



City of Palmer
Planning and Zoning Commission Packet
January 21, 2021





AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Organization of the Commission
 - 1. Election of Chairman
 - 2. Election of Vice Chairman
- E. Approval of Agenda
- F. Minutes of Previous Meetings
 - 1. Regular Meeting of November 19, 2020
- G. Persons to be Heard
- H. Public Hearings
 - 1. IM 21-001 Amending 17.08 Definitions and Palmer Municipal Code Chapter 17.32 General Commercial to allow retail Marijuana as a permitted use and amend 17.36 Industrial and 17.57 Agriculture to allow marijuana cultivation, testing and manufacturing as a permitted use
- I. Unfinished Business
- J. New Business
 - 1. A Committee of the Whole: Discussion of IM 21-002 regarding Community and Economic Analysis for evaluation of an Annexation petition (note: action may be taken by the Commission following the committee of the whole)
 - 2. Resolution No. 21-001: A Resolution of the Palmer Planning and Zoning Commission in Appreciation of the Contributions of Planning and Zoning Commission Member Richard Benedetto
 - 3. Resolution No. 21-002 A Resolution of the Palmer Planning and Zoning Commission in Appreciation of the Contributions of Planning and Zoning Commission Member Gena Ornquist
 - 4. Resolution No. 21-003 A Resolution of the Palmer Planning and Zoning Commission in Appreciation of the Contributions of Planning and Zoning Commission Member Dan Lucas
- K. Plat Reviews
 - 1. IM 21-003: Pre-application request to create a utility lot and a remainder tract from Tract C-1, Brittany Estates Addition 1, Phase 3, Plat No. 2005-802
 - 2. IM 21-004: Pre-application request to create 27 lots from Tract 1-C, Country Addition to Eve's Eye, Plat No. 98-94

Pg. 77

3. IM 21-005: Pre-application request to vacate a 4' X 63' portion of the alleyway North of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16

Pg. 87

4. IM 21-006: Pre-application routing slip to create 82 lots from Tracts 1-3, Cedar Hills #2 Ph 1, Plat No. 2017-15 and Tract J, Cedar Hills #2 Ph 1, Plat No. 2000-66

L. Public Comments

M. Staff Report

N. Commissioner Comments

O. Adjournment



Minutes

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

**REGULAR MEETING
THURSDAY, NOVEMBER 19, 2020
7:00 P.M. - COUNCIL CHAMBERS**

A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Vice Chair Peterson at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were Commissioners:

Casey Peterson, Vice Chair	Kristy Thom Bernier (via teleconference)
Dan Lucas	Josh Tudor
Gena Ornquist	Sabrina Shelton (via teleconference)

Absence(s):

Richard Benedetto, Chair (excused without objection)

Also present were:

Brad Hanson, Community Development Director
Pam Whitehead, Recording Secretary (via teleconference)

C. PLEDGE OF ALLEGIANCE: The Pledge was performed.

D. APPROVAL OF AGENDA:

The agenda was unanimously approved as presented, without objection, by all members present. [Shelton, Tudor, Ornquist, Thom-Bernier, Lucas, Peterson; *Absent:* Benedetto]

E. MINUTES OF PREVIOUS MEETING:

The minutes of the **October 21, 2020 Regular Meeting** were unanimously approved as corrected under Roll Call to state Josh Tudor [not Taylor].

[Shelton, Tudor, Ornquist, Thom-Bernier, Lucas, Peterson; *Absent:* Benedetto]

F. PERSONS TO BE HEARD:

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

G. PUBLIC HEARINGS:

1. **IM 20-031** Amending Palmer Municipal Code Chapter 17.32 General Commercial to allow retail Marijuana as a permitted use and amend 17.36 Industrial and 17.57 Agriculture to allow marijuana cultivation, testing, and manufacturing as a permitted use.

Vice Chair Peterson inquired of the Commission as to any ex parte contact. There was none reported.

Staff Report: Director Hanson explained that the draft CC Ordinance No. 20-0XX (see packet p. 19-20) is in response to the Palmer voter referendum on October 6, 2020 repealing the prohibition of marijuana cultivation, manufacturing, testing, and retail stores. Staff has proposed to allow for retail marijuana

businesses as a permitted use within the General Commercial zoning district and marijuana cultivation, manufacturing, and testing in the Industrial and Agricultural zoning districts (Title 17). He further explained the steps necessary to implement the ballot proposition. Other considerations are taxation and licensing or permitting requirements (Title 5). The Commission is to review the draft Ordinance and, if approved, move forward to the City Council with a recommendation for adoption.

Public Hearing:

Vice Chair Peterson opened the public hearing at 7:09 p.m.

Joseph Warren, Palmer resident, did not have public testimony other than to make inquiries concerning setbacks and other particulars of the ordinance. Director Hanson responded regarding the process.

There being no other public testimony, Vice Chair Peterson closed the public hearing at 7:13 p.m. and brought the matter back before the Commission.

Director Hanson provided further information concerning the purpose of the proposed Ordinance – define the four types of marijuana establishments and how to implement them in the four recommended zoning districts as conditional or permitted uses.

Following open discussion and questions of staff regarding setbacks and proximities to schools, churches, prisons, parks, playgrounds, child care centers, restrictions on hours of operation, Marijuana Control Board regulations and State requirements, Alaska State Fairgrounds, and what other communities do, it was recommended that further consideration be postponed to the next meeting for staff to provide additional background information.

Main Motion: To postpone further consideration of proposed CC Ordinance 21-0XX until the next meeting for additional background information.

Moved by:	Lucas
Seconded by:	Ornquist
Vote:	6 Yes / 0 No; (<i>Absent:</i> Benedetto)
Action:	Motion Carried by roll call vote of all persons present.

H. UNFINISHED BUSINESS: None.

I. NEW BUSINESS:

1. **IM 20-032:** Annual review of conditional use permits.

Staff Report: Director Hanson directed attention to the packet for the Log of Active Conditional Use Permits (pp. 25-26) for the Commission’s review, reporting that following site visits to all 32, they were found to be compliant and in good standing. Upon inquiry, he reported the status of the U-Haul appeal noting the City prevailed at the hearing before Hearing Officer. Brief discussion ensued regarding the costs of appeal.

Following Commission review and brief discussion:

Main Motion: For acceptance of Staff's annual review of Active Conditional Use Permits as of November 10, 2020.

Moved by:	Lucas
Seconded by:	Tudor
Vote:	Unanimous; (<i>Absent:</i> Benedetto)
Action:	Motion Carried by roll call vote by all persons present.

J. PLAT REVIEWS:

1. **IM 20-029:** Pre-application request to create two newly sized lots by adjusting the common lot line between Tract A-1 and A-2, Greatland Terrace Ph II, Plat 85-93.

Director Hanson provided a staff report and relayed comments from City departments:

Public Works: Assume access to lot 2 is directly off Palmer Wasilla Highway. Based on note 3 of proposed plat, how does note 2 connect to City utilities?

There were no additional Commission comments.

2. **IM 20-030:** Pre-application request to create two lots from Cope Lot 1A, Block 3, RSB, Plat No. 2006-150.

Director Hanson provided a staff report and relayed comments from City Departments:

Building Inspector: The removal of the alley will allow the builder to build over the utilities. This could cause issues if this happened.

Fire Chief: Ensure setback requirements are met by new lot line.

Public Works: Future development of this newly created lot will require the developer to build out remaining 300 linear feet of East Lobelia Ave to City standards for access.

There were no additional Commission comments.

K. PUBLIC COMMENTS: There were no members of the public present.

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

M. COMMISSIONER COMMENTS:

Vice Chair Peterson:

- Wished everyone a Happy Thanksgiving.

Director Hanson announced with great disappointment that that Commissioner Ornquist, Commissioner Benedetto, and Commissioner Lucas will not be reapplying and will be leaving on the Commission at the end of their terms. They will be missed.

N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 7:49 p.m.

APPROVED by the Planning and Zoning Commission this 17th day of December, 2020.

Casey Peterson, Vice Chair

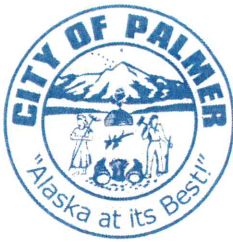
Brad Hanson, Community Development Director

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Public Hearings

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-001**

SUBJECT: Consideration of text amendment to Palmer Municipal Code Chapter 17.32.020 to allow retail of marijuana and PMC 17.36.020 and 17.57.020 marijuana cultivation, manufacturing and testing.

AGENDA OF: January 21, 2021

ACTION: Review and make recommendation

Attachment(s): 1) Draft CC Ordinance No. 21-0XX
2) Draft school definitions

Summary: On October 6, 2020 voters of Palmer passed a referendum repealing the prohibition of marijuana cultivation, manufacturing, testing and retail stores. In order to implement the intent of the ballot proposition Palmer Municipal Code needs to be amended to all the use within zoning districts.

The ballot proposition which passed allowed for all State of Alaska licensing types. Considering the difference between the scale and scope of the licensing types, Planning and Zoning should distinguish between type of license and zoning district. Staff has proposed to allow for retail marijuana businesses as a permitted use within the General Commercial zoning district and marijuana cultivation, manufacturing and testing in the Industrial and Agriculture zoning districts.

Educational institutions have taken different forms and characteristics, differentiation is necessary to identify those institutions that may be impacted by the location of a retail marijuana store. Proposed definitions for schools are presented in the packet for commission consideration.

Recommending to City Council for the adoption of this ordinance is one of the necessary steps to implementing the ballot proposition. Other considerations are taxation and licensing or permitting requirements.

Recommendation: Review draft Ordinance No. 20-XX and if approved, move forward to City Council with recommendation for adoption.

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**City of Palmer
Ordinance No. 21-0XX**

Subject: Amending Palmer Municipal Code Chapter (PMC) 17.32.020 Adding Retail Marijuana as a Permitted Use in CG – General Commercial and PMC 17.36.020 and 17.57.020 Adding Marijuana Cultivation, Testing and Manufacturing facilities as a permitted use in the in Industrial District and Agriculture District

Agenda of: January 12, 2021

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

Originator Information:

Originator: Brad Hanson, Director Community Development

Department Review:

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

Certification of Funds:

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

This legislation (√):

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

Funds are (√):

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

Director of Finance Signature: _____

Approved for Presentation By:

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

Attachment(s):

1. Ordinance No. 21-0xx
2. Planning and Zoning Minutes of November 19, 2020

Summary Statement/Background:

On October 6, 2020 Palmer voters passed a Referendum Ordinance No. 20-004 Repealing Palmer Municipal Code (PMC) Chapter 5.32 Marijuana Businesses, Prohibiting the Operation of Marijuana Cultivation Facilities, Marijuana Manufacturing Facilities, Marijuana Testing Facilities, and Retail Marijuana Stores Pursuant to AS 17.38.110 Local Control, but Not Restricting Industrial Hemp as Defined Herein.

This ordinance distinguishes which State of Alaska licensed marijuana businesses may operate within different zoning districts in Palmer as a permitted use. Definitions are added to PMC Chapter 17 to clarify licensing types.

Administration's Recommendation:

Adopt Ordinance No. 21-0XX Amending Palmer Municipal Code to add marijuana definitions and adding marijuana retail, cultivation, manufacturing and testing as permitted use in 17.32.020, 17.36.020 and 17.57.020.

LEGISLATIVE HISTORY

Introduced by:

Date:

Public Hearing:

Action:

Vote:

Yes:

No:

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CITY OF PALMER, ALASKA

Ordinance No. 21-0XX

An Ordinance of the Palmer City Council Enacting

WHEREAS, Palmer voters by referendum repealed Palmer Municipal Code Chapter 5.32 prohibiting the operation of marijuana cultivation facilities, marijuana manufacturing facilities, Marijuana testing facilities and retail marijuana stores pursuant to AS 17.38.110 local control; and

WHEREAS, the Planning and Zoning Commission proposes and recommends text amendments as necessary to Title 17, Zoning to ensure that the regulations and standards are applicable to the current needs of the community; and

WHEREAS, the Commission has discussed the various types of licenses and their impacts based on scale and scope of their compatibility with City of Palmer zoning districts.

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. Palmer Municipal Code Section 17.08.0xx Definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.08.0xx Marijuana cultivation facility

An entity registered to cultivate, prepare, and package marijuana and to sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers;

Section 4. Palmer Municipal Code Section 17.08.0xx Definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.08.0xx Marijuana manufacturing facility

An entity registered to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers;

Section 5. Palmer Municipal Code Section 17.08.0xx Definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.08.0xx Marijuana testing facility

An entity registered to analyze and certify the safety and potency of marijuana;

Section 6. Palmer Municipal Code Section 17.08.0xx Definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.05.0xx Retail marijuana store

An entity registered to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities, and to sell marijuana and marijuana products to consumers;

Section 7. Palmer Municipal Code Section 17.32.0xx Definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

29. Retail Marijuana Stores

~~29.~~ 30. Accessory uses customarily incidental to any of the above uses.

Section 8. Palmer Municipal Code Section 17.36.020 Industrial is hereby amended to read as follows (new language is underlined and deleted language is stricken):

28. Marijuana Cultivation, Manufacturing, and Testing Facilities.

~~28.~~ 29. Other comparable uses.

Section 9. Palmer Municipal Code Section 17.57.020 Agriculture is hereby amended to read as follows (new language is underlined and deleted language is stricken):

P. Marijuana Cultivation, Manufacturing, and Testing Facilities.

Section 10. Effective Date. Ordinance No. 21-0XX shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this ____ day of _____, 2021.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

Municipal School Definitions

Seward Municipal Code

Any public, religious or nonprofit facility providing a general curriculum of academic or vocational instruction serving any or all grades between kindergarten and twelfth grade.

COP

A public or private educational institution, not including a preschool.

Homer Muni Code

An institution or place for instruction or education, including all structures and land necessary to the accomplishment of educational purposes.

Kodiak

School ground means any facility operated by a school board or private school as defined by AS [14.45.200](#), to provide educational, athletic, or recreational activities for persons under 18 years of age and shall include facilities providing post-secondary education and child care facilities licensed under AS [47.32.010](#)

Other School Definitions

An educational institution providing structured teaching for students in all grades between kindergarten and twelfth, including all structures and land involved in the accomplishment of educational purposes.

An educational institution providing primary and secondary structured teaching where students attend regularly, including all structures and land involved in the accomplishment of educational purposes.

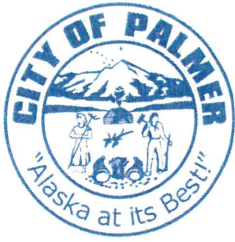
A brick and mortar educational establishment operated by a schoolboard providing formal education instruction among students in grades Kindergarten through twelfth grade. This includes all perimeters of land, structures and athletic fields on the school premises.

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New Business

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-002**

SUBJECT: Annexation

AGENDA OF: January 21, 2021

ACTION: Review and comment

Attachment(s): 1) Annexation Attachments

Summary: A Committee of the Whole: Discussion of IM 21-002 regarding Community and Economic Analysis for evaluation of an Annexation petition (note: action may be taken by the Commission following the committee of the whole)

City Council has set annexation as a priority for future community growth and development. During 2020 budget deliberations City Council appropriated \$125,000 for a community and economic analysis to understand the impacts of annexation. The City believes that annexation is a legitimate tool to guide growth and conserve the quality of community life in Palmer. It is clear from past proposals "Greater Palmer" has concerns about potential impacts that need to be addressed during a community discussion about annexation. A clear, concise approach to annexation is necessary so current and future residents understand motives, standards and the legislative process necessary to achieve a successful annexation.

For the 2020 community and economic analysis Agnew::Beck was selected to conduct the analysis. Their mission is to analyze the fiscal impact to the city of proposed annexation areas and to engage residents to reconcile the values of Palmer residents and greater Palmer residents.

Recommendation: Provide comments where necessary should further action be requested.

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Project Purpose

The purpose of the Community and Economic Analysis is to lay the foundation for a successful annexation of territory into the City of Palmer.

- Annexation would affect the City's governance, finances and service provision.
- If done right, annexation can improve these municipal roles and functions.
- This study is intended to:
 - Identify land areas outside current City limits would most likely contribute to a successful annexation;
 - Identify regulatory, financial, or service provision issues that should be addressed **before** making an annexation petition; and
 - Inform the City and potential future citizens within the Greater Palmer community about the annexation process and how it could affect them.

Annexation in Palmer

2010: Annexation Strategy (A::B, NEI, K. Waring)

2006: Palmer Comprehensive Plan (A::B), Annexation Study (NEI)

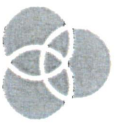
2007: City of Palmer proposed to submit an annexation petition; failed to pass City Council

2010-2020: City of Palmer addresses concerns identified in 2010 Annexation Strategy

2020 and beyond: 2020-2021 Economic + Community Analysis (A::B, Halcyon, AK Map Co.)
City to select territory, address issues in 2020 Analysis (as needed), prepare transition plan and annexation petition for approval

Palmer's Goals for Annexation

Any proposed annexation must meet the City of Palmer's goals for annexation:



1. To promote orderly, high quality development and the cost-effective extension of services, where and when warranted.



2. To sustain a desirable quality of life in and around Palmer.



3. To ensure a sustainable tax base along with long-term economic viability, fiscal health and natural environment in Palmer.

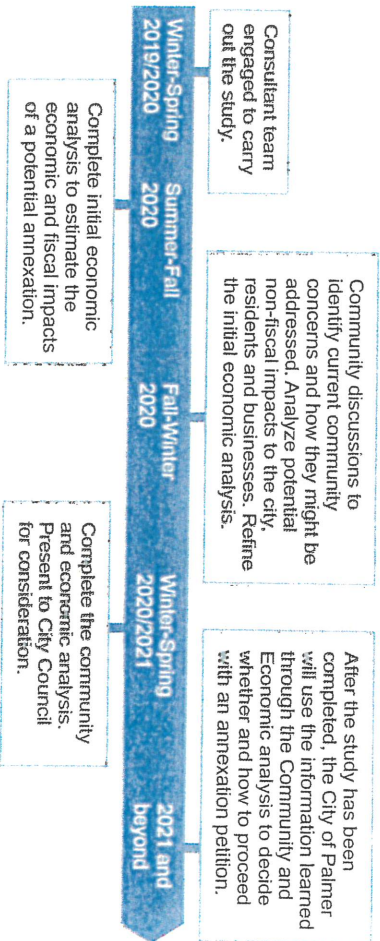
Community and Economic Analysis for Preparation of an Annexation Petition

The City of Palmer, Alaska is conducting a study to better understand the potential impacts of annexing new territory into City boundaries. Annexation would affect the City's governance, finances and service provision. If done right, annexation can improve these municipal functions.

