





# Palmer, AK | Community and Economic Analysis for Preparation of a Possible Annexation Petition

Agnew::Beck Consulting, Halcyon Consulting  
and the Alaska Map Co.



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1

## Purpose + Outline

**Purpose:** Share

- Fiscal analysis findings
- Community analysis findings
- Community feedback about annexation
- Opportunities for continued community discussion

**Outline:**

1. Why look at annexation?
2. Fiscal (economic) analysis results
3. Community analysis results
4. Process + next steps

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2

## Why Do Cities Annex Land?

To shore up fiscal position, plan for the future and improve governance:

### 1. **FISCAL:** Provide services more efficiently



- Balance new revenues and additional costs

### 2. **FUTURE:** Support economic development



- Room for new housing
- Space for new businesses and expansions
- Manage infrastructure systems (water, sewer, roads)

### 3. **GOVERNANCE:** Maximize local control



- Expand where services can be provided and where local tools like land use districts can be applied.
- Give residents who currently live outside city limits a direct say in local issues that impact them.

3

## 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.



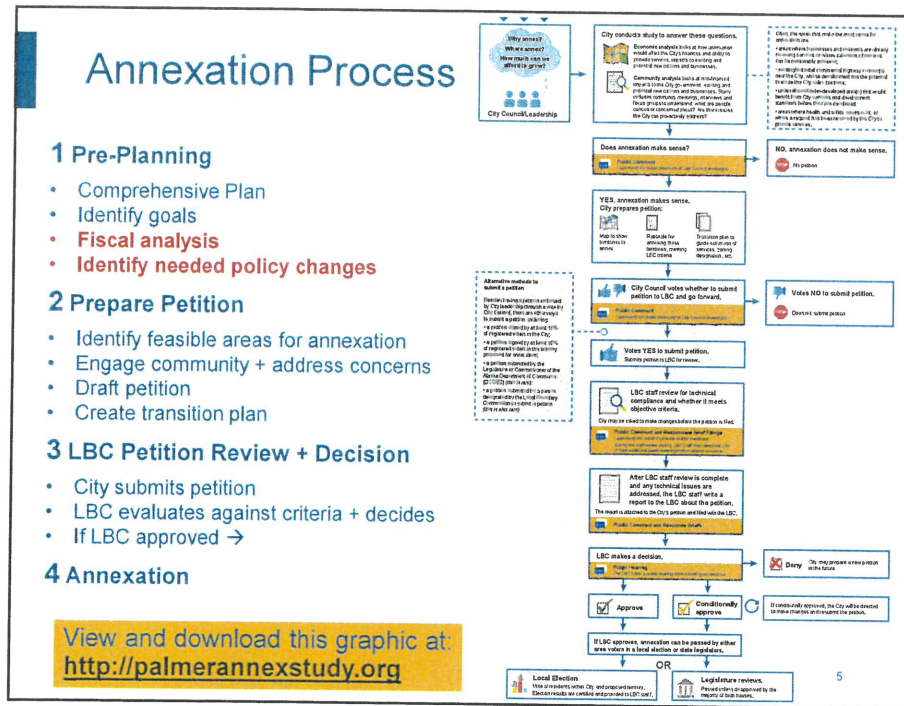
2. To sustain a desirable quality of life in and around Palmer.



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



4



5

## City of Palmer 2020-2021

- No specific annexation is planned/has been decided yet.
- This is still the fact-finding part of the process to understand if, how and/or where it might work in the future.
- The City would not commission the study if not interested in annexation.
- But the City has also studied annexation before (2006, 2010) and not submitted an annexation petition to the State.
- The City has also responded to 2010 annexation study recommendations by
  - Creating an agricultural zoning district that allows agricultural activities
  - Revising certain residential zoning districts to allow small-scale (“hobby”) farming activities
  - Revising animal regulations to increase the number and variety of allowable pets, livestock, etc.
- This is why community feedback is important! It helps the City understand which businesses and lifestyles might need or want to be better accommodated within City boundaries.

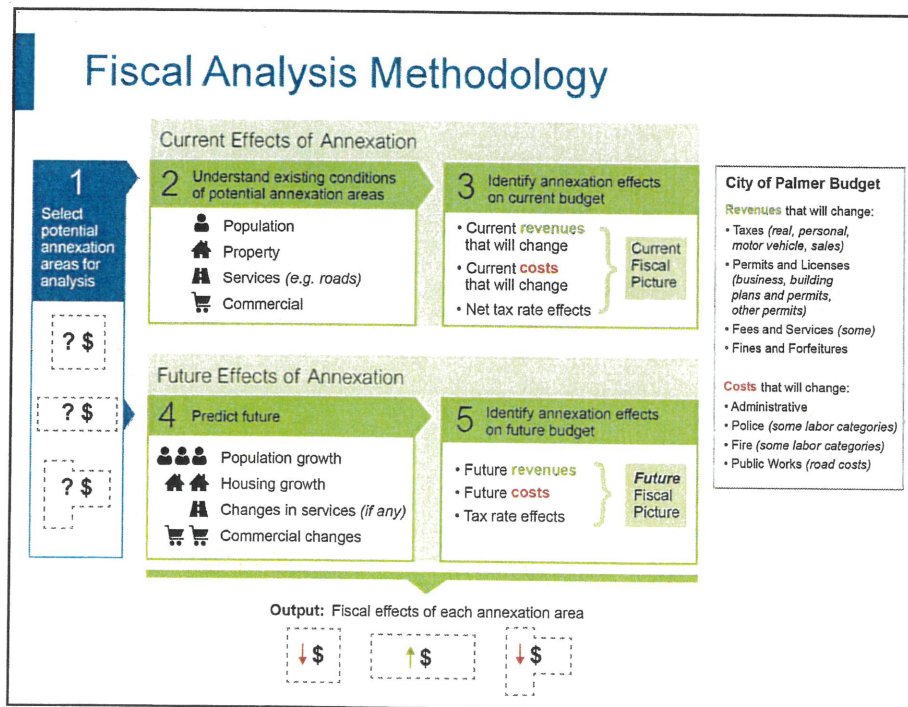
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6



# Fiscal Analysis

7

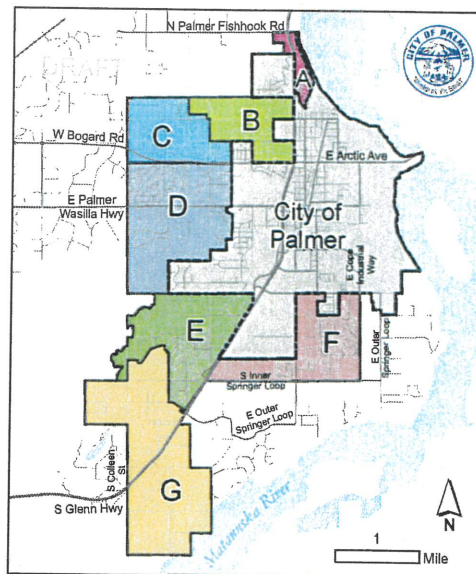


8



## Study Areas

- 7 study areas
- Roughly equivalent to "Phase 1" study area from 2006 study.
- Area G may not be annexed without annexing Area E also.
- Results presented tonight are each area individually annexed plus annexing all areas.



City of Palmer  
**2020 Annexation Study**  
 Date: 10/22/2020 1:11 PM  
 Source Data: Matanuska Sustana Borough GIS

**Draft Study Areas**

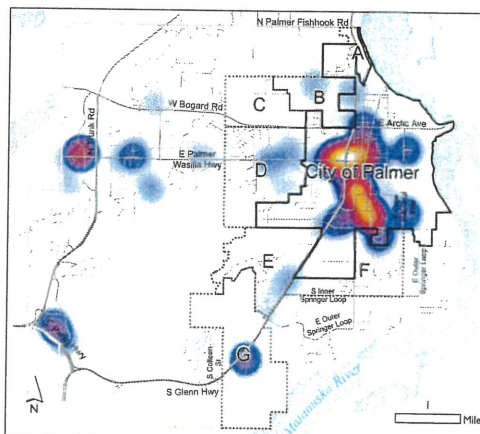
A	C	E	G
B	D	F	Palmer City Limits

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9

## Commercial Activity (Sales Tax) Resources

- Heat map shows where commercial activity is concentrated with the aggregate study area.
- Analysis adjusts for exempt business activities, exempt services, utility taxes, online sales tax, and the \$1,000 cap.
- Current city limit encompass 85% of study area commercial activity.



City of Palmer  
**2020 Annexation Study**  
 Date: 1/21/2021 2:37 PM  
 Source Data: Matanuska Sustana Borough GIS; Data from USA

**Sales Volume 2020**

Sparse	Dense
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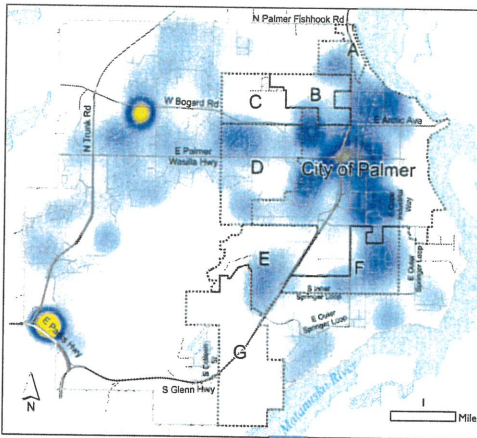
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10

10

## Assessed Property Values

- Assessed property values are less concentrated than commercial activity.
  - \$76,700 in property value per person in city.
  - \$65,225 in property value per person (on average) outside the city.
- Property taxes are roughly 15 percent of all tax revenue and 11.5 percent of all revenue.



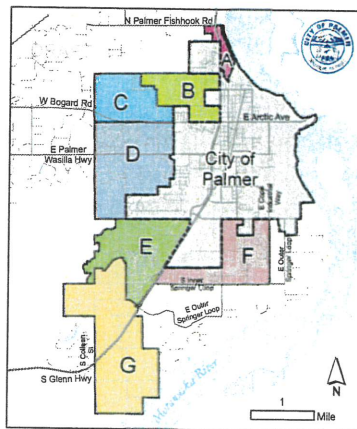
City of Palmer  
 2020 Annexation Study  
 Date: 3/19/2021 11:22 AM  
 Source Data: Matanuska Susitna Borough GIS

2020 Total Assessed Value  
 Sparse  
 Dense

11

## Net Fiscal Effects by Annexation Scenario

Annexation Scenario	Net Annual Operating Fiscal Effect (\$)	Net Annual Operating and Capital Repayment Fiscal Effect (\$)
Area A Only	-10,000	-10,000
Area B Only	139,000	139,000
Area C Only	-22,000	-22,000
Area D Only	-460,000	-725,000
Area E Only	-549,000	-814,000
Area F Only	-724,000	-989,000
Areas E+G	-13,000	-350,000
All Study Areas	<b>-453,000</b>	<b>-922,000</b>



City of Palmer  
 2020 Annexation Study  
 Date: 10/22/2020 1:11 PM  
 Source Data: Matanuska Susitna Borough GIS

Draft Study Areas  
 A B C D E F G  
 Palmer City Limits

12

## “Either/Or” Budget-Balancing Tax Rate Changes

Annexation Scenario	All Property Tax Approach			All Sales Tax Approach	
	Mil Rate Change Required to Balance Budget (3 Mills +...)	Annual Cost to Owner of \$250,000 in Property (City of Palmer, \$)	Annual Cost to Owner of \$250,000 in Property (Annexed Area, \$)	Sales Tax Rate Change Required to Balance Budget (3% + ...)	Effect per \$1,000 of Commercial Activity at Non-Exempt Businesses (\$)
Area A Only	0.02	6	4	0.005	0.03
Area B Only	-0.29	-70	-80	-0.055	-0.37
Area C Only	0.06	15	10	0.012	0.08
Area D Only	1.21	300	300	0.285	1.90
Area E Only	1.54	390	380	0.316	2.10
Area F Only	1.73	430	430	0.391	2.60
Areas E+G	0.68	170	170	0.127	0.85
All Study Areas	+1.20	300	300	0.305	2.03

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13

13

## Fiscal Analysis Takeaways

- While the fiscal effects vary between the studied annexation alternatives, most are modestly fiscally negative.
- Annexing all the study areas and mitigating the fiscal effect by leaning into the region’s sales tax base, would increase the cost of a \$100 basket of fully taxable goods and services by \$0.30.
- If the city chose to pursue annexation the fiscal results point towards two general paths:
  - **Go Small-** Incorporate Study Areas A, B, or C or some combination thereof. These areas have relatively small fiscal effects and could be serviced without significant capital investments and new bonded debt.
  - **Go Large-** Incorporate all study areas with the possible exception of Study Area F (the most fiscally negative study area) thus maximizing the efficiency of capital investments and spreading costs over the largest studied tax base.
- Individual annexation of Study Areas D, E, or F make the least sense from a fiscal perspective.

