANUKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT REGISTRATION NO. *05-0501-0001-0001* DATED *APRIL 28 2005* AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

2005-5
 DATE
 PLANNING & LAND USE DIRECTOR
 ATTEST: *Marilyn M. Schuler*
 PLATTING CLERK

CERTIFICATE OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH *DEC 31 2004* AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION SHOWN HEREON HAVE BEEN PAID.
 DATE: *12-3-05* BOROUGH TAX COLLECTION OFFICIAL



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE.
 SCALE: 1" = 100 FEET
 7330-S GARY LaRUSSO
 REGISTERED LAND SURVEYOR DATE

MAJESTIC HILLS PHASE 2
 A SUBDIVISION OF TRACT B, MAJESTIC HILLS, PHASE 1, PLAT #2004-3 LOCATED IN THE SET 1/4 SET 1/4 SECTION 8, T. 17 N. R. 2 E. SEWARD MERIDIAN ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 11.91 ACRES, MORE OR LESS
KEYSTONE SURVEYING
 GARY LO RUSSO, PROFESSIONAL LAND SURVEYOR
 POST OFFICE BOX 2216 PALMER, ALASKA 99645
 DRAWN BY: CAD/JL/ym DATE: 7/22/04 DWG: MAJESTIC/2004B
 CHECKED BY: G.L. SCALE: 1"=100 FEET SHEET 1 OF 1

PHOTOGRAPHS OF COMPARABLE RANCH HOME SALES



COMP 1: 226 N. Angus Loop



COMP 2: 853 S. Pinnacle Mountain Dr.



COMP 3: 696 N. Angus Loop



COMP 4: 13726 E. Hay Wagon Way



COMP 5: 1020 S. Pinnacle Mountain Dr.



COMP 6: 607 N. Angus Way



COMP 7: 935 S. Pinnacle Mountain Dr.



COMP 8: 13715 E. Field Lane

PHOTOGRAPHS OF COMPARABLE RANCH HOME SALES



COMP 9: 357 N. Angus Loop



COMP 10: 14024 E. Cabbage Patch Ave.



COMP 11: 13773 E. Jersey Loop



COMP 12: 13756 E. Jersey Loop

PHOTOGRAPHS OF MAJESTIC HILLS RANCH HOME SALES



COMP 1: 853 S. Pinnacle Mountain Dr.



COMP 2: 1020 S. Pinnacle Mountain Dr.



COMP 3: 910 S. Idaho Peak Circle



COMP 4: 935 S. Pinnacle Mountain Dr

PHOTOGRAPHS OF MAJESTIC HILLS RANCH HOME SALES



COMP 5: 1275 S. Pinnacle Mountain Dr.



COMP 6: 1095 S. Pinnacle Mountain Dr



COMP 7: 1185 S. Pinnacle Mountain Dr.



COMP 8: 1400 S. Pinnacle Mountain Dr



COMP 9: 13130 E. King Mountain Lane



COMP 10: 912 S. Pinnacle Mountain Dr.



COMP 11: 13060 E. King Mountain Lane



COMP 12: 13170 E. King Mountain Lane



COMP 13: 1235 S. Pinnacle Mountain Dr.

PHOTOGRAPHS OF COMPARABLE SPLIT-ENTRY HOME SALES



COMP 1: 13100 E. King Mountain Lane



COMP 2: 1050 S. Pinnacle Mountain Dr.



COMP 3: 152 N. Pasture Place



COMP 4: 13848 E. Jersey Loop



COMP 5: 844 S. Pinnacle Mountain Dr.



COMP 6: 135 N. Angus Way

PHOTOGRAPHS OF COMPARABLE SPLIT-ENTRY HOME SALES



COMP 7: 13670 E. Field Lane



COMP 8: 236 N Ayrshire Circle



COMP 9: 206 N. Shorthorn Place

PHOTOGRAPHS OF MAJESTIC HILLS SPLIT-ENTRY HOME SALES



COMP 1: 1300 S. Pinnacle Mountain Dr.



COMP 2: 1250 S. Pinnacle Mountain Dr.



COMP 3: 1355 S. Pinnacle Mountain Dr.



COMP 4: 1305 S. Pinnacle Mountain Dr.

PHOTOGRAPHS OF MAJESTIC HILLS SPLIT-ENTRY HOME SALES



COMP 5: 1215 S. Pinnacle Mountain Dr.



COMP 6: 1135 S. Pinnacle Mountain Dr



COMP 7: 13100 S. Pinnacle Mountain Dr.



COMP 8: 844 S. Pinnacle Mountain Dr.



COMP 9: 831 S. Pinnacle Mountain Dr.



COMP 10: 895 S. Pinnacle Mountain Dr.



COMP 1: 272 N. Prairie Circle



COMP 2: 13699 E. Grassland Circle

PHOTOGRAPHS OF COMPARABLE 2-STORY HOME SALES



COMP 3: 820 S. Pinnacle Mountain Dr.



COMP 4 & 6: 459 N. Angus Loop



COMP 5: 1395 S. Pinnacle Mountain Dr.



COMP 7: 13918 E. Jersey Loop



COMP 8: 13885 Gingham Circle



COMP 9: 854 N. Angus Loop



COMP 10: 265 N. Angus Loop

PHOTOGRAPHS OF MAJESTIC HILLS 2-STORY HOME SALES



COMP 1: 930 S. Pinnacle Mountain Dr.



COMP 2: 1180 S. Pinnacle Mountain Dr.



COMP 3: 1120 S. Pinnacle Mountain Dr.



COMP 4: 1000 S. Pinnacle Mountain Dr



COMP 5: 1220 S. Pinnacle Mountain Dr.



COMP 6: 1395 S. Pinnacle Mountain Dr



COMP 7: 969 S. Pinnacle Mountain Dr.



COMP 8: 900 S. Pinnacle Mountain Dr.

PHOTOGRAPHS OF MAJESTIC HILLS 2-STORY HOME SALES



COMP 9: 956 S. Pinnacle Mountain Dr.



COMP 10: 1070 S. Pinnacle Mountain Dr.



COMP 11: 1045 S. Pinnacle Mountain Dr.

PROFESSIONAL QUALIFICATIONS

of

JERRY L. SMITH

**Certified General Real Estate Appraiser, State of Alaska
Certificate No. AA48**

EDUCATION

Virginia Polytechnic Institute and State University (1972-1974)

Washington State University, B.B.A. (1981-1984)

Marshal Real Estate School (March 1984)

Successfully completed the following International Association of Assessing Officers (IAAO) courses:

Course 1 - Fundamentals of Real Property Appraisal - 1987

Course 2 - Income Approach to Valuation - 1986

Course 201 - Appraisal of Land - 1987

Course 301 - Mass Appraisal of Residential Property - 1986

Course 302 - Mass Appraisal of Income-Producing Properties - 1990

Course 303 - Computer-Assisted Assessment Systems - 1987

Other IAA Program Courses Successfully Completed: Site Analysis and Evaluation, An Introduction to the Cost Approach to Value, An Introduction to the Market Data Approach to Value, An Introduction to the Income Approach to Value, Mass Appraisal of Residential Property.

Successfully completed the following courses sponsored by the Appraisal Institute:

Standards of Professional Practice Parts A & B – 1991

15-Hour National USPAP Course – March 2011

Course 2-2 - Report Writing & Valuation Analysis – May 1992

Course 833 – Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets – 2013

Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications – 2013

Attended American Institute of Real Estate Appraisers (AIERA) courses and seminars included:

Seminar "Highest and Best Use" - 1989

Office of Thrift Supervision Seminar "Real Estate Appraisal Reform" - The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) - August 1990.

Course 400 – National Uniform Standards of Professional Appraisal Practice (USPAP Update Course) – February 2005/April 2007/June 2009/February 2013/March 2015/August 2017

Course 410 – 15-hour National USPAP Course – February 2011

Rates and Ratios; Making Sense of GIMs, OARs, and DCF - February 2005

Course 434 - Subdivision Analysis – June 2005

Course 530 - Advance Sales and Cost Approaches – March 2003

Course 550 - Advance Applications - March 2001

Course 700GRE – The Appraiser as an Expert Witness: Preparation & Testimony – June 2009

Successfully completed the following courses sponsored by the International Right of Way Association:

Course 401 - The Appraisal of Partial Acquisitions - May 1994

Course 402 - Introduction to the Income Capitalization Approach - February 1999

Course 403 - Easement Valuation -

Course 801 - Land Titles - April 1999

Course 803 - Eminent Domain - Law Basics for Right of Way Professionals - April 1999

Other Classes

The Beckman Company's - The Technical Inspection Of Real Estate – May 2006

National Highway Institute – NHI 141043: Appraisal for Federal-Aid Highway Programs – March 2007

National Highway Institute – NHI 141043: Appraisal Review for Federal-Aid Highway Programs – March 2007

Appraisal Institute Online Marshall & Swift Commercial Cost Training – April 2009

Appraisal Institute Online Appraisal of Nursing Facilities – May 2009

Loss Prevention Program for Real Estate Appraisers – March 2011

Land and Site Valuation – June 2011

Residential Applications Part 2: Using Microsoft Excel to Analyze and Support Appraisal Assignments – April 2015

Appraisal of Land Subject to Ground Leases – May 2015

Appraisal of Fast Food Facilities – June 2015

Appraisal of Owner-Occupied Commercial Properties – January 2017

PROFESSIONAL QUALIFICATIONS

JERRY L. SMITH, Appraiser

page 2

EXPERIENCE

Constructed single-family residences with J. L. General Contractors, Auburn, Washington, 1979.
Senior Appraiser with Municipality of Anchorage 1984-1987.
Appraiser and Consultant with Erickson and Associates 1987-1989.
RESCO - Real Estate Service Corporation, Appraiser - 1989/1993.
ACCUVAL/RESCO Appraisal Services Corporation, Owner & Chief Executive Officer - 1994/2003
Outlook Valuation Services, Appraiser - 1993/Current.

I have appraised and/or provided investment counseling on a variety of property types throughout the State of Alaska including:

Apartments	Restaurants	Tidelands
Condominiums	Warehouses	Mining Claims
Hotels & Motels	Service Stations	In-Holdings
Office Buildings	Subdivisions	Oil-Field Camps
Shopping Centers	Recreational Properties	Lodges
Retail Stores	Mobil Home Parks	Public Facilities
Airports	Auto Dealerships	Nursing & Assisted Living Facilities
Contaminated Properties	Special Use & Going Concern Valuations	
Corridor Valuations		

Appraisal and counseling services have been performed for a variety of purposes and functions such as financing, buy/sell decisions, leasing, insurability, ad valorem taxation, etc.

Certified: General Real Estate Appraiser State of Alaska No. 48

Certified as Expert Witness by the State of Alaska regarding the valuation of Commercial, Industrial and Residential Properties.