Before making a petition to annex land, it is important to know where and how annexation could benefit the city, its citizens and potential new citizens, as well as where and how annexation would likely not be worthwhile. This Community and Economic Analysis is intended to:

- Identify land areas outside current City limits that would most likely contribute to a successful annexation
- Identify regulatory, financial or service provision issues that should be addressed before making an annexation petition
- Inform and share feedback among the City and potential future citizens within the Greater Palmer community about the annexation process and how it could affect them

Schedule



Stay in the Loop

<https://PalmerAnnexStudy.org>



comments@palmerannexstudy.org

The consultant team engaged by the City of Palmer to complete this study includes Agnew::Beck Consulting, Halcyon Consulting and the Alaska Map Company. All three firms include staff who worked on the 2006 Palmer Annexation Study (led by Northern Economics, Inc.) and/or 2010 Palmer Annexation Strategy (led by Agnew::Beck Consulting).

Economic Analysis

Current Effects of Annexation

1 Select potential annexation areas for analysis

? \$

? \$

? \$

2 Understand existing conditions of potential annexation areas

- Population
- Property
- Services (e.g. roads)
- Commercial

3 Identify annexation effects on current budget

- Current **revenues** that will change
- Current **costs** that will change
- Net tax rate effects

Current Fiscal Picture

City of Palmer Budget

Revenues that will change:

- Taxes (real, personal, motor vehicle, sales)
- Permits and Licenses (business, building plans and permits, other permits)
- Fees and Services (some)
- Fines and Forfeitures

Costs that will change:

- Administrative
- Police (some labor categories)
- Fire (some labor categories)
- Public Works (road costs)

4 Predict future

- Population growth
- Housing growth
- Changes in services (if any)
- Commercial changes

5 Identify annexation effects on future budget

- Future **revenues**
- Future **costs**
- Tax rate effects

Future Fiscal Picture

Future Effects of Annexation

Output: Fiscal effects of each annexation area





Community Analysis

- Provide accurate information about what this change will mean for the City, existing and potential new citizens.
- Community-informed potential benefits and challenges of annexation generally and in study areas.
- As possible, identify community concerns that can be addressed before an annexation petition is brought to the Local Boundary Commission.

Approach:

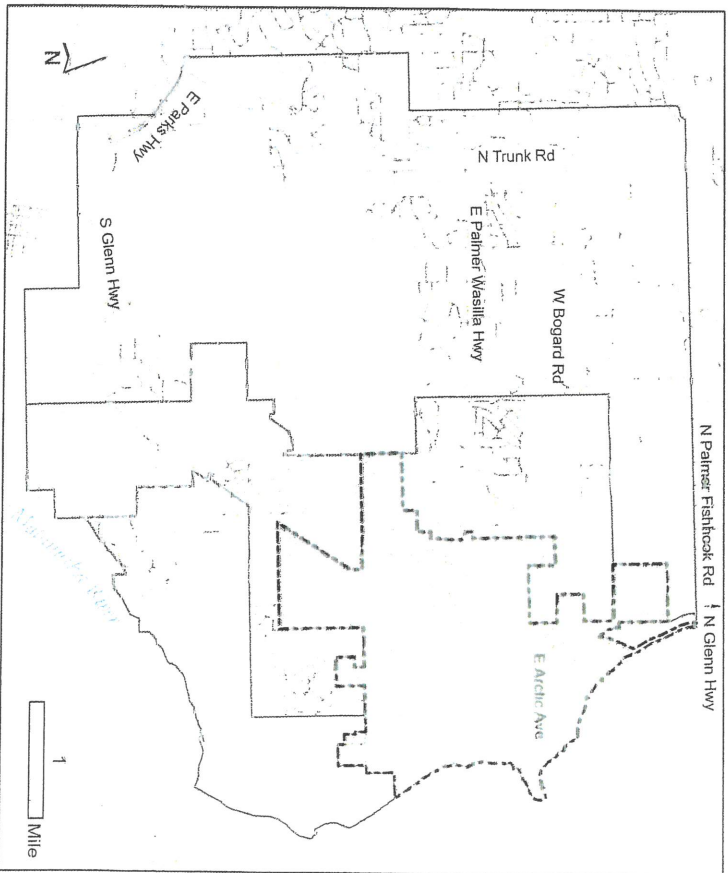
- Focused community discussion tailored to different groups, e.g., the business community, potential residents, agriculture community, landowners in a specific neighborhood.
- COVID-safe community engagement practices.
- Focus on constructive dialogue to identify and address concerns upfront.
- Analyze issues:
 - How big is the issue?
 - Are there ways to address it before an annexation petition?
 - How can this input inform any future annexation petition(s)?

Study Areas

The economic analysis requires a set of geographic boundaries to generate financial estimates.

Study areas are chosen to fit with Local Boundary Commission criteria for annexation.

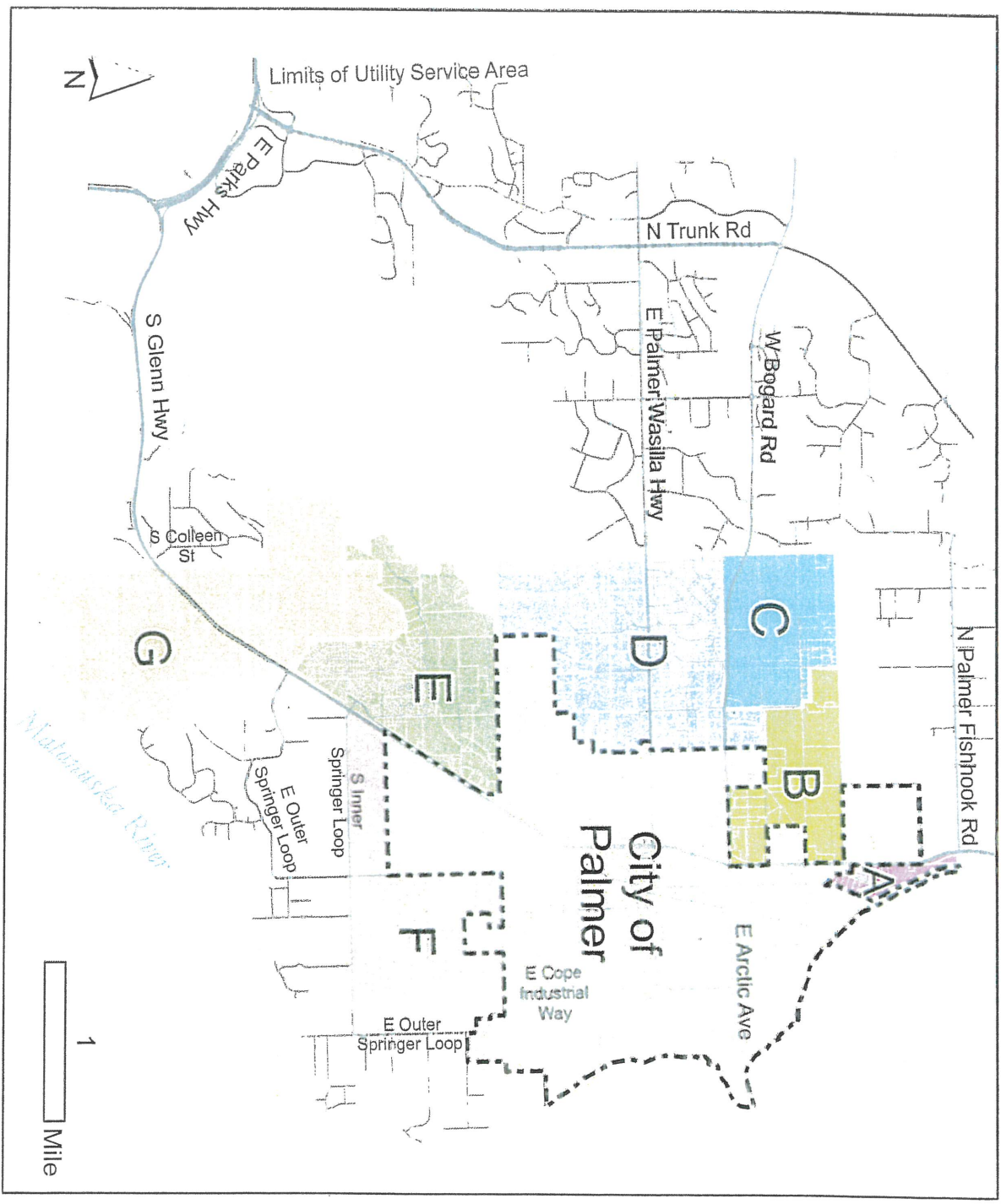
The economic and community analysis will identify where annexation is most likely to lead to successful outcomes for the greater Palmer community.



City of Palmer
2020 Annexation Study
Source Data: MapInfo/Sasina Borough GIS
Date: 8/12/2020 10:50 AM

Palmer City Limits
Focus Area





City of Palmer
2020 Annexation Study

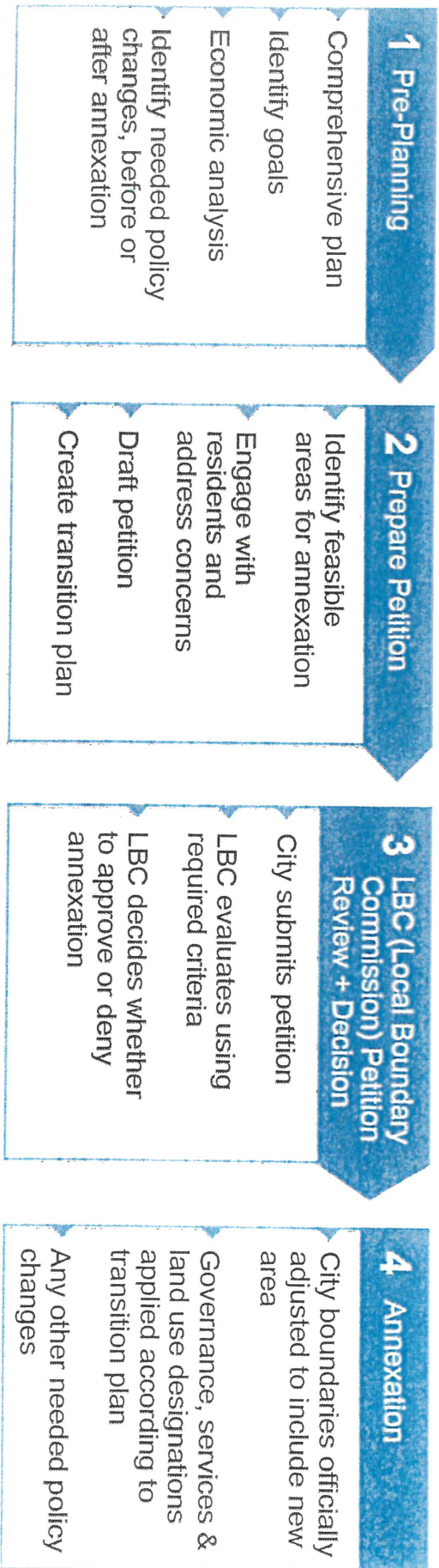
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 Source Data: Matanuska Susitna Borough GIS

- Draft Study Areas**
- A
 - B
 - C
 - D
 - E
 - F
 - G
- Palmer City Limits**
- Utility Service Area**



4 Phases for Annexation Process

We are here!



2009 to 2021

2021

2021... TBD

...Pending LBC Approval

Annexation in Alaska (process)

- Annexation by a local government requires a petition.
- All petitions to change local boundaries are reviewed by the Local Boundary Commission (LBC), which approves or rejects the petition.
- After LBC approval, the petition can be formally approved through Legislative review, or by a local vote of current city residents and residents in the area(s) proposed for annexation.
- A petition can be filed by any of the following (Because it is a very local process, petitions from cities or residents are most common):
 1. By the City, endorsed by the City Council and leadership (this process outlined in the next slides);
 2. Signed by at least 10 percent of registered voters in the city; or
 3. Signed by at least 10 percent of registered voters in the territory proposed for annexation.
 4. The Legislature or Commissioner of the Alaska Department of Commerce (DCCED) could also submit a petition (this is rare).
 5. The Local Boundary Commission can also designate a person to submit a petition (this is rare).

Local Boundary Commission Criteria

The Local Boundary Commission (LBC) is required in regulation to evaluate all petitions for the following criteria (long version in Attachment 2):

Is there a reasonable need for annexation?	Are essential services already provided by another jurisdiction?	Are the areas compatible in character with the established City?	Does the City have the resources to efficiently serve the new area?
Is the population in the new area large enough to justify annexation?	Are the boundaries appropriate to expand City services?	Is annexation in the best interest of the State, overall?	Will this proposal receive Legislative approval?

A successful petition will:

- address the criteria above,
- make a good case that annexation is feasible, and
- in the best interests of existing and potential new residents.



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PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 21-001

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION IN APPRECIATION OF THE CONTRIBUTIONS OF PLANNING AND ZONING COMMISSION CHAIRMAN AND MEMBER RICHARD BENEDETTO.

WHEREAS, Mr. Benedetto served on the City of Palmer Planning and Zoning Commission from November 2018 to December 2020; and

WHEREAS, Mr. Benedetto provided leadership by serving as Chairman, and was a reliable and committed member of the Planning and Zoning Commission; and

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

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

WHEREAS, Mr. Benedetto rewrote Title 17 Land Use, handled controversial issues fairly, professionally, and proficiently; and

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

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

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

ADOPTED by the City of Palmer Planning and Zoning Commission this 21st day of January 2021.

Casey Peterson, Vice Chairman

Nichole Degner
Community Development Specialist

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PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 21-002

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION IN APPRECIATION OF THE CONTRIBUTIONS OF PLANNING AND ZONING COMMISSION MEMBER GENA ORNQUIST

WHEREAS, Ms. Ornquist served on the City of Palmer Planning and Zoning Commission from November 2017 to December 2020; and

WHEREAS, Ms. Ornquist was a reliable and committed member of the Commission; and

WHEREAS, Ms. Ornquist contributed in many ways by applying and implementing development, planning for future City of Palmer growth and expansion, and the discussion of issues before the Planning and Zoning Commission; and

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

WHEREAS, Ms. Ornquist assisted in rewriting Title 17 Land Use, and handled controversial issues fairly, professionally, and efficiently; and

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

WHEREAS, the Commissioners enjoyed serving with Ms. Ornquist as a fellow Commissioner and wish her well; and

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

ADOPTED by the City of Palmer Planning and Zoning Commission this 21st day of January 2021.

Casey Peterson, Vice Chairman

Nichole Degner
Community Development Specialist

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PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 21-003

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION IN APPRECIATION OF THE CONTRIBUTIONS OF PLANNING AND ZONING COMMISSION MEMBER DAN LUCAS.

WHEREAS, Mr. Lucas served on the City of Palmer Planning and Zoning Commission from January 2012 to December 2020; and

WHEREAS, Mr. Lucas provided leadership and dedication and was a committed member, by serving as Chairman and Commissioner, of the Planning and Zoning Commission; and

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

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

WHEREAS, Mr. Lucas assisted in rewriting Title 17 Land Use, and handled controversial issues fairly, professionally, and efficiently; and

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

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

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

ADOPTED by the City of Palmer Planning and Zoning Commission this 21st day of January 2021.

Casey Peterson, Vice Chairman

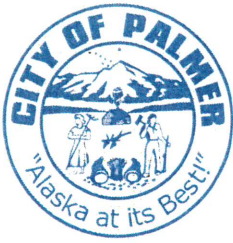
Nichole Degner
Community Development Specialist

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Plat Reviews

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-003**

SUBJECT: Pre-Application: Brittany Estates Addition Phase 3

AGENDA OF: January 21, 2021

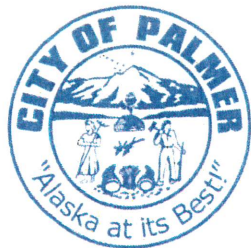
ACTION: Review and comment

Attachment(s): 1) Pre-Application package from MSB Platting Division

Summary: Create a utility lot and a remainder tract from Tract C-1, Brittany Estates Addition 1, Phase 3, Plat No. 2005-80

Recommendation: Provide comments where necessary should further action be requested.

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MEMORANDUM - UPDATED

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development Specialist
DATE: December 15, 2020
SUBJECT: Brittany Est. Add. #1 Ph. 3, Tract C-1

Inside City Limits

Outside City Limits

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

1. City Manager: No comment.
2. Building Inspector: No changes necessary.
3. Community Development: No changes necessary.
4. Fire Chief: No changes necessary.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the January 21, 2021, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

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MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue – Palmer AK 99645

Phone (907) 861-7874 – Fax (907) 861-8407

Comments Due: *December 15, 2020*

Date: November 12, 2020

Preliminary Plat Request for Comments

AK Dept of Transportation – Anchorage	MSB – Emergency Services
AK Dept of Transportation – Palmer	MSB – Community Development
AK Dept of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Management & Permitting	MSB – Code Compliance
ADF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
US Army Corps of Engineers	MSB – Permit Center
U.S. Postmaster	MEA
City of: Palmer	MTA
Community Council:	Enstar
Fire Service Area:	GCI
Road Service Area:	Assembly District #2 Stephanie Nowers
MSB – Borough Attorney	bc: Platting Board

Title:	BRITTANY ESTATES ADDITION #1 PHASE 3 RSB TRACT C-1
Location:	SEC 05, T17N, R02E, S.M., AK
Petitioners:	CHINOOK HOLDINGS, LLC 1890 JAIME MARIE CIRCLE WASILLA AK 99654
Surveyor:	BESSE ENGINEERING 1890 JAIME MARIE CIRCLE WASILLA AK 99654

The request is to create a utility lot and a remainder tract from Tract C-1, Brittany Estates Addition 1, Phase 3, Plat No. 2005-80, to be known as **TRACT C-1-A AND TRACT C-1-B**, containing 16.88 acres +/- . The plat is located directly south of E. Palmer-Wasilla Highway, directly east of E. Irwin Loop and directly west of S. Felton Street; within the E ½ NW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the city limits of Palmer. Petitioner is applying for a variance from MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access, as the utility lot will not have either.

Please submit your comments in writing, specifying any easements or other requirements your Department or agency may need or any data, which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by *December 15, 2020* so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **January 7, 2021**.

