



City of Palmer
Planning and Zoning Commission Packet

June 16, 2022





AGENDA

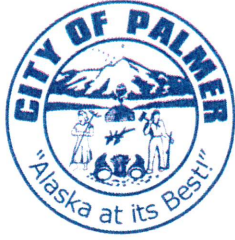
- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
- F. Reports
- G. Audience Participation
- H. Public Hearings
 - Pg. 5 1. Resolution No. 22-004: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Tax Parcel C-21 to be rezoned from C-L Limited Commercial to C-G General Commercial, located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska
- I. Unfinished Business
- J. New Business
- K. Plat Reviews
 - Pg. 45 1. IM 22-009: Pre-application plat request to create two lots from Tax Parcel D-21, (Parcel #2 of Waiver 95-42 pwm)
 - Pg. 63 2. IM 22-010: Abbreviated plat request to create two lots from Tract A-1, Alaska State Land Survey 96-4, Plat No. 99-62, to be known as Matanuska Brewing
 - Pg. 71 3. IM 22-011: Abbreviated/preliminary plat request to create one lot from Lots 3 & 4, Block 1, Sherrod, Plat No. 12-204, to be known as Lot 3A
 - Pg. 79 4. IM 22-012: Pre-application request to vacate the 40'x114' right-of-way located between Lot 7 and Lot 8 (Block 2, Christensen Add Subd.)
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment

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Public Hearings

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 22-008**

SUBJECT: Request for a Zoning Map Amendment to re-zone Tax Parcel C-21, T18N, R2E, S33 from C-L, Limited Commercial to C-G, General Commercial

AGENDA OF: June 16, 2022

ACTION: Review request for a Zoning Map Amendment for the subject lot from C-L, Limited Commercial District, to C-G, General Commercial District, and if approved, send a recommendation to the City Council for adoption and subsequent revision to the Official Zoning Map for the City of Palmer

Attachment(s):

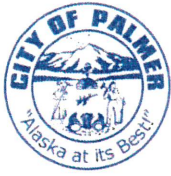
1. Staff Report
2. Resolution
3. Findings of Fact Worksheet
4. Application
5. Public Hearing Letter and Vicinity Map
6. Copy of mailing address labels
7. Responses to Notice

Summary: On May 6, 2022, Dale & Catherine Fosselman initiated a zoning map amendment to re-zone Lot C-21, T18N, R2E, S33 from C-L, Limited Commercial District, to C-G, General Commercial District.

The owners are requesting a zone change allow for higher intensity of commercial uses on the property.

Recommendation: Community Development recommends approval of the zone change from C-L, Limited Commercial District, to C-G, General Commercial District, and forwarding of a recommendation supporting the requested change to City Council.

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Community Development Zoning Map Amendment Application

Staff Report to Commission

PART I. GENERAL INFORMATION

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

PART II. BACKGROUND

Site Information:

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

The property has never been developed.

Parcel Size:

Lot size is 1.6 acres

Existing Zoning:

C-L, Limited Commercial District

Surrounding Land Uses:

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



Considerations:

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

- **Owners Reason for Request**

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

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

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

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

Code Requirements:

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

PART III. FINDINGS OF FACT

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

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

Applicant's response:

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

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

Staff finds the following support in the Comprehensive Plan:

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

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

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

Applicant’s response:

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

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

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

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

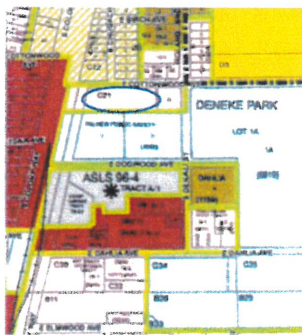


LEGEND
 - - - - AWP Study Area Boundaries
 □ Cemetery Site
 ■ Park / Open Space Area
 FIGURE ES-1 AREA CONTEXT MAP
 Source: Google Earth | Planner



FIGURE ES-2 - DOWNTOWN AREA CONTEXT MAP
 Source: Google Earth | Planner
 Highlight area of Downtown Palmer (delineated in orange) and the AWP Study Area (delineated in red dashed line)

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



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



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

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

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

Staff Finds:

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

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

Applicant's response:

Yes.