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14

14



## 2020-2021 Property Tax Comparison

- Everyone pays MSB areawide property tax.
- MSB has a cap on areawide property tax.
- 2020-2021: Palmer City residents pay a lower property tax rate than property owners in study areas.

Inside Palmer City Limits, property owners pay:

	10.322 mils	(MSB areawide property tax)
+	3.000 mils	(City property tax)
	<b>13.322 mils</b>	<b>(total property tax, 2020 for FY21 budget)</b>

Outside Palmer City Limits, property owners pay:

	10.322 mils	(MSB areawide property tax)
	1.500 mils	(South Colony Road Service Area tax)
	0.960 mils	(Greater Palmer Consolidated Fire Service Area property tax)
+	0.511 mils	(MSB non-areawide property tax)
	<b>13.293 mils</b>	<b>(total property tax, 2020 for FY21 budget)</b>

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15

15

## 2020-2021 Sales Tax Comparison

**City of Palmer** charges a 3% sales tax on all taxable goods and services within City limits.

**Mat-Su Borough** does not charge a sales tax.

The amount of Palmer City sales tax you pay depends entirely on how much you spend on taxable goods and services in the City. It doesn't matter where you live. That said:

- People pay sales tax on utilities inside the City but don't pay sales tax on utilities outside the City.
- The City has a sales tax cap (\$1,000 per item/service) and exemptions for a number of different items. The exemptions are too many to list; see <http://palmer.municipal.codes/PMC/3.16.050>.
- People who live outside current city boundaries are *already* paying sales tax to the City (e.g., at Fred Meyer). However, as a City resident, you have more say in what is done with that tax revenue.

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16

16

## Hypothetical **Small** Annexation Budget Balancing Tax Comparison

Imagine the City took a smaller approach and annexed **Study Area A** in 2020-2021.

### Balance by Property Tax ONLY

If the City used ONLY a property tax rate adjustment to balance the budget, the hypothetical property owners inside the 2020 Palmer City boundaries (Homeowner A) and in the annexed area (Homeowner B) would pay:

#### Homeowner A (COP)

Before annexation: 13.322 mils

After annexation: 13.342 mils

Property tax increase of **\$6** on a \$250,000 property

#### Homeowner B (MSB » COP)

Before annexation: 13.293 mils

After annexation: 13.313 mils

Property tax increase of **\$4** on a \$250,000 property

### Balance by Sales Tax ONLY

If the City used ONLY a sales tax rate adjustment to balance the budget, the hypothetical shopper at a **non-exempt** business inside the 2020 Palmer City boundaries (Business A) and in the annexed area (Business B) would pay:

#### Shopper at Business A (COP)

Before annexation: 3.000%

After annexation: 3.005%

Sales tax increase of **\$0.03** on a \$1,000 purchase.

#### Shopper at Business B (MSB » COP)

Before annexation: 0.000%

After annexation: 3.005%

Sales tax increase of **\$30.05** on a \$1,000 purchase.

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17

17

## Hypothetical **Large** Annexation Budget Balancing Tax Comparison

Imagine the City took a larger approach and annexed **all Study Areas (A, B, C, D, E, F and G)** in 2020-2021.

### Balance by Property Tax

If the City used ONLY a property tax rate adjustment to balance the budget, the hypothetical owners of a \$250,000 home inside the 2020 Palmer City boundaries (Homeowner A) and in the annexed area (Homeowner B) would pay:

#### Homeowner A (COP)

Before annexation: 13.322 mils

After annexation: 14.522 mils

Property tax increase of **\$300** on a \$250,000 property

#### Homeowner B (MSB » COP)

Before annexation: 13.293 mils

After annexation: 14.493 mils

Property tax increase of **\$300** on a \$250,000 property

### Balance by Sales Tax

If the City used ONLY a sales tax rate adjustment to balance the budget, the hypothetical shopper at a **non-exempt** business inside the 2020 Palmer City boundaries (Business A) and in the annexed area (Business B) would pay:

#### Shopper at Business A (COP)

Before annexation: 3.000%

After annexation: 3.305%

Sales tax increase of **\$3.05** on a \$1,000 purchase.

#### Shopper at Business B (MSB » COP)

Before annexation: 0.00%

After annexation: 3.305%

Sales tax increase of **\$33.05** on a \$1,000 purchase.

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18

18

## 2030 Projections

Annexation Scenario	2030 Environment Changes				2030 Fiscal Changes			Net Change (2020-2030)
	New Population	New Housing Units	New Property Tax (\$)	New Sales Tax (\$)	Revenue Change (\$)	Operating Cost Change (\$)	Capital Cost Change	
Study Area A	10	4	1,000	5,000	8,000	5,000	0	3,000
Study Area B	39	15	9,000	48,000	62,000	18,000	0	44,000
Study Area C	39	15	11,000	4,000	19,000	17,000	0	2,000
Study Area D	103	40	33,000	129,000	176,000	224,000	14,500	-62,500
Study Area E	221	86	53,000	95,000	169,000	127,000	0	42,000
Study Area F	214	83	53,000	52,000	133,000	389,000	14,500	-270,500
Study Area E+G	224	87	51,000	250,000	330,000	128,000	0	202,000

Annexation of most areas studied in this analysis would still result in net negative annual fiscal effects in the year 2030. As long as the City does not expand the services it provides, these fiscal gaps would start to close as the population increases and the City realizes economies of scale.

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19

19

# Community Analysis

20



## Community Analysis Methodology

1] Review issues raised in previous Palmer annexation petitions and studies.

2] Community feedback via interviews, comments submitted to City.

3] Online community meetings and presentations: City Council (Sep 9), Palmer Planning & Zoning Commission (Jan 21), Palmer Chamber of Commerce (Feb 10), General Community (Feb 4, 8, 11, 20). View recordings at:

- <http://palmerannexstudy.org>
- <http://radiofreepalmer.org>

4] 2-part online survey open Nov 3 to Nov 20 (2020) and Jan 25 to Feb 22 (2021).

- Overall, 610 people took the survey.
- Findings on next slides.

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21

## Support for Annexation

Response	Percentage
I need more information about annexation to make an informed choice.	13%
I do not support annexation under any circumstances.	44%
I do not currently support annexation but could support it if my concerns were addressed.	12%
I have no opinion about annexation	3%
I support growing Palmer's boundaries only if it makes fiscal sense to my household, business and/or the City.	14%
I support growing Palmer's boundaries even if costs to the City, my household and/or business increase in the short term because of the benefits annexation will provide to the community.	13%

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22

## Support for Annexation

Residents	Live in City		Live in Study Area		Live Outside Study Area and City		All Residents	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Response indicated a lack of support	17	17%	244	67%	76	54%	337	56%
No Opinion, Need More Info, or None of the above	21	21%	62	17%	19	14%	102	17%
Response indicated possible support	61	62%	56	15%	45	32%	162	27%
Total	99	100%	362	100%	140	100%	601	100%

Business Owners	Own Business in City		Own Business in Study Area		Own Business Outside Study Area and City		All Business	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
Response indicated a lack of support	20	39%	53	74%	31	62%	104	60%
No Opinion, Need More Info, or None of the above	9	18%	11	15%	3	6%	23	13%
Response indicated possible support	22	43%	8	11%	16	32%	46	27%
Total	51	100%	72	100%	50	100%	173	100%

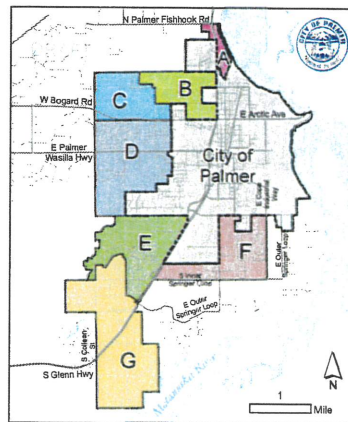
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23

23

## Support by Study Area

Study Area	Total Resident Respondents	% of Resident Respondents that indicated Support for Annexation
A	7	43%
B	6	0%
C	14	7%
D	80	19%
E	98	15%
F	153	12%
G	7	43%



City of Palmer  
 2020 Annexation Study  
 Date: 10/22/20 1:11 PM  
 Source: Data  
 Malheur State Borough GIS

Draft Study Areas  
 A B C D E F G  
 Palmer City Limits

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24

24

## Potential Benefits of Annexation

### 18% of survey responses saw these potential benefits:

- Access to or improved City services, generally
- Access to specific services: police, water and sewer, road maintenance and streetlights, staffed fire station, bike paths
- Attracting businesses and families
- Everyone in the area living by the same rules
- Less confusion about city boundaries
- Lifestyle preferences
- More opportunities for input on future planning and growth
- Possibility of increased City revenue and/or broader tax base
- Possibility of new jobs at City and area businesses
- Representation in City government
- Zoning and land use regulations, with more controls than under current Borough codes

25

## Main Concerns About Annexation

### Need more information

So far, we've heard many of the same concerns as in previous annexation studies, including:

**Your Questions Answered**  
**Annexation Process and City Operations**

Palmer currently operates as a borough in the City of Palmer. Some Community and Economic Analysis (CEA) studies have identified a number of opportunities and areas of need for annexation services and also identified City services currently provided to the borough. The Annexation Study is intended to answer these questions and clarify any issues that may arise from the study. The findings of the study will provide information about specific changes that may be needed for annexation.

**Annexation Process**

The Annexation Study outlines the city annexation process described in the [State of Alaska Statutes](#).

**Reasons to Annex Land**

Annexation is typically used for cities to protect public health and welfare by extending services to unincorporated areas. The study will identify areas where services are currently provided but are not being provided by the city. The study will also identify areas where services are currently provided but are not being provided by the city. The study will also identify areas where services are currently provided but are not being provided by the city.

**Study Goals**

The Study Area is shown in the interactive web map and [CEA Study Area](#). The study will identify areas where services are currently provided but are not being provided by the city. The study will also identify areas where services are currently provided but are not being provided by the city. The study will also identify areas where services are currently provided but are not being provided by the city.

**How the City works:** Some people need more information about how taxes, governance and services currently operate.

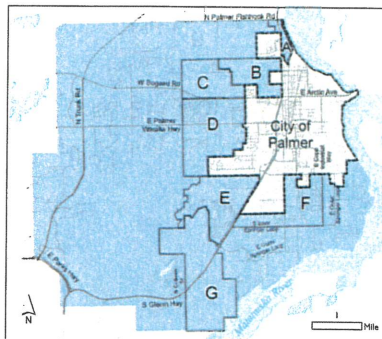
- See “Your Questions Answered” (PDF) under Review Documents at <https://palmerannexstudy.org/>

26



## Need More Information - Example

**Example:** Do I need to live in the City to have piped water and/or sewer extended to my house?



**Answer:** The Palmer Water and Wastewater Utility can extend piped services to any location in its service area, shown in blue (and including the City in gray) on this map. Some homes in Study Area F already have piped water.

City of Palmer  
2020 Annexation Study  
Date: 10/10/2019, 1:04 PM  
Source: Esri, Microsoft, DeLorme, Garmin, GIS

City Limits  
Study Areas  
Utility Service Area



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27

27

## Main Concerns About Annexation

### Cost to household or business

**Fiscal concerns:** Many residents and business owners do not want to be annexed if it will increase their tax burden, cost of living and/or cost of doing business.

Right now:

- City of Palmer collects a **3% sales tax**; incl. a tax cap and exemptions.
- Mat-Su Borough has **no sales tax**.
- Property tax comparison at right.

Inside Palmer City Limits, property owners pay:

10.322 mils	(MSB areawide property tax)
+	3.000 mils (City property tax)
<hr/>	
<b>13.322 mils</b>	<b>(total property tax, 2020 for FY21 budget)</b>

Outside Palmer City Limits, property owners pay:

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<b>13.293 mils</b>	<b>(total property tax, 2020 for FY21 budget)</b>

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28

28

## Main Concerns About Annexation

### City capacity to do more

**Service provision concerns:** Is the City prepared to provide quality public services to a significantly larger population and land area?