Sincerely,

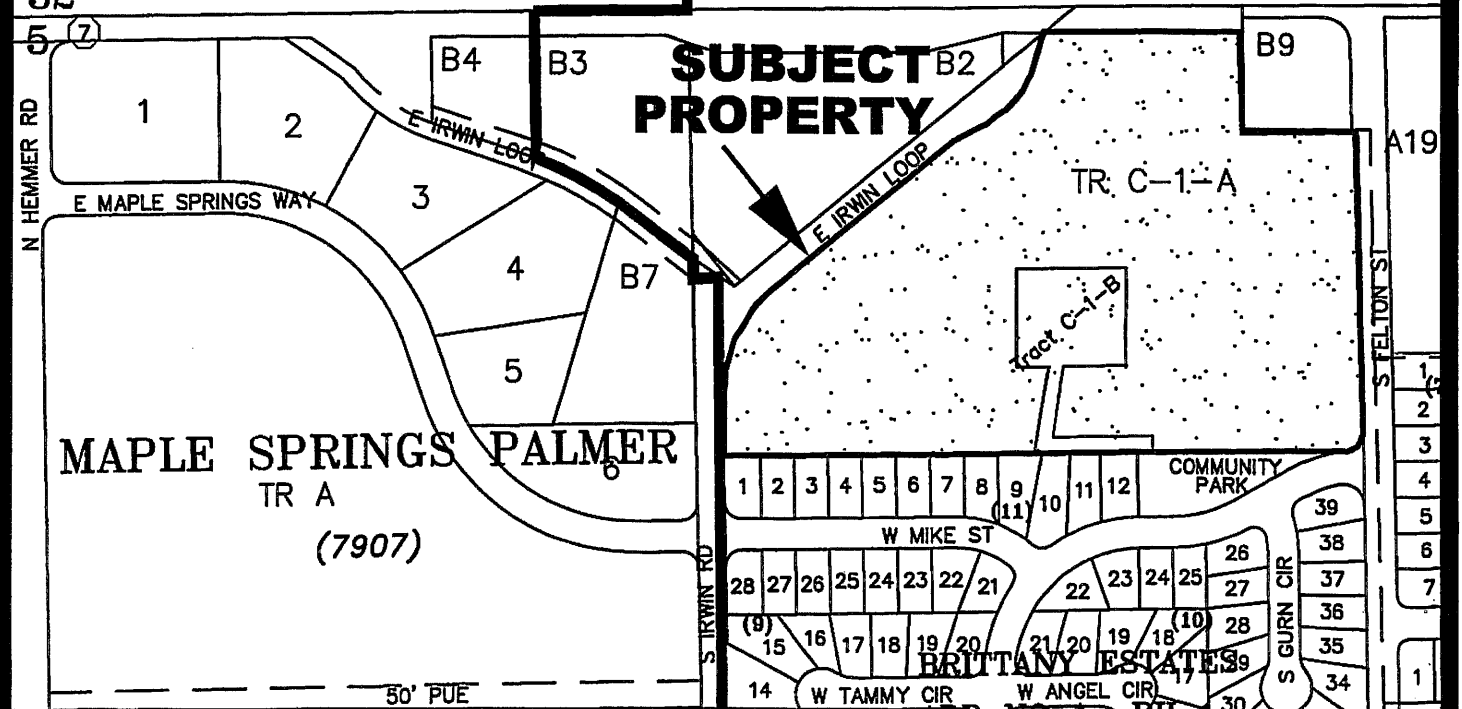
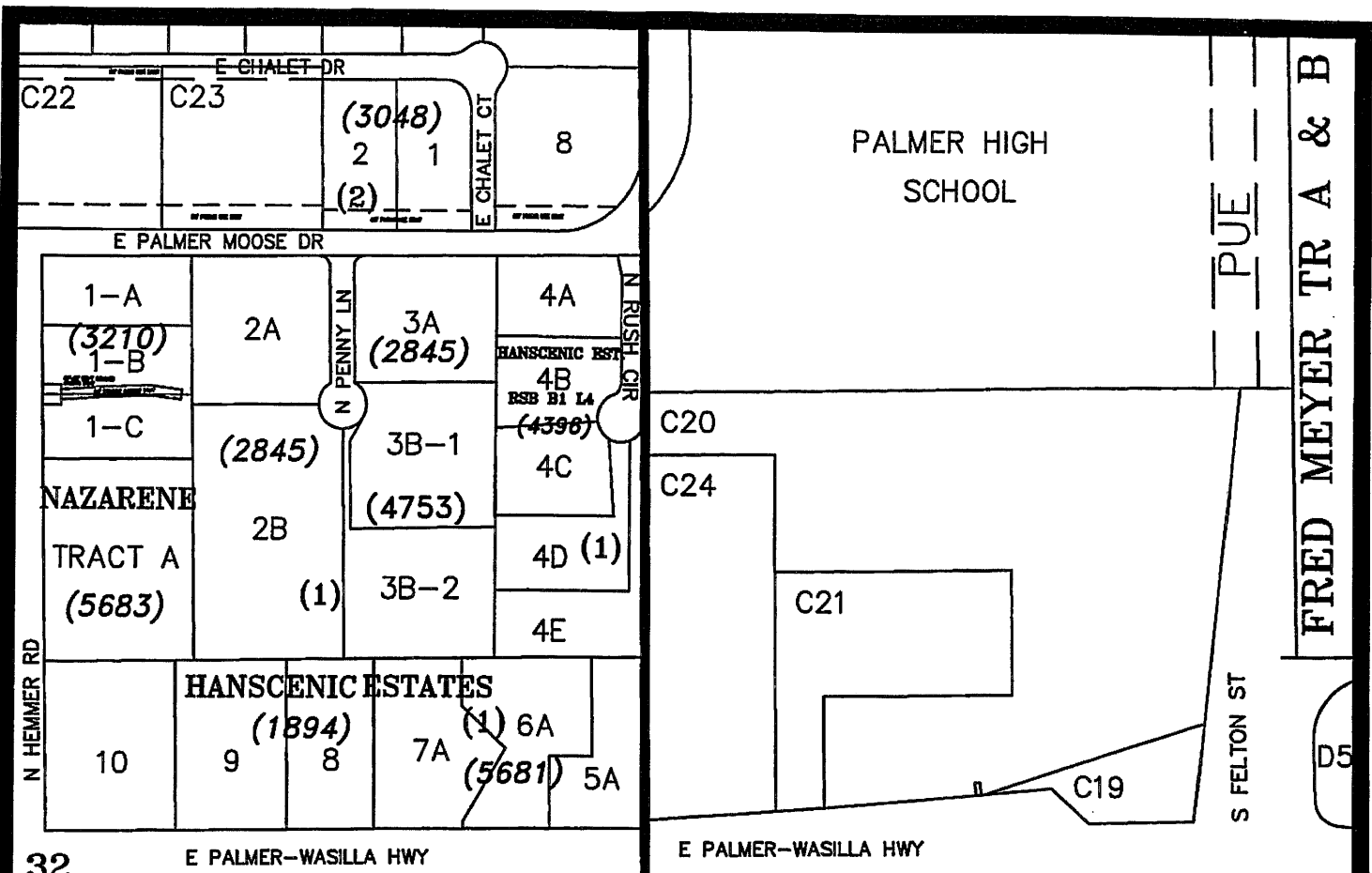


Amy Otto-Buchanan

Platting Technician

Direct line: 861-7872

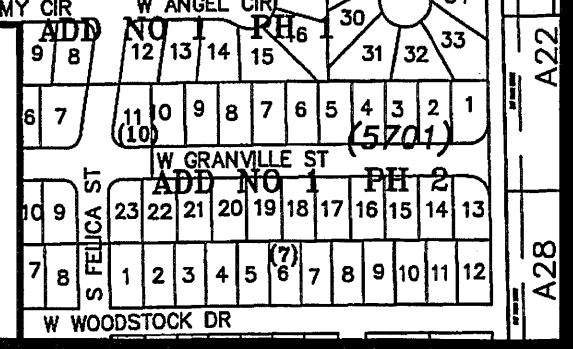
amy.otto-buchanan@matsugov.us



VICINITY MAP

FOR BRITANNY EST ADD 1 PH 3 RSB Tr C-1
 LOCATED WITHIN
 SECTION 05, T17N, R02E, SEWARD MERIDIAN,
 ALASKA

PALMER 12 MAP



VARIANCE APPLICATION

This application is to the Matanuska-Susitna Borough Platting Board for a variance from the Subdivision Ordinance, Title 43. The application must include all of the information listed below. Incomplete applications will not be processed.

Legal description of property: Brittany Estates Subdivision, Add No. 1, Phase 3,
Tract C-1

RECEIVED
NOV 5 9 2011
PLATTING

An application for a variance from a requirement of Title 43 shall contain:

1. The preliminary plat to which the variance pertains or, if presented separately, a graphic representation of what the future platting project would entail;
2. A description of the variance requested including the code section reference;
3. Explain the special circumstances for the variance *on separate pages*, addressing criteria A, B, & C as required in MSB 43.15.075.
 - A. *The granting of the variance shall not be detrimental to the public health, safety or welfare, or injurious to adjacent property; and*
 - B. *The variance request is based upon conditions of the property that are atypical to other properties; and*
 - C. *Because of unusual physical surroundings, shape, or topographical conditions of the property for which the variance is sought, or because of the taking of a part of the property through condemnation or because of surrounding development or conditions, the strict application of MSB 43.20 shall result in undue substantial hardship to the owner of the property.*

I, Bill Prosser the owner (or owner's representative) of the above described property apply for a variance from Section 43.20. 120(2) of the Borough Code in order to allow:
legal access to a drainage retention pond, which is 30' in width

(Variances from Road Design Standards are variances from MSB 43.20.140, described within the Subdivision Construction Manual).

APPLICANT OR OWNER
 Name: Chinook Holdings LLC Email: besse@mtaonline.net
 Mailing Address: 1890 W. Jaime Marie Circle Wasilla AK Zip: 99654
 Signature: _____ Phone: 940-8015

SURVEYOR
 Name (FIRM): Besse Engineering Email: besse@mtaonline.net
 Mailing Address: 1890 W. Jaime Marie Circle Wasilla AK Zip: 99654
 Contact Person: Rick Besse Phone: 357-4257

SPECIAL CIRCUMSTANCES
FOR
VARIANCE APPLICATION

- A. The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to adjacent property. It provides a safe and clean method of disposing of storm water from a large area
- B. The variance request is based upon the need for a one way only access to this storm water detention facility. The 30 foot width of the success is more than adequate for any vehicle or vehicles that will require access to the pond.
- C. The strict application of MSB 43.20 would result in the dedication of property that would be unnecessary to the function of the storm water detention facility.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Director Community Development
DATE: October 20, 2020
SUBJECT: Brittany Est. Add. #1 Ph. 3, Tract C-1

Mr. Wagner,

Please consider this an update to the previously submitted comments from the City of Palmer Brittany Est. Add. #1 Ph. 3, Tract C-1. The City Manager and City of Palmer Public Works have agreed that access as proposed by Besse Engineering to create a utility lot for the City of Palmer's drainage area is adequate maintenance of the retention pond. An agreement between Besse Engineering and City of Palmer will be executed for acceptance of the lot for a drainage retention pond once the plat is approved.

I hope this clarifies both the previous comments and future intention of the City of Palmer to accept the maintenance access and the lot.

Thank you,

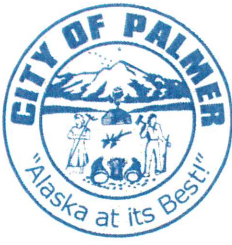
Brad Hanson

Concurrence:

John Moosey, City Manager

Chris Nall, Director Public Works

P



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-004**

SUBJECT: Pre-Application: Adam's Rib Tract C-1

AGENDA OF: January 21, 2021

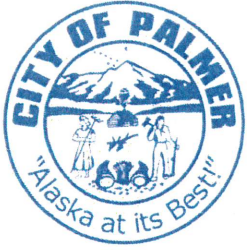
ACTION: Review and comment

Attachment(s): 1) Pre-Application package from MSB Platting Division

Summary: Create 27 lots from Tract C-1, Country Addition to Eve's Eye,
Plat No. 98-94

Recommendation: Provide comments where necessary should further action be requested.

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MEMORANDUM - UPDATED

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development Specialist
DATE: December 8, 2020
SUBJECT: Preliminary Plat Request for Adam's Rib

Inside City Limits

Outside City Limits

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

1. City Manager: No comments.
2. Building Inspector: TR 1-B appears to be land locked with access easement only. Access easement should be developed in accordance to fire code. IFC appendix D. See D102 & D103. This is to ensure the fire dept. can access area at all times.
3. Community Development: No changes necessary.
4. Fire Chief: See Building Inspector's comments.
5. Public Works: No changes necessary.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the January 21, 2021 Planning & Zoning Commission meeting; any additional comments will be forward at that time.

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MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue – Palmer AK 99645

Phone (907) 861-7874 – Fax (907) 861-8407

Comments Due: *January 14, 2021*

Date: November 25, 2020

Preliminary Plat Request for Comments

AK Dept of Transportation – Anchorage	MSB – Emergency Services
AK Dept of Transportation – Palmer	MSB – Community Development
AK Dept of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Management & Permitting	MSB – Code Compliance
ADF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
US Army Corps of Engineers	MSB – Permit Center
U.S. Postmaster	MEA
City of: Palmer	MTA
Community Council: Greater Palmer	Enstar
Fire Service Area: #132 Greater Palmer Consolidated	GCI
Road Service Area: #16 South Colony	Assembly District #2 Stephanie Nowers
MSB – Borough Attorney	bc: Platting Board

Title:	ADAM'S RIB
Location:	SEC 30, T17N, R02E, S.M., AK
Petitioners:	HANSINI LLC PO BOX 3004 PALMER AK 99645
Surveyor:	HANSON LAND SURVEYING 305 W. FIREWEED AVENUE PALMER AK 99645
Engineer:	HOLLER ENGINEERING 3375 N. SAMS DRIVE WASILLA AK 99654

The request is to create 27 lots from Tract 1-C, Country Addition to Eve's Eye, Plat No. 98-94, to be known as **ADAM'S RIB**, containing 29.27 acres +/- . The plat is located directly north of E. Scott Road, and directly west of N. Rib Road; within the SE ¼ SE ¼ Section 30, Township 17 North, Range 02 East, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements your Department or agency may need or any data, which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by *January 14, 2021* so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **February 7, 2021**.

Sincerely,



Amy Otto-Buchanan

Platting Technician

Direct line: 861-7872

amy.otto-buchanan@matsugov.us

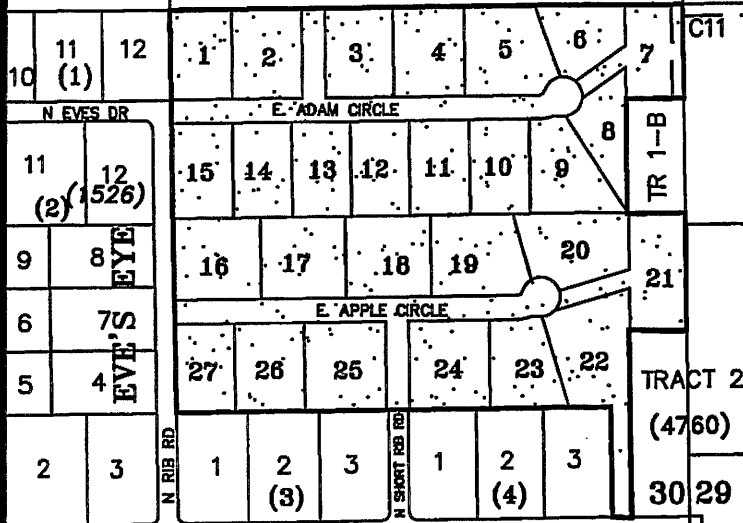
D2

D1

C10

C6

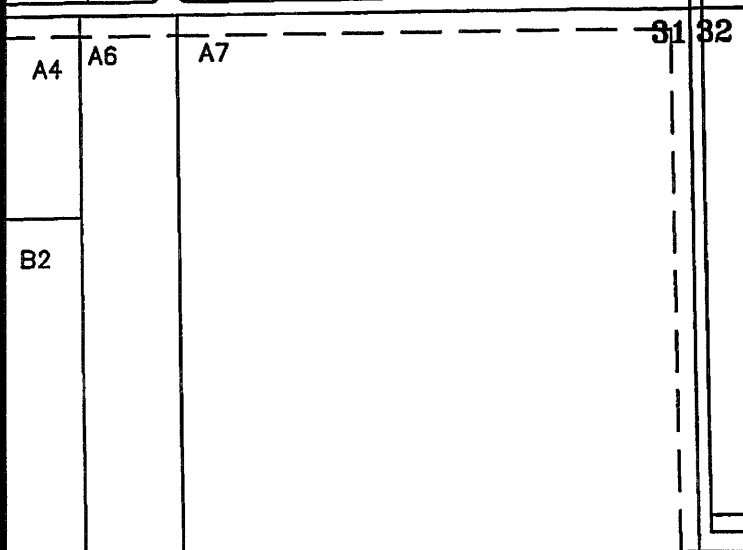
**SUBJECT
PROPERTY**



C11

E MARSH RD

C9



(3001)

H. ADAMS

TR D-1

(1309)

1

2

STANGE

VICINITY MAP

FOR PROPOSED ADAM'S RIB
LOCATED WITHIN

SECTION 30, T18N, R02E, SEWARD MERIDIAN,
ALASKA

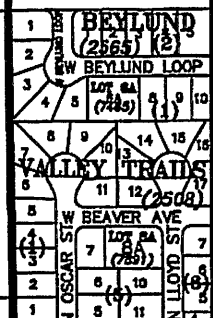
PALMER 05 MAP

- 58 -

BB

B9

1
FOX EST
(7870)





HOLLER ENGINEERING

Water, Wastewater & Soils Consulting

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

November 23, 2020

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

RECEIVED

NOV 23 2020

PLATTING

Re: *Adams Rib Subdivision*; Useable Areas, Drainage & Roads
HE #20019

Dear Mr. Wagner:

At the request of the project owner we have performed a soils review and related preliminary design work for the referenced proposed subdivision. The project will create 27 new lots from one existing tract with a total area of approximately 29 acres. Our soils evaluation included logging 11 new testholes, review of the provided topography information, review of aerial imagery, and our other observations at the site. See the attached testhole location and topography map for details.

Topography. The project site forms a rough incomplete rectangle north of E. Scott Road and east of N. Rib Road. The site varies throughout between relatively level areas and gently rolling hills. The total elevation differential indicated from the provided topographical map is approximately 40'. A few minor steep areas with slopes just exceeding 25% exist within the project and have been delineated on the attached map.

Soils & Vegetation. The majority of the parent parcel consists of cleared grass fields with some native vegetation found near the outer borders of the property. The native vegetation remaining on the parent parcel consists primarily of mature cottonwood, birch, and willow trees. As shown on the attached drawing, 11 new testholes were dug near common lot lines and areas of interest in order to evaluate existing soils conditions. A copy of the testhole logs is included with this report. All but one of the testholes revealed a thin organic mat and a thick loess silt/sand topsoil layer, over a base of consistently clean sands and gravels, which is common for the area. Testhole 6 had deep silty sands and a percolation test returned a result of 3 minutes per inch. Copies of the relevant testhole log and the location/topography map are attached.

Groundwater. Groundwater or evidence of groundwater in the form of seeps/staining was encountered in 2 of the 11 attached testholes labeled 11 and 8 at depths of 13' and 11' respectively. Both testholes that had indications of groundwater were dug in local low

areas. With these findings in mind, separation to groundwater is not expected to be a limiting factor for the proposed lots.