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

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

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

Staff finds:

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

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

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

Applicant's response:

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

Staff finds:

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

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

Applicant's response:

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

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

Provide additional employment opportunities for residents.

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

Staff finds:

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

PART IV. STAFF RECOMMENDATION

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

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

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

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 22-004

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

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

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

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

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

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

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

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

Fact 1:

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

Fact 2:

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

Fact 3:

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

Fact 4:

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

Fact 5:

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

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

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

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

Casey Peterson, Chairperson

Brad Hanson
Director, Community Development

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**City of Palmer
Planning & Zoning Commission
Rezoning Action
Findings of Fact Worksheet**

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

Bernier	Combs	Jackson	McClain	Peterson	Vacant	Vacant

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

Bernier	Combs	Jackson	McClain	Peterson	Vacant	Vacant

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

Bernier	Combs	Jackson	McClain	Peterson	Vacant	Vacant

- 4. Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change;**

Bernier	Combs	Jackson	McClain	Peterson	Vacant	Vacant

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

Bernier	Combs	Jackson	McClain	Peterson	Vacant	Vacant

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City of Palmer
Community Development Department
645 E. Cope Industrial Way, Palmer, AK 99645
Phone: 907-745-3709
www.palmerak.org

Zoning Map Amendment Application Form

Applicant: Dale and Catherine Fosselman

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

Township 18N Range 2E Section 33 Lot C21

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

Reason for request: See attached page 1

Please provide a written narrative explaining the following:

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

See attached page 2

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

See attached page 3

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

See attached page 6

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

See attached page 6

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

See attached page 6

Date of application: 5/6/2022

\$500.00 filing fee paid: yes

Cath M Fene

Signature of owner or owner's authorized representative

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

Address

907-232-2140 Dale 907-795-5872 Matt Hayes (POA)

Contact/phone/email

Matt Hayes
795-5872
jmathewhayes@me.com

Reason for Request

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

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

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

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

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

Yes.

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

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

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

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

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

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

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

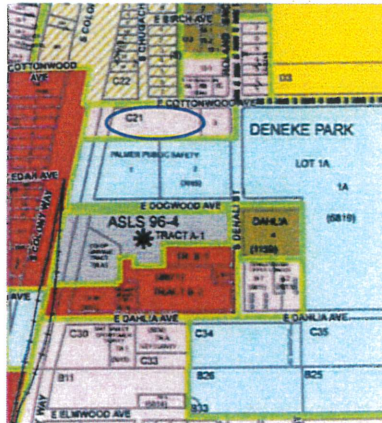


LEGEND
- - - - AWP Study Area Boundary Catalyst Site Park / Open Space Area
FIGURE ES-1 - AREA CONTEXT MAP
(Source: Google Earth | Stantec)



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

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



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

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



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

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

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

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

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

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

Yes.

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

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

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

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

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

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

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

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

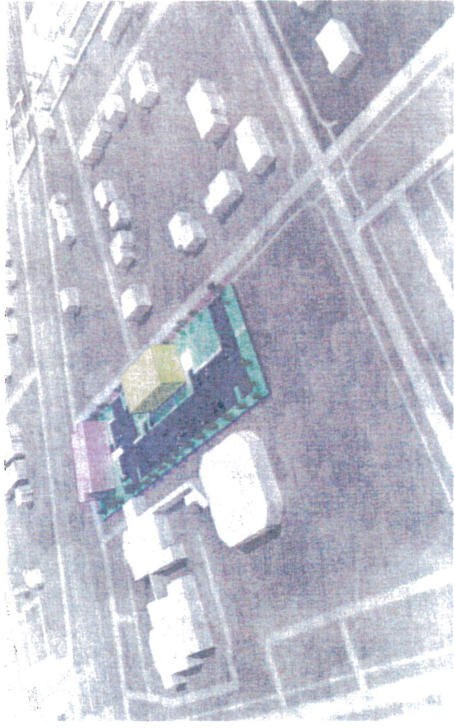
The proposed change will not grant a special privilege to the owners because the owners are not asking for any special privileges other than the standard permitted uses under the Commercial - General zoning.