- Fiscal analysis estimates staffing, equipment, construction and costs to expand service provision to study areas.
- Survey suggests the City can improve existing services, e.g.:
  - Roads (e.g., pave gravel roads, upgrade aging roads and storm water systems, snow removal on streets and sidewalks)
  - Trash collection
  - Parks and recreation improvements (e.g. baseball field)
  - General facilities repair and replacement.
  - Expand the police force and increase vehicle safety enforcement (e.g., headlights, emissions).
  - Land use enforcement (e.g., junk vehicles, property maintenance, single family residential zoning).

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29

29

## Main Concerns About Annexation

### Different rules to follow

**Regulatory concerns:** The type of businesses and residential lifestyles that are currently outside of City boundaries might not be adequately accommodated by existing City regulations. General examples:

- Zoning for mixed-use property
- Building permits, fees and codes for sheds, fences, decks, etc.
- Off Highway Vehicle (OHV) use (ATVs, snow machines, etc.)
- Animal restrictions
- Firearm/hunting
- Burning trash, fire pits, fireworks
- Marijuana businesses
- Garbage collection
- Water and sewer vs. well and septic.

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30

30

### Specific Regulations of Concern

Zoning, especially for mixed-use properties	The City would work with property owners to find the best zoning per PMC Title 17 Zoning. Several of Palmer's zoning types allow for multiple uses.
Building permits/ fees for sheds, fences, decks, etc.	Building permits, fees and inspections are currently required per PMC Title 15 Buildings and Construction. The City could make some degree of the building permitting and inspection process optional or voluntary. For example, AMC 23.05.030 makes the building permit, review, and inspection processes optional in areas outside the Anchorage Building Safety Service Area (ABSSA).
Water and wastewater requirements: water and sewer vs. well and septic	The City currently allows piped and onsite systems per PMC Title 13 Public Utilities. Connection to piped systems is only required within a certain distance of existing connection points. Decisions to extend piped water and sewer service are separate from annexation and may occur anywhere within the utility's service area, which extends beyond current City boundaries.

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31

### Specific Regulations of Concern

Garbage collection	Garbage collection is currently required per PMC Chapter 8.20 Garbage Collection and Disposal. The City could allow property owners to choose private collection service or self-haul outside the City's service area. Anchorage does this per AMC 27.70.030.
Firearms/ Hunting and Gun Ranges	The discharge of firearms is currently prohibited within City limits except at permitted practice facilities per PMC Chapter 9.74 Discharge of Firearms. The City could designate areas in code where hunting is allowed, like the City of Kenai per KMC 13.15.010 Discharge of firearms. Anchorage and Juneau also prohibit the discharge of firearms except in designated areas.
Off Highway Vehicle (OHV) use (ATVs, snow machines, etc.)	The City currently does not allow OHVs on streets except to cross them per PMC Chapter 10.08 Regulation of Off-highway Vehicles. The City could allow licensed operation of OHVs, like the City of Kenai per KMC Chapter 13.40 Off-road Operations of Motor Vehicles. Designated pathways for OHV use could also be created alongside primary streets.

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32



### Specific Regulations of Concern

Burning trash, fire pits, fireworks	Palmer Fire & Rescue may issue recreational burn permits for fire pits and burn permits for certain types of debris on private property. Fireworks are allowed without a permit on New Year's Eve per PMC Chapter 8.42 Fireworks. The City could adjust allowances on burn permits and/or fireworks. For example, Anchorage allows recreational or ceremonial fires if they are managed according to specific safety guidelines and obtain a burn permit if necessary. However, burning debris/waste materials is prohibited within the Municipality of Anchorage.
Animal restrictions	The City allows a variety of pet and livestock animals per PMC Title 6 Animals, depending on zoning per PMC Title 17 Zoning. All species of livestock mentioned in comments are already allowed on land zoned for agriculture or on lots of 1+ acres if they do not go within 25 feet from an exterior lot line. The City could allow more dogs per parcel or dogs off-leash. Dog kennels are an allowable use by right on land zoned BP Business Park.
Marijuana businesses	City residents voted to legalize marijuana businesses on property with specific zoning designation(s).

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33

### Main Concerns About Annexation

#### Protecting Palmer as a small farming town

**Farmers** have specific concerns for agricultural operations, e.g.,

- Agricultural zoning, including setbacks for farms
- Livestock and farm animals
- Farm waste management
- Guns on farms
- Vehicle storage on farms (*allowed with conditional use permit*)
- Drilling wells on farms (*regulated by State, not City*)
- Pesticides, fertilizers, disposal of animal carcasses, manure management on farms (*regulated by State, not City*)

- The 2010 Study addressed farms extensively. Since 2010, Palmer created agricultural zoning and updated other zoning to make agriculture within City boundaries easier (PMC Title 17 Zoning: <https://palmer.municipal.codes/PMC/17>).
- The 2020 Annexation Study includes options for the City to address concerns.

**Keeping Palmer small:** Although the City would have the ability to manage growth, would annexation drive more growth than we want in Palmer?

- This is a matter of community values and planning.

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34

# Recommendations and Next Steps

35

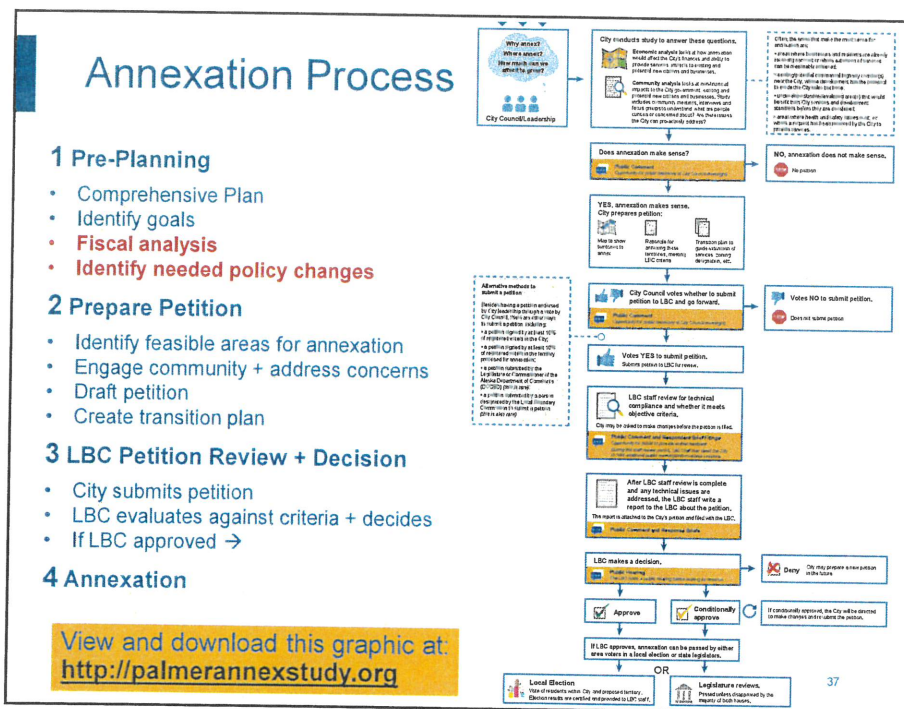
## Recommendations

- Continue ongoing communication
  - Provide opportunities for continued discussions with City and area residents/businesses about how to make City services and governance the best it can be.
  - Document and share successes whenever possible.
  - Review select City codes and policies. Changes to City policies and/or regulations may or may not be in the best interests of the City or its citizens, but consideration and clear communication about what the rules are and why they are what they are can be helpful.
  - Communicate about City planning activities.
- Choose an annexation approach
  - Go small: smaller, incremental annexation with minimal fiscal effects.
  - Go big: larger annexation that balances fiscal effects.
- Continue the conversation
  - Start talking with neighbors early and often about annexation, why the City is interested in it, how it would affect everyone involved, and what to expect with the process.
  - Create ways for area residents and businesses to participate in the decision to annex.

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36

36



37

## Next Steps

### Complete the Study

- **Spring 2021:** Finalize report and submit to Palmer City Council.
- **More information:** <http://palmerannexstudy.org>

**Then:**

- **Spring 2021 onward:** City of Palmer decides whether to proceed with the annexation process, continued community involvement and consultation.

Thank you for joining us!

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38



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## Plat Reviews

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**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 21-011**

**SUBJECT:** Pre-Application Routing Slip Glacier View

**AGENDA OF:** April 15, 2021

**ACTION:** Review and comment

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

**Summary:** To create two lots from Lots 2, 3, & 4, Block 1, Glacier View, Plat No. 96-27

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

MATANUSKA-SUSITNA BOROUGH  
 PLATTING DIVISION  
 PRE-APPLICATION ROUTING SLIP

AOB

DUE DATE: **April 2, 2021**  
 MEETING DATE: **April 7, 2021**  
 TIME: **email only**  
 PETITIONER / #: **Michael Maddux (Bolshio Misha, Inc.)**  
 OWNER(s) / #: **Same** EMAIL: [mrmaddux@me.com](mailto:mrmaddux@me.com)  
 SEC/TWP/RNG: **SEC 05, T17N, R02E** TAX MAP: **PA 12**  
 SUBDIVISION: **Glacier View, Plat No. 96-27** RSA#: **NA**  
 TAX ID: **54540B01L002/L003/L004** CITY OF: **Palmer**  
 REQUEST: **To create two lots from Lots 2, 3, & 4, Block 1, Glacier View, Plat No. 96-27.**

**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,  
 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

PA20210060

PLT-21-8-2358

**COMMENTS:**

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

RECEIVED

AOB

MAR 16 2021

**Pre-Application Conference Request**

Name of Requestor: Bolshio Misha, Inc. (Michael Maddux)  
Mailing Address: 1150 S. Colony Way Ste #3 PMB 311  
Palmer AK 99645  
Phone Number: 907 315 6818  
Email: mr.maddux@me.com

Owner's name (if different)  
Michael Maddux

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

**Required Items:**

SITNOZEOS PA12  
TAX MAP #4540 B02 L003

1. Fee of \$50.00. Payable to MSB.
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
1210 S. Colony Way, Palmer AK 99645, Glacier VW Block I Lot 3  
Parcel ID# 36678 TRS: 517NOZEOS
3. Provide Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc. one
4. Show existing rights of way with road names.
5. If eliminating lot lines or vacating easements or right-of-ways: show the area of vacation or the lot line to be eliminated.
6. If creating a street or road: show proposed rights of way.
7. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:  
The Purpose is to sub-divide the property into two parts. One part will be sold to Midas for property they are already using to conduct business. The second piece will be sold together with Glacier VW Block I Lot 4. So that the purchaser will not have to deal with any property that is encumbered.

Optional: Provide development plans to better assist borough departments with providing appropriate comments: Just wanting to sub divide some land within Palmer city limits

4820210060 pl-21-8-2358

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

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

Provide if available:  
Easement Documentation  
As-Built Survey

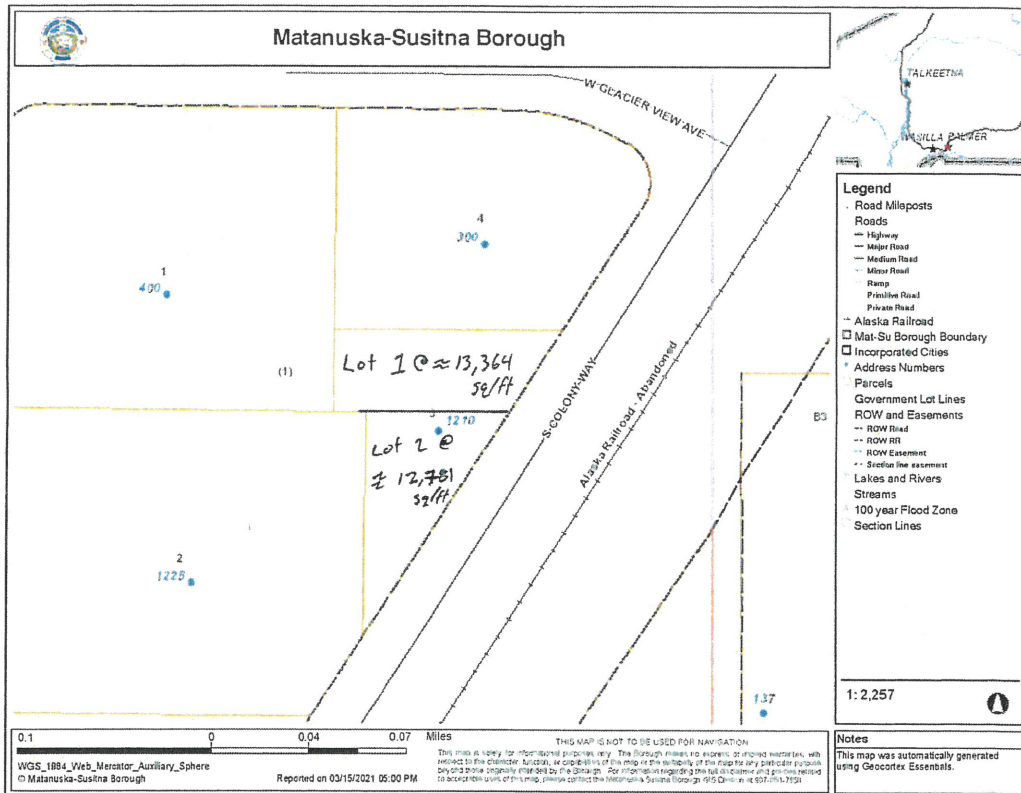
**PRE-APPLICATION CONFERENCE DATE & TIME:**