Useable Areas. The proposed lots have a few limitations on areas defined by MSB code as *useable septic area* or *useable building area*. Useable septic areas will be limited by lotlines, steep areas, and setbacks to existing water wells. For useable building area, lotlines, utility easements, and ROW/PUE setbacks will be limiting factors. For each of the proposed lots, adequate unencumbered area exists to meet the code requirements. Based on the available soils and water table information, topography, MSB Title 43 Code definitions, and our observations at the site, *each of the proposed new lots will contain over 10,000 square feet of contiguous useable septic area, and an additional 10,000 square feet of useable building area.*

Roads and Drainage. The proposed lots will receive access via approximately 1,990' of two new roads, both ending in a cul-de-sac, and both originating from and to the east of N. Rib Road. Sandy gravel materials adequate to construct the roads from exist on the project. Drainage along these new roads will be directed via ditches to existing natural low areas or to rock filled infiltration points. Four 18" culverts are planned for installation and are shown on the attached drawing. General existing drainage patterns have been indicated on the attached map. As always, the drainage plan is subject to filed modification and improvement during construction.

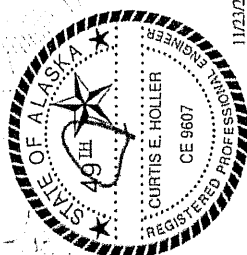
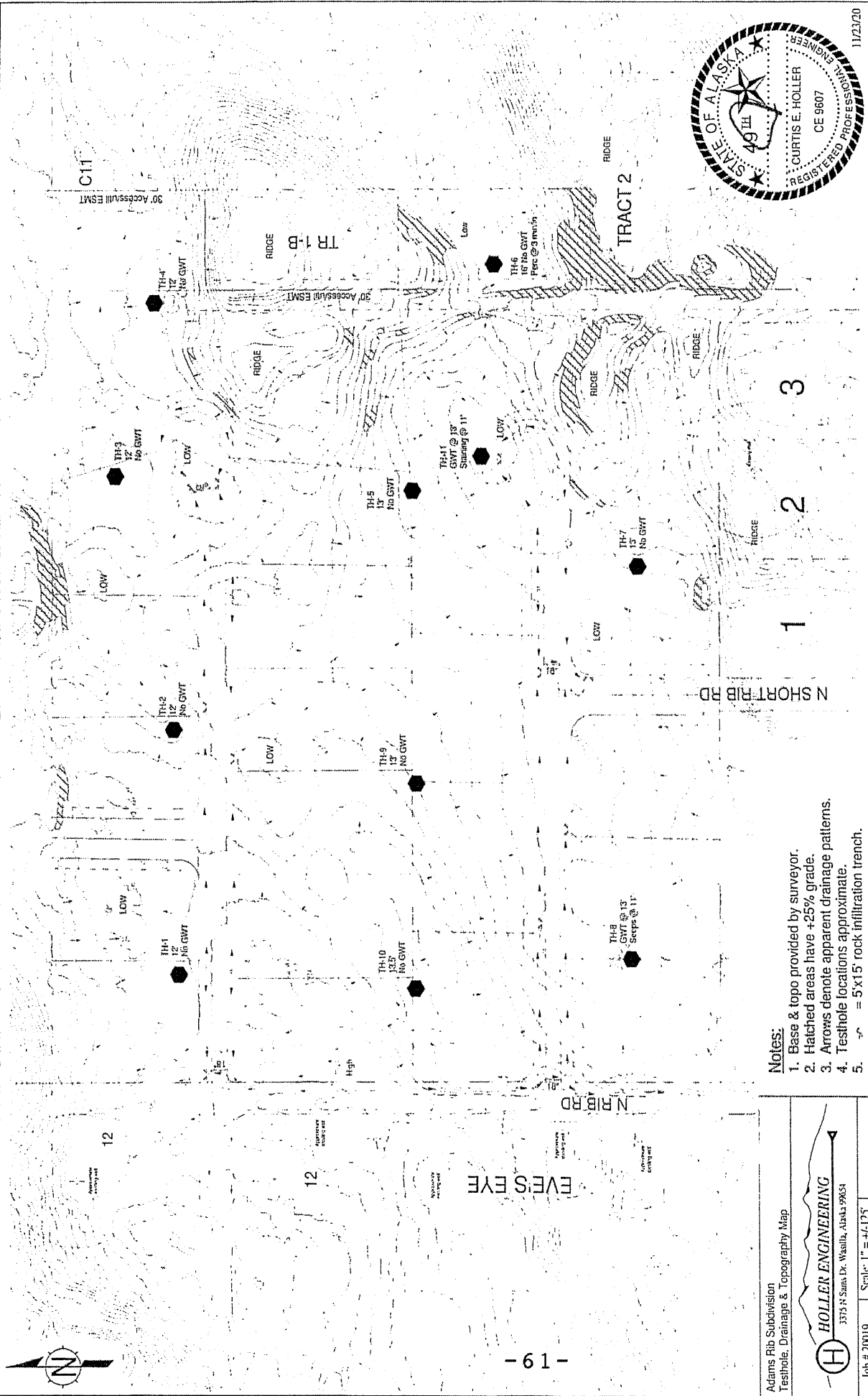
Please do not hesitate to call with any questions you may have.

Sincerely,

Curtis Holler, PE

c: Hansini LLC w/attachments





- Notes:**
1. Base & topo provided by surveyor.
 2. Hatched areas have +25% grade.
 3. Arrows denote apparent drainage patterns.
 4. Testhole locations approximate.
 5. = 5'x15' rock infiltration trench.

Adams Rib Subdivision
 Testhole, Drainage & Topography Map

HOLLER ENGINEERING
 3373 N Sains Dr. Wasilla, Alaska 99654

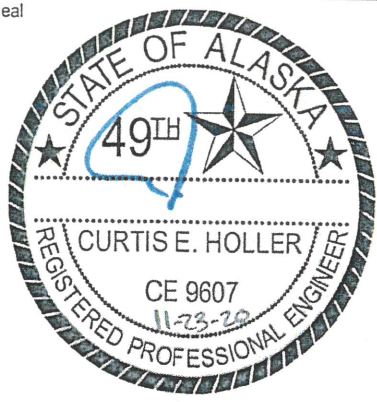
Job # 20019 Scale: 1" = +/- 125'



HOLLER ENGINEERING

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

Seal

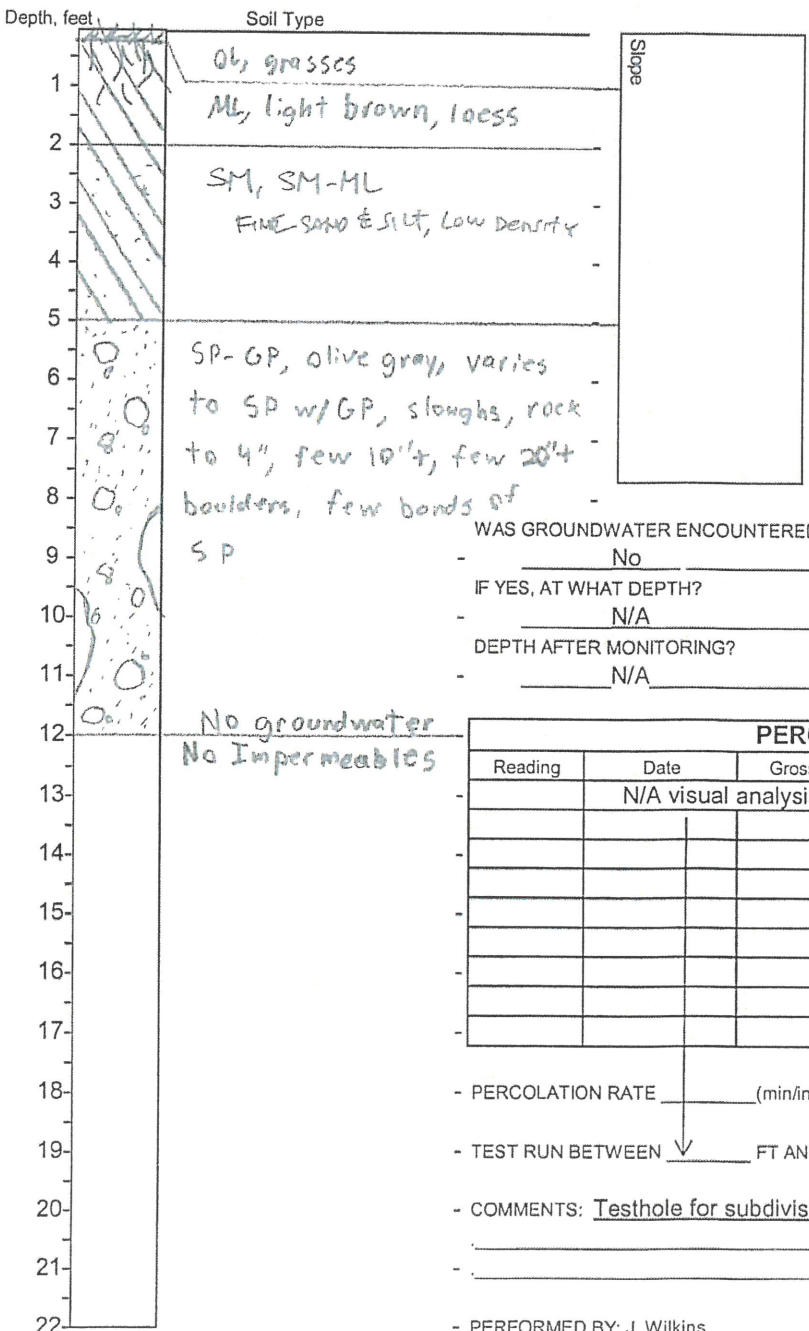


SOILS LOG / PERCOLATION TEST

TEST HOLE # 1 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye



Site Plan

See attached testhole & topo map.

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

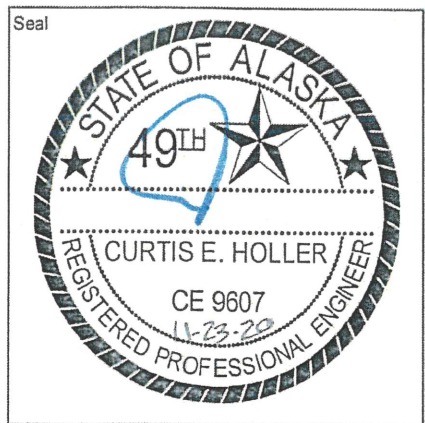
- PERFORMED BY: J. Wilkins

DATE: 10/07/20



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 2 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Depth, feet	Soil Type
1	OL, grasses
2	ML, light brown loess
3	
4	SM-ML, fine sand & silt low density
5	
6	
7	
8	
9	SR-GP, olive gray, varies to SP w/GP,
10	sloughs, rock to 3", few 14"
11	
12	No Groundwater No Impermeables
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	

Slope

Site Plan

See attached testhole & topo map.

↑
N
↓

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN 1 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

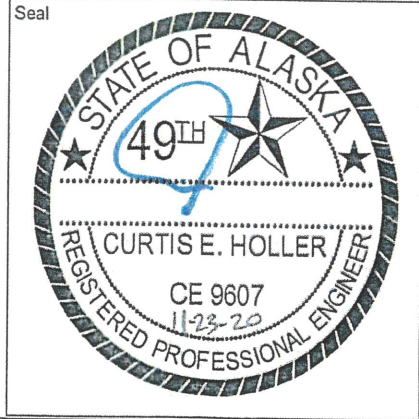
- PERFORMED BY: J. Wilkins DATE: 10/07/20



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 3 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Depth, feet	Soil Type	Slope
1	OL, grasses	
2	Mb, loess silt	
3	VARIES TO SM	
4		
5		
6	SP-GP, olive gray, rock to 3", few 7"t, few 14"t, sloughs.	
7		
8		
9		
10		
11		
12	No Groundwater	
13	No Impermeables	
14		
15		
16		
17		
18		
19		
20		
21		
22		

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN 12 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

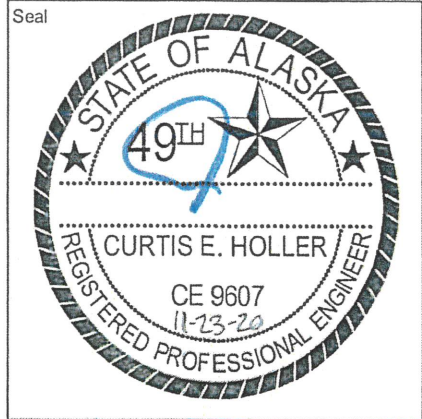
- PERFORMED BY: J. Wilkins

DATE: 10/07/20



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 4 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Depth, feet	Soil Type	Slope	Site Plan																																																																								
1	OL, grasses		See attached testhole & topo map. <div style="text-align: right;"> ↑ N ↓ </div>																																																																								
2	ML, loess																																																																										
3																																																																											
4	SM, SM-ML																																																																										
5	FINE Brown SAND & Silt																																																																										
6	LOW DENSITY																																																																										
7																																																																											
8	SP-GP, olive gray, rock to 5", few 8"+, sloughs	WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>																																																																									
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18		- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____																																																																									
19		- TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH																																																																									
20		- COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>																																																																									
21																																																																											
22		- PERFORMED BY: J. Wilkins																																																																									

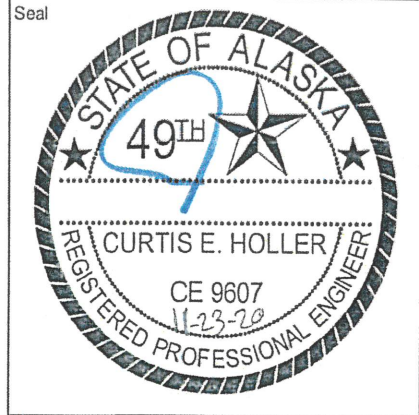
DATE: 10/07/20



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 5 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Depth, feet	Soil Type	Slope
0 - 1	OL, grasses	
1 - 2	ML, loess	
2 - 3		
3 - 4	SM, SM-ML	
4 - 5	fine brown sand	
5 - 6	low density	
6 - 7		
7 - 8		

Site Plan

↑
N
↓

See attached testhole & topo map.

8 - 9	SP-GP, olive gray, rock to 5", few 10"	WAS GROUNDWATER ENCOUNTERED? No
9 - 10	sloughs, medium coarse sands	IF YES, AT WHAT DEPTH? N/A
10 - 11		DEPTH AFTER MONITORING? N/A

Slope

12 - 13 No Groundwater
No Impermeables

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

- PERFORMED BY: J. Wilkins

DATE: 10/07/20



HOLLER ENGINEERING

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

Seal

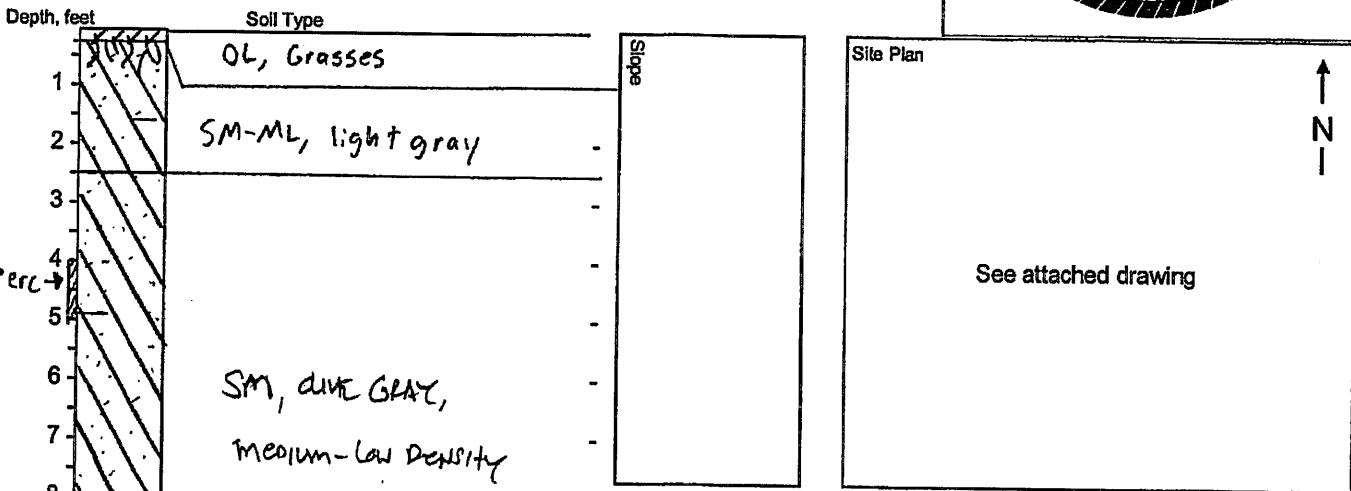


SOILS LOG / PERCOLATION TEST

TEST HOLE # 6 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye



WAS GROUNDWATER ENCOUNTERED? No

IF YES, AT WHAT DEPTH? N/A

DEPTH AFTER MONITORING? N/A

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	<u>10/07/20</u>				
<u>1</u>		<u>13:26</u>	<u>10 min</u>	<u>8-3/16"</u>	<u>4-3/16"</u>
<u>2</u>		<u>13:27</u>	<u>10 min</u>	<u>7-15/16"</u>	<u>3-15/16"</u>
<u>3</u>		<u>13:48</u>	<u>10 min</u>	<u>7-12/16"</u>	<u>3-13/16"</u>
<u>4</u>		<u>13:59</u>	<u>10 min</u>	<u>7-12/16"</u>	<u>3-12/16"</u>
<u>5</u>		<u>14:10</u>	<u>10 min</u>	<u>7-11/16"</u>	<u>3-11/16"</u>
<u>6</u>		<u>14:21</u>	<u>10 min</u>	<u>7-11/16"</u>	<u>3-11/16"</u>

No Groundwater
No Impermeables

- PERCOLATION RATE 3 (min/inch) PERC HOLE DIAMETER 6"

- TEST RUN BETWEEN 4 FT AND 5 FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

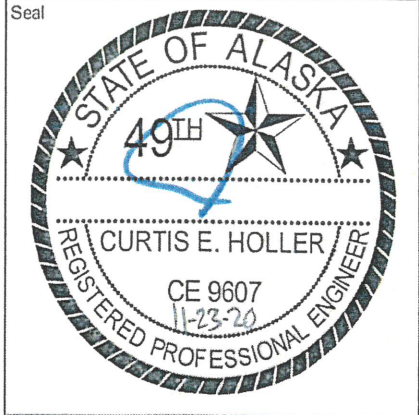
- PERFORMED BY: J. Wilkins DATE: 10/07/20



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 7 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Depth, feet	Soil Type	Slope
1	OL, grasses	
2	ML, loess	
3		
4	SM, branks, Rel. Low Density	
5		
6		
7	SP-GP, rock to 4", few 8"+, medium coarse Sands	
8		
9		
10		
11		
12		
13	No Groundwater	
14	No Impermeables	
15		
16		
17		
18		
19		
20		
21		
22		

Site Plan

↑
N
↓

See attached testhole & topo map.