CLIENTELE

Alaska Railroad Corporation	Small Business Administration
Bank of America	Rural Economic Development Corp.
Bank of California	Federal Aviation Administration
Farmers Home Administration	First Interstate Bank of Oregon
Federal Deposit Insurance Corporation	Prudential/Jack White Company
Alaska USA Federal Credit Union	Klukwan Iron Ore Corporation
Key Bank of Alaska	Municipality of Anchorage
McDonald's Corporation	Northrim Bank
Wells Fargo Bank	City Commerce Corporation
Pacific First Bank of Seattle	Bureau of Land Management
Denali Federal Credit Union	Skagit State Bank - Washington
State of Alaska	Conoco/Phillips
Department of Natural Resources	British Petroleum
Department of Transportation & Public Facilities	Federal Express Corporation

License #: APRG48
Effective: 05/09/2017
Expires: 06/30/2019

STATE OF ALASKA

Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

Real Estate Appraisers

Licensee: **JERRY LEE SMITH**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**



Commissioner: Chris Hladick

APPRAISER QUALIFICATIONS AND ALASKA CERTIFICATION: VINCE COAN

EDUCATION

Chugiak High School, Chugiak, Alaska
BBA Degree, University of Alaska (Major-Real Estate)

REAL ESTATE AND APPRAISAL EDUCATION

University of Alaska:
(Real Estate Appraisal, Law, Investment Analysis, Statistics, Finance, Brokerage, Property Management, Urban Theory)

Income Capitalization Workshop, AIREA
Computer Assisted Appraisal Systems, IAAO
Capitalization Theory Part A, AIREA
Capitalization Theory Part B, AIREA
Standards of Professional Practice, AIREA
Case Studies in Real Estate Valuation, AIREA
Narrative Report Writing, AIREA
Report Writing and Review, National Highway Institute
Appraisal of Partial Acquisitions, International Right-of-Way Association
Valuation Litigation, Appraisal Institute
Appraisal of Contaminated Properties, International Right-of-Way Assoc.
Alternative Appraisal Reporting Forms, Appraisal Institute
Small Income Properties, Appraisal Institute
The Appraisal of Complex Properties in the Northwest, Appraisal Institute
The Appraisal of Special Purpose Properties in the Northwest, Appraisal Institute
Easement Valuation, International Right-of-Way Association
Retail Property Appraisal, Appraisal Institute
Partial Interest Valuation – Undivided, Appraisal Institute
Partial Interest Valuation – Divided, Appraisal Institute
Standards of Professional Practice, Parts A & B, Appraisal Institute
Real Estate Econometrics/Trend Analysis, Appraisal Institute
Land Valuation Adjustment Procedures, Appraisal Institute
Land Valuation Assignments Workshop, Appraisal Institute
Standards of Professional Practice, Part C, Appraisal Institute
Appraisal of Conservation Easements, Appraisal Institute and ASFMRA
Standards and Ethics of the Appraisal Institute for Associate Members
Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute
Advanced Income Capitalization, Appraisal Institute

EMPLOYMENT HISTORY

Statewide Appraisal Services, Owner (Since 1992)
Valley Appraisal and Analysis, Inc., Commercial Appraiser (1990-92)
Alaska Valuation Service, Inc., Commercial Appraiser (1989-90)
Erickson and Associates, Commercial Appraiser (1986-89)
Municipality of Anchorage, Senior Appraiser (1984-86)
State of Alaska, Land Manager
Alaska State Legislature, House Finance Committee Aide
Alaska Land Development Services, Surveyor
Various Surveying and Construction Work

PROFESSIONAL AFFILIATIONS AND COMMUNITY SERVICE

Certified General Real Estate Appraiser (State of Alaska No. APRG132)
Appraisal Institute, Associate Member
Contract Review Appraiser, State Division of Occupational Licensing (past)
State of Alaska Board of Certified Real Estate Appraisers 2000-2003 (Chairman)
State Assessment Review Board 2002 (Board Member)
International Right-of Way Association, Regular Member
Matanuska-Susitna Borough Board of Equalization 1992-2002
Valley Board of Realtors
Vice President, Matanuska-Susitna Youth Football Association (past)
Little League Baseball (Coach/Manager; past)

APPRAISAL EXPERIENCE: Multifamily properties; commercial and residential condominiums; small to large office buildings; farms and agricultural parcels; warehouses and industrial properties; small to large retail properties, convenience stores with and without fuel sales; community and neighborhood shopping centers; vacant residential/commercial/industrial lots and subdivisions; fly-in lodges; seafood processing plants, hotels, motels, and restaurants; aircraft hangars; car washes; various private and governmental leaseholds, in holdings, partial interests, easements, right-of-way, and condemnation appraisals. Appraisal experience includes a variety of commercial, industrial, multifamily, agricultural, special-use properties, subdivisions and vacant land, appraised throughout Alaska, including the following areas:

- | | |
|---------------------|------------|
| Anchorage | Kotzebue |
| Eagle River/Chugiak | Naknek |
| Fairbanks | Palmer |
| Glennallen | Sand Point |
| Homer | Seward |
| Iliamna | Sitka |
| Juneau | Skagway |
| Kake | Soldotna |
| Kenai | Talkeetna |
| Ketchikan | Valdez |
| King Salmon | Wasilla |
| Kodiak | Wrangell |

Qualified as Master and expert witness for Masters Hearings, and expert witness in Superior Court, and Bankruptcy Court.

License #: APRG132
Effective: 06/27/2017
Expires: 06/30/2019

STATE OF ALASKA
Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
Board of Certified Real Estate Appraisers

Licensee: **VINCE J. COAN**
License Type: **Certified General Real Estate Appraiser**
Status: **Active**



Commissioner: Chris Hladick



Norma I. Alley, MMC
City Clerk

Phone: (907) 761-1301
Direct: (907) 761-1321
Fax: (907) 761-1340
Email: nalley@palmerak.org

231 W. Evergreen Ave.
Palmer, Alaska 99645-6952
www.cityofpalmer.org

November 7, 2018

Dear Property Owner:

During the November 27, 2018, regular Palmer City Council meeting, the Palmer City Council will hold a public hearing on Ordinance No. 18-007-Z-2-SL: Amending the Zoning Map to Revise the Zoning Designation of Tax Parcel D8 Located in Section 8, Township 17 North, Range 2 East, Seward Meridian, to Extend the I-Industrial Zoning Classification with Special Limitation.

For additional information on the Industrial District, please refer to Palmer Municipal Code Chapter 17.36 – Industrial District, located online at: www.cityofpalmer.org. To view a copy of the ordinances, please refer to City Council Ordinances located online at: www.cityofpalmer.org.

The purpose of the public hearing is to receive testimony on the proposed zoning map amendment of the above tax parcel to extend the I-Industrial zoning classification with special limitation. The affected area is shown on the accompanying map.

A public hearing will be held on November 27, 2018, at 7:00 p.m. in the City Council Chambers located at 231 W. 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 comment to the City Council by November 16, 2018. Written comments may be mailed to the attention of the City Clerk at the address above, dropped off at City Hall, or emailed to cityclerk@palmerak.org. If you have any questions regarding the council meeting process, please call 761-1301. If you have any questions regarding the rezone, please call 761-1322.

Sincerely,

Norma I. Alley, MMC
City Clerk

For the following reason, I am

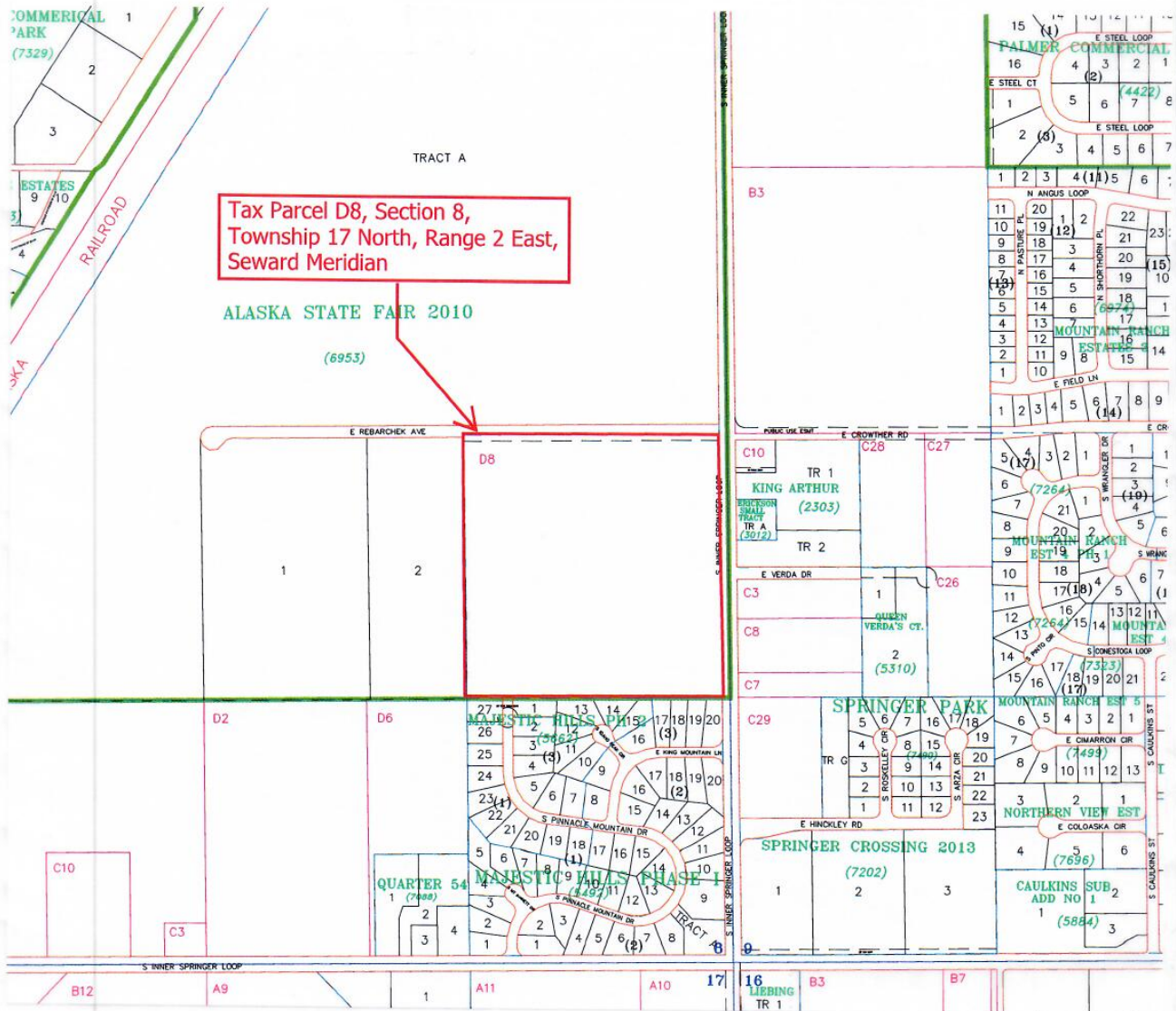
- In favor of (proponent)
- NOT in favor of (opponent)
- Have no objections to

the proposed rezoning Ordinance No. 18-002-Z-1. I would also like to provide additional comments below:

NAME: _____

ADDRESS: _____

VICINITY MAP



Request for extension of the current Industrial with Special Limitations zoning designation for an additional five year period for Tax Parcel D8, in Section 08, Township 17 North, Range 2 East, Seward Meridian, in Palmer, Alaska.