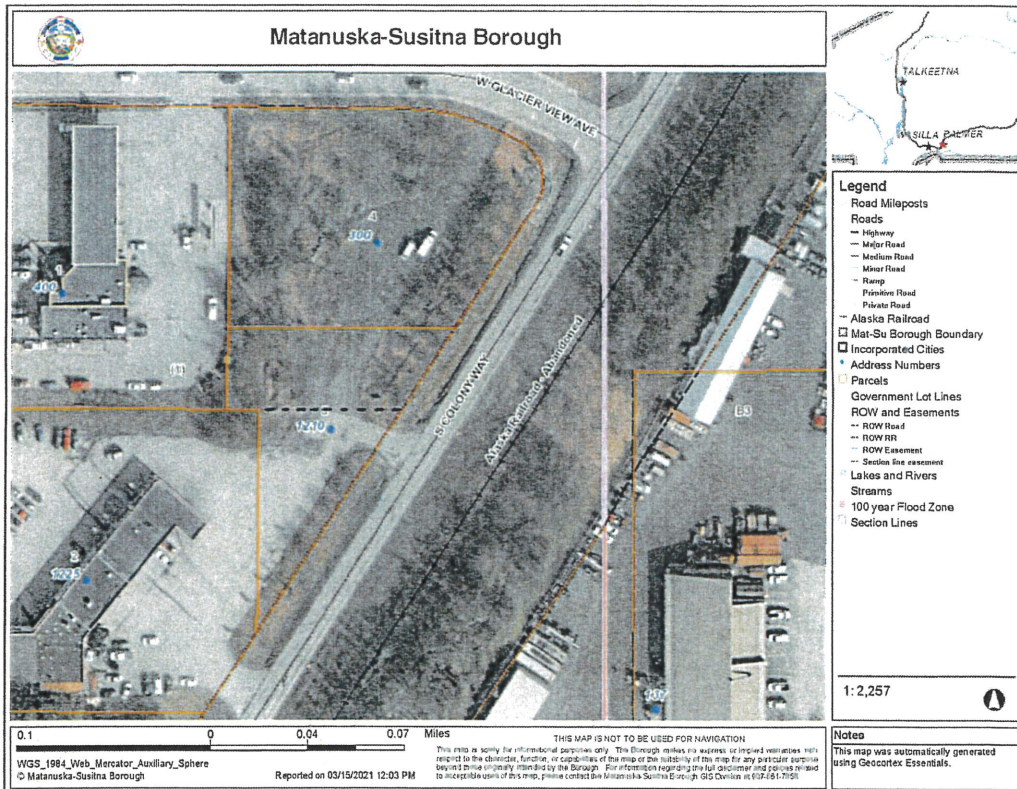
4/7/21 Wed Email only

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

For Office Use Only  
Date Rcvd: 3-16-21  
How Paid: CK# 22279  
Initials: AM







Matanuska-Susitna Borough

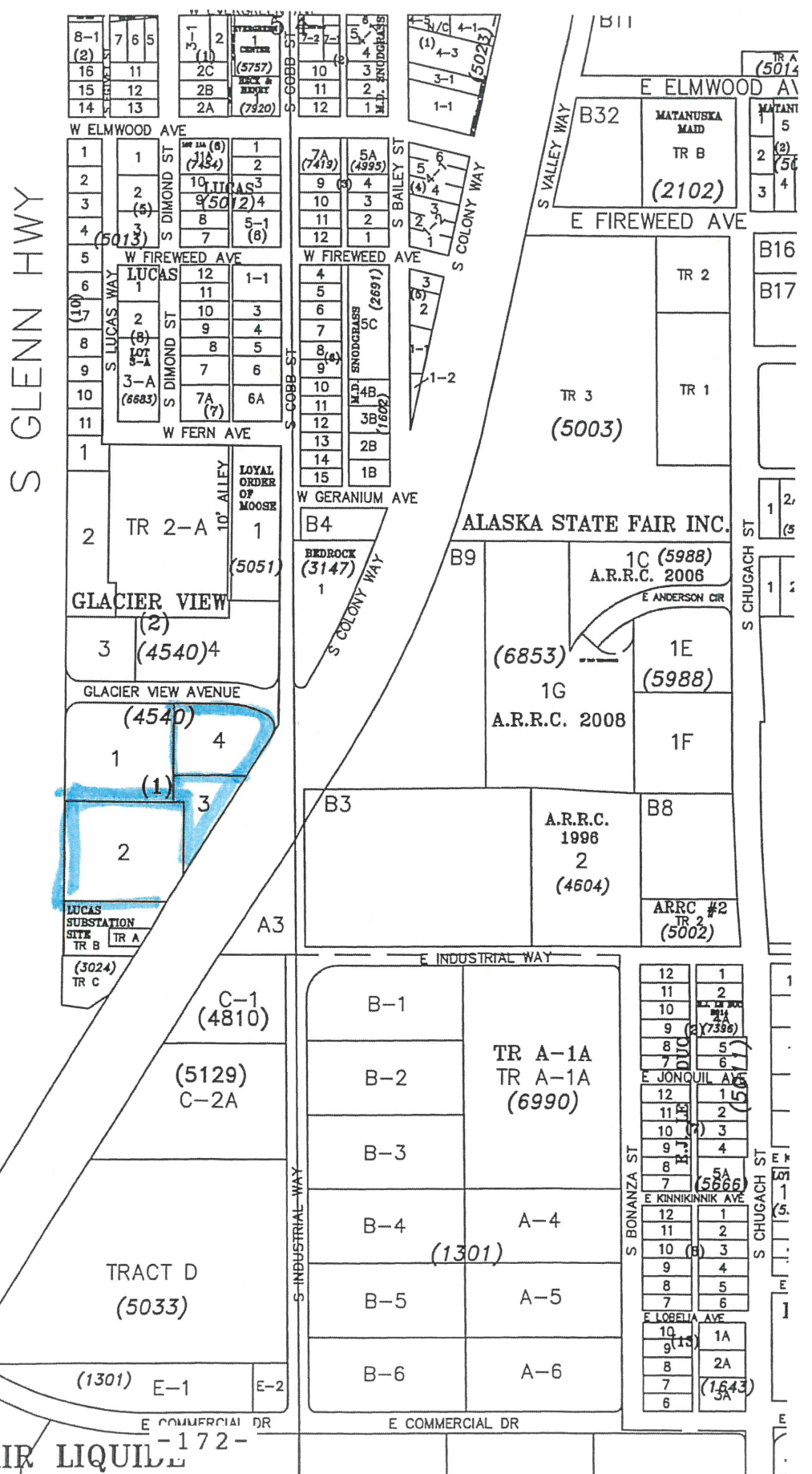
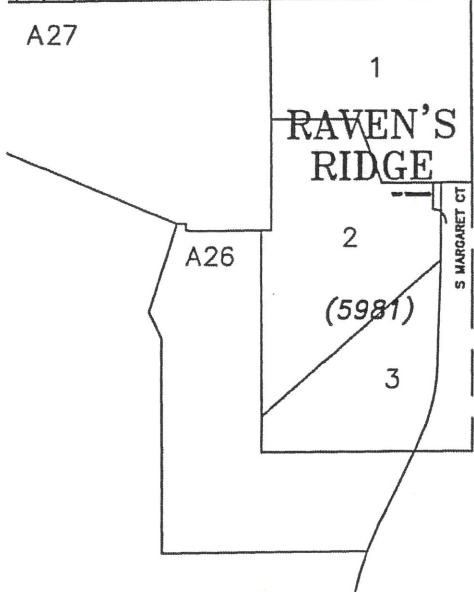
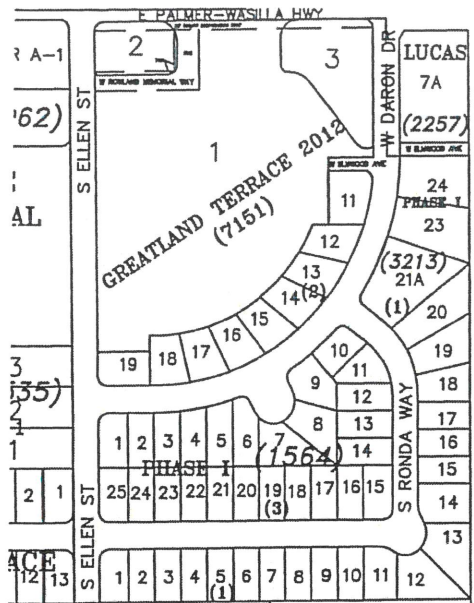
- Legend**
- Road Mileposts
  - Roads
    - Highway
    - Major Road
    - Medium Road
    - Minor Road
    - Ramp
    - Private Road
    - Private Road
  - Alaska Railroad
  - Mat-Su Borough Boundary
  - Incorporated Cities
  - Address Numbers
  - Parcels
  - Government Lot Lines
  - ROW and Easements
    - ROW Road
    - ROW RR
    - ROW Easement
    - Section line easement
  - Lakes and Rivers
  - Streams
  - 100 year Flood Zone
  - Section Lines

1:2,257

0.1 0 0.04 0.07 Miles  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Matanuska-Susitna Borough  
 Reported on 03/15/2021 12:03 PM

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
 This map is solely for informational purposes only. The Borough makes no warranty or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those purposes intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 607-691-7100.