WAS GROUNDWATER ENCOUNTERED?
- No

IF YES, AT WHAT DEPTH?
- N/A

DEPTH AFTER MONITORING?
- N/A

Slope

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

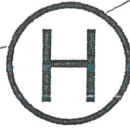
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

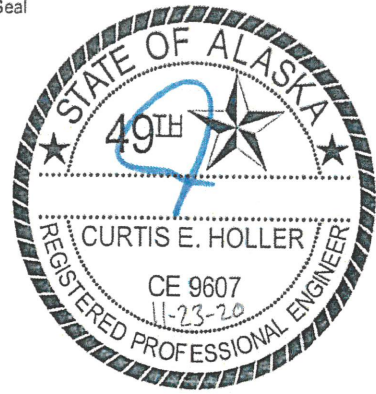
- PERFORMED BY: J. Wilkins DATE: 10/07/20



HOLLER ENGINEERING

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

Seal



SOILS LOG / PERCOLATION TEST

TEST HOLE # 8 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Depth, feet	Soil Type	Slope	Site Plan
1	OL, grasses		See attached testhole & topo map N ↑
2	Mh, loess silts, soft brown		
3			
4	SM, olive		
5			
6			
7			
8	SP GP, olive color, rock to 4", few 6"+	WAS GROUNDWATER ENCOUNTERED? Yes IF YES, AT WHAT DEPTH? <u>11' (Seeps); 13' (GWT)</u> DEPTH AFTER MONITORING?	Slope
9			
10			
11	Seeps, Light		
12			
13	GWT		
14	No Impermeables		
15			
16			
17			
18			
19			
20			
21			
22			

Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

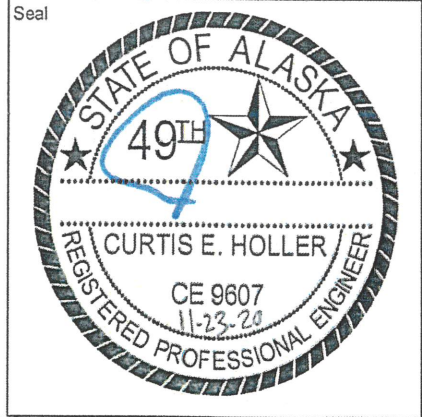
- _____

- PERFORMED BY: J. Wilkins DATE: 10/07/20



HOLLER ENGINEERING

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



SOILS LOG / PERCOLATION TEST

TEST HOLE # 9 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye

Depth, feet	Soil Type	Slope	Site Plan
1	OL, grasses		See attached testhole & topo map. <div style="text-align: center;"> ↑ N ↓ </div>
2	Mh, light brown loess.		
3	SM, SM-ML, gray		
4			
5			
6	SP-GP, olive gray, sloughs	WAS GROUNDWATER ENCOUNTERED? - <u>No</u> IF YES, AT WHAT DEPTH? - <u>N/A</u> DEPTH AFTER MONITORING? - <u>N/A</u>	Slope
7	rock to 2", few 7/4, medium coarse sands.		
8			
9			
10			
11			
12			
13	<u>No Groundwater</u> <u>No Impermeables</u>		
14			
15			
16			
17			
18		PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____	
19		TEST RUN BETWEEN <u> </u> FT AND <u> </u> FT DEPTH	
20		COMMENTS: <u>Testhole for subdivision only, for any other use contact Holler Engineering</u>	
21			
22		PERFORMED BY: J. Wilkins	

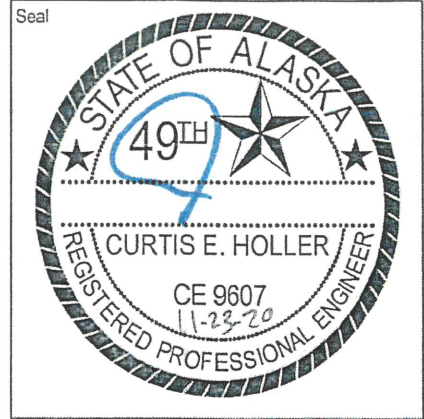
PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
	N/A visual analysis only				

DATE: 10/07/20



HOLLER ENGINEERING

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

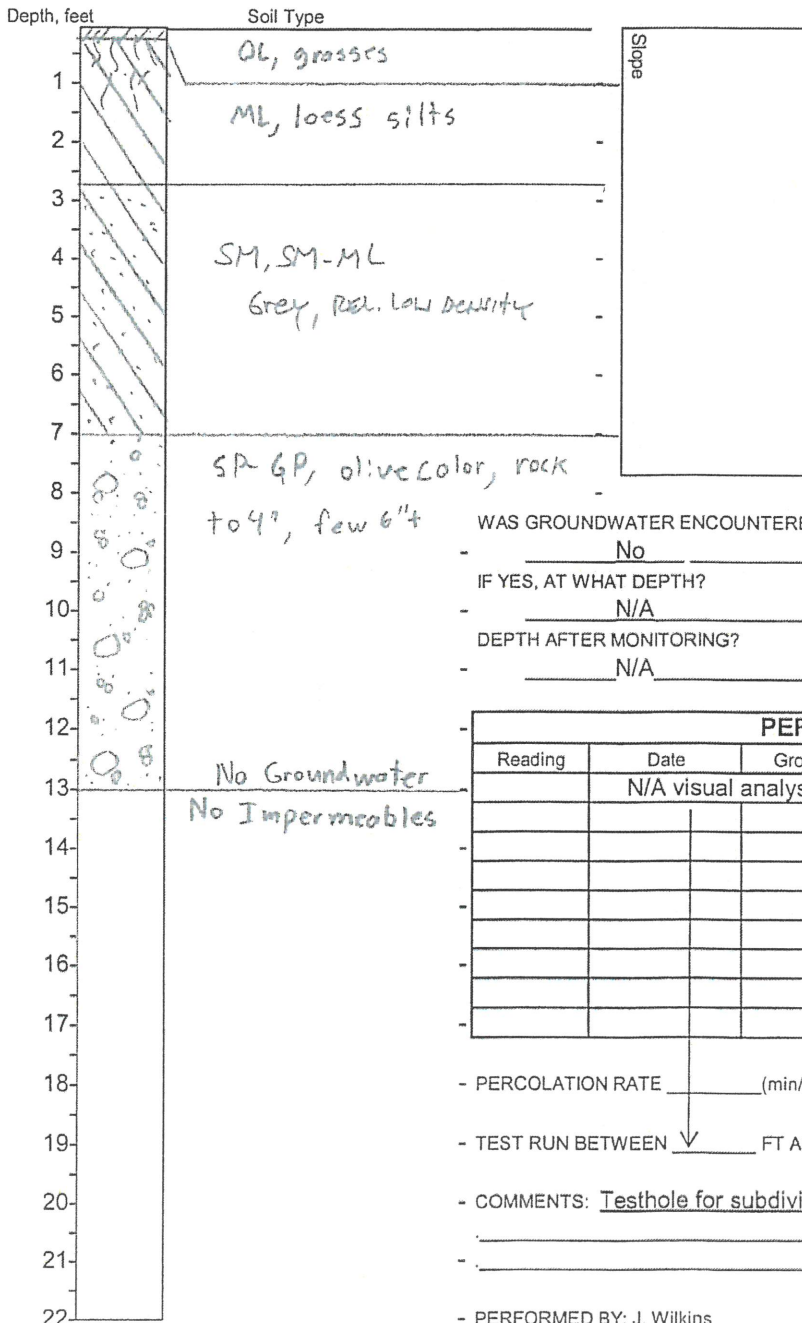


SOILS LOG / PERCOLATION TEST

TEST HOLE # 10 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye



Site Plan

↑
N
↓

See attached testhole & topo map.

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

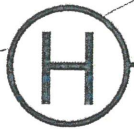
- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN FT AND FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- _____

- PERFORMED BY: J. Wilkins DATE: 10/07/20



HOLLER ENGINEERING

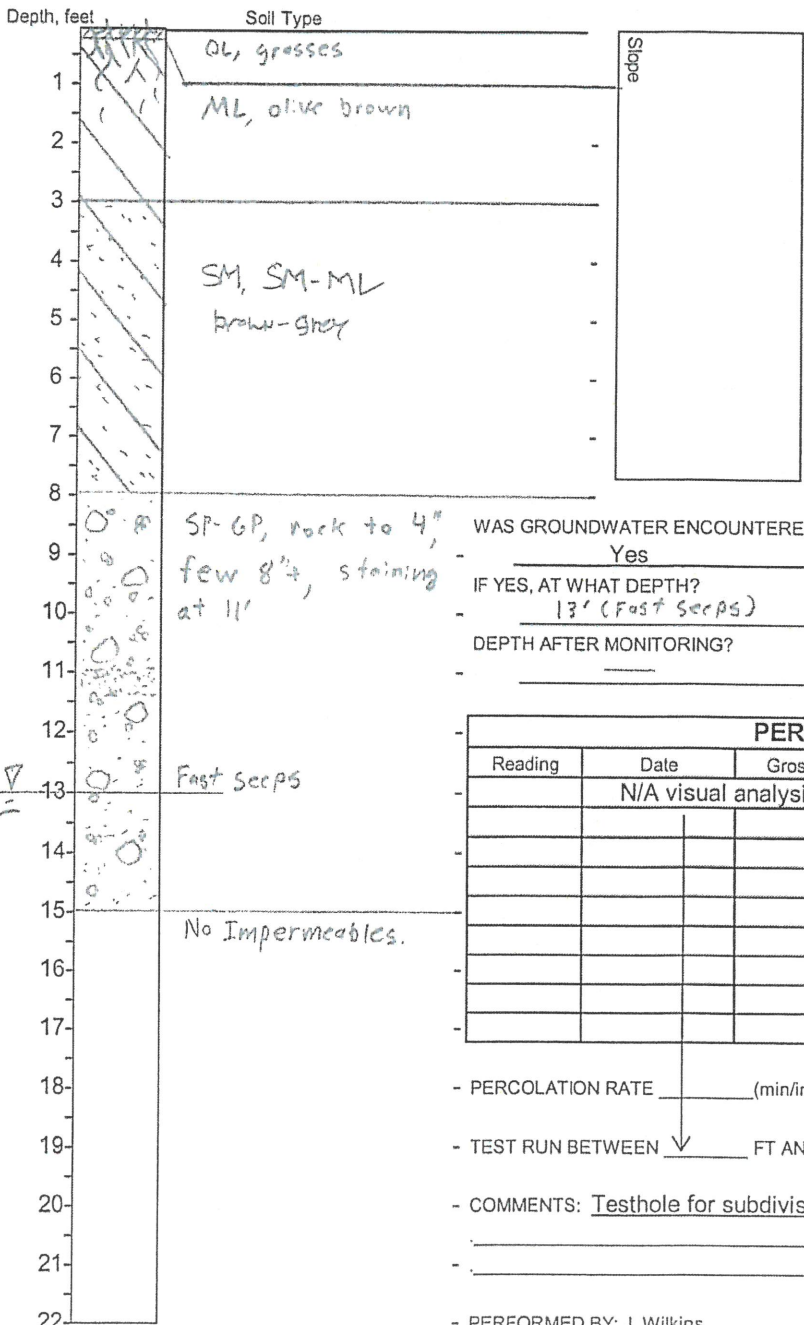
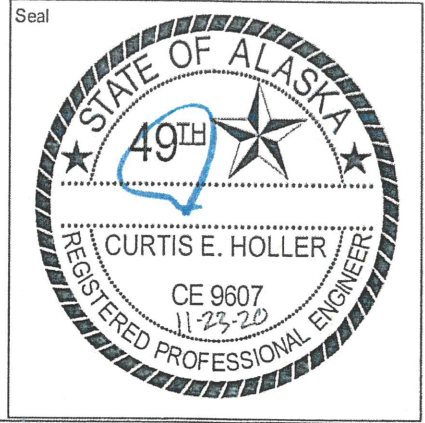
3375 N Sams Dr. Wasilla, Alaska 99654 376-0410

SOILS LOG / PERCOLATION TEST

TEST HOLE # 11 of 11

Performed For: Hansini, LLC

Legal Description: Subdivision of Tract 1-C Country Addition to Eve's Eye



Site Plan

See attached testhole & topo map

North Arrow (N)

WAS GROUNDWATER ENCOUNTERED? Yes

IF YES, AT WHAT DEPTH? 13' (Fast seeps)

DEPTH AFTER MONITORING? _____

PERCOLATION TEST					
Reading	Date	Gross Time	Net Time	Depth to Water	Net Drop
N/A visual analysis only					

- PERCOLATION RATE _____ (min/inch) PERC HOLE DIAMETER _____

- TEST RUN BETWEEN 13 FT AND _____ FT DEPTH

- COMMENTS: Testhole for subdivision only, for any other use contact Holler Engineering

- PERFORMED BY: J. Wilkins DATE: 10/07/20



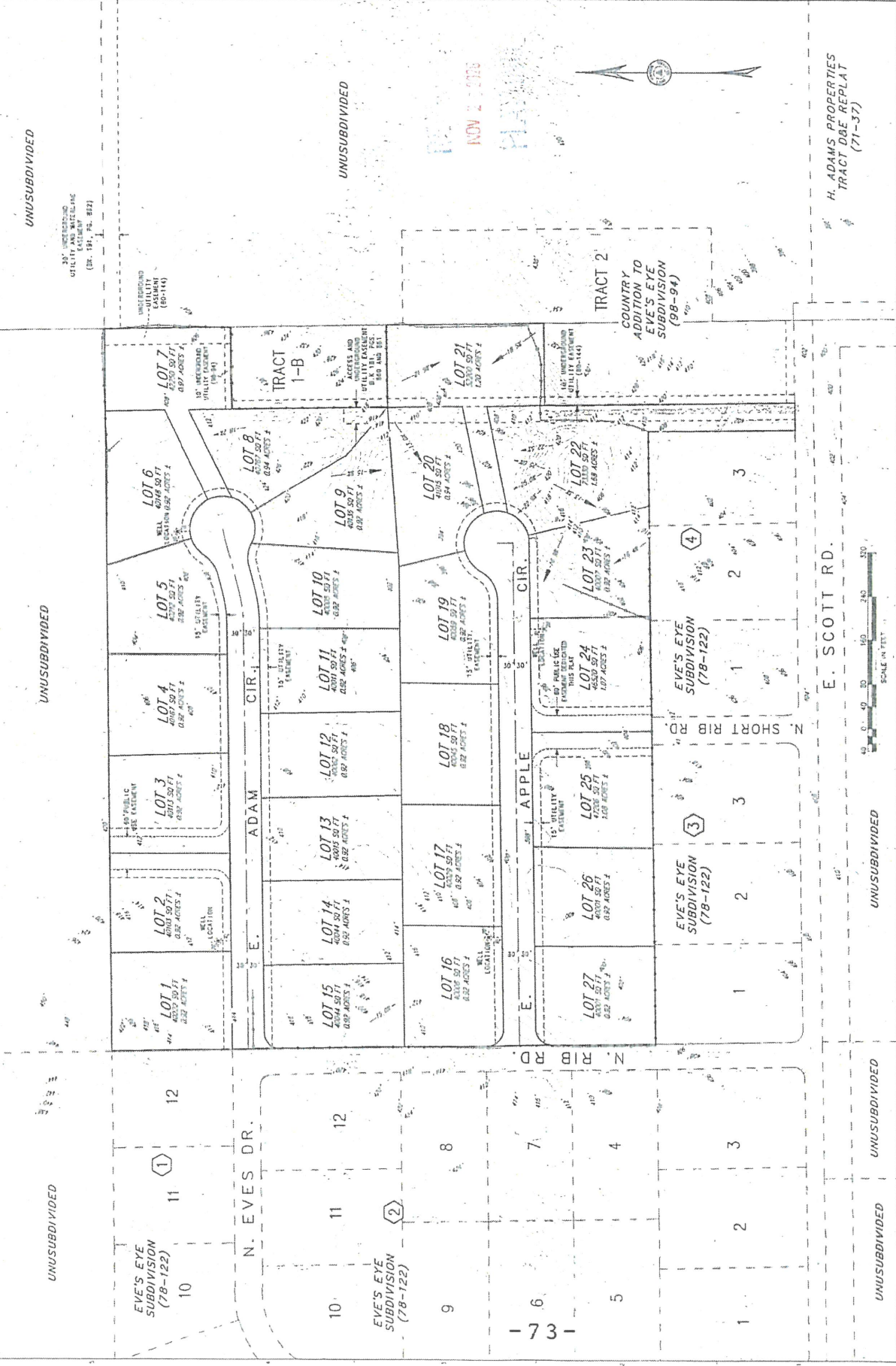
LAND SURVEYOR
 200 E. FIELDER AVE
 PALMER, ALASKA 99757
 (907) 766-7738

NOTES
 1. THE PROPERTY SHOWN HEREON WAS OBTAINED FROM A RECORDED PLAN OF THE PALMER, ALASKA REGISTER.
 2. THE BOUNDARY POINTS IN THIS PLAN (EXCEPT THOSE OF THE PALMER, ALASKA REGISTER) ARE THE PROPERTY OF THE SURVEYOR.
 3. THE BOUNDARY POINTS IN THIS PLAN (EXCEPT THOSE OF THE PALMER, ALASKA REGISTER) ARE THE PROPERTY OF THE SURVEYOR.