OPTION 1

VIEW 2



VIEW 1

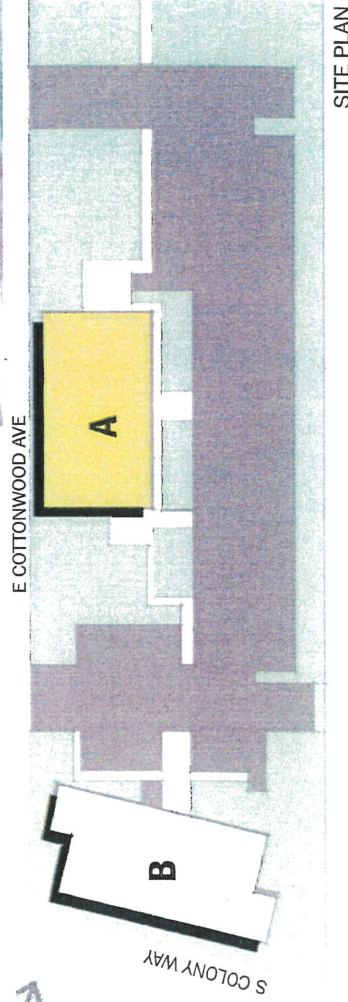


SOUTH WEST PERSPECTIVE



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

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



SITE PLAN



OPTION 2

VIEW 2



VIEW 1



SOUTH WEST PERSPECTIVE

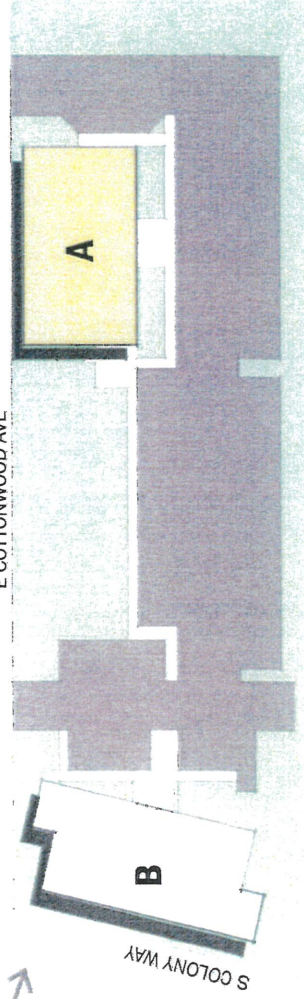


BUILDING A 3 STORIES
 RETAIL LEVEL 1 -
 6,000 GSF
 OFFICE LEVEL 2 & 3 -
 6,000 GSF EA.

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



E COTTONWOOD AVE



SITE PLAN

COTTONWOOD AVE MIXED-USED DEVELOPMENT
 05.04.22

EXHIBIT 1 ECI

OPTION 3

VIEW 2



VIEW 1



SOUTH WEST PERSPECTIVE

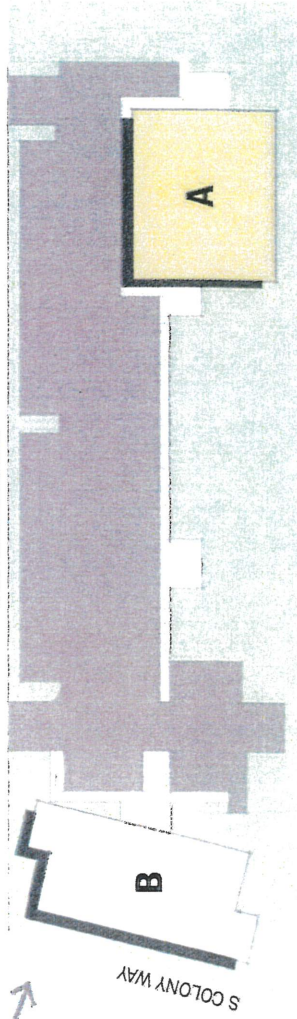


BUILDING A 3 STORIES
RETAIL LEVEL 1 -
6,000 GSF
OFFICE LEVEL 2 & 3 -
6,000 GSF EA.