**Notes**  
 This map was automatically generated using Geocortex Essentials.



AIR LIQUIDE -172-



S GLENN HWY

S COBB ST

S COLONY WAY

W GLACIER VIEW AVE

S GLENN HWY

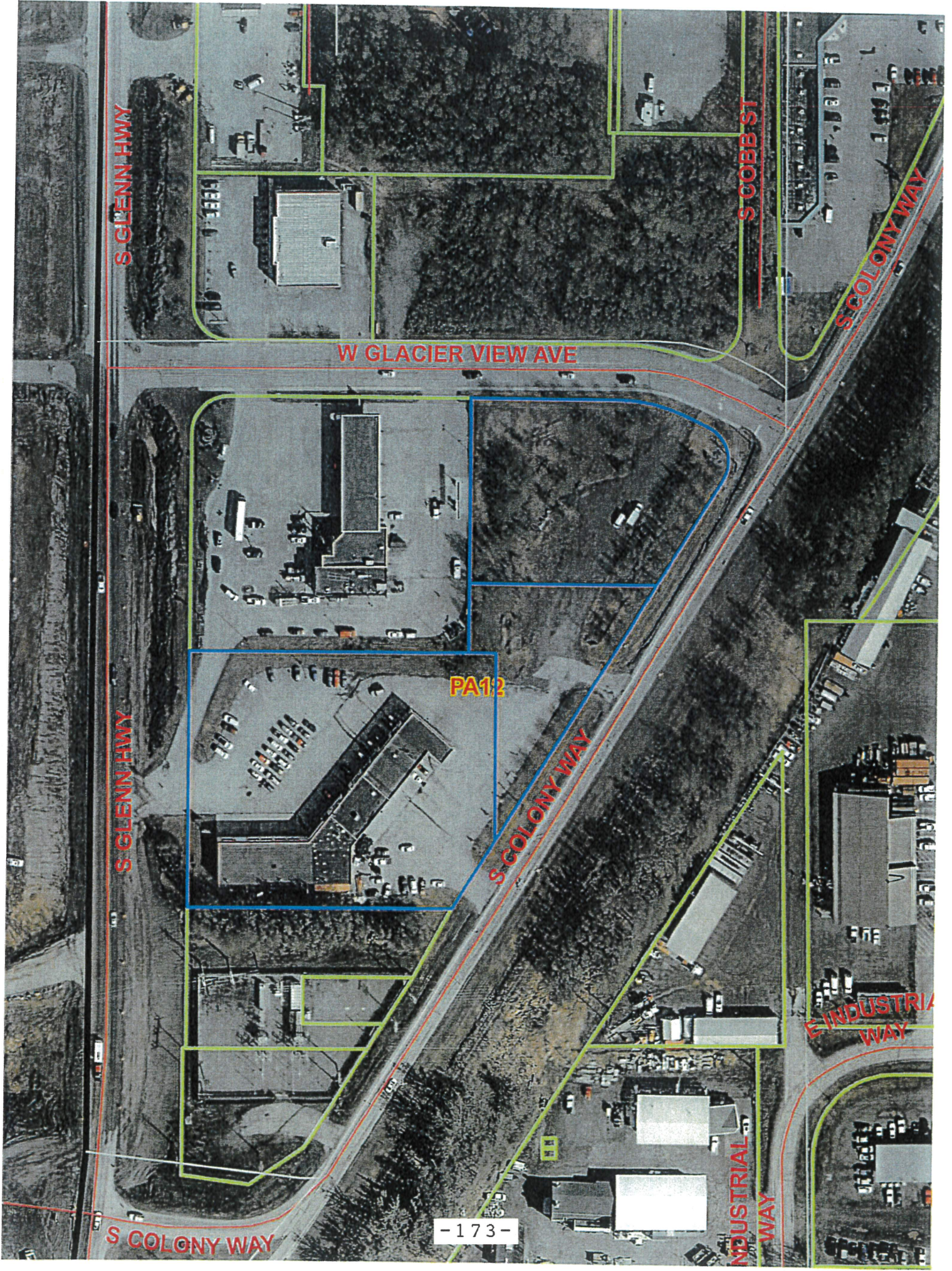
PA12

S COLONY WAY

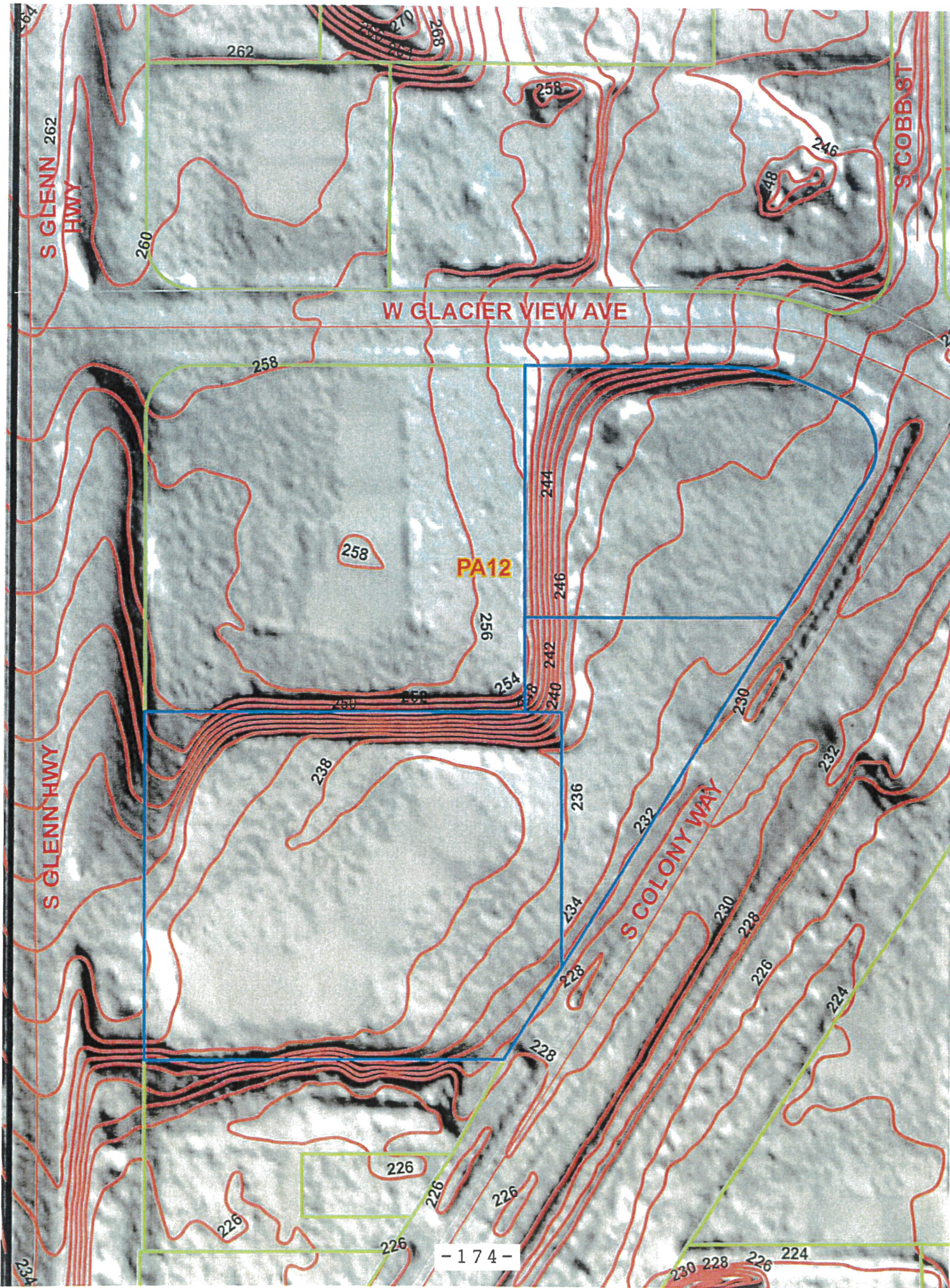
E INDUSTRIAL WAY

INDUSTRIAL WAY

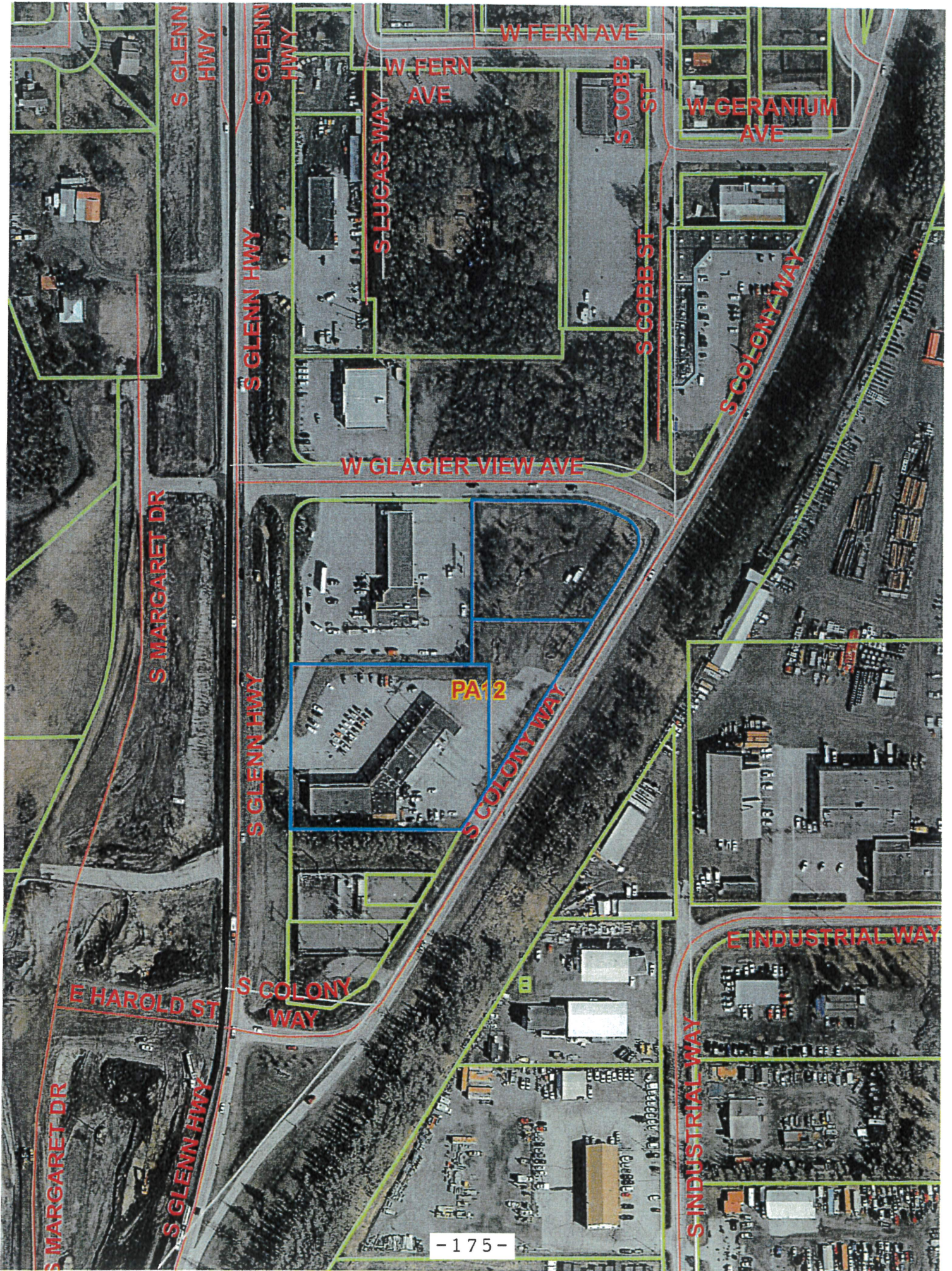
S COLONY WAY



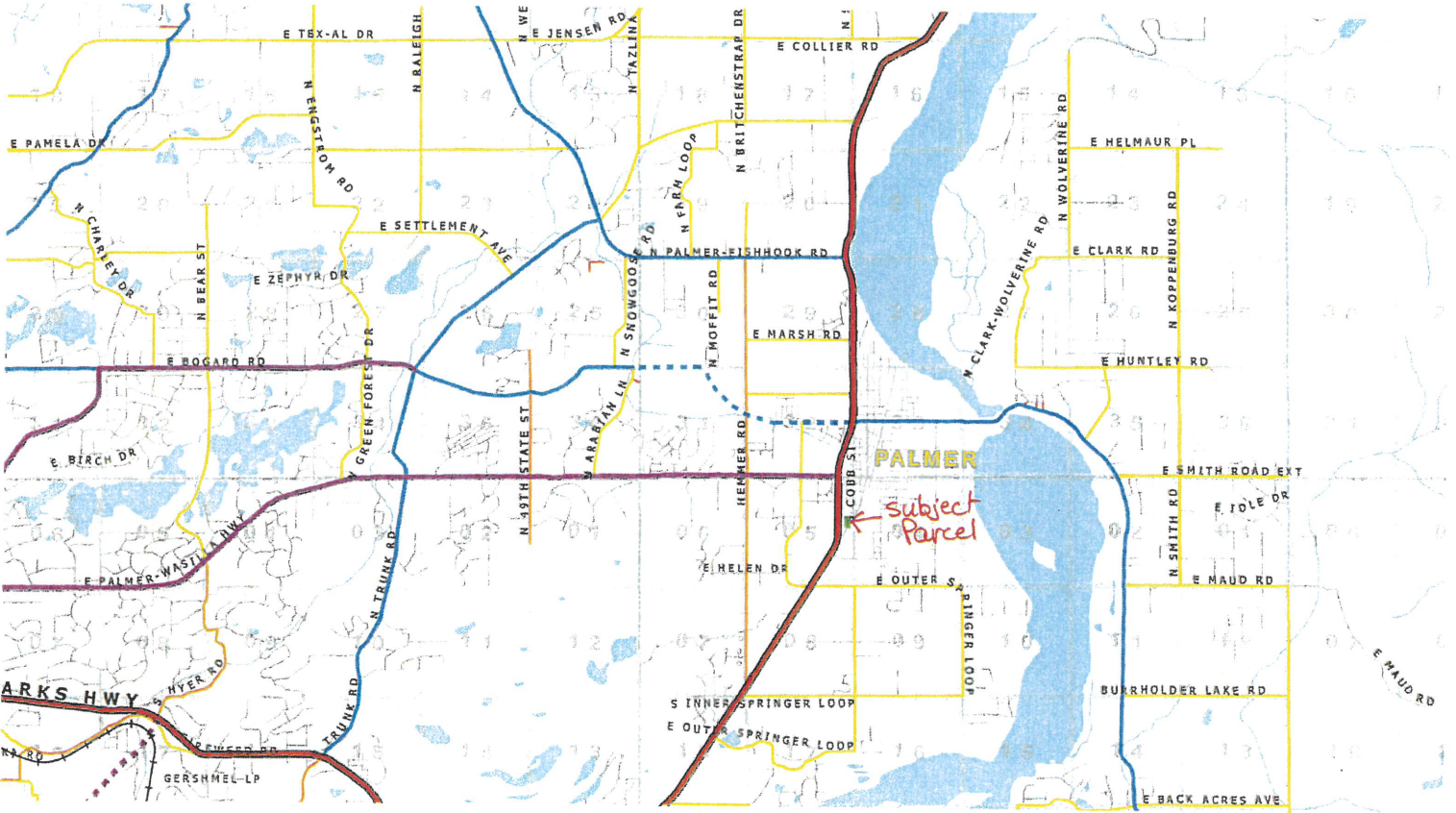












## Cartegraph Road Information

Road Info					
<b>Road Number:</b>	000598	<b>Road Name:</b>	Colony Way	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>	2" Asphalt	<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S17N02E05	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	100	<b>Length:</b>	0.27	<b>Classification:</b>	Minor Collector AC Asphalt Concrete
<b>Route Back:</b>	Glenn Highway	<b>Route Ahead:</b>	Glacier View Avenue	<b>Travel Direction:</b>	Northeast
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>Status:</b>	Active				
			<i>Certified Value of 1 denotes Certified.</i>		
<b>Road Number:</b>	000598	<b>Road Name:</b>	Colony Way	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>	3" Gravel Avg	<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S18N02E33	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	100	<b>Length:</b>	0.3	<b>Classification:</b>	Residential UNS Unsurfaced
<b>Route Back:</b>	Dahlia Avenue	<b>Route Ahead:</b>	Blueberry Avenue	<b>Travel Direction:</b>	Northeast
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>Status:</b>	Active				
<b>Road Number:</b>	000598	<b>Road Name:</b>	Colony Way	<b>RSA #:</b>	5 PALMER RSA
<b>Surface Type:</b>	2" Asphalt	<b>Certified:</b>	0	<b>Map #:</b>	PA12
<b>TRS:</b>	S17N02E04	<b>TRS Left:</b>		<b>TRS Right:</b>	
<b>ROW Width:</b>	100	<b>Length:</b>	0.4	<b>Classification:</b>	Minor Collector AC Asphalt Concrete
<b>Route Back:</b>	Glacier View Avenue	<b>Route Ahead:</b>	Evergreen Avenue	<b>Travel Direction:</b>	Northeast
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer
<b>Status:</b>	Active				



## Cartegraph Road Information

Road Info				
<b>Road Number:</b>	004625	<b>Road Name:</b>	Glacier View Avenue	<b>RSA #:</b> 5 PALMER RSA
<b>Surface Type:</b>	2" Asphalt	<b>Certified:</b>	0	<b>Map #:</b> PA12
<b>TRS:</b>	S17N02E05	<b>TRS Left:</b>		<b>TRS Right:</b>
<b>ROW Width:</b>	60	<b>Length:</b>	0.12	<b>Classification:</b> Arterial AC Asphalt Concrete
<b>Route Back:</b>	Colony Way	<b>Route Ahead:</b>	Glenn Highway	<b>Travel Direction:</b> West
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b> City of Palmer
<b>Status:</b>	Active			
<i>Certified Value of 1 denotes Certified.</i>				

## Cartegraph Road Information

Road Info					
<b>Road Number:</b>	001121	<b>Road Name:</b>	Glenn Highway	<b>RSA #:</b>	31
<b>Surface Type:</b>	2" Asphalt	<b>Certified:</b>	0	<b>Map #:</b>	GC03
<b>TRS:</b>	S16N01E10	<b>TRS Left:</b>	16N01E10	<b>TRS Right:</b>	
<b>ROW Width:</b>	0	<b>Length:</b>	328	<b>Classification:</b>	Arterial
<b>Route Back:</b>		<b>Route Ahead:</b>		<b>Travel Direction:</b>	
<b>Custodian:</b>	State of Alaska	<b>RSA Superintendent:</b>	Will Barickman	<b>Contractor:</b>	Clear Excavating
<b>Status:</b>	Active				
<i>Certified Value of 1 denotes Certified.</i>					



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 4540B01L002

**Site Information**

Account Number	4540B01L002	Subdivision	GLACIER VW
Parcel ID	28822	City	Palmer
TRS	S17N02E05	Map PA12	
Abbreviated Description (Not for Conveyance)	GLACIER VW BLOCK 1 LOT 2		Tax Map

**Site Address**

1225 S GLENN HWY

**Ownership**

Owners	BILIKIN PROPERTIES LLC	Buyers	
Primary Owner's Address	711 E NORTHERN LIGHTS BLV ANCHORAGE AK 99503-2810	Primary Buyer's Address	

**Appraisal Information**

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2021	\$582,400.00	\$1,286,200.00	\$1,868,600.00	2021	\$582,400.00	\$1,286,200.00	\$1,868,600.00
2020	\$582,400.00	\$1,340,400.00	\$1,922,800.00	2020	\$582,400.00	\$1,340,400.00	\$1,922,800.00
2019	\$582,400.00	\$1,397,800.00	\$1,980,200.00	2019	\$582,400.00	\$1,397,800.00	\$1,980,200.00

**Building Information**

Structure 1 of 1			
Residential Units	0	Use	Gasoline Service Stations
Condition	Standard	Design	Commercial
Basement	Partial	Construction Type	Concrete Block
Year Built		2000 Grade	None
Foundation	Poured Concrete	Building Appraisal	\$1286200
Well	Well P - Public Water	Septic	Septic P - Public Septic

**Building Item Details**

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2021	No	0012	::	::
2020	Yes	0012	13.322	\$25615.54
2019	Yes	0012	13.386	\$26506.96

**Recorded Documents**

Date	Type
8/16/2012	WARRANTY DEED (ALL TYPES)
5/30/1996	QUITCLAIM DEED (ALL TYPE)

Recording Info (offsite link to DNR)  
[Palmer 2012-017512-0](#)  
[Palmer Bk: 850 Pg: 77](#)

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

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

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area
2.12	2.12	Assembly District 002	11-075	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>

Road Service Area  
 No Borough Road Service, for City of Palmer road service info, call (907)745-3400  
 Last Updated: 3/19/2021 12:00:24 AM

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

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





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 4540B01L003

**Site Information**

Account Number	4540B01L003	Subdivision	GLACIER VW
Parcel ID	36676	City	Palmer
TRS	S17N02E05	Map PA12	
Abbreviated Description (Not for Conveyance)	GLACIER VW BLOCK 1 LOT 3		Tax Map

**Site Address**

1210 S COLONY WAY

**Ownership**

Owners	BOLSHIO MISHA INC	Buyers	
Primary Owner's Address	PMB 311 1150 S COLONY WAY STE 3 PALMER AK 99645-6967	Primary Buyer's Address	