PALMER, ALASKA
 ADAM'S RIB SUBDIVISION
 SITE PLAN - EXISTING CONDITIONS
 TOPOGRAPHY

DWG. NO. 20-238C
 DRAWN BY: CDR
 CHECKED BY: CDR
 SCALE: 1" = 40'
 25X34X1" - 480'
 REVISION DATE: 11-12-20

REFERENCE
 NUMBER
 V-22
 SHEET 3 OF 3



H. ADAMS PROPERTIES
 TRACT D&E REPLAT
 (71-37)

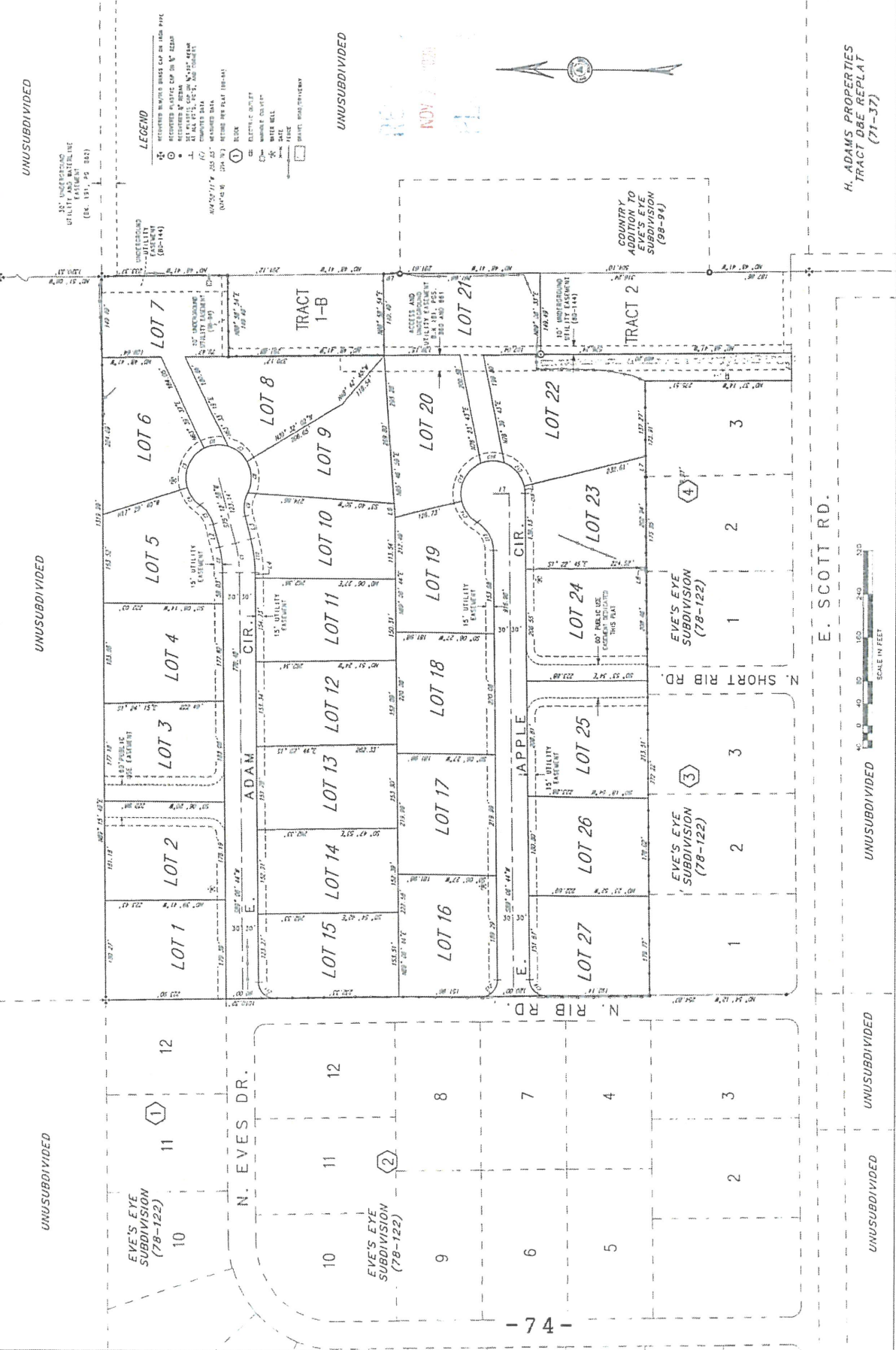


NOTES:
 1. THIS SURVEY WAS CONDUCTED ON OCTOBER 25, 2002. ALL DIMENSIONS WERE OBTAINED BY A 1/2" = 100' SCALE.
 2. ALL DIMENSIONS SHOWN ARE THE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHOWN ARE THE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

PALMER, ALASKA
 ADAM'S RIB SUBDIVISION
 SITE PLAN - EXISTING CONDITIONS
 PLANNETRY-AB

DATE: 7-20-2002
 DESIGNED BY: CEM
 CHECKED BY: CEM
 SCALE: 1" = 100'
 DRAWN BY: CEM
 REVISION DATE: 11-12-20

REFERENCE:
 V-2.1
 SHEET 2 OF 3



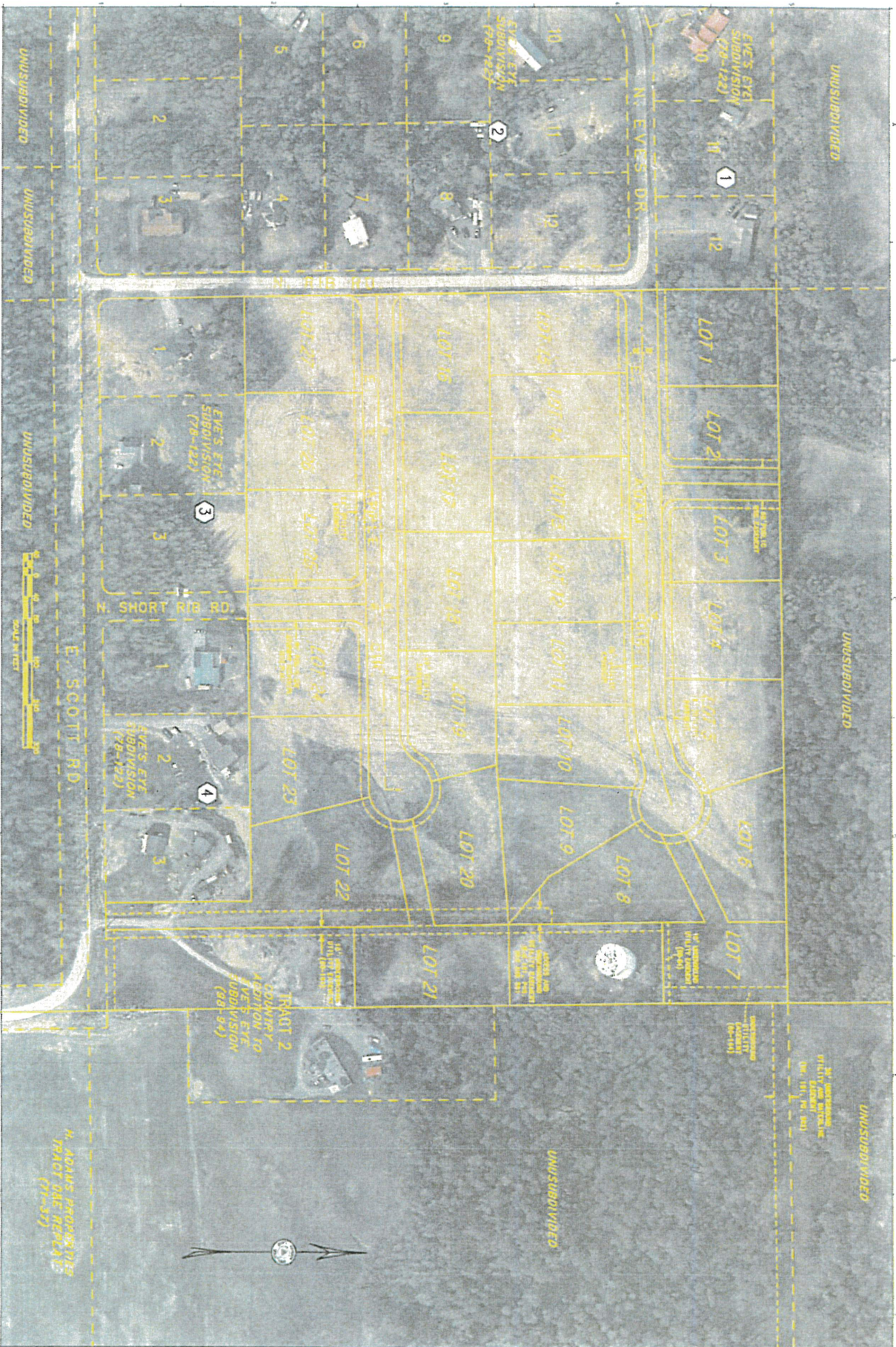
LEGEND

- 1. EXISTING WATER MAINS CAP OR BELOW GROUND
- 2. EXISTING PUBLIC CAP OR IN GROUND
- 3. EXISTING PRIVATE CAP OR IN GROUND
- 4. EXISTING WATER MAINS CAP OR BELOW GROUND
- 5. EXISTING WATER MAINS CAP OR BELOW GROUND
- 6. EXISTING WATER MAINS CAP OR BELOW GROUND
- 7. EXISTING WATER MAINS CAP OR BELOW GROUND
- 8. EXISTING WATER MAINS CAP OR BELOW GROUND
- 9. EXISTING WATER MAINS CAP OR BELOW GROUND
- 10. EXISTING WATER MAINS CAP OR BELOW GROUND
- 11. EXISTING WATER MAINS CAP OR BELOW GROUND
- 12. EXISTING WATER MAINS CAP OR BELOW GROUND
- 13. EXISTING WATER MAINS CAP OR BELOW GROUND
- 14. EXISTING WATER MAINS CAP OR BELOW GROUND
- 15. EXISTING WATER MAINS CAP OR BELOW GROUND
- 16. EXISTING WATER MAINS CAP OR BELOW GROUND
- 17. EXISTING WATER MAINS CAP OR BELOW GROUND
- 18. EXISTING WATER MAINS CAP OR BELOW GROUND
- 19. EXISTING WATER MAINS CAP OR BELOW GROUND
- 20. EXISTING WATER MAINS CAP OR BELOW GROUND
- 21. EXISTING WATER MAINS CAP OR BELOW GROUND
- 22. EXISTING WATER MAINS CAP OR BELOW GROUND
- 23. EXISTING WATER MAINS CAP OR BELOW GROUND
- 24. EXISTING WATER MAINS CAP OR BELOW GROUND
- 25. EXISTING WATER MAINS CAP OR BELOW GROUND
- 26. EXISTING WATER MAINS CAP OR BELOW GROUND
- 27. EXISTING WATER MAINS CAP OR BELOW GROUND

H. ADAMS PROPERTIES
 TRACT 1B & REPLAT
 (71-37)

E. SCOTT RD.

SCALE IN FEET



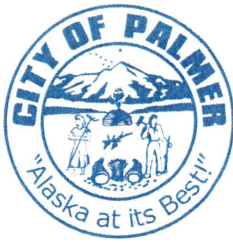
O&G # 20-218C
 DESIGN BY SER
 CHECKED BY EBN
 SCALE: 1" = 160'
 2023.11.16
 REVISION DATE
 11-12-20

PALMER, ALASKA
ADAM'S RIB SUBDIVISION
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES
 1. THE HIGHEST SHOWN ELEVATION IS DERIVED FROM PUBLISHED DATA OF THE ALASKA DEPARTMENT OF LANDS, CONSERVATION AND FORESTRY, DIVISION OF SURVEY, PALMER, ALASKA 99645 (2021-2022).
 2. THE HORIZONTAL DATUM IS NAD83 (EPOCH 2011.0)

REGISTERED PROFESSIONAL ENGINEER
 STATE OF ALASKA
 No. 1497
 DATE 11-12-20

LAND SURVEYING
 PALMER, ALASKA 99645
 (907) 263-2778



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-005**

SUBJECT: Pre-Application: Riverside Alley (VAC)

AGENDA OF: January 21, 2021

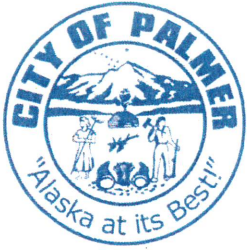
ACTION: Review and comment

Attachment(s): 1) Pre-Application package from MSB Platting Division

Summary: Vacate a 4' X 63' portion of the alleyway North of Lot 16, Block 1, Riverside, Plat 7-160 and add to lot 16

Recommendation: Provide comments where necessary should further action be requested.

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MEMORANDUM - UPDATED

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development Specialist
DATE: December 11, 2020
SUBJECT: Preliminary Plat Request for Riverside Alley

Inside City Limits

Outside City Limits

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

1. City Manager: No comments
2. Building Inspector: No changes necessary
3. Community Development: No changes necessary
4. Fire Chief: No changes necessary
5. Public Works: No changes necessary
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the January 21, 2021 Planning & Zoning Commission meeting; any additional comments will be forward at that time.

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MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue – Palmer AK 99645

Phone (907) 861-7874 – Fax (907) 861-8407

Comments Due: *December 14, 2020*

Date: November 25, 2020

Preliminary Plat Request for Comments

AK Dept of Transportation – Anchorage	MSB – Emergency Services
AK Dept of Transportation – Palmer	MSB – Community Development
AK Dept of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Management & Permitting	MSB – Code Compliance
ADF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
US Army Corps of Engineers	MSB – Permit Center
U.S. Postmaster	MEA
City of: Palmer	MTA
Community Council:	Enstar
Fire Service Area:	GCI
Road Service Area:	Assembly District #2 Stephanie Nowers
MSB – Borough Attorney	bc: Platting Board

Title:	RIVERSIDE ALLEY (VAC)
Location:	SEC 28, T18N, R02E, S.M., AK
Petitioners:	GARIC HAYES GC LLC 189 E. NELSON AVE #205 WASILLA AK 99654
Surveyor:	ALL POINTS NORTH PO BOX 4207 PALMER AK 99645

The request is to vacate a 4' X 63' portion of the alleyway north of Lot 16, Block 1, Riverside, Plat 7-160, and add to Lot 16, to be known as **LOT 16A, RIVERSIDE**, containing .18 acres +/- . The plat is located directly north of E. Eagle Avenue and directly east of N. Bonanza Street; within the SW ¼ SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska. Parcel is within the city limits of Palmer.

Please submit your comments in writing, specifying any easements or other requirements your Department or agency may need or any data, which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by *December 14, 2020* so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **January 7, 2021**.

Sincerely,



Amy Otto-Buchanan

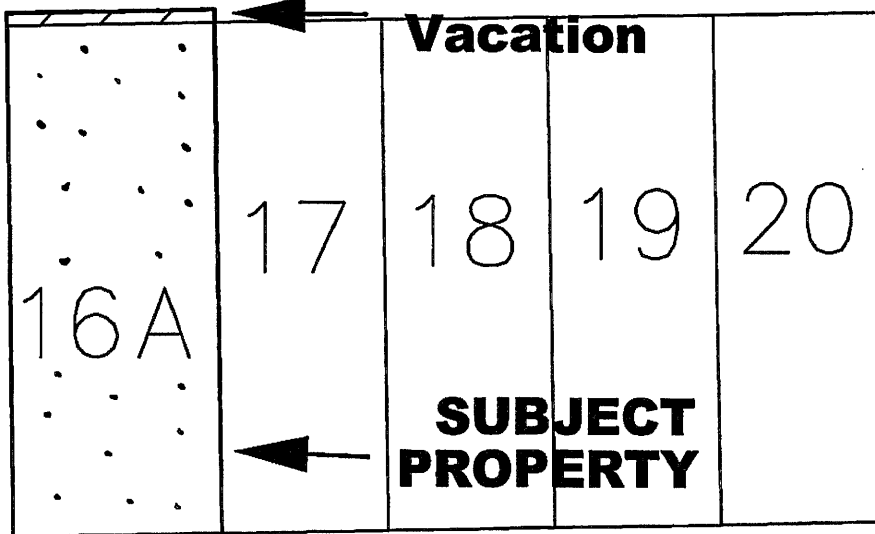
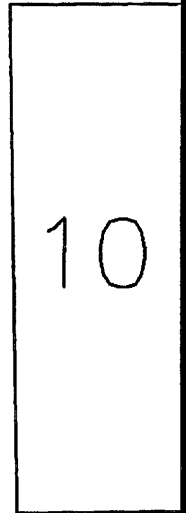
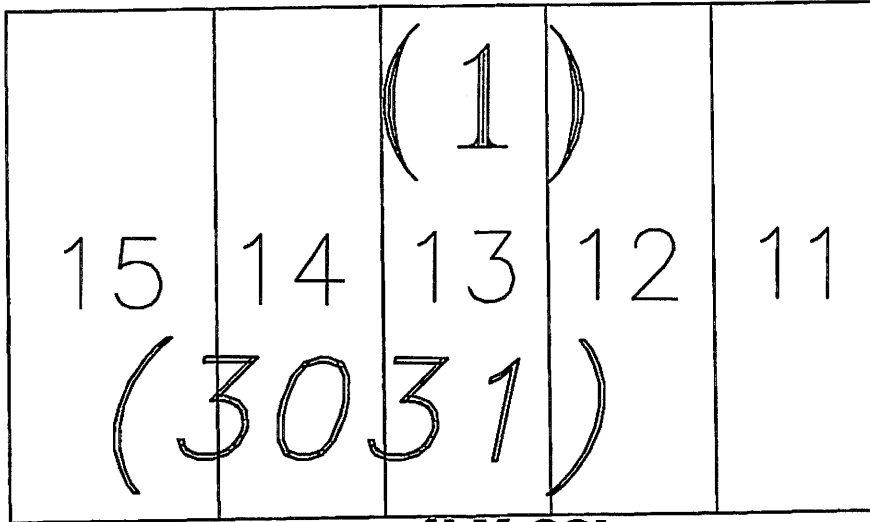
Platting Technician

Direct line: 861-7872

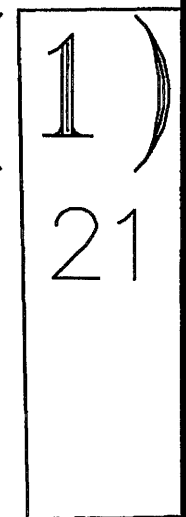
amy.otto-buchanan@matsugov.us

E ZERO AVE

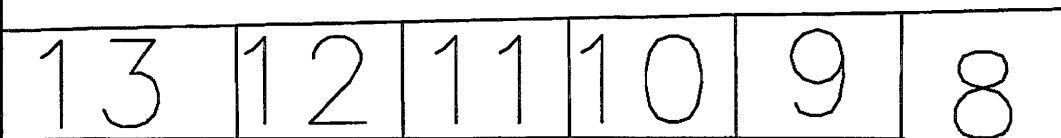
N BONANZA ST



N CHUGACH ST



E EAGLE AVE



VICINITY MAP

FOR PROPOSED RIVERSIDE ALLEY
LOCATED WITHIN

SECTION 28, T18N, R02E, SEWARD MERIDIAN,
ALASKA

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, GARIC HAYES, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

BLOCK 1, REVISED PLAT OF RIVERSIDE SUBD., BK 11 P6247

Said right-of-way being more fully described as: THE SOUTH 4 FEET OF THE ALLEY BETWEEN LOTS 15/16, BLOCK 1, LYING ADJACENT TO THE NORTH LINE OF LOT 16, BLOCK 1 (SEG PRELIMINARY PLAT)

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

RECEIVED
NOV 24 2020
PLATTING

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. \$250.00 Right-of-Way Vacation Fee with Regular Plat; or
4. \$500.00 for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): (ATTACH PAGES, IF NEEDED)

TO MEET CITY OF PALMER/MSB SETBACK REQUIREMENTS
(NOTE: THE ROW VACATED WILL BE REDEDICATED AS A EASEMENT, SEE PRELIMINARY PLAT)

APPLICANT Name: Garric Hayes General Cont. LLC Email: erkinghgcr@gmail

OR Mailing Address: 189 F Nelson Ave Wading #205 Zip: 99654

OWNER Contact Person: Erin Faes Phone: 907-795-9319

SURVEYOR Name (FIRM): ALL POINTS NORTH Email: max@allpointsnorth.us

Mailing Address: PO BOX 4207, PALMER, AK Zip: 99654

Contact Person: MAX SCHILLINGER Phone: 907-746-4185

SIGNATURES OF PETITIONER(S):

[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]

NOTE: In accordance with MSB 43.15.035(D), vacations of public rights-of-way are subject to consent of the City Council or Borough Assembly. The City Council or Borough Assembly has 30 days from the date of Platting Board written decision in which to veto the action.



THIS AREA TO BE COMPLETED BY THE MATANUSKA-SUSITNA BOROUGH

THE APPLICATION HAS BEEN REVIEWED AND FOUND TO MEET SUBMITTAL STANDARDS AS NOTED ABOVE.