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



E COTTONWOOD AVE



SITE PLAN





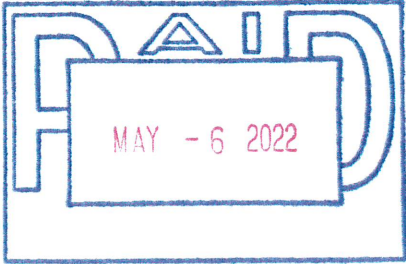
PALMER COMMUNITY DEVELOPMENT

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

Invoice No.: COP22-054

Invoice Date: 05/06/2022

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

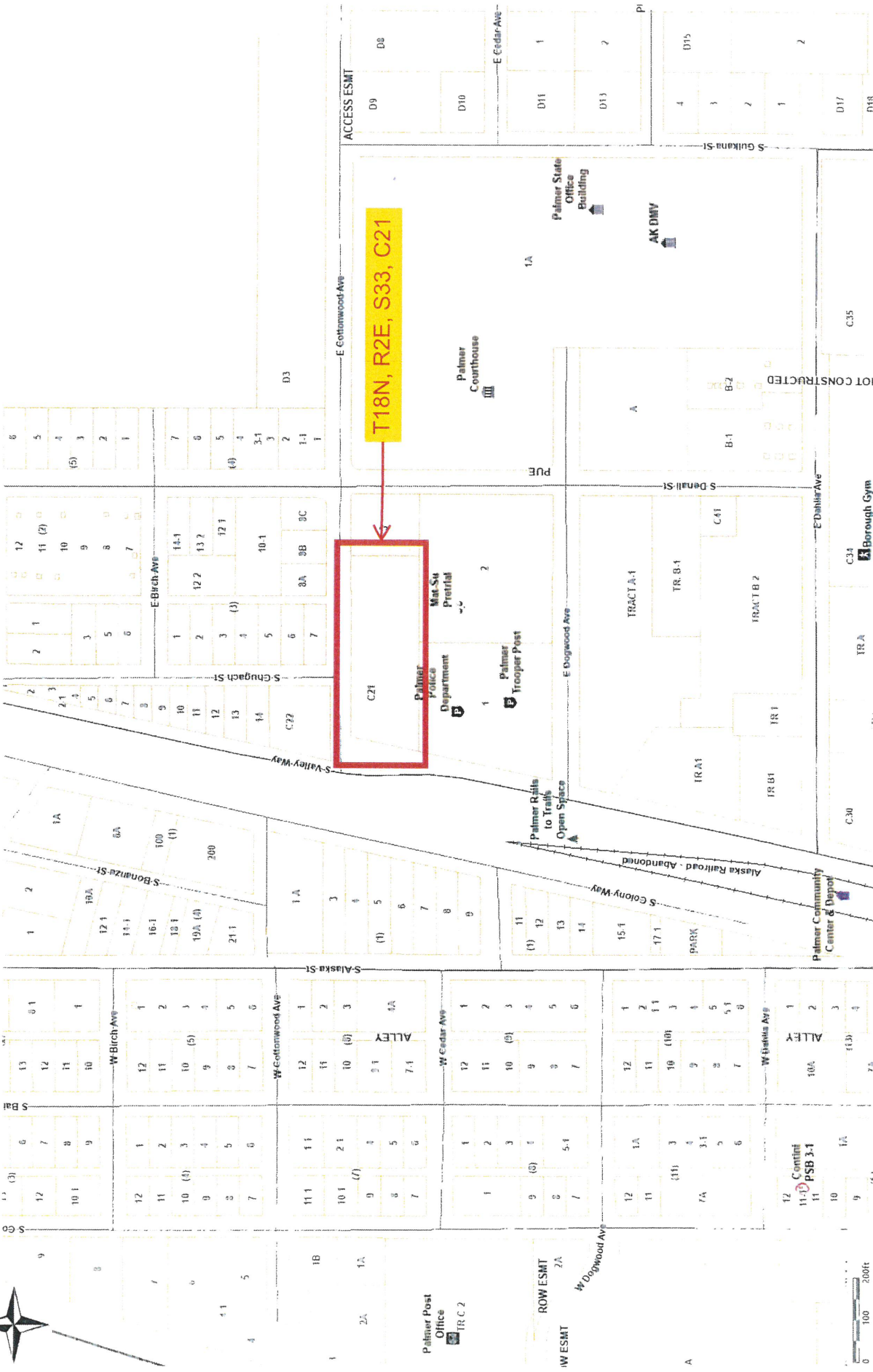
Qty	Description	Price
	<p>ZONING MAP AMENDMENT APPLICATION T18N, R2E, S33, TAX PARCEL C-21 NHN S. VALLEY WAY</p> 	\$500.00