**Appraisal Information**

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2021	\$77,600.00	\$0.00	\$77,600.00	2021	\$77,600.00	\$0.00	\$77,600.00
2020	\$77,600.00	\$0.00	\$77,600.00	2020	\$77,600.00	\$0.00	\$77,600.00
2019	\$77,600.00	\$0.00	\$77,600.00	2019	\$77,600.00	\$0.00	\$77,600.00

**Building Information**

**Building Item Details**

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Area	Percent Complete
2021	No	0012	::	::	5/30/1996	QUITCLAIM DEED (ALL TYPE)		
2020	Yes	0012	13.322	\$1033.79				
2019	Yes	0012	13.386	\$1038.75				

Recording Info (offsite link to DNR)  
[Palmer Bk: 850 Pg: 77](#)

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

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

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.62	0.62	Assembly District 002		11-075 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

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

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



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 4540B01L004

**Site Information**

Account Number	4540B01L004	Subdivision	GLACIER VW
Parcel ID	83162	City	Palmer
TRS	S17N02E05	Map PA12	
Abbreviated Description (Not for Conveyance)	GLACIER VW BLOCK 1 LOT 4		Tax Map

**Site Address**

300 W GLACIER VIEW AVE

**Ownership**

Owners	BOLSHIO MISHA INC	Buyers	
Primary Owner's Address	PMB 311 1150 S COLONY WAY STE 3 PALMER AK 99645-6967	Primary Buyer's Address	

**Appraisal Information**

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2021	\$208,300.00	\$0.00	\$208,300.00	2021	\$208,300.00	\$0.00	\$208,300.00
2020	\$208,300.00	\$0.00	\$208,300.00	2020	\$208,300.00	\$0.00	\$208,300.00
2019	\$208,300.00	\$0.00	\$208,300.00	2019	\$208,300.00	\$0.00	\$208,300.00

**Building Information**

**Building Item Details**

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Area	Percent Complete
2021	No	0012	::	::	5/30/1996 QUITCLAIM DEED (ALL TYPE)		
2020	Yes	0012	13.322	\$2774.97			
2019	Yes	0012	13.386	\$2788.30			

Recording Info (offsite link to DNR)  
[Palmer Bk: 850 Pg: 77](#)

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

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

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
---------------	-----------------	-------------------	----------	-------------------	-------------------

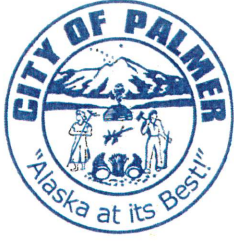
1.17      1.17 Assembly District 002      11-075 Palmer Fire Service is under the jurisdiction of the [City of Palmer](#)

No Borough Road Service, for City of Palmer road service info, call (907)745-3400

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

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

Last Updated: 3/19/2021 12:00:24 AM



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 21-012**

**SUBJECT:** Pre-Application Routing Slip Tax Parcel C24 (Parcel #1, MSB Waiver 71-107)

**AGENDA OF:** April 15, 2021

**ACTION:** Review and comment

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

**Summary:** To create three lots from Tract C24 (Parcel #1, MSB Waiver 71-107) in Section 32, Township 18 North, Range 2 East, Seward Meridian, located inside Palmer city limits

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



MATANUSKA-SUSITNA BOROUGH  
 PLATTING DIVISION  
 PRE-APPLICATION ROUTING SLIP

AOB

DUE DATE: **April 16, 2021**  
 MEETING DATE: **April 21, 2021**  
 TIME: **email only**  
 PETITIONER / #: **Tim DeLand 841-0483**  
 OWNER(s) / #: **Ronald Elmore**  
 EMAIL: **[tim@hwatt.com](mailto:tim@hwatt.com); [garyl@mtaonline.net](mailto:garyl@mtaonline.net)**  
 SEC/TWP/RNG: **SEC 32, T18N, R02E** TAX MAP: **PA 05**  
 SUBDIVISION: **NA** RSA#:   
 TAX ID: **118N02E32C024** CITY OF: **Palmer**  
 REQUEST: **To create three lots from Tax Parcel C24 (Parcel #1, MSB Waiver 71-107). Petitioner will grant a common access area for all three lots.**

**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,  
 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

**COMMENTS:**

PA20210078

PLT-21-8-2376

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?	E P-W Hwy
Cartograph Sheet	√
CITY P/W/H?	Palmer
Cross Check	<i>[Signature]</i>
E-Mail for Comments	<i>[Signature]</i>
Add to Platting Calendar	√

CS  
AOS

### Pre-Application Conference Request

Name, phone # and address of requestor(s):  
TIM DeLAND, 14651 E. LAWALTER RD. PALMER 841-0483  
EMAIL: [tim@hwatt.com](mailto:tim@hwatt.com) AND [garyl@mtaonline.net](mailto:garyl@mtaonline.net)

Name, phone #, address of owner(s) (if different):  
SEE ATTACHED TAX SHHET

S18N02E32

**Required Items:**

TAX MAP #PA 05

1. Fee of \$50.00. Exact cash amount or check made out to MSB.
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
TOWNSHIP 18N RANGE 2E SECTION 32 LOT C24
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.:  
Divide into 3 lots

PA20210078 pl-21-8-2376

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

Provide if available: PA2021  
Documentation of any easements  
Topography  
As-Built Survey

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

4/21/2021

Comments due 4/19

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

RECEIVED

MAR 31 2021

PLATTING

3-31-21  
ck#1450  
KAM



Matanuska-Susitna Borough



- Legend**
- Road Mileposts
  - Roads**
    - Highway
    - Major Road
    - Medium Road
    - Minor Road
    - Path
    - Primitive Road
    - Private Road
  - Alaska Railroad
  - ▭ Mat-Su Borough Boundary
  - ▭ Incorporated Cities
  - Address Numbers
  - Parcels
  - Government Lot Lines
  - ROW and Easements**
    - ROW Right
    - ROW Fee
    - ROW Easement
    - Section Line easement
  - ▭ Lakes and Rivers
  - ▭ Streams
  - ▭ 100 year Flood Zone
  - ▭ Section Lines

1593



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© LiteLark Geographics Group Ltd.