**City of Palmer
Resolution No. 18-025**

Subject: Authorizing the City Manager to Negotiate a Real Property Exchange Agreement with the Matanuska-Susitna Borough for the City of Palmer Release of ADL Lease 229118, Referred to as "France Road" Property; Transfer of Title to the City of Palmer of Tax Parcels 18N02E34B005 and 18N02E34B006; and Authorizing the Mayor to Execute the Agreement


Agenda of: November 27, 2018

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


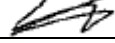

Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
X	Finance		11/1/2018
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

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

Certification of Funds:

Total amount of funds listed in this legislation: \$ 0

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: 

Attachment(s):

- Resolution No. 18-025
- Parks Powers Ordinance No. 593
- Draft Agreement MSB COP
- Map "Kopperud Property" Tax Parcels 18N02E34B005 and 18N02E34B006
- Map "France Road" Tax Parcels 17N02E06C002, 17N02E06C003, 17N02E06C004
- Lease ADL 229118 and History

Summary Statement/Background:

The Matanuska-Sustina Borough (MSB) purchased Tax Parcels 18N02E34B005 and 18N02E34B006 to improve trail access along the Matanuska River and connecting trails in/around Matanuska Lake, Kepler Lake system and Mat River Park. Trail work on this bond funded project is underway by the MSB.

Tax Parcels 18N02E34B005 and 18N02E34B006 are located within the city limits of Palmer and were previously considered for purchase by the city to develop recreationally and provide river and trail access in a similar fashion. City control of this property also provides a location for a gateway sign in the future along a major thoroughfare in to the city from the Old Glenn Highway.

The utilization of Tax Parcels 18N02E34B005 and 18N02E34B006, referred to as "Kopperud Properties" must remain as public use in perpetuity or returned to the Borough if public use is no longer deemed appropriate for the City. Future development will be determined once the property has been transferred and the Parks, Recreation, and Cultural Resources Advisory Board makes recommendations for improvements and use.

The "France Road", Tax Parcels 17N02E06C002, 17N02E06C003, 17N02E06C004 as a property lease has not been developed or improved by the city since the lease was established in 1971. It was originally leased to be a sanitary landfill for the city from the State of Alaska. The State transferred title of the property to MSB in 2005. The MSB intends to relocate a trail head and trails to this property as part of the MSB landfill expansion on the adjacent property. It is currently classified as "Reserved Use/Public Recreation".

Administration's Recommendation:

Approve Resolution No. 18-025 Authorizing the City Manager to Negotiate a Real Property Exchange Agreement with the Matanuska-Susitna Borough for the City of Palmer Release of ADL Lease 229118, referred to as "France Road" property, the transfer of title to the City of Palmer of Tax Parcels 18N02E34B005 and 18N02E34B006, and Authorizing the Mayor to Execute the Agreement

LEGISLATIVE HISTORY

Introduced by: City Manager
Date: November 27, 2018
Public Hearing:
Action:
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

Resolution No. 18-025

A Resolution of the Palmer City Council Authorizing the City Manager to Negotiate a Real Property Exchange Agreement with the Matanuska-Susitna Borough for the City of Palmer Release of ADL Lease 229118, Referred to as "France Road" Property; the Transfer of Title to the City of Palmer of Tax Parcels 18N02E34B005 and 18N02E34B006; and Authorizing the Mayor to Execute the Agreement

WHEREAS, the City of Palmer, Alaska ("City") is a home rule city and, under Section 11 of Article X of the Alaska Constitution, may exercise all legislative power not prohibited by law or the Charter of the City, and the City has determined that the matter set forth in this resolution is not prohibited by law or the Charter; and

WHEREAS, the City of Palmer accepted delegation of parks and recreation powers from the Matanuska-Susitna Borough by ordinance in 2002; and

WHEREAS, there is a need for additional parks within the City of Palmer; and

WHEREAS, an inspection of the property indicates it would be suitable for a park with improvements and that the Matanuska-Susitna Borough has improved trail access through the property; and

WHEREAS, the "France Road" property is no longer of use to the City of Palmer and has not had any city improvements added since the lease was established in 1971.

NOW THEREFORE, BE IT RESOLVED, by the Palmer City Council to authorize the City Manager to negotiate a real property exchange agreement with the Matanuska-Susitna Borough for the City of Palmer release of ADL Lease 229118, referred to as "France Road" property; the transfer of title to the City of Palmer of Tax Parcels 18N02E34B005 and 18N02E34B006; and authorize the Mayor to execute the agreement.

Approved by the Palmer City Council this ____ day of _____, 2018.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

CITY OF PALMER, ALASKA

ORDINANCE NO. 593

AN ORDINANCE OF THE PALMER CITY COUNCIL ACCEPTING THE DELEGATION OF PARKS AND RECREATION POWERS WITHIN THE CITY OF PALMER FROM THE MATANUSKA-SUSITNA BOROUGH.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance is a non-code ordinance.

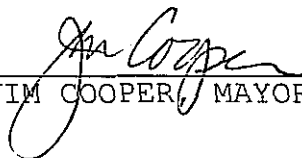
Section 2. Acceptance of Delegation. The City of Palmer hereby accepts the delegation of the parks and recreation powers within the city of Palmer from the Matanuska-Susitna borough in accord with and under the conditions set forth in Matanuska-Susitna Borough Ordinance Serial No. 02-098, adopted August 6, 2002.

Section 3. Publication and Effective Date. This ordinance shall become effective immediately upon its adoption. Publication shall be by making copies available to the public. Publication may also be made by posting a copy hereof on the City Hall bulletin board for a period of ten (10) days following its adoption. A notice of public hearing shall be given by such posting at least five (5) days before final passage.

First Reading: July 23, 2002

Public Hearing &
Second Reading: August 13, 2002

Adopted by the City Council of the City of Palmer, Alaska, this 13th day of August, 2002.



JIM COOPER, MAYOR



THOMAS HEALY, CITY CLERK

MEMORANDUM OF AGREEMENT
BETWEEN
MATANUSKA-SUSITNA BOROUGH
AND
CITY OF PALMER

THIS MEMORANDUM OF AGREEMENT has been reached this _____ day of _____, 2018, Between the Matanuska-Susitna Borough (hereinafter referred to as “Borough”), whose address is 350 E. Dahlia Ave., Palmer, Alaska 99645 and City of Palmer (hereinafter referred to as “City”), whose mailing address is 231 W. Evergreen Ave., Palmer, Alaska 99645.

WHEREAS, the Borough is owner and Lessor, and the City is Lessee, of certain properties in Palmer (hereinafter referred to as “France Road”), under ADL Lease 229118, which lease expires on March 9, 2026, and are identified as Tax Parcels 17N02E06C002, C003, and C004; and

WHEREAS, the Borough is the owner of properties located adjacent to the Matanuska River Park recreation area located in Palmer (hereinafter referred to as “Kopperud” parcels) and are identified as Tax Parcels 18N02E34B005 and B006; and

WHEREAS the City agrees to relinquish its leasehold interest in the France Road property to the Borough, and the Borough agrees to transfer fee simple title of the “Kopperud” properties to the City.

THEREFORE, the Borough and the City agree to the following terms and conditions:

- 1) No money shall be paid by the City to the Borough for the fee simple title transfer of the Borough properties.
- 2) All Borough property shall be transferred by Quitclaim Deed, in as-is condition. Borough makes no warranties either expressed or implied, nor assumes any liability whatsoever, regarding the cultural, social, economic, or environmental aspects of any parcel, to include without limitation, soil conditions, water drainage, practical or feasible physical assess, availability of gravel or personal use wood supplies, cultural artifacts which may or may not exist, natural or artificial hazards which may or may not exist, merchantability, suitability, or profitability of the parcel for any use or purpose or development. The borough property is subject to all reservations, exceptions, easements, covenants, conditions, restrictions, and plat notes of record, or other matters of record, if any.
- 3) The Borough shall terminate the City’s leasehold interest through recorded Termination of Lease on the France Road property with the approval and non-objection of the City.
- 4) The Borough shall convey the “Kopperud” properties upon recordation of a public trail easement running within the properties and shall reserve the right for future trails and connectivity to the Matanuska River Park.
- 5) The “Kopperud” properties shall be conveyed with a covenant that the property shall be retained and used solely for public purposes, in perpetuity or the property shall revert back to the Borough.
- 6) Fee Simple transfer of the Borough properties is contingent upon approval by the Mat-Su Borough Assembly.

THIS MEMORANDUM OF AGREEMENT embodies the whole Agreement between parties hereto as it pertains to the real property as contained herein, and shall be deemed a **CONTRACT** extending to and

binding upon the parties and their respective executors, administrators, legal representatives, successors and assigns. Any changes, additions or deletions hereto must be made in writing and signed by both parties.

CITY OF PALMER:

Nathan Wallace
City Manager

Date

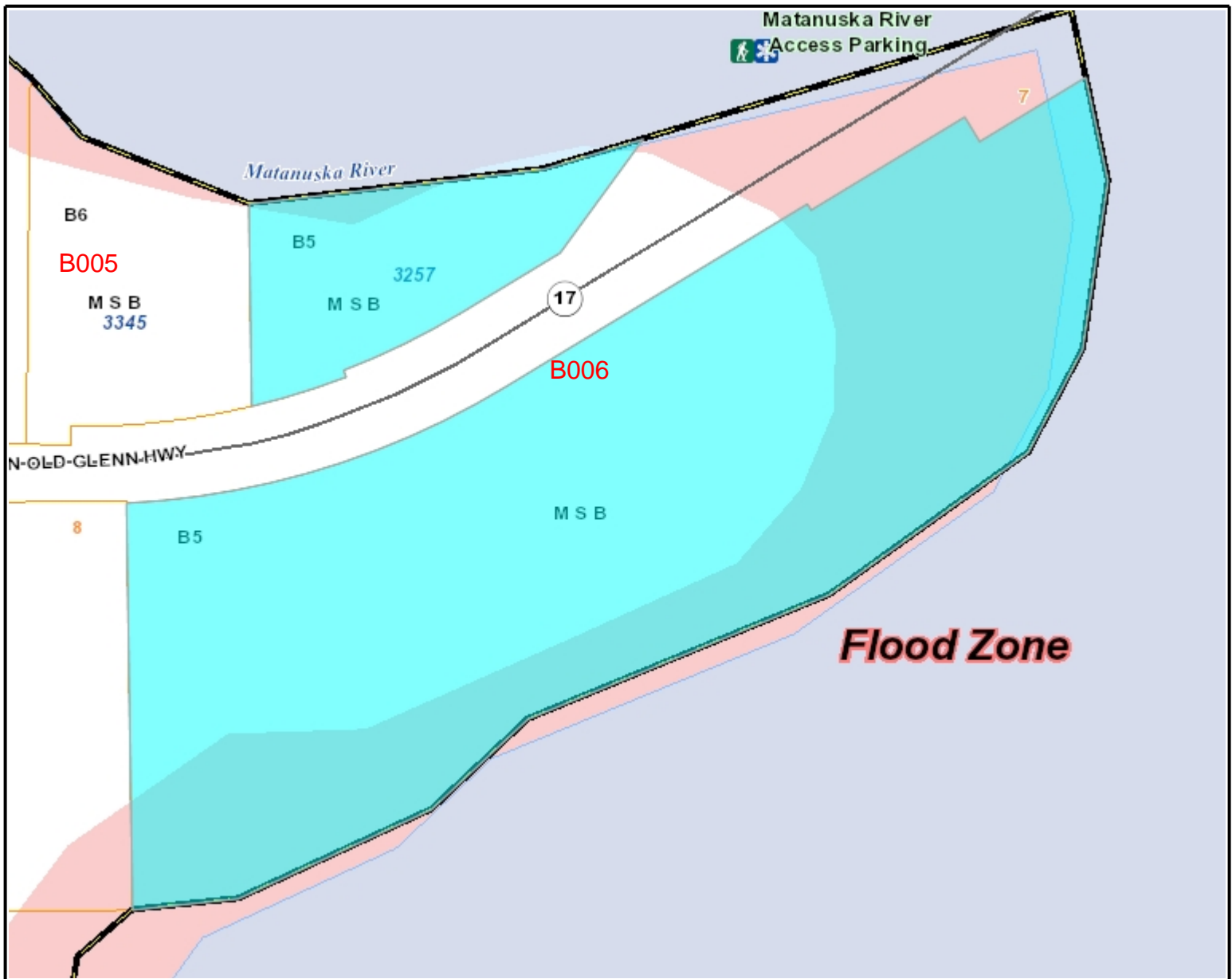
MATANUSKA-SUSITNA BOROUGH:

John Moosey
Borough Manager

Date



Matanuska-Susitna Borough Land Information Parcel Report



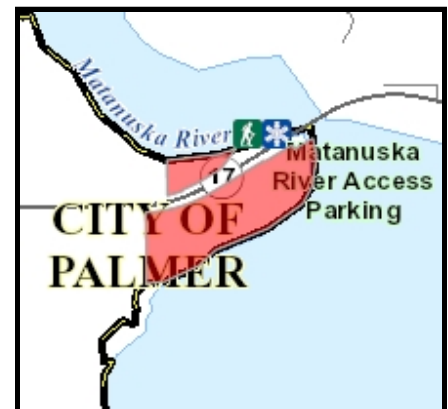
Selected parcel highlighted

Account ID: 18N02E34B005

Owner(s): MATANUSKA-SUSITNA BOROUGH

General Owner: BOROUGH

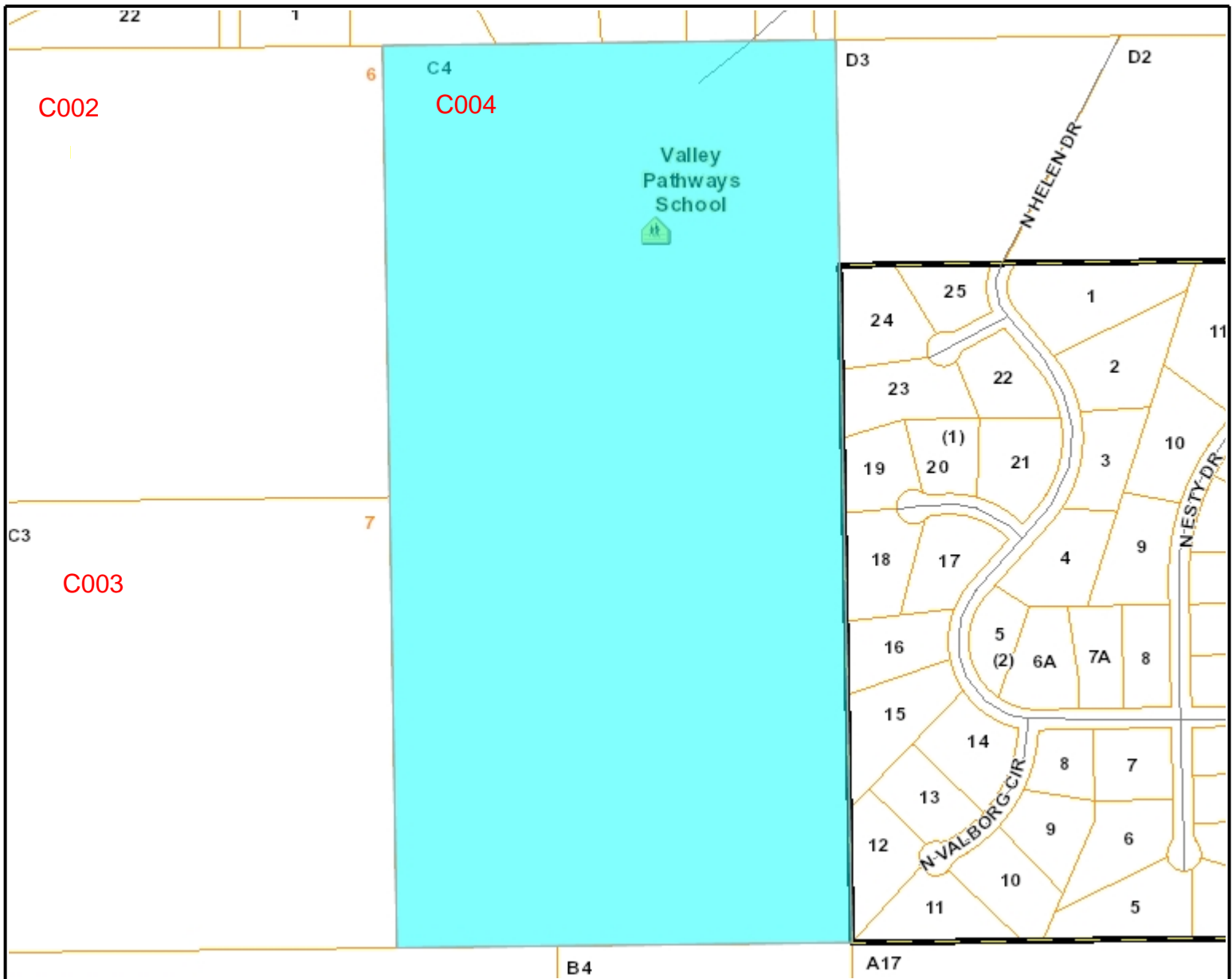
Legal Description: TOWNSHIP 18N RANGE 2E SECTION 34 LOT B5



Parcel location within Matanuska-Susitna Borough



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

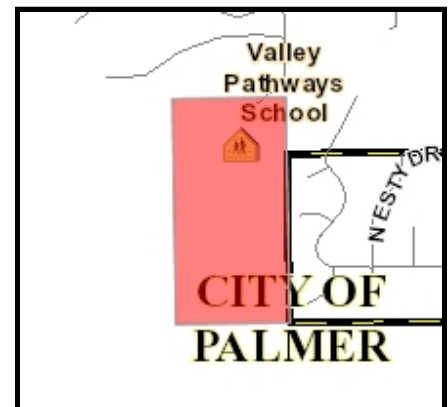
Account ID: 17N02E06C004

Owner(s): MATANUSKA-SUSITNA BOROUGH

SCHOOL/ PATHWAYS - NEW

General Owner: BOROUGH

Legal Description: TOWNSHIP 17N RANGE 2E SECTION 6 LOT C4



Parcel location within Matanuska-Susitna Borough

Time Line for
Parcels now referred to as the *France Road Property(s)* totaling 155.69 acres

March 1971	City of Palmer signs 55 year lease for property identified as ADL 18180 for Public Purpose. Lease runs until March 9, 2026.
March 3, 1971	Letter from City Manager to State requesting lands be reserved for a sanitary landfill for future use Letter references concurrence from the Borough
November 19, 2004	State transferred the administration of the lease to the Borough
2005	State issue State of Alaska patent 19693 and transfers property to the Borough
April 15, 2005	Transfer of Property Recorded
May 17, 2005	Borough Ordinance 05-060 Classifies land as "Reserved Use/Public Recreation Lands"
Summer 2005	Valley Pathways School Established on northeast corner of the property
April 2007	Borough contracts with Agnew::Beck to formulate an Asset Management Plan
August 6, 2007	Final Draft of Plan released
Plan Elements	Plan calls for re-establishing Crevasse-Moraine Trailhead and main trail loops on property, as well as establishing MSB Parks & Rec. Maintenance Shop ⁱ
2007	Borough Parks, Recreation and Trails Advisory Board passes Resolution 07-012 recommending adoption of the plan
2007	Borough Real Property Asset Management Board passes Resolution 07-15 recommending adoption of the plan
January 21, 2008	Borough Planning Commission Ordinance 08-01 recommending adoption of the Plan introduced and Public Hearing held; one person speaks in favor of plan
January 31, 2008	S. Jansen conversation with Borough Community Development Director Linda Brenner regarding conflicting information about Borough's future use of land and quick comment by Borough Manager John Duffy confirm Mr. Duffy didn't realize Borough held title to property when comments were made to Mr. Allen stating the Borough had no interest in land. Ms. Brenner indicates they would like to begin preliminary work on establishing a trail head on the property during the summer of 2008. All concur the City's lease situation has to be resolved.
February 4, 2008	Borough Planning Commission Public Hearing continued

ⁱ Shop is now located in City of Palmer at N. Gulkana and E. Auklet Avenue

PALMER

DL-37 Serial No. 71-1101
Rev. 7/70

INDEX

BOOK 16 misc PAGE 26
Palmer Recording District

RECEIVED

APR 26 1971

CITY OF PALMER

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LANDS
323 East Fourth Avenue
Anchorage, Alaska 99501

ADL No. 18180

LEASE AGREEMENT
Negotiated Pursuant to AS 38.05.315

THIS INDENTURE made and entered into this 10th day of March, 19 71, by and between the STATE OF ALASKA, through the Director of the Division of Lands, with the consent and approval of the Commissioner of the Department of Natural Resources, acting for and on its behalf under and pursuant to AS 38.05, as amended, and the regulations promulgated thereunder, as amended or hereafter amended, hereinafter referred to as the LESSOR: and CITY OF PALMER of P.O. Box 739, Palmer, Alaska 99645 hereinafter referred to as the LESSEE:

WITNESSETH, that whereas the Lessor has classified the lands herein demised as: Reserved Use lands on October 6, 19 64, pursuant to AS 38.05, as amended; and

WHEREAS, the Lessor has caused the lands herein demised to be appraised and such appraisal was made and approved on or after N/A, 19 ; and

WHEREAS, the Lessor has caused a notice of intent to lease the lands herein demised to be published as required by law or caused notices of intent to lease to be posted as required by law; and

WHEREAS, an auction of the herein demised property was held at the time and place designated by notice and said sale was approved by the Director of the Division of Lands, Department of Natural Resources, State of Alaska:

NOW THEREFOR, the Lessor has agreed to let and does hereby let and demise to the Lessee, and the Lessee has agreed to take and does hereby take from the Lessor all that lot, piece, or parcel of land more particularly bounded and described, as follows:
Lots 6 and 7 and the E 1/2 SW 1/4 of Section 6, Township 17 North, Range 2 East, Seward Meridian, containing 152.69 acres more or less.

TO HAVE AND TO HOLD the said demised premises for a term of Fifty-five (55) years commencing on the 10th day of March, 19 71 and ending at 12 o'clock midnight on the 9th day of March, ~~19~~ 2026, unless sooner terminated as hereinafter provided.

The Lessee shall pay to the Lessor rental as follows: Equal annual payments, in advance, on or before the 10th day of March of every year during said term at the rate of One and no/100 Dollars (\$ 1.00) per annum; such payments to be subject to adjustment at each five-year interval from the effective date hereof, if the lease term hereof exceeds five years, such adjustment to be based primarily upon a reappraised annual rental value of land in a state of improvement similar to that of the land described herein at the time this lease was entered into.

It is agreed that the covenants, terms and agreements herein contained shall be binding upon the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the State of Alaska, Lessor, acting through the Director of the Division of Lands of the Department of Natural Resources, lawfully authorized thereunto, has caused these presents to be executed at Anchorage, Alaska, in duplicate, and the said Lessee has hereunto set his hand, agreeing to keep, observe and perform the rules and regulations promulgated under AS 38.05, as amended, the terms, conditions and provisions herein contained on the Lessee's part to be kept, observed and performed.