01-00-00-3427

TOTAL
\$500.00

This invoice must be paid within 30 D. - 3 2 - ther collection procedures will be taken.

VICINITY MAP



Request for Rezone from C-L, Limited Commercial District, to C-G, General Commercial District for Tax Parcel C-21, T18N, R2E, S33 located on the corner of S. Valley Way and E. Cottonwood Avenue, Palmer, Alaska.

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

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

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

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

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

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

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

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

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

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

ARRC
248 E DAHLIA AVE
PALMER, AK 99645

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

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

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

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

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

BERBERICH INVESTMENTS LLC
532 E EAGLE AVE
PALMER, AK 99645

BERGER PAUL
15250 EVERGREEN RIDGE
ANCHORAGE, AK 99516

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

BLATCHFORD HENRY
417 S COBB ST
PALMER, AK 99645

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

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

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

BOYLE STEPHANIE
PO BOX 38
SUTTON, AK 99674

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

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

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

CAULKINS DENISE
352 E BLUEBERRY SPC 2
PALMER, AK 99645

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

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

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

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

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

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

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

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

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

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

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

CZARNEZKI MARGARET R
335 S COBB ST
PALMER, AK 99645

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

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

DECORA RICHARD ALLEN
313 S DENALI ST
PALMER, AK 99645

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

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

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

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

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

DYEMOND LLC
11621 OLD SEWARD HWY
ANCHORAGE, AK 99515

EAGERTON ANN
267 S BAILEY ST
PALMER, AK 99645

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

ETHOS LLC
PO BOX 1217
PALMER, AK 99645-1217

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

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

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

FOX KYLE LEVI
564 S DENALI ST
PALMER, AK 99645

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

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

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

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

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

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

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

HALE JOSEPH
15581 E TEELING CIR
PALMER, AK 99645

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

HAWKINS JOSEPH T
108 E ARCTIC AVE
PALMER, AK 99645

HEADRICK MEGAN
PO BOX 3951
PALMER, AK 99645-3951

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

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

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

HOKENSON TASHA N
424 S BAILEY ST
PALMER, AK 99645

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

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

INGALDSON WM H
4120 TAZLINA AVE
ANCHORAGE, AK 99517

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

JIMENEZ PAULETTE
PO BOX 2513
PALMER, AK 99645

JOHNSON BARBARA PENNISTON
543 S GULKANA ST
PALMER, AK 99645

JOHNSON DELENA
PO BOX 944
PALMER, AK 99645-0944

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

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

KEELING GERALDINE LAMPARD
243 S BAILEY ST
PALMER, AK 99645

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

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

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

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

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

KLH INC
4255 S MCKECHNIE LOOP
PALMER, AK 99645

KONYOT JOE
PO BOX 876738
WASILLA, AK 99687-6738

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

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

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

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

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

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

LOCKE LYNDA E
421 S LAKE ST
WASILLA, AK 99654

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

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

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

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

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

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

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

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

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

MCKENZIE KAY S
452 S COLONY WAY
PALMER, AK 99645

MEADOWS CHARLSA JOY
6823 TERRY ST
ANCHORAGE, AK 99502