11/24/2020
DATE

[Handwritten Signature]
PLATTING DIVISION REPRESENTATIVE

SCHEDULED FOR PLATTING BOARD MEETING OF: 1/7/21

OWNERSHIP CERTIFICATE

1. The undersigned hereby certifies that on the corner of the real property shown and described herein, that I have set up the plat of subdivision, and by my own free consent declare all rights of ways to the Matanuska-Susitna Borough, and grant all easements to the use shown.

Owner: **Gaia Hayes General Contractor LLC by Gaia Hayes, Member**
 180 E. Hudson Ave., Wasilla, AK 99586

Dated: _____

NOTARY'S ACKNOWLEDGEMENT

Subscribed and sworn before me this _____ day of _____, 2020.
 For _____
 My commission expires: _____
 Notary Public: _____

CERTIFICATE OF PAYMENT OF TAXES

I hereby certify that all current taxes and special assessments, through _____, against the property included in the subdivision herein, have been paid.

Brought in Tax Collection Office: _____
 Dated: _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

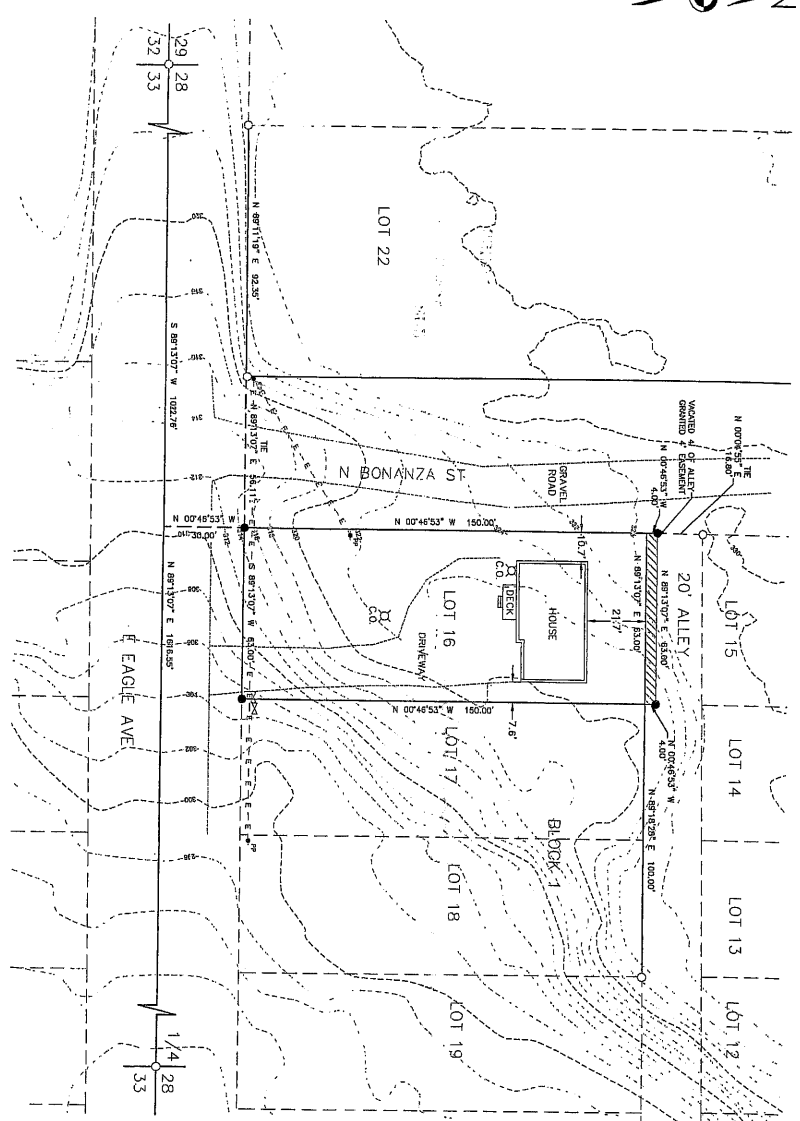
I certify that this subdivision plat has been found to comply with the land use and subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by the Planning Authority.

Plan Revision Number: _____
 Dated: _____

And that this plat has been approved for recording in the office of the recorder in the Anchorage Recording District, Third Judicial District, State of Alaska, in which the plat is located.

Planning and Land Use Director _____
 Dated: _____

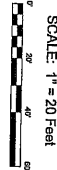
Attest: Planning Clerk _____



SURVEYOR'S STATEMENT

I hereby certify that I am a Professional Land Surveyor registered in the State of Alaska, and that this plat represents a survey made by me or under my direct supervision, and the measurements shown hereon were taken as described, and that all dimensions and other data are correct.

Date: _____

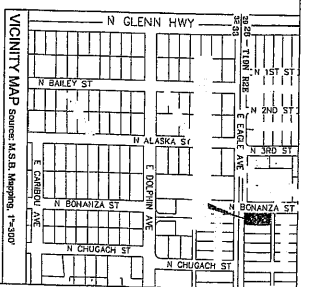


LEGEND

- Found Monument
- Set Iron Reinforced plastic cap marked SCHILLINGER 13 1/2" 100'
- Corner Hole Designation, See Corner Notes.
- Existing Right of Way marked by this plat.
- Existing Right of Way marked by this plat.
- Existing Adjoining Lot Lines (Not Surveyed)

NOTES

- 1) The purpose of this survey is to re-define Lot 16, Block 1, and a portion of an unnamed way, Riverside Subdivision, as shown on the plat. This plat is recorded in Book 17, Page 247, Palmer Recording District.
- 2) There may be federal, state, and local requirements for recording this plat. The owner is responsible for determining what requirements apply to the development of the parcels shown hereon.
- 3) Subject to a MEZ Right of Way Easement, recorded at 2020-011833-0.
- 4) Corners per 2011 NSR L204R.
- 5) Subject to be served by City of Palmer water and Septic.

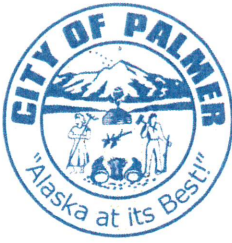


RIVERSIDE ALLEY

A PLAT OF
 A RE-SUBDIVISION OF AN UNRESERVED AND UNADJUDICATED PORTION OF BLOCK 1, RIVERSIDE SUBDIVISION LOT 16, BLOCK 1, RIVERSIDE SUBDIVISION
 CONTAINING 0.1323 ACRES
 WITHIN THE SW 1/4 OF SECT. 24, T 18 N, R 2 E, SEWARD MERIDIAN
 PALMER RECORDING DISTRICT, ALASKA
 Date: 11-29-2020
 Scale: 1"=20'

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-006**

SUBJECT: Pre-Application Routing Slip Cedar Hills #2

AGENDA OF: January 21, 2021

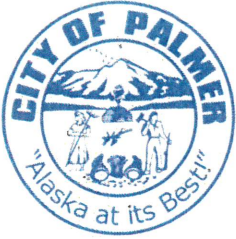
ACTION: Review and comment

Attachment(s): 1) Pre-Application package from MSB Platting Division

Summary: To create 82 lots total from Tracts 1-3, Cedar Hills #2 Ph 1, Plat No. 2017-15 and Tract J, Cedar Hills #2 Ph 1, Plat No. 2000-66

Recommendation: Provide comments where necessary should further action be requested.

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MEMORANDUM - UPDATED

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development Specialist
DATE: December 30, 2020
SUBJECT: Pre-Application Routing Slip for Cedar Hills #2 Ph 1

Inside City Limits

Outside City Limits

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

1. City Manager: No comments.
2. Building Inspector: No changes necessary.
3. Community Development: See Public Works' comments. This needs to be set in place.
4. Fire Chief: No changes necessary.
5. Public Works: Developer will be required to enter into a Subdivision Agreement with COP and either provide City Utilities or propose a different plan for water & sewer services to the City Manager for approval. Septic and well systems require approval from the City Manager for deviation from PMC requirements. As part of the Subdivision Agreement, the developer is required to follow City Development Standards and Standard Specifications for all other requirements (roads, lighting, and traffic control).
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the January 21, 2021 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

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MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 PRE-APPLICATION ROUTING SLIP

AOB

DUE DATE: **December 30, 2020**
 MEETING DATE: **January 6, 2021**
 TIME: **email only**
 PETITIONER / #: **Cedar Park Properties, LLC Connie 646-3670**
 OWNER(s) / #: **Same**
 EMAIL: garyl@mtaonline.net
 SEC/TWP/RNG: **SEC 29, T18N, R02E** TAX MAP: **PA 05**
 SUBDIVISION: **Cedar Hills #2 Ph 1, Plat No 2017-15**
Cedar Hills #2 Ph 1, Plat No. 2000-66 RSA#: **NA**
 TAX ID: **54991000T00J; 57618000T001-T003** CITY OF: **Palmer**
 REQUEST: **To create 82 lots total from Tracts 1-3, Cedar Hills #2 Ph 1, Plat No. 2017-15 and Tract J, Cedar Hills #2 Ph 1, Plat No. 2000-66. Two lots will be open space. Parcels within the City of Palmer. Lots served by City of Palmer water and sewer.**

SENT PRE-APP PACKET TO:

ASSESSMENTS, CHARLYN SPANNAGEL
 ATTORNEY, JOHN ASCHENBRENNER
 PLANNING DEPARTMENT, ALEX STRAWN
 PLANNING DIVISION, PLANNING EMAIL
 PLATTING OFFICER, FRED WAGNER
 PLATTING ASSISTANT, KIMBERLY MCCLURE
 DEVELOPMENT SERVICES, THERESA TARANTO
 JOE METZGER, ANDY DEAN, PERMIT CENTER
 LIDS, MARCIA VONEHR

O & M DIVISION, TERRY DOLAN, JIM JENSON,
 & JAMIE TAYLOR
 COMMUNITY DEVELOPMENT, JILL IRSIK,
 & ERIC PHILLIPS
 PRE-DESIGN & ENGINEERING, CINDY COREY
 (IF OUT CC: DEBBIE PASSMORE)
 CAPITAL PROJECTS, BRAD SWORTS
 EMS SERVICES, FIRE CODE

PA20200195

PLT-21-8-2297

COMMENTS:

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

AOB

Pre-Application Conference Request

Name, phone # and address of requestor(s):

CEDAR PARK PROPERTIES, LLC., STE 200, 561 E. 36TH AVE., ANCHORAGE, AK. 99503-

Contact --- ~~Natalie~~ = 907-727-4970 --- ~~Conne~~ 416 3670

Required Items:

1. Fee of \$50.00. Exact cash amount or check made out to MSB. TAX MAP # PA 05
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
18N, 02E, S 29 ---- TRACTS A-1, A-2, A-3 CEDAR HILLS #2, PHASE 1
& TRACT J, CEDAR HILLS #2, PHASE 1
3. Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
4. Existing rights of way shown with names.
5. If eliminating lot lines or easement/right-of-way vacations: provide copy of map showing the area of vacation or the lot line to be eliminated.
6. If creating a street or road: proposed rights of way shown.
7. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:
WITHIN PALMER CITY LIMITS 82 lots - two are open space 90.19 acres
CREATE SUBDIVISION WITH ON-SITE WATER AND SEPTIC - OPEN SPACE BEING CREATED

RECEIVED

DEC 11 2020

PLATTING

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

Provide if available:

- Documentation of any easements
- Topography
- As-Built Survey

PRE-APPLICATION CONFERENCE DATE & TIME:

1/6/21 email only
PA 20200195 01-21-8-2297

The pre-application conference is a meeting between petitioner and Platting staff where staff reviews with the petitioner the MSB platting procedures, development policies, public improvement ordinance requirements, and other requirements affecting the proposed plan. *The Pre-Application conference requires preparation by both parties to maximize the benefits to both parties. In order to give our customers the best possible service, we need to know specifically what is wanted. Vague ideas do not give us enough information to provide the customer a full picture of what may or may not be required to process this request.*

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

pd.# 7098
KTM



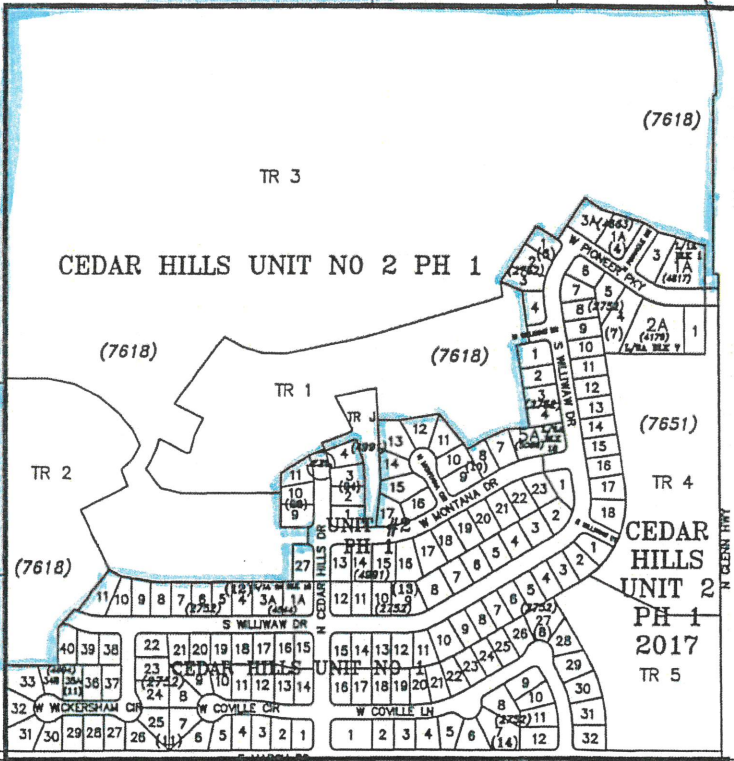
SCALE: 1" = 100'



THESE PLANS WERE PREPARED BY THE ARCHITECT AND ENGINEER, JAMES W. HARRIS & ASSOCIATES, INC., AND DO NOT CONSTITUTE A CONTRACT. THE CONTRACT IS THE INSTRUMENT OF SERVICE PREPARED BY THE ARCHITECT AND ENGINEER.

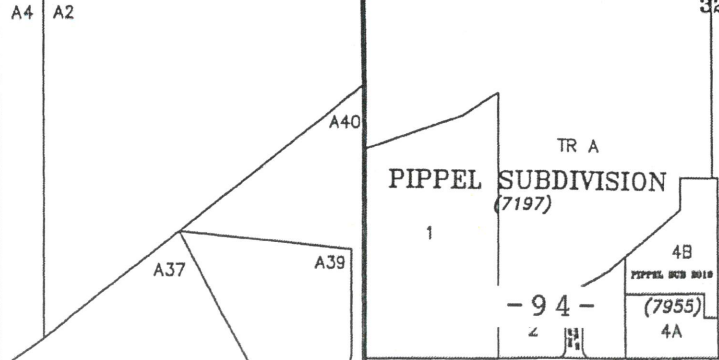
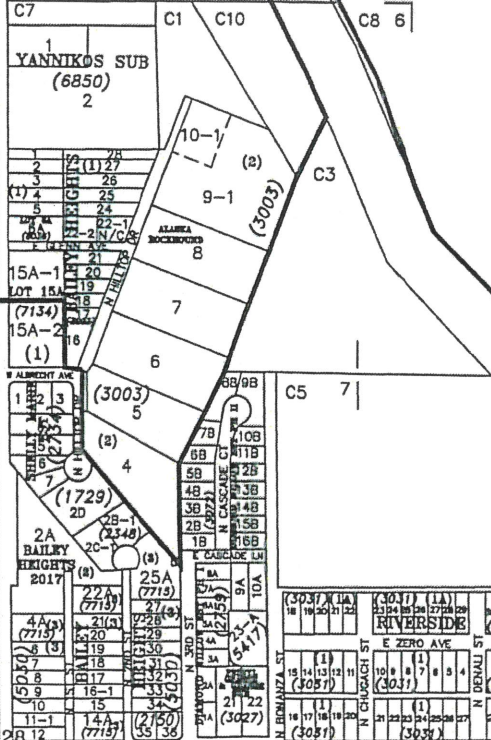
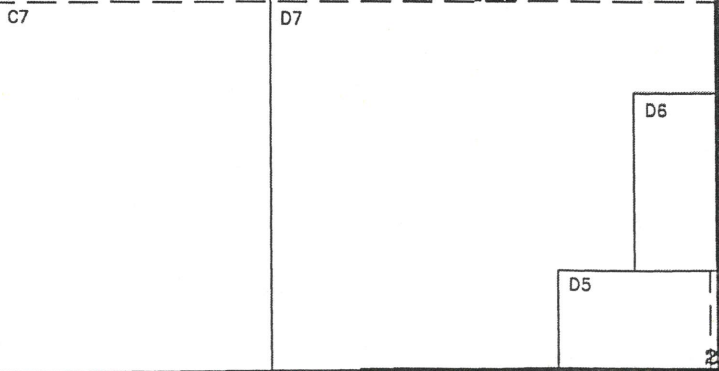
N PALMER-FISHHOOK RD

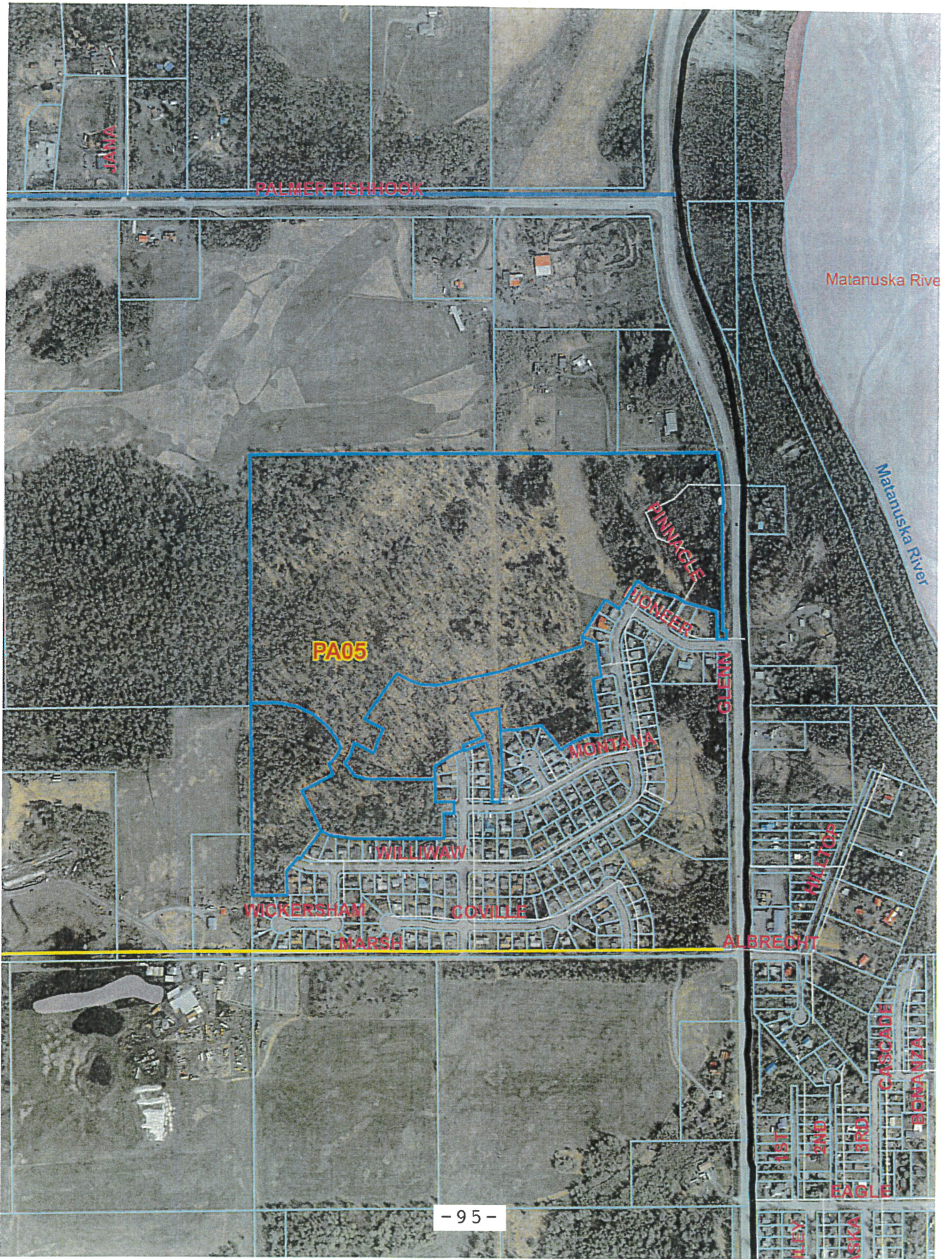
WINDY HOLLOW
(7557)