Approved as to form: Benton Curtis

APPROVED:

Kenneth H. Hallback
Chief, Lands Section Director
Division of Lands

COMMISSIONER, DEPARTMENT OF NATURAL RESOURCES
STATE OF ALASKA

X CITY OF PALMER

UNITED STATES OF AMERICA)
State of Alaska) ss.

X *William E. Curtis*
LESSEE (S)

THIS IS TO CERTIFY that on the 16th day of April, 1971, before me, the undersigned Notary Public, personally appeared KENNETH H. HALLBACK known to me and known by me to be the Chief, Lands Section of the Division of Lands of the Department of Natural Resources, and acknowledged to me that he executed the foregoing lease for and on behalf of said State, freely and voluntarily and for the use and purposes therein set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

RECORDED - FILED
PALMER REC.
DISTRICT

James A. Ho
Notary Public in and for the State of Alaska
My commission expires 9/6/74

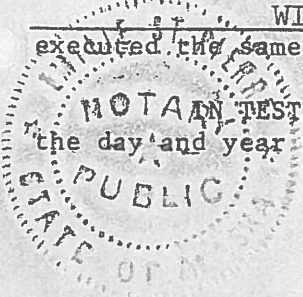
APR 20 10 50 AM '71

UNITED STATES OF AMERICA
State of Alaska

REQUESTED BY *Bill Curtis*
ADDRESS *Box 739, Palmer, Ak Rc 405953*

THIS IS TO CERTIFY that on this 25th day of March, 1971, before me, the undersigned, a Notary Public in and for Alaska duly commissioned and sworn, personally appeared WILLIAM E. CURTIS to me personally known to be one of the persons described in and who executed the within instrument and the said WILLIAM E. CURTIS acknowledged to me that he signed and executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



X *Emilie H. Pierre*
Notary Public in and for the State of Alaska
My commission expires 10-25-71

APPROVED AS TO FORM:

WARREN C. COLVER
ATTORNEY GENERAL

By *Michael M. Bohman*
Deputy Attorney General

**City of Palmer
Resolution No. 18-026**

Subject: Appropriating \$70,000.00 for the Purchase of Lot 18 Block 1 in the Hidden Ranch Subdivision Phase IV to be Used for a Future City Park, Authorizing the City Manager to Negotiate a Purchase and Sale Agreement with Spinell Homes for the Purchase of Lot 18 Block 1 Not to Exceed \$70,000.00, and Authorizing the Mayor to Execute the Purchase and Sale Agreement


Agenda of: November 27, 2018

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


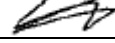
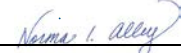
Originator Information:

Originator: City Manager

Department Review:

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

Approved for Presentation By:

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

Certification of Funds:


Total amount of funds listed in this legislation: \$ 70,000.00

This legislation (√):

<input type="checkbox"/>	Creates revenue in the amount of:	\$ _____
X	Creates expenditure in the amount of:	\$ <u>70,000.00</u>
<input type="checkbox"/>	Creates a saving in the amount of:	\$ _____
<input type="checkbox"/>	Has no fiscal impact	

Funds are (√):

<input type="checkbox"/>	Budgeted	Line item(s): <u>08-01-10-7160(Property Acquisition) 08-00-00-3673(Transfers In)</u>
X	Not budgeted	<u>\$55,000.00 General Fund and \$15,000.00 Land Fund</u>

Director of Finance Signature: 

Attachment(s):

- Resolution No. 18-026
- Parks Powers Ordinance No. 593
- Map Lot 18 Hidden Ranch Phase IV

Summary Statement/Background:

The Council directed to the City Manager to pursue the purchase of Lot 18, Block 1 of the Hidden Ranch Phase IV subdivision. This property is to be used for a future City of Palmer Park.

The type of park will be determined once the property has been purchased. This will include a public process that includes community and neighborhood input and the Parks, Recreation, and Cultural Resources Advisory Board recommendations.

Spinell Homes has listed and offered the property for the purchase price of \$70,000.

If approved a purchase and sale agreement will be negotiated by the City Manager and executed by the Mayor.

Administration's Recommendation:

Approve Resolution No. 18-026 Appropriating \$70,000 for the purchase of Lot 18 Block 1 in the Hidden Ranch Subdivision Phase IV to be Used for a Future City Park, Authorizing the City Manager to Negotiate a Purchase and Sale Agreement with Spinell Homes for the Purchase of Lot 18 Block 1 Not to Exceed \$70,000, and Authorizing the Mayor to Execute the Purchase and Sale Agreement.

LEGISLATIVE HISTORY

Introduced by: City Manager
Public Hearing: November 27, 2018
Action:
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

Resolution No. 18-026

A Resolution of the Palmer City Council Appropriating \$70,000.00 for the Purchase of Lot 18 Block 1 in the Hidden Ranch Subdivision Phase IV to be Used for a Future City Park, Authorizing the City Manager to Negotiate a Purchase and Sale Agreement with Spinell Homes for the Purchase of Lot 18 Block 1 Not to Exceed \$70,000.00, and Authorizing the Mayor to Execute the Purchase and Sale Agreement

WHEREAS, the City of Palmer, Alaska ("City") is a home rule city and, under Section 11 of Article X of the Alaska Constitution, may exercise all legislative power not prohibited by law or the Charter of the City, and the City has determined that the matter set forth in this resolution is not prohibited by law or the Charter; and

WHEREAS, the City of Palmer accepted delegation of parks and recreation powers from the Matanuska-Susitna Borough by ordinance in 2002; and

WHEREAS, there is a need for additional parks within the City of Palmer; and

WHEREAS, an inspection of the property indicates it would be suitable for a park with improvements; and

WHEREAS, Spinell Homes has listed and offered the property for sale.

NOW THEREFORE, BE IT RESOLVED, by the Palmer City Council to appropriating \$70,000.00 for the purchase of Lot 18 Block 1 in the Hidden Ranch Subdivision Phase IV to be used for a future city park, authorizing the city manager to negotiate a purchase and sale agreement with Spinell Homes for the purchase of Lot 18 Block 1 not to exceed \$70,000.00, and authorizing the mayor to execute the purchase and sale agreement.

Approved by the Palmer City Council this ____ day of _____, 2018.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

CITY OF PALMER, ALASKA

ORDINANCE NO. 593

AN ORDINANCE OF THE PALMER CITY COUNCIL ACCEPTING THE DELEGATION OF PARKS AND RECREATION POWERS WITHIN THE CITY OF PALMER FROM THE MATANUSKA-SUSITNA BOROUGH.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Acceptance of Delegation. The City of Palmer hereby accepts the delegation of the parks and recreation powers within the city of Palmer from the Matanuska-Susitna borough in accord with and under the conditions set forth in Matanuska-Susitna Borough Ordinance Serial No. 02-098, adopted August 6, 2002.

Section 3. Publication and Effective Date. This ordinance shall become effective immediately upon its adoption. Publication shall be by making copies available to the public. Publication may also be made by posting a copy hereof on the City Hall bulletin board for a period of ten (10) days following its adoption. A notice of public hearing shall be given by such posting at least five (5) days before final passage.

First Reading: July 23, 2002

Public Hearing &
Second Reading: August 13, 2002

Adopted by the City Council of the City of Palmer, Alaska, this 13th day of August, 2002.

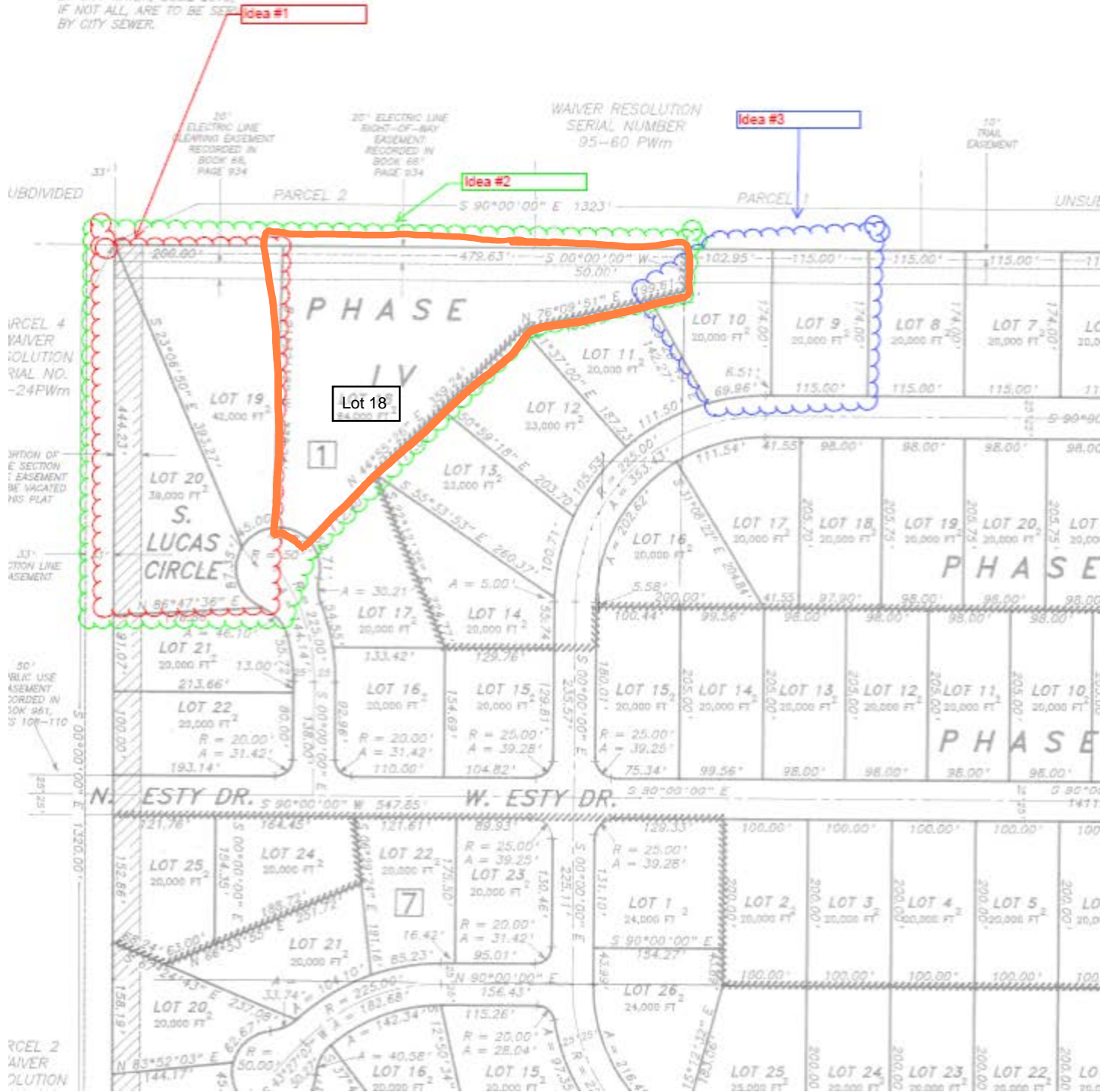


JIM COOPER, MAYOR



THOMAS HEALY, CITY CLERK

ALL LOTS ARE TO BE SERVED BY CITY WATER; SOME LOTS, IF NOT ALL, ARE TO BE SERVED BY CITY SEWER.