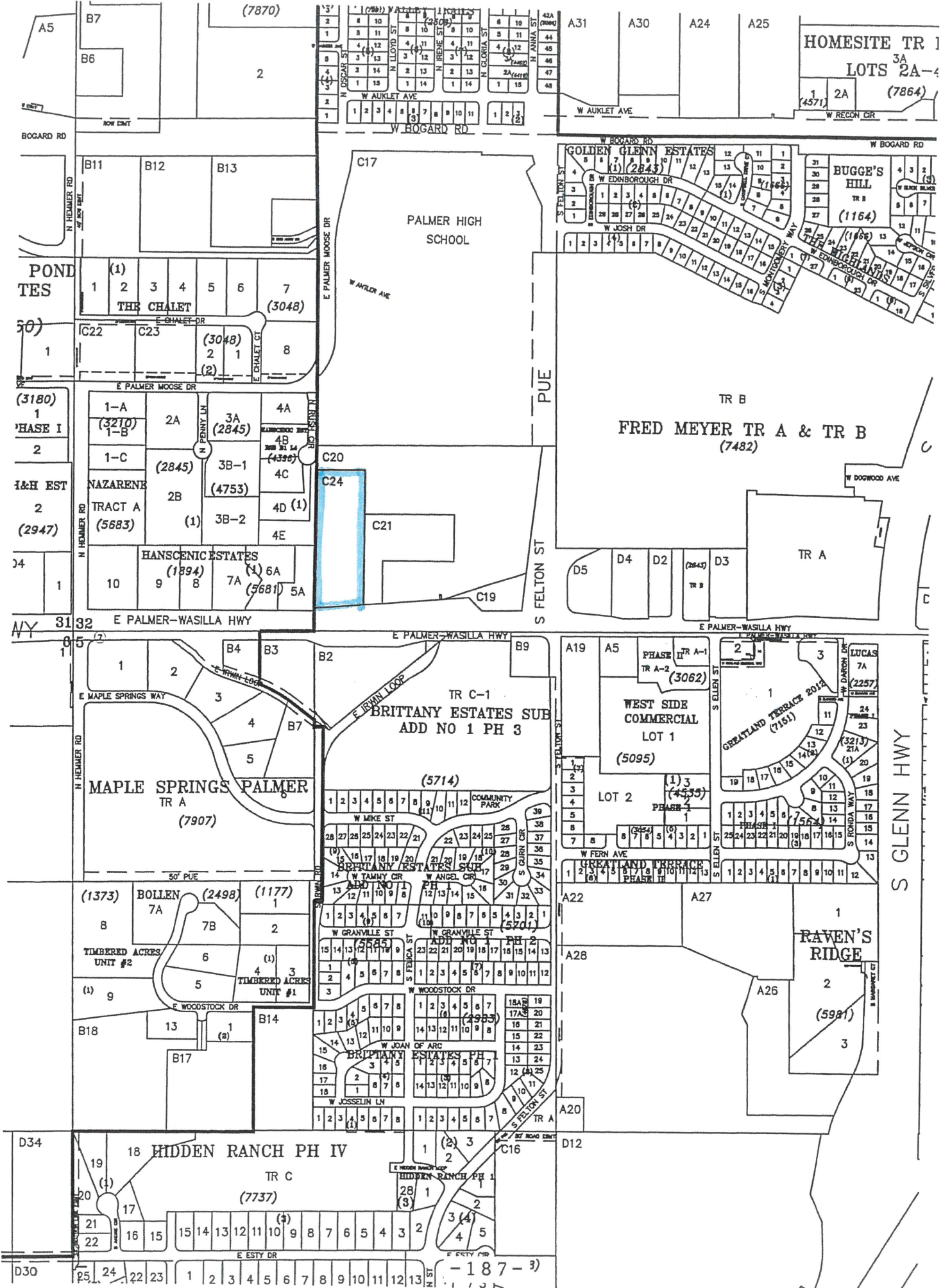
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:2,257

**Notes:**  
This map was automatically generated using Geocortex Essentials.





HOMESITE TR 1  
LOTS 2A-4  
2A (7864)  
1 (4571)

PALMER HIGH SCHOOL

GOLDEN GLENN ESTATES  
(i) (2843)  
BUGGE'S HILL  
TR B  
(1164)

TR B  
FRED MEYER TR A & TR B  
(7482)

POND TES  
THE CHALET  
(3048)  
NAZARENE TRACT A  
(5683)  
HANSCHENIC ESTATES  
(1894)

C17  
C19  
C20  
C21  
C24

MAPLE SPRINGS PALMER  
TR A  
(7907)  
BRITANNY ESTATES SUB  
ADD NO 1 PH 3  
(5714)

WEST SIDE COMMERCIAL  
LOT 1  
(5095)  
GREATLAND TERRACE 2012  
(7151)

BOLLEN (1177)  
TIMBERED ACRES UNIT #2  
TIMBERED ACRES UNIT #1  
BRITANNY ESTATES PH 1  
(5701)

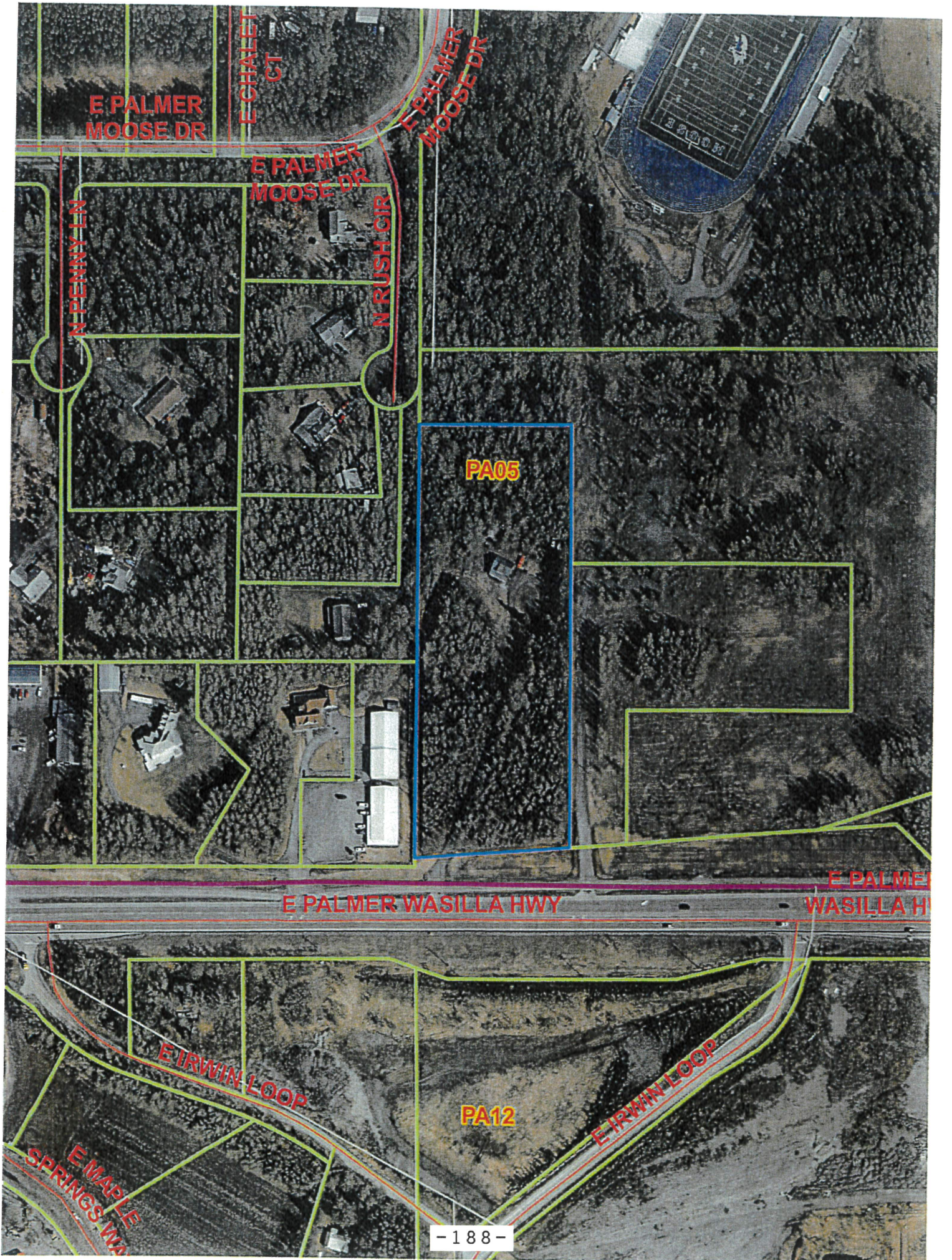
RAWEN'S RIDGE  
(5981)

HIDDEN RANCH PH IV  
TR C  
(7737)

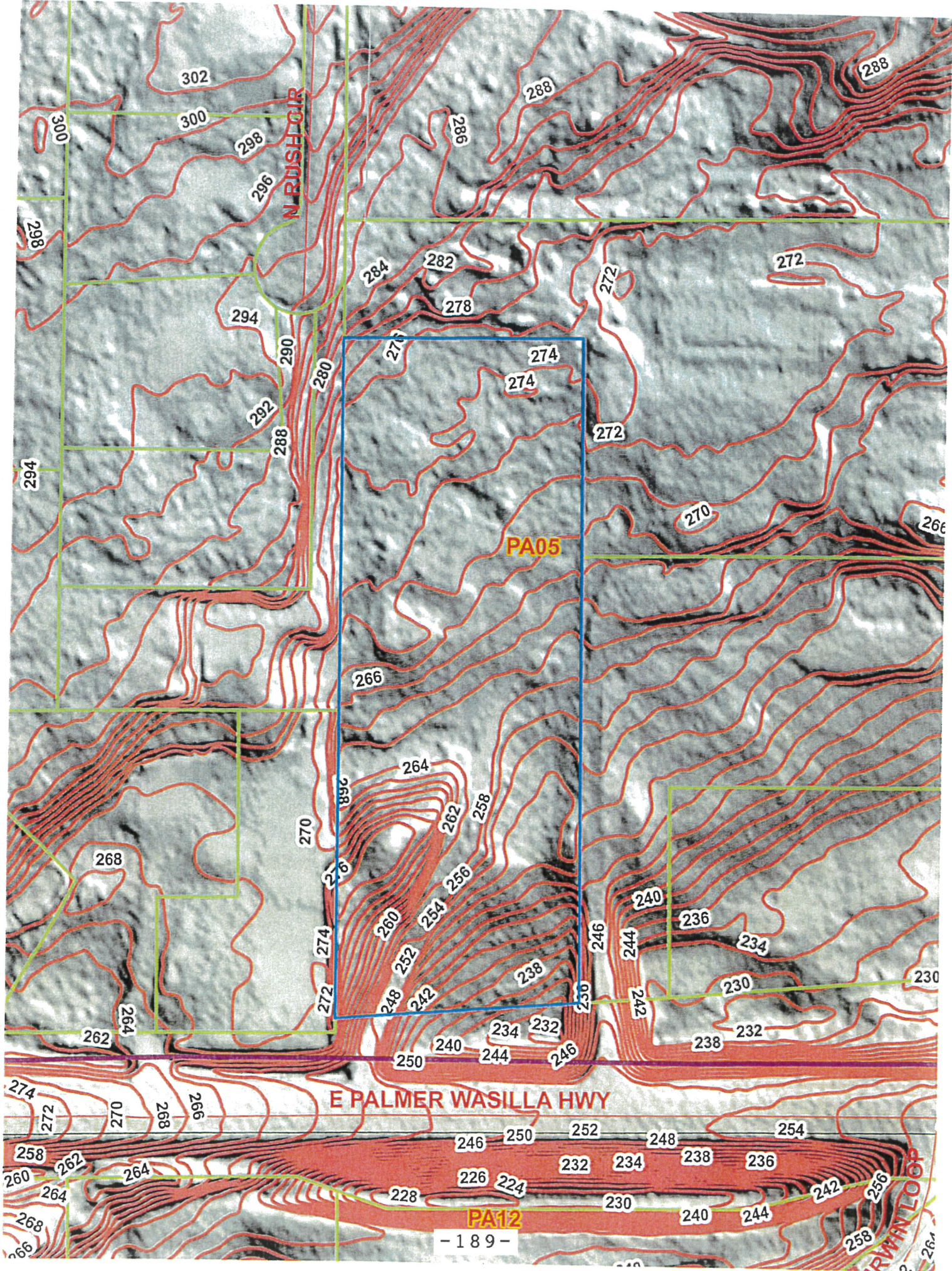
RAWEN'S RIDGE  
(5981)