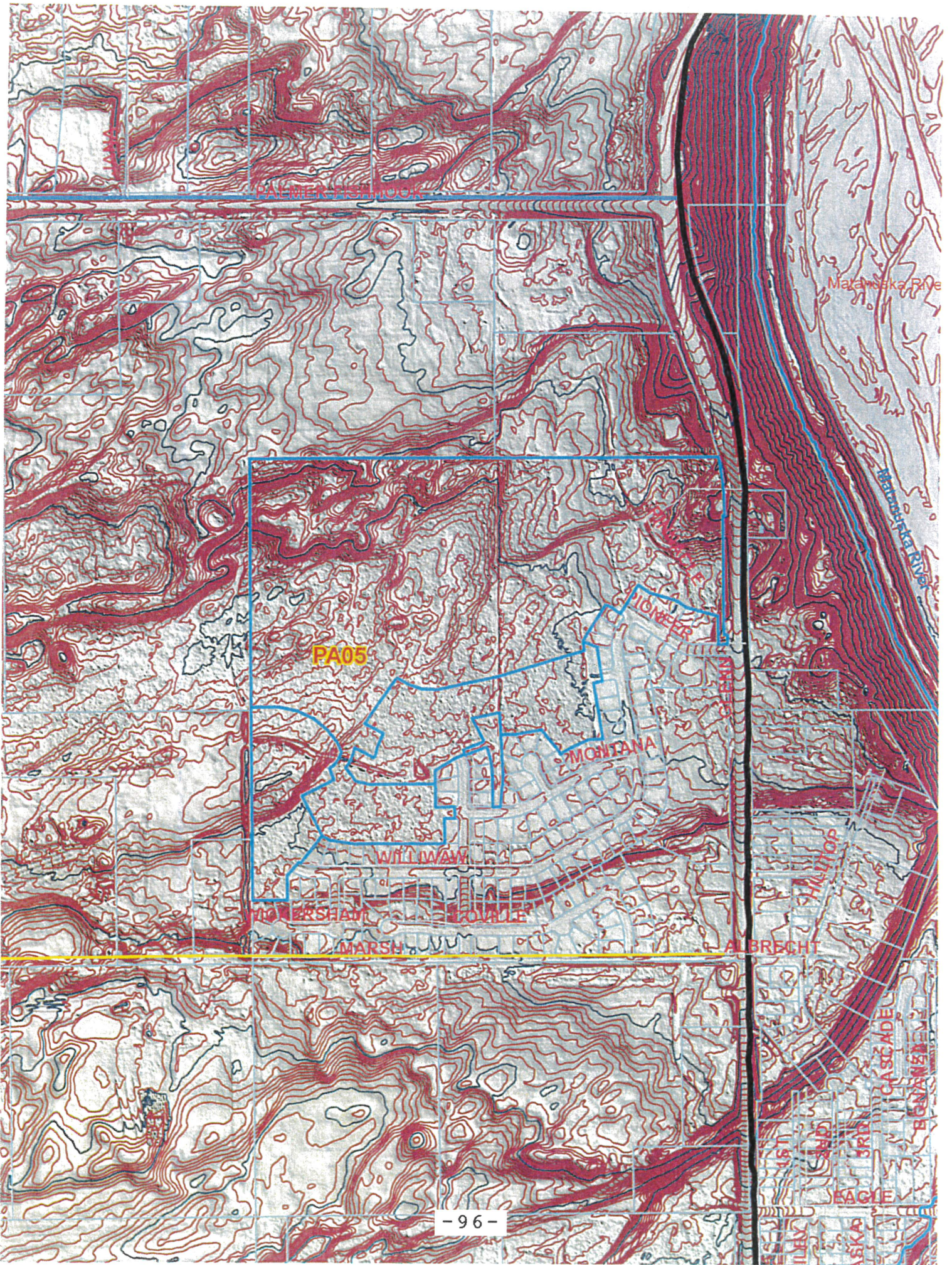


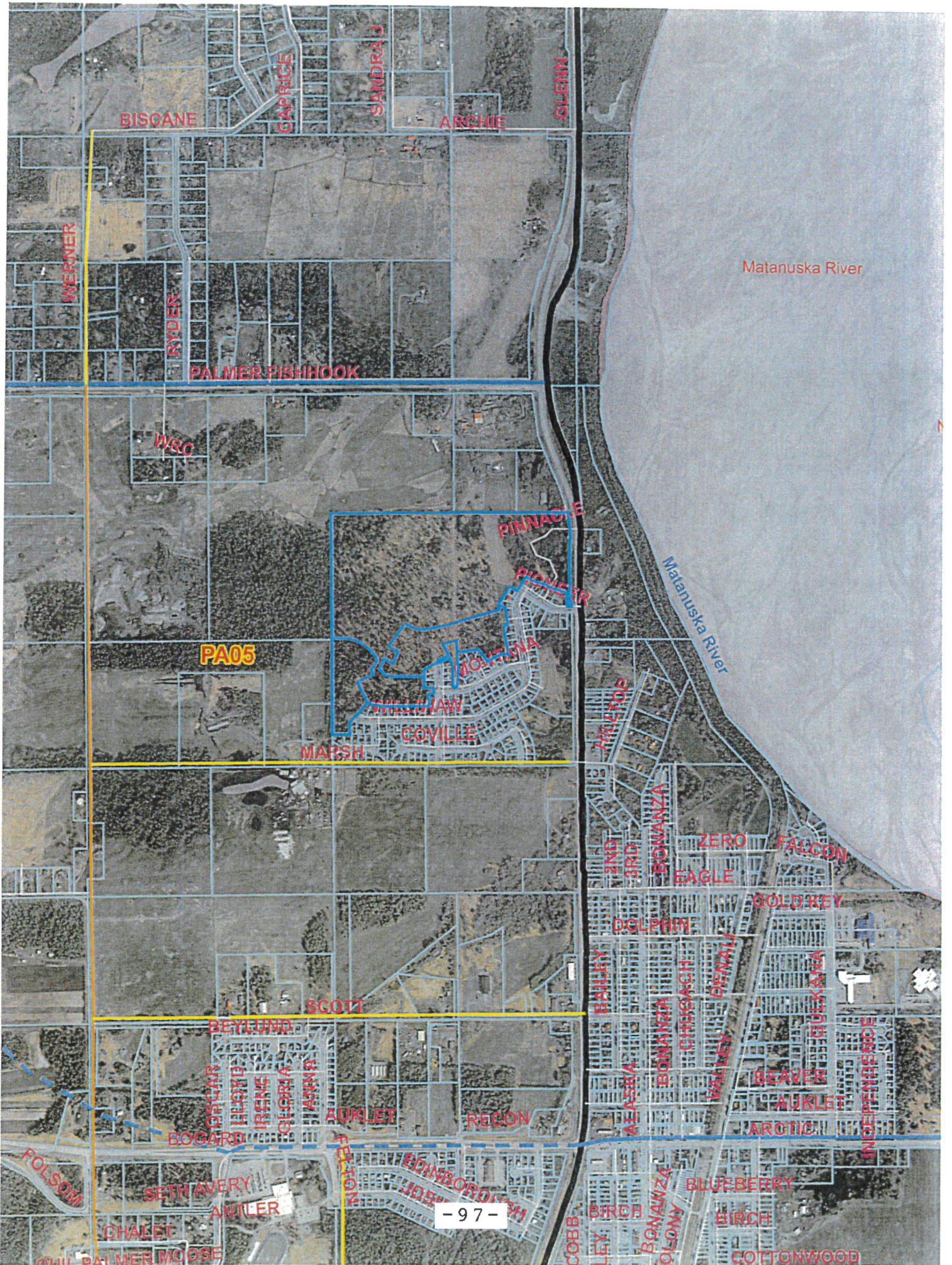
20 21
29 28 2

MATTANUSKA RIVER









BISCANE

GARRICE

SANDRA J

ARCHIE

GLENN

Matanuska River

WERNER

RYDER

PALMER FISHHOOK

W3C

PA05

PINNACLE

PIONEER

MOLITORIA

WILLIAMS

COVILLE

MARSH

AGUILOS

Matanuska River

2ND

3RD

BONANZA

ZERO

FALCON

EAGLE

GOLD KEY

DOLPHIN

BAILLY

CHICAGO

VALLEY

FINAL

BEAVER

AUKLE

INDEPENDENCE

SCOTT

BEYLUND

OSCAR

LLOYD

IRENE

CLORIA

AYNA

AUKLET

RECON

BOGARD

SETH AVERY

ANTLER

CHALET

- 97 -

CHIL PALMER MOOSE

EDINBOROUGH

JOB

COBB

LEV

BONANZA

OLONY

BLUEBERRY

BIRCH

COTTONWOOD

Cartegraph Road Information

Road Info

Road Number: 003514
Surface Type: 2" Asphalt
TRS: S18N02E29
ROW Width: 60
Route Back: Marsh Road
Custodian: City of Palmer
Status: Active

Road Name: Cedar Hills Drive
Certified: 0
TRS Left:
Length: 0.22
Route Ahead: Montana Drive
RSA Superintendent:

RSA #: 5
Map #: PA05
TRS Right:
Classification: Residential
Travel Direction: North
Contractor: City of Palmer

PALMER RSA

AC Asphalt Concrete

Certified Value of 1 denotes Certified.

Cartegraph Road Information

Road Info

Road Number: 003518
Surface Type: 2" Asphalt
TRS: S18N02E29
ROW Width: 60
Route Back: Williwaw Drive
Road Name: Williwaw Drive
Certified: 0
TRS Left:
Length: 0.02
Route Ahead: End
RSA Superintendent:
Custodian: City of Palmer
Status: Active

Certified Value of 1 denotes Certified.

Road Number: 003516
Surface Type: 2" Asphalt
TRS: S18N02E29
ROW Width: 60
Route Back: Pioneer Parkway
Road Name: Williwaw Drive
Certified: 0
TRS Left:
Length: 0.55
Route Ahead: Wickersham Circle
RSA Superintendent:
Custodian: City of Palmer
Status: Active

RSA #: 5
Map #: PA05
TRS Right:
Classification: Residential
Travel Direction: West
Contractor: City of Palmer

RSA #: 5
Map #: PA05
TRS Right:
Classification: Residential
Travel Direction: Southwest
Contractor: City of Palmer

PALMER RSA

PALMER RSA

AC Asphalt Concrete

AC Asphalt Concrete

Cartegraph Road Information

Road Info

Road Number: 001929	Road Name: Montana Drive	RSA #: 15	CASWELL RSA
Surface Type: 3" Gravel Avg	Certified: 1	Map #: MO15	
TRS: S23N04W29	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.1	Classification: Residential	Gravel
Route Back: Front Street	Route Ahead: Sheep Drive	Travel Direction: Southeast	
Custodian: Mat-Su Borough	RSA Superintendent: Mike Lachelt	Contractor: JA Spain & Sons	
Status: Active	<i>Certified Value of 1 denotes Certified.</i>		
Road Number: 003517	Road Name: Montana Drive	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05	
TRS: S18N02E29	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.2	Classification: Residential	AC Asphalt Concrete
Route Back: Williwaw Drive	Route Ahead: Cedar Hills Drive	Travel Direction: Southwest	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			



Cartegraph Road Information

Road Info

Road Number: 003515	Road Name: Pioneer Parkway	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05	
TRS: S18N02E29	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.12	Classification: Residential	AC Asphalt Concrete
Route Back: Glenn Highway	Route Ahead: Williwaw Drive	Travel Direction: Northwest	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			

Certified Value of f denotes Certified.

Cartegraph Road Information

Road Info

Road Number: 003521	Road Name: Pinnacle Drive	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05	
TRS: S18N02E29	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.04	Classification: Residential	AC Asphalt Concrete
Route Back: Pioneer Parkway	Route Ahead: End	Travel Direction: Northeast	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active	<i>Certified Value of 1 denotes Certified.</i>		



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 7618000T001

Site Information

Account Number	7618000T001	Subdivision	CEDAR HLS #2 PH 1 RSB T/A
Parcel ID	528748	City	Palmer
TRS	S18N02E29	Map PA05	
Abbreviated Description (Not for Conveyance)	CEDAR HLS #2 PH 1 RSB T/A-1 TRACT 1		Tax Map

Ownership

Owners	CEDAR PARK PROP LLC	Buyers	
Primary Owner's Address	STE 200 561 E 36TH AVE ANCHORAGE AK 99503	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2020	\$139,800.00	\$0.00	\$139,800.00	2020	\$139,800.00	\$0.00	\$139,800.00
2019	\$139,800.00	\$0.00	\$139,800.00	2019	\$139,800.00	\$0.00	\$139,800.00
2018	\$139,800.00	\$0.00	\$139,800.00	2018	\$139,800.00	\$0.00	\$139,800.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
			Recording Info (offsite link to DNR)

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2020	Yes	0012	13.322	\$1862.42
2019	Yes	0012	13.386	\$1871.36
2018	Yes	0012	13.331	\$1863.67

Recorded Documents

Date	Type

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$931.21		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
11.65	11.65	Assembly District 002	11-070	Palmer Fire Service is under the jurisdiction of the City of Palmer	No Borough Road Service, for City of Palmer road service info, call (907)745-3400 Last Updated: 12/10/2020 12:00:19 AM

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

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 7618000T002

Site Information

Account Number	7618000T002	Subdivision	CEDAR HLS #2 PH 1 RSB T/A
Parcel ID	528749	City	Palmer
TRS	S18N02E29	Map PA05	
Abbreviated Description (Not for Conveyance)	CEDAR HLS #2 PH 1 RSB T/A-1 TRACT 2		Tax Map

Ownership

Owners	CEDAR PARK PROP LLC	Buyers	
Primary Owner's Address	STE 200 561 E 36TH AVE ANCHORAGE AK 99503	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2020	\$99,700.00	\$0.00	\$99,700.00	2020	\$99,700.00	\$0.00	\$99,700.00
2019	\$99,700.00	\$0.00	\$99,700.00	2019	\$99,700.00	\$0.00	\$99,700.00
2018	\$99,700.00	\$0.00	\$99,700.00	2018	\$99,700.00	\$0.00	\$99,700.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
			Recording Info (offsite link to DNR)

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2020	Yes	0012	13.322	\$1328.20
2019	Yes	0012	13.386	\$1334.58
2018	Yes	0012	13.331	\$1329.10

Recorded Documents

Date	Type

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$664.10		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
7.67	7.67	Assembly District 002	11-070	Palmer Fire Service is under the jurisdiction of the City of Palmer	No Borough Road Service, for City of Palmer road service info, call (907)745-3400 Last Updated: 12/10/2020 12:00:19 AM

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

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 7618000T003

Site Information

Account Number	7618000T003	Subdivision	CEDAR HLS #2 PH 1 RSB T/A
Parcel ID	528750	City	Palmer
TRS	S18N02E29	Map PA05	
Abbreviated Description (Not for Conveyance)	CEDAR HLS #2 PH 1 RSB T/A-1 TRACT 3		Tax Map

Ownership

Owners	CEDAR PARK PROP LLC	Buyers	
Primary Owner's Address	STE 200 561 E 36TH AVE ANCHORAGE AK 99503	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2020	\$454,600.00	\$0.00	\$454,600.00	2020	\$454,600.00	\$0.00	\$454,600.00
2019	\$454,600.00	\$0.00	\$454,600.00	2019	\$454,600.00	\$0.00	\$454,600.00
2018	\$454,600.00	\$0.00	\$454,600.00	2018	\$454,600.00	\$0.00	\$454,600.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
			Recording Info (offsite link to DNR)

Tax/Billing Information				Recorded Documents		Percent Complete	
Year	Certified	Zone	Mill	Date	Type		
2020	Yes	0012	13.322				
2019	Yes	0012	13.386				
2018	Yes	0012	13.331				

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,028.09		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
69.94	69.94	Assembly District 002	11-070	Palmer Fire Service is under the jurisdiction of the <u>City of Palmer</u>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400 Last Updated: 12/10/2020 12:00:19 AM

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

² If account is in foreclosure, payment must be in certified funds.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 4991000T00J

Site Information

Account Number	4991000T00J	Subdivision	CEDAR HLS #2 PH I
Parcel ID	16089	City	Palmer
TRS	S18N02E29	Map PA05	
Abbreviated Description (Not for Conveyance)	CEDAR HLS #2 PH I TRACT J		Tax Map

Ownership

Owners	CEDAR PARK PROP LLC	Buyers	
Primary Owner's Address	STE 200 561 E 36TH AVE ANCHORAGE AK 99503	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2020	\$41,700.00	\$0.00	\$41,700.00	2020	\$41,700.00	\$0.00	\$41,700.00
2019	\$41,700.00	\$0.00	\$41,700.00	2019	\$41,700.00	\$0.00	\$41,700.00
2018	\$41,700.00	\$0.00	\$41,700.00	2018	\$41,700.00	\$0.00	\$41,700.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
			Recording Info (offsite link to DNR)

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type
2020	Yes	0012	13.322	\$555.53		
2019	Yes	0012	13.386	\$558.20		
2018	Yes	0012	13.331	\$555.90		

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$277.76		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.93	0.93	Assembly District 002	11-070	Palmer Fire Service is under the jurisdiction of the City of Palmer	No Borough Road Service, for City of Palmer road service info, call (807)745-3400

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

² If account is in foreclosure, payment must be in certified funds.

Last Updated: 12/10/2020 12:00:19 AM