**City of Palmer
Resolution No. 18-027**

Subject: Naming the Warren "Bud" Woods Palmer Municipal Airport Helicopter Operations Area the "John S. Lee Helipad"

Agenda of: November 27, 2018

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



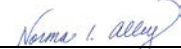
Originator Information:

Originator: City Manager

Department Review:

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

Approved for Presentation By:

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

Certification of Funds:


Total amount of funds listed in this legislation: \$ 0.00

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): _____
- Not budgeted

Director of Finance Signature: 

Attachment(s):

- Resolution No. 18-027
- AAC Resolution 18-001
- Map of designated area

Summary Statement/Background:

The Airport Advisory Commission (AAC) Members respectfully request that the City Council consider honoring Mr. Lee by naming the newly completed helicopter operations area, the "John S. Lee Helipad" at the Warren "Bud" Woods Palmer Municipal Airport.

For over 40 years, Mr. Lee has been operating at the airport, developed his business on the airport grounds, serving untold hours as an airport advocate, community volunteer, devoting years of service and time to several boards and commissions, the last of which he served as Chair for the Airport Advisory Commission. He has hosted the FAA's "Fly In" pancake feed in Palmer for two decades and his guidance and involvement with the airport master plans, new lease agreement, revised airport regulations, fly friendly program and numerous other airport endeavors, has proven invaluable to helping the airport move forward.

For many years, Mr. Lee has been a strong advocate for a devoted helicopter operations area at the airport. As a helicopter owner and pilot, he understands the value of this area and the potential it holds to attract new helicopter operations to Palmer.

For these reasons and many more, the AAC believes the City Council should consider this naming request.

Administration's Recommendation:

Approve Resolution No. 18-027 Naming the Warren "Bud" Woods Palmer Municipal Airport Helicopter Operations Area the "John S. Lee Helipad".

LEGISLATIVE HISTORY

Introduced by: City Manager
Public Hearing: November 27, 2018
Action:
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

Resolution No. 18-027

A Resolution of the Palmer City Council Naming the Warren "Bud" Woods Palmer Municipal Airport Helicopter Operations Area the "John S. Lee Helipad"

WHEREAS, the City of Palmer, Alaska ("City") is a home rule city and, under Section 11 of Article X of the Alaska Constitution, may exercise all legislative power not prohibited by law or the Charter of the City, and the City has determined that the matter set forth in this resolution is not prohibited by law or the Charter; and

WHEREAS, John S. Lee has been committed to the Palmer Municipal Airport for over 40 years and supported numerous airport functions; and

WHEREAS, John S. Lee has served countless volunteer hours on the City of Palmer boards and Commissions, including as Chair of the Airport Advisory Commission; and

WHEREAS, John S. Lee was a strong proponent of a helicopter operations area at the airport; and

Whereas, John S. Lee is a helicopter pilot and has operated a helicopter on the airport for years; and

WHEREAS, the City of Palmer operates the Warren "Bud" Woods Palmer Municipal Airport.

NOW, THEREFORE, BE IT RESOLVED the Palmer City Council hereby names the Warren "Bud" Woods Palmer Municipal Airport helicopter operations area the "John S. Lee Helipad".

Approved by the Palmer City Council this ____ day of _____, 2018.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

Introduced by: Ken More
Date: October 25 , 2018
Action:
Vote:

Yes:	No:
More Helmericks Momarts Linn Jardine	

**CITY OF PALMER, ALASKA
Resolution No. 18-001**

A RESOLUTION OF THE CITY OF PALMER AIRPORT ADVISORY COMMISSION RECOMMENDING THAT THE CITY COUNCIL CONSIDER NAMING THE NEWLY COMPLETED HELICOPTER OPERATIONS AREA, THE "JOHN S. LEE HELIPAD".

WHEREAS, the City of Palmer operates the Warren "Bud" Woods Palmer Municipal Airport; and

WHEREAS, the Airport Advisory Commission (AAC) advises the City in matters pertaining to the Airport; and

WHEREAS, the AAC Resolutions are the primary method of transmitting recommendations and observations to the City Council; and

WHEREAS, John S. Lee has been committed to the Palmer Municipal Airport for over 40 years and supported numerous airport functions; and

WHEREAS, John S. Lee has served countless volunteer hours on the City of Palmer boards and Commissions, including as Chair of the Airport Advisory Commission; and

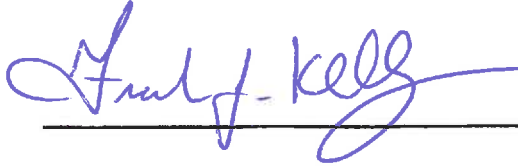
WHEREAS, John S. Lee was a strong proponent of a helicopter operations area at the airport; and

Whereas, John S. Lee is a helicopter pilot and has operated a helicopter on the airport for years; and

WHEREAS, the AAC recommends The City Council consider naming the newly created helicopter operations area the "John S. Lee Helipad".

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF PALMER AIRPORT ADVISORY COMMISSION RECOMMENDS THAT THE CITY COUNCIL CONSIDER NAMING THE NEWLY FINISHED HELICOPTER OPERATIONS AREA, THE "JOHN S. LEE HELIPAD".

Passed and approved by the Airport Advisory Commission of the City of Palmer, Alaska
this 25TH day of October, 2018.



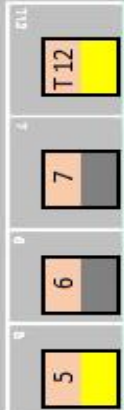
Frank Kelly, Airport Superintendent



Kenneth More, Chairperson

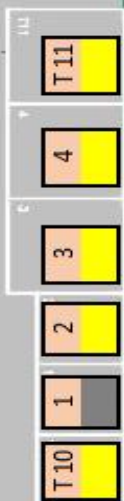


PALMER



Large Aircraft Apron

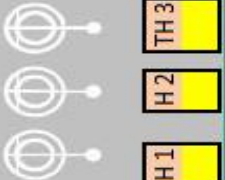
TW F



Large Aircraft Apron

TW A

TW C



Helipad Apron



Vacant
Reserved
Taken

34

**City of Palmer
Action Memorandum No. 18-089**

Subject: Authorizing the Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 163 E. Industrial Way


Agenda of: November 27, 2018

Council Action: **Approved** **Amended:** _____
 Denied




Originator Information:

Originator: Community Development Director Hanson

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development		<u>11/2/18</u>
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

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

Certification of Funds:


Total amount of funds listed in this legislation: \$ 0.00

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): _____
- Not budgeted _____

Director of Finance Signature: 

Attachment(s):

- Site Plan from Building Permit #2012-045
- Photo of Building

Summary Statement:

Palmer Municipal Code 15.08.3103 requires City Council approval for a temporary building or structure to remain in place for longer than six months within the City limits.

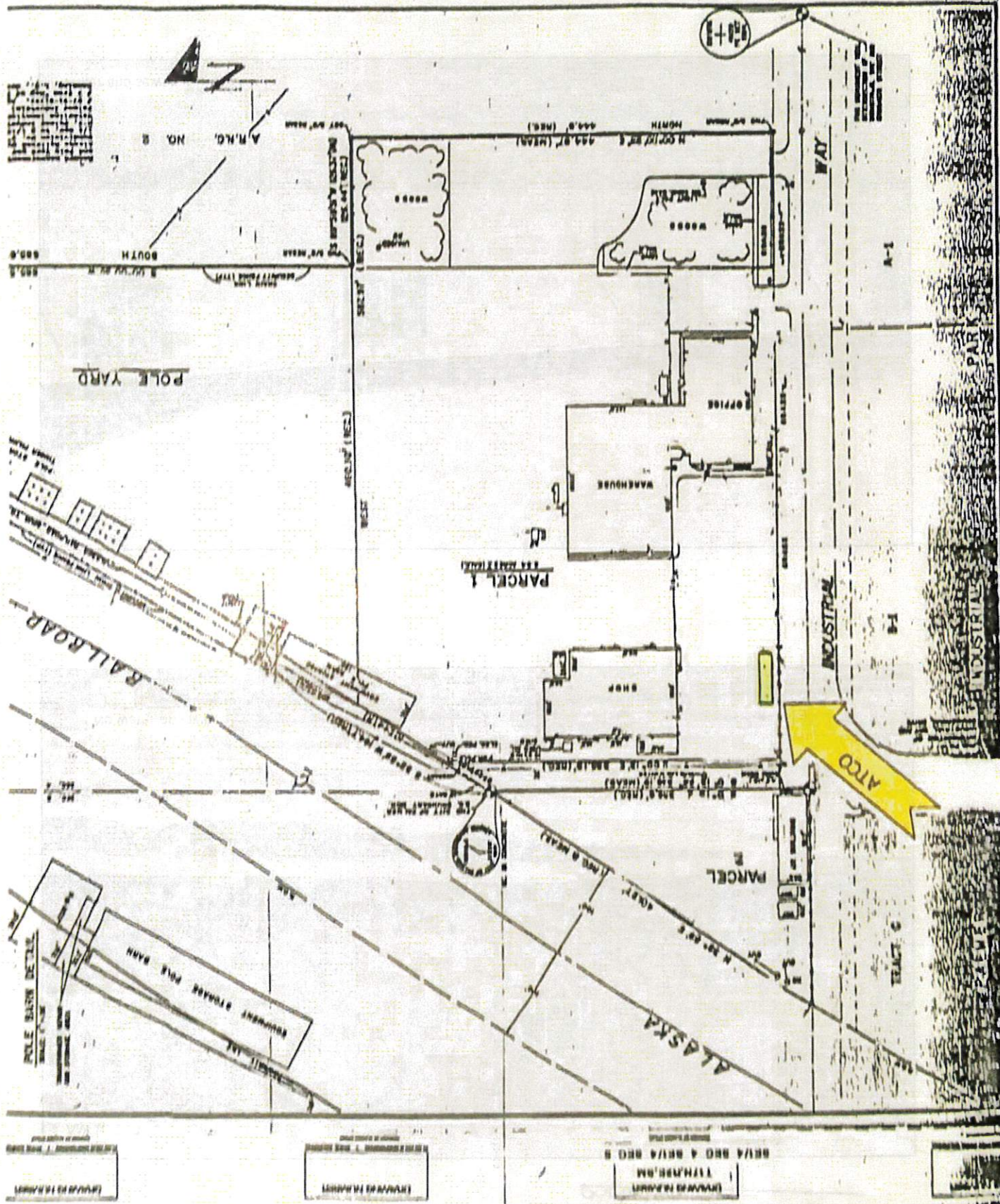
MEA is requesting Council approval for an ATCO building to remain in place at 163 E. Industrial Way.

Building Permit #2012-045 was issued on June 1, 2012 to place a temporary ATCO building on MEA property located at 163 E. Industrial Way. The building was needed as alternate office space for MEA staff. The company needs to extend its use of this ATCO building. Action Memorandum 13-040 was approved May 14, 2013 and expired September 2015. Action Memorandum 18-011 allowed MEA to continue to use the building for one year until January 2019. There have been no complaints or compliance actions on this Temporary Building.

This building is located in the Industrial Zone and administration recommends a longer-term extension for this temporary structure to support industrial activity in this area.