- 187 - 3







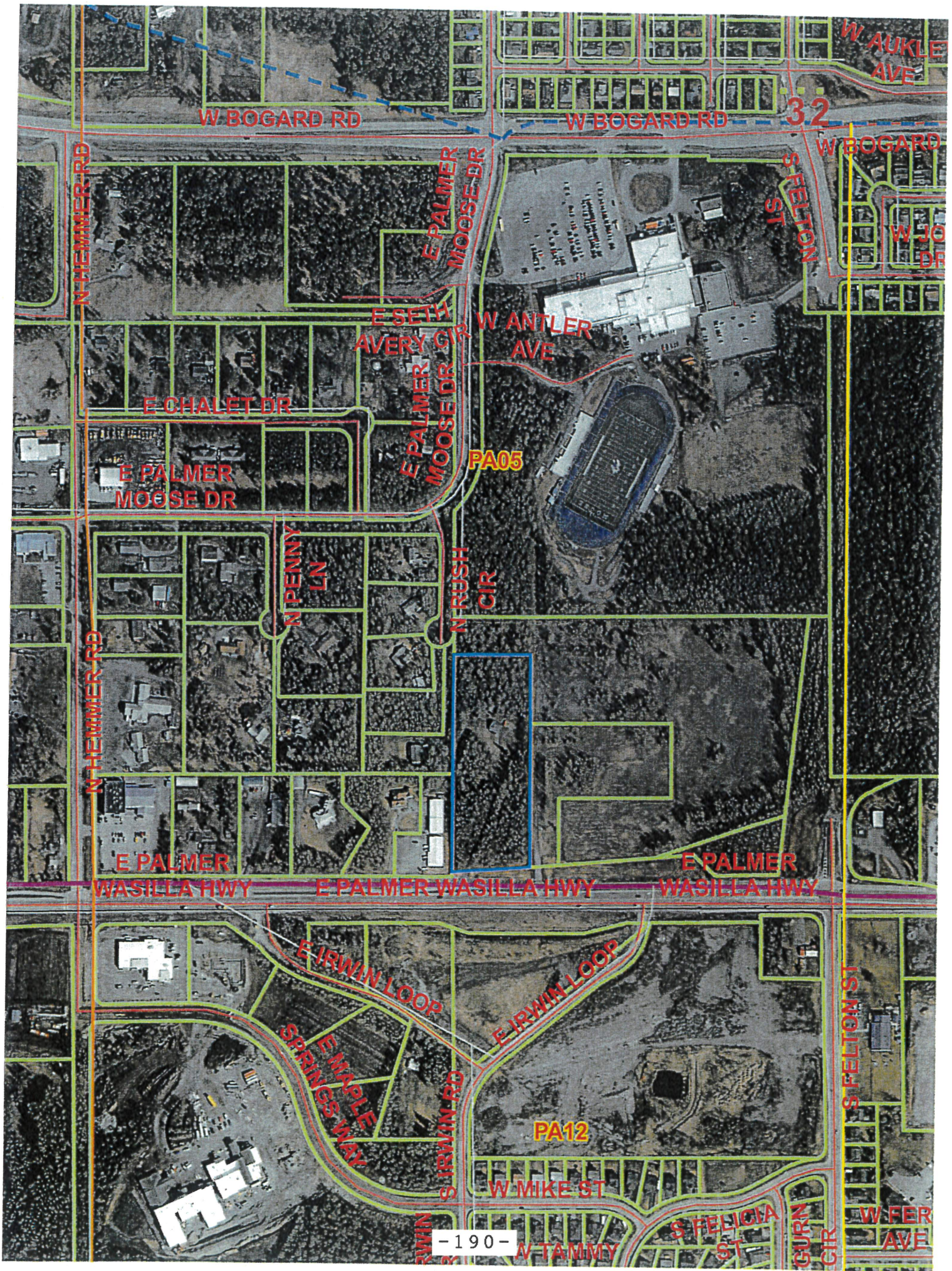


PA05

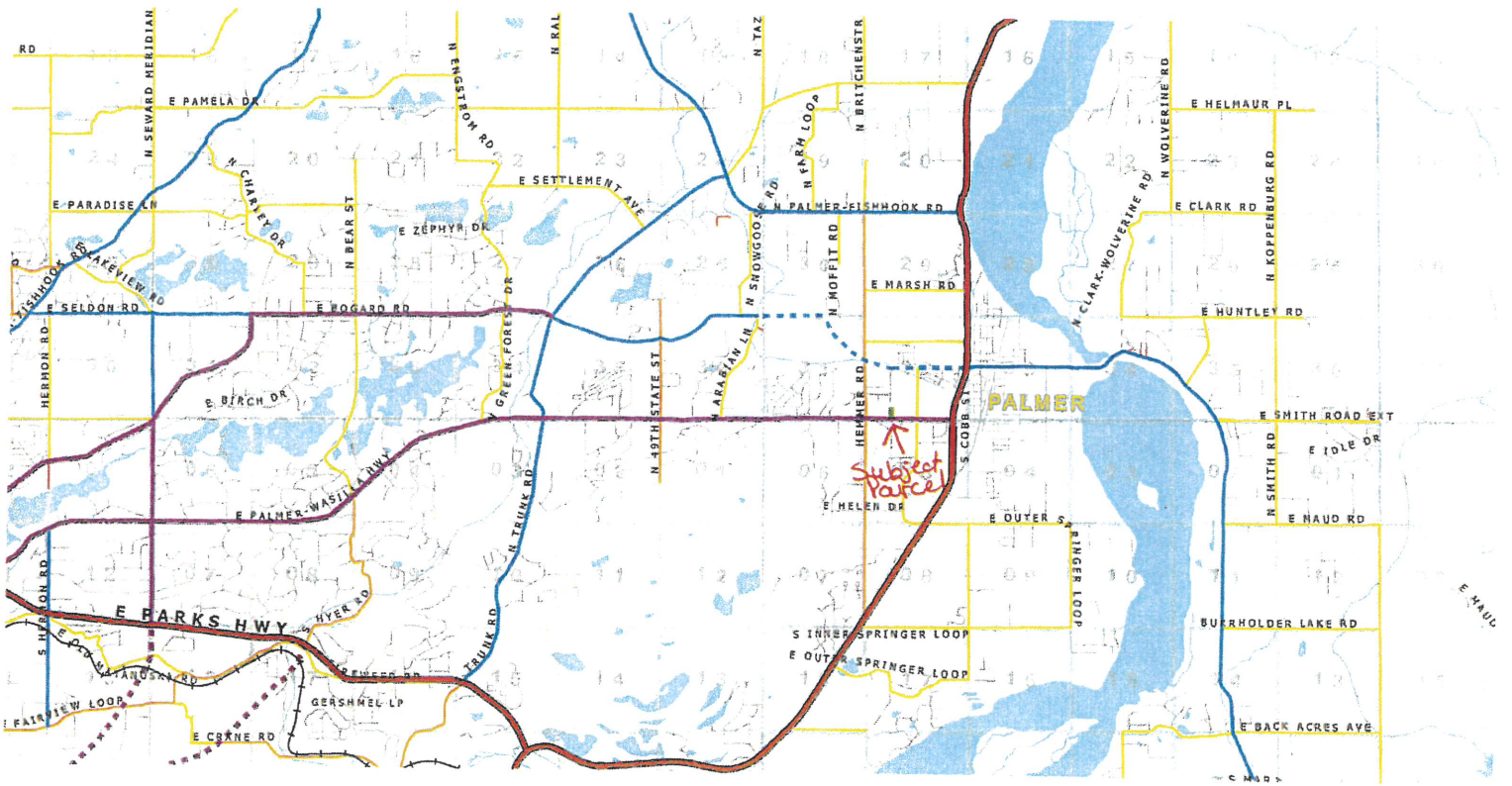
E PALMER WASILLA HWY

PA12









Road Info				
Road Number:	002115	Road Name:	Palmer-Wasilla Highway	RSA #: 16 SOUTH COLONY RSA
Surface Type:	2" Asphalt	Certified:	0	Map #: PA12
TRS:		TRS Left:	S17N02E05	TRS Right: S18N02E32
ROW Width:		Length:	0.25	Classification: Major Arterial AC Asphalt Concrete
Route Back:	Glenn Highway	Route Ahead:	Knik Goose Bay Road	Travel Direction: West
Custodian:	State of Alaska	RSA Superintendent:	Will Barickman	Contractor: State of Alaska
Status:	Active			
2 *	Road Number:	002115	Road Name:	Palmer-Wasilla Highway
	Surface Type:	2" Asphalt	Certified:	0
	TRS:		TRS Left:	S17N02E05
	ROW Width:		Length:	0.25
	Route Back:	Glenn Highway	Route Ahead:	Knik Goose Bay Road
	Custodian:	State of Alaska	RSA Superintendent:	
	Status:	Active		Contractor: State of Alaska
				Classification: Major Arterial AC Asphalt Concrete
				Travel Direction: West
				Map #: PA12
				RSA #: 5 PALMER RSA
				TRS Right: S18N02E32
				Contractor: State of Alaska
	Road Number:	002115	Road Name:	Palmer-Wasilla Highway
	Surface Type:	2" Asphalt	Certified:	0
	TRS:	S17N01W11	TRS Left:	
	ROW Width:		Length:	0.34
	Route Back:	Glenn Highway	Route Ahead:	Knik Goose Bay Road
	Custodian:	State of Alaska	RSA Superintendent:	
	Status:	Active		Contractor: State of Alaska
				Classification: Major Arterial AC Asphalt Concrete
				Travel Direction: West
				Map #: PA12
				RSA #: 13 CITY OF WASILLA RSA





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 18N02E32C024

**Site Information**

Account Number 18N02E32C024 Subdivision  
 Parcel ID 81472 City Palmer  
 TRS S18N02E32 Map PA05 Tax Map  
 Abbreviated Description TOWNSHIP 18N RANGE 2E SECTION 32  
 (Not for Conveyance) LOT C24

**Site Address**

12301 E PALMER WASILLA HWY

**Ownership**

Owners ELMORE RONALD L Buyers  
 Primary Owner's Address PO BOX 1136 PALMER AK 99645-1136 Primary Buyer's Address

**Appraisal Information**

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2021	\$339,200.00	\$5,050.00	\$344,250.00	2021	\$339,200.00	\$5,050.00	\$344,250.00
2020	\$339,200.00	\$4,700.00	\$343,900.00	2020	\$339,200.00	\$4,700.00	\$343,900.00
2019	\$339,200.00	\$4,200.00	\$343,400.00	2019	\$339,200.00	\$4,200.00	\$343,400.00

**Building Information**

Structure 1 of 1  
 Residential Units 1 Use Residential Building  
 Condition Sub-Standard Design 1.5 Story  
 Basement Partial Construction Type Log  
 Year Built 1940 Grade 03.8  
 Foundation Poured Concrete Building Appraisal \$50500  
 Well Well 3 - Dug Well Septic Septic 2 - Cess Pool Only

**Building Item Details**

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A		
1	Second Story	775 Sq. Ft.	100%
1	First Story	367 Sq. Ft.	100%
1	Gas Heat	871 Sq. Ft.	100%
		1 Sq. Ft.	100%

**Tax/Billing Information**

Year Certified	Zone	Mill	Tax Billed
2021 No	0012	::	::
2020 Yes	0012	13.322	\$4581.44
2019 Yes	0012	13.386	\$4596.75

**Recorded Documents**

Date	Type	Recording Info (offsite link to DNR)
7/26/2004	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2004-020362-0</a>
9/22/1999	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk: 1035 Pg: 954</a>
1/5/1971		<a href="#">Palmer Bk: 86 Pg: 317</a>

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
PLEASE CALL	\$2,242.13		\$0.00	\$0.00	\$0.00	No

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
4.45	4.45	Assembly District 002	11-075	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

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

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

Last Updated: 3/31/2021 12:00:28 AM