MESSENGER LINDSAY J
413 S GULKANA ST
PALMER, AK 99645

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

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

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

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

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

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

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

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

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

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

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

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

PAPASAVAS CYNTHIA A
337 S CHUGACH ST
PALMER, AK 99645

PASSPORT LLC
610 S BAILEY ST
PALMER, AK 99645

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

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

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

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

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

RELGUD INVESTMENTS LLC
10701 STROGANOF DR
ANCHORAGE, AK 99507

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

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

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

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

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

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

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

SLATER DAPHNE
210 S ALASKA ST
PALMER, AK 99645

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

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

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

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

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

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

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

TORIGAI LLC
720 S ALASKA ST
PALMER, AK 99645

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

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

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

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

VAN CLEVE RAMONA ANN
PO BOX 372
SUTTON, AK 99674

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

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

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

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

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

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

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

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

WALKER RICHARD LEE
2131 W MELANIE DR
WASILLA, AK 99654

WARNKE RANDY L
4380 E HAMILTON CT
WASILLA, AK 99654

WHITMORE ENTERPRISES LLC
1200 S BADGER RD
PALMER, AK 99645

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

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Plat Reviews

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 22-009**

SUBJECT: Pre-application Plat Review for Tax ID: 17N02E04D021

AGENDA OF: June 16, 2022

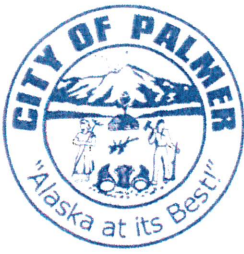
ACTION: Review and comment

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

Summary: The request is to create two lots from Tax Parcel D-21, Parcel #2, Waiver 95-42

Recommendation: The staff comments regarding the abbreviated plat packet are attached.

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Brad Hanson
Director

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Dusten Voehl
Building Inspector

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

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Community Development *BH*
DATE: May 9, 2022
SUBJECT: Pre-Application Routing Slip for Tax Parcel D-21, T17N, R2E, S4

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: The proposed parcel is 100ft x 500ft not 100ft x 300ft. The current lot is zoned as Agricultural which allows only one single family dwelling. Building permits for additional dwelling units will not be approved until a rezone has been completed. Existing structure clearance from the new lot line will be addressed prior to constructing a new building.
3. Community Development: See Building Inspector's comments.
4. Fire Chief: Palmer Fire Dept. concurs with the Building Inspector's comments. In addition, plot map with building locations will be necessary to determine fire department access requirements.
5. Public Works: Application will require utility extension agreement per PMC 13.16.025 & PMC 13.16.030. Any variance must be submitted to the Palmer City Manager per PMC 13.08.030.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the May 19 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

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MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 PRE-APPLICATION ROUTING SLIP

MG

DUE DATE: **May 10, 2022**
 MEETING DATE: **May 17, 2022**
 TIME: **email only**
 PETITIONER / #: **Beau Gibb** PHONE # **907-227-6556**
 EMAIL: OTRdesign@gmail.com
 OWNER(s) / #: **Bradley Lewis**
 SEC/TWP/RNG: **SEC 04, T17N, R02E** TAX MAP: **PA 12**
 SUBDIVISION: **N/A** RSA#: **N/A**
 TAX ID: **117N02E04D021** CITY OF: **Palmer**
 REQUEST: **To create two lots from Tax parcel D21, Parcel #2 of Waiver 95-42 pwm.**

SENT PRE-APP PACKET TO:

ASSESSMENTS, **CHARLYN SPANNAGEL,**
JACQUE MALETTE
 ATTORNEY, **JOHN ASCHENBRENNER**
 PLANNING DEPARTMENT, **ALEX STRAWN**
 PLANNING DIVISION, **PLANNING EMAIL**
 PLATTING OFFICER, **FRED WAGNER**
 DEVELOPMENT SERVICES, **THERESA TARANTO,**
ANDY DEAN, PERMIT CENTER
LIDS, MARCIA VONEHR

COMMUNITY DEVELOPMENT, **JILL IRSIK,**
& ERIC PHILLIPS
 PUBLIC WORKS, **TERRY DOLAN**
 O & M DIVISION,
 PRE-DESIGN & ENGINEERING DIVISION, **BRAD**
SWORTS, JAMIE TAYLOR & ELAINE FLAGG
 EMS SERVICES, **FIRE CODE**
 CITY OF, **PALMER**
 ADOT&PF, **ALLEN KEMPLER**

COMMENTS:

PA20220091

PLT-21-8-2644

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

Pre-