Administration's Recommendation:

To approve Action Memorandum No. 18-089 authorizing the Extension of the Temporary Building Located at 163 E. Industrial Way for a period of ten years.





**City of Palmer
Action Memorandum No. 18-090**

Subject: Authorizing the Extension of the Temporary Building for Matanuska Electric Association on the Property Located at 1317 S. Industrial Way

Agenda of: November 27, 2018

Council Action: **Approved** **Amended:** _____
 Denied

Originator Information:

Originator: Community Development Director Hanson

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	<u><i>Derek Hanson</i></u>	<u>11/2/18</u>
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<u><i>[Signature]</i></u>	_____
City Attorney	<u><i>[Signature]</i></u>	_____
City Clerk	<u><i>Norma L. Alley</i></u>	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ 0.00

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): _____
- Not budgeted _____

Director of Finance Signature: *[Signature]*

Attachment(s):

- Site Plan from Building Permit #2014-099
- Photo of Building

Summary Statement:

Palmer Municipal Code 15.08.3103 requires City Council approval for a temporary building or structure to remain in place for longer than six months within the City limits.

MEA is requesting Council approval for an ATCO building to remain in place at 1317 S. Industrial Way.

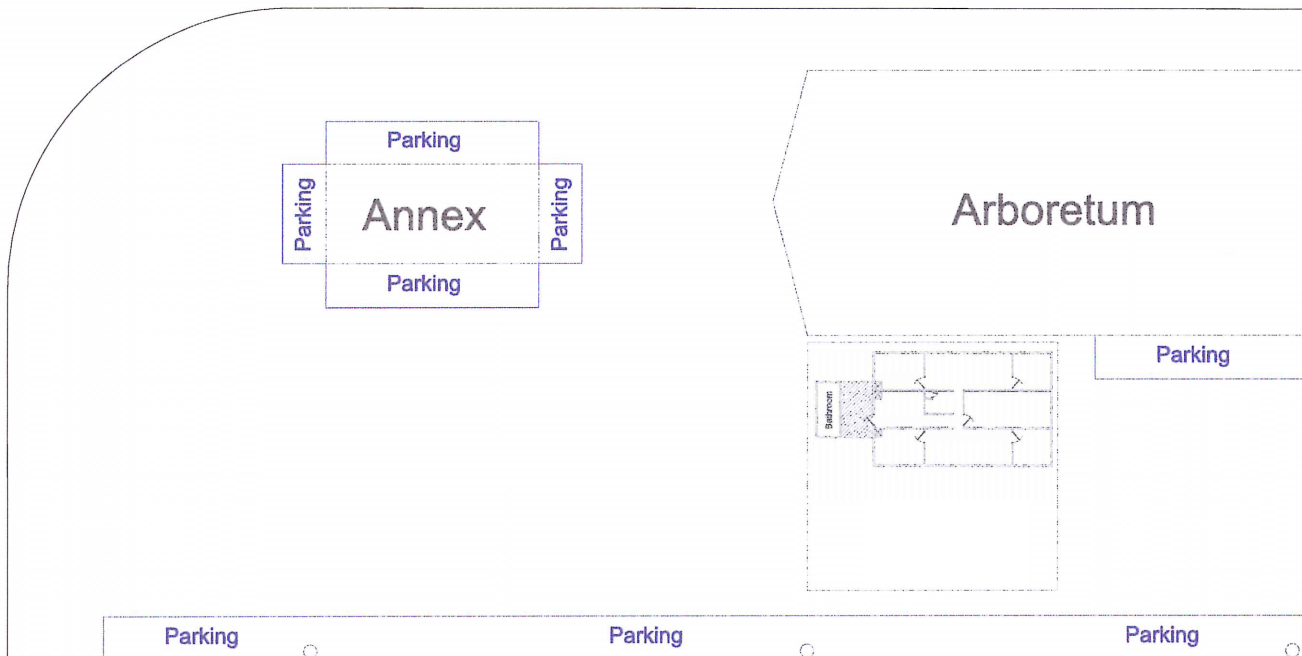
Building Permit #2014-099 was issued on November 12, 2014 to place a temporary ATCO office building on MEA property located at 1317 S. Industrial Way. The building was needed as alternate office space for MEA staff. Action Memorandum 18-012 granted MEA the continued use of this structure through January 2019. There have been no complaints or compliance actions on this Temporary Building.

This building is located in the Industrial Zone and administration recommends a longer-term extension for this temporary structure to support industrial activity in this area.

Administration's Recommendation:

To approve Action Memorandum No. 18-090 authorizing the Extension of the Temporary Building Located at 163 E. Industrial Way for a period of ten years.

EAST INDUSTRIAL WAY



- ATCO trailers installed on to a 80'x80' pad
- ATCOs are connected together, except for the bathroom trailer
- There is a covered walkway connecting the bathroom trailer to the other three with steps ascending to the walkway
- Contractor will be responsible for connecting water, sewer and gas to ATCO trailers
- Two additional lights to be installed in parking area along back fence
- Outdoor electric outlets to be installed in parking area along back fence for vehicle usage

Received

SEP 11 2014

City of Palmer

Palmer Industrial Park
Tract B-1



**City of Palmer
Action Memorandum No. 18-091**

Subject: Authorizing the Extension of the Temporary Building for Perkup Espresso on the Property Located at 1800 S. Glenn Highway

Agenda of: November 27, 2018

Council Action: **Approved** **Amended:** _____
 Denied

Originator Information:

Originator: Community Development Director Hanson

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	<u>Bryley Hanson</u>	<u>11/2/18</u>
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

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

Certification of Funds:

Total amount of funds listed in this legislation: \$ 0.00

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): _____
- Not budgeted

Director of Finance Signature: [Signature]

Attachment(s):

- Request by Owner
- Site Plan Building Permit #2001-048
- Site Photo

Summary Statement:

Palmer Municipal Code 15.08.3102 requires City Council approval for a temporary building or structure to remain in place for longer than six months within the City limits.

The owners of the Perkup coffee stand, located in a temporary building, are requesting Council approval to remain at their current location at 1800 S. Glenn Highway.

Building Permit #2001-048 was issued on May 22, 2001 for the construction of a 8' x 20' temporary building to be used as a coffee stand on a portion of the Palmer Business Park property located at 1800 S. Glenn Highway. Within six months of the completion of construction, the owners of the coffee stand requested Council approval to remain on site for five years. On January 8, 2002, the City Council authorized the temporary building to remain on the property through January 2007. A second five-year period was approved by Council on December 12, 2006. This second five-year period expired in January 2012. The third approval Action Memorandum 18-013 was for a one-year period ending January 2019.

The current owner of the coffee stand, is requesting an extension of this placement. The Finance Department notes that this business has an excellent record on reporting and remitting payment of their sales tax. There is no record of any code compliance or land use complaints regarding this use.

Based on the fact this is has been a thriving business in Palmer for seventeen years, provides employment, and contributes to the City's sales tax, we feel that a five-year extension would be appropriate for this temporary Building.

Administration's Recommendation:

To approve Action Memorandum No. 18-091 authorizing the Extension of the Temporary Building Located at 1800 S. Glenn Highway for a period of five years.

April 16, 2018

David Meneses, Interim Director
Palmer Community Development
645 E Cope Industrial Way
Palmer, AK 99645

RE: 1800 S Glenn Hwy (Tax Parcel D-11, T17N, R2E, S5)

David,

We are submitting this request for an extension for our temporary structure to remain at the above location until December 31, 2018.

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Gerondale".

Richard Gerondale
Perkup Espresso LLC
Cell# 907-229-8363

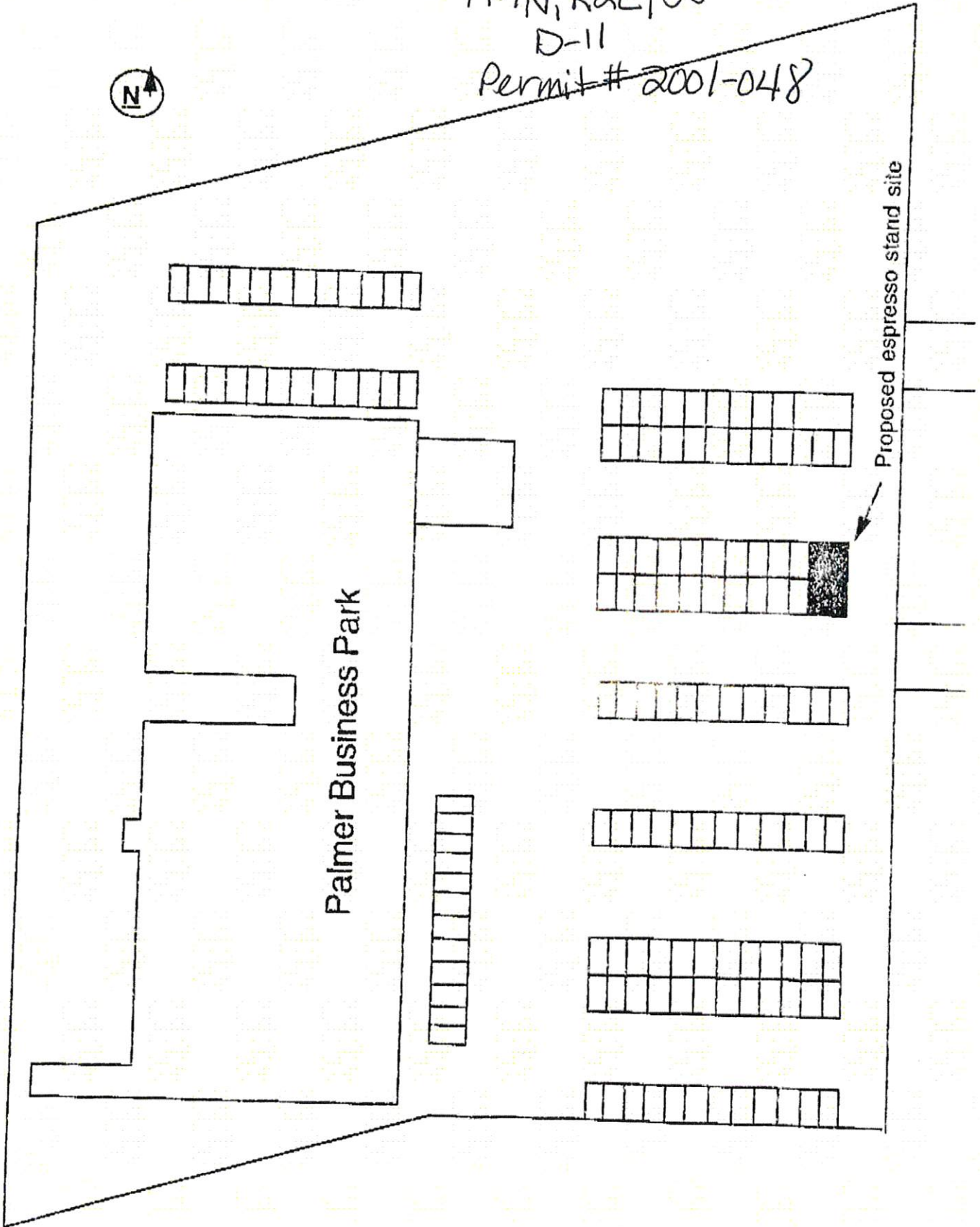
received

05-22-2001

T17N, R2E, S5

D-11

Permit # 2001-048





**City of Palmer
Action Memorandum No. 18-092**

Subject: Approving a Council Community Grant in the Amount of \$1,500.00 to the Neighborhood Champions, Managed by Palmer Chamber of Commerce, to Provide Promotional Material and Support to Small Business Saturday 2018


Agenda of: November 27, 2018

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


Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
X	Finance		11/1/18
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

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

Certification of Funds:


Total amount of funds listed in this legislation: \$ 1,500.00

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ 1,500.00
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): 01-02-10-6068
- Not budgeted

Director of Finance Signature: 

Attachment(s):

- 2018 Council Grant Application
- 2018 Scoresheet

Summary Statement/Background:

The Neighborhood Champions, a volunteer group, is requesting a \$1,500 grant to help finance marketing for 2018 Small Business Saturday, November 25, 2018. Grant funds will be used to pay for print, radio and social media advertising for Small Business Saturday (SBS).

This event has been sponsored in the past in amounts up to \$1,200 dollars thru Sea Star Strategies and the Greater Palmer Chamber of Commerce. Neighborhood Champions will be supported by the Greater Palmer Chamber of Commerce for fund receipt and payments for this program in 2018.

SBS received \$1,200 in grant funding from Palmer in 2017.

This grant request was not received in time for consideration before the event took place. This occurred in 2016 as well, but council approved that request after the fact that year.

In February 2014, the City Council adopted Ordinance No. 14-043, which established the Council Community Grant program. The Council also approved \$10,000.00 in the Community Council Grants line item for 2018 that would finance approved Council grants.

Legislation #	Organization	Amount	Date Approved
AM No. 18-021	Who Let The Girls Out	\$1500	02/13/18
AM No. 18-028	Mayor's Green Day Gallup	\$1000	2/27/18
AM No. 18-029	Who Let the Girls Out Run	\$1000	2/27/18
AM No. 18-038	PMHA Garden and Art Faire	\$2000	3/13/18
AM No. 18-047	Valleywide Community Pinewood Derby	\$500	4/10/18
AM No. 18-053	American Legion Salute to Service	\$500	4/24/18
AM No. 18-071	Hatcher Pass Avalanche Center	\$2000	8/14/18
Total 2018 Grants approved prior:		\$8,500.00	

Administration's Recommendation:

To approve Action Memorandum No. 18-092 Approving a Council Community Grant in the Amount of \$1500.00 to the Neighborhood Champions (funds to be managed by Palmer Chamber of Commerce) to provide promotional material and support to Small Business Saturday 2018.



City of Palmer • City Manager's Office

231 W. Evergreen Avenue • Palmer, AK 99645

Phone: 907-745-3271 Fax: 907-745-0930

Council Community Grant

The City of Palmer recognizes the valued contributions being provided through the volunteer efforts of community organizations, agencies, and individuals on behalf of its citizens. Community grant funding demonstrates Council's commitment to programs, services, projects and events that are benefits to the community while at the same time recognizing the financial constraints impacting the City's ability to provide funding.

The objectives of the City of Palmer Council Community Grant are:

- to provide modest levels of support and assistance to help foster and develop community programs, services, projects, and events that enhance the greater Palmer community's cultural and economic environment; and
- to treat all organizations fairly and consistently while creating a minimal administrative process.

Applicant eligibility

Preference will be given to organizations and groups that demonstrate Palmer community support and that propose a program, service, project or event (event) having the potential for positive economic and cultural impacts and that show evidence of efficient use of resources, sound business practices/accountability, and describe the organization's or group's knowledge, skills and self-reliance.

An applicant organization must meet the following general criteria in order to be considered for a Council Community grant:

1. Program, service, project or event must primarily benefit the community and residents of Palmer.
2. Program, service, project or even has City wide significance and is expected to bring economic and/or public relations benefit to the City.
3. Grant applicants should be able to demonstrate active fundraising efforts to support the continuation of the program, service, project or event. The City grant should not be considered as the primary source of funding for the organization.
4. Funding requests can be defined as programs, services, projects and events that economically benefit Palmer by supporting, sustaining, promoting, informing, educating, celebrating, preserving and/or providing access to the arts, culture, environment, heritage, recreation and/or health activities.
5. To qualify for funding, the group must demonstrate its commitment to all of the following principles:
 - a. Program, service, project or event is open – accessible – to all members of the community;
 - b. Program, service, project or event must take place within the Palmer city limits or within one mile of the city limits;
 - c. Program, service, project or event is effective in providing an economic benefit to Palmer;
 - d. applicant is accountable through sound management and financial practices;
 - e. Individuals are not eligible.



City of Palmer • City Manager's Office
231 W. Evergreen Avenue • Palmer, AK 99645
Phone: 907-745-3271 Fax: 907-745-0930

Council Community Grant Application

Program, service, project or event title: Small Business Saturday
Date(s) of program, service, project or event: November 24, 2018

Applicant Information

Name: Stacie Stigar
Address: 1150 S Colony Way, Ste 3
City: Palmer State: AK Zip: 99645
Phone: 907-232-1187 Email: sstigar3548@theupsstore.com

Organization Information

Name of organization/group: Neighborhood Champions
Type of organization: Non-profit Volunteer community group Other

Funding Request

Amount of Request: \$ 1500.00
Matching funds provided by applicant: \$ In Kind

Project Summary Information

In the space below, provide a concise, on paragraph summary of your proposed program, service, project or event and how it promotes economic development for the City of Palmer.
Small Business Saturday is a nationwide event, founded in 2010 by American Express
as a way to help locally-owned small businesses generate revenue as the holiday season
kicks off. This is year 5 in Palmer. Three Neighborhood Champions are working together
to create an event that all small businesses, <100 employees, with a COP Business Licen:
can participate in. Neighborhood Champions receive and distribute marketing materials
for participants, advertise the event, and work to pair businesses for co-location. eg Use
Uhaul's parking lot for a food truck venue.

Project Scope of Work

Please list the steps to be taken to conduct the program, service, project or event. Be sure to address issues such as: beginning and ending date, who will work to conduct the event/project, clean-up team, where is the project going to occur (location).

The committee will coordinate the distribution of marketing materials, promote the event on radio, in print, social media and in-person. 6'x3' vinyl banners will be displayed at the 4 -way flashing stoplight in town and at the intersection with the Glenn Highway 2 weeks prior to the event. The banners will be taken down no later than Monday, Nov 26. The event will take place all over the City of Palmer.

Eligibility

Describe how your program, service, project or event meets the eligibility guidelines.

The event is open to all Palmer based businesses with less than 100 employees.

The event will be in the City of Palmer, it will provide an economic benefit to the businesses as well as the City in the form of increased sales tax.

The event is being managed by The UPS Store, The Greater Palmer Chamber of Commerce and Cobb Street Market

Matching Funding Source

Describe source of matching funding. Have alternate sources of funding been explored?

In-kind services will be provided by the Neighborhood Champions as volunteer coordinators. The value is estimated to be \$1,500. All funds received from the Community Grant will go directly to paid marketing efforts (radio, print and social media) The Greater Palmer Chamber of Commerce will process payments to vendors.

Community Benefit

Please indicate how the results of your program, service, project or event will enhance economic development or generally benefit the City of Palmer. Describe the expected number of participants to be attracted by the event or project. Please explain how your organization will evaluate the community benefit of your event. Examples might include surveys, registrations, sign-in sheets, number of people served, etc.

Small Business Saturday greatly benefits the City of Palmer and local small businesses through increased revenue in sales tax and increased retail sales. Businesses will be asked to track year over year sales for this day. We expect there to be more than 100 businesses participating. First time participants will be asked to compare results to either an average of typical Saturdays, or another community even in which they participate such as Pop-Up Markets or Colony Days/Colony Christmas.

Detailed Budget

Revenue:

Source:	Cash	In-Kind	Total
City of Palmer	\$ 1,500	\$	\$ 1,500
Neighborhood Champion	\$	\$ 1,500 +	\$ 1,500
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
Totals	\$ 1,500	\$ 1,500	\$ 3,000

Expenditures:

Item/Service:	Cash	In-Kind	Total
Radio Advertising	\$ 500	\$ 3500	\$ 4000
Print	\$ 500	\$ 575	\$ 1075
Social Media	\$ 250	\$	\$ 250
Office Supplies	\$ 250	\$	\$ 250
	\$	\$	\$
Totals	\$ 1,500	\$ 4,075	\$ 5,575

Applications may be submitted at any time to the address listed above. Please allow at least six weeks lead time for application review and City Council agenda scheduling.

Applicant signature:

Steve G. Stinger
10/30/18

Date:

For Office Use Only

Date received by Manager's Office: _____

City Council agenda date: _____

Action Memorandum No.: _____

City Council:

Approved

Denied

Date Manager's Office notified applicant of request outcome: _____

Project Name: Small Business Saturday

Reviewer Name: Nathan Wallace

Date: 11/1/2018

Qualification Pre-Check

All items listed below must be present before further review of application.

X Event must be accessible to all members of the community.

Event must take place within Palmer city limits or within one mile of city limits.

Event has received funding from the City in the past. List the years funding was received: \$1000–2016/\$1200-2017

If event was supported by a City grant in the past, the post event report from the previous event is complete.

	Application Elements	Expectations	Points Earned	
	10 pts	7 pts.	3-0 pts	
Accessibility & Strategic Priorities	The application clearly states the economic benefits and the reader/evaluator easily understands the benefits to the community and residents of the City.	The application states the benefits, however it is not clear and/or the reviewer/evaluator must assume or use reason to determine the benefits to the community and residents of the City.	The application does not clearly demonstrate the benefits and/or the reader/evaluator cannot determine through reasoning the benefits to the community or residents of the City.	10
	The application clearly addresses how the project meets one or more of the City's Economic Development Strategic Priorities.	The application attempts to address how the project meets one or more of the City's Economic Development Strategic Priorities; however, the reviewer/evaluator must assume or use reason to determine how the project is addressing a strategic priority(s).	The application does not clearly demonstrate how the project is addressing a strategic priority and/or the reader/evaluator cannot determine through reasoning how the project is addressing a strategic priority.	10
Fiscal	The application clearly states how much financial or in-kind services are being requested for the project.	The application contains information regarding financial and/or in-kind services as part of the project; however, it is not clear and the reviewer/evaluator must assume or use reason to determine what is being requested.	The application does not clearly state what is being requested and/or the reviewer/evaluator cannot determine through reasoning.	10
	The application includes a project budget which demonstrates sound fiscal practices and reviewer/evaluator can easily understand.	The application includes a project budget; however, the reviewer/evaluator has questions or has to use reason to understand the overall budget for the project.	The application does not include a project budget or the reviewer/evaluator cannot understand and/or has significant concerns about the budget as presented.	7
Benefit	The application clearly states how the community will benefit as a result of the event.	The application states the degree of benefits; however, it is not clear and the reviewer/evaluator must assume or use reason to determine the how the community will benefit as a result of this grant.	The application does not clearly demonstrate the degree of benefits and/or the reviewer/evaluator cannot determine the how the community will benefits as a result of this grant.	7
Reporting	The application clearly states how and when the City will receive a post event report on this project.	The application attempts to address how a post event report will be given to the City; however it is unclear and the reviewer/evaluator must assume or use reason to determine how and when the report will be presented.	The application does not attempt to address how a post event report will be given to the City or the reviewer/evaluator cannot determine how the report will be presented.	3
			Total:	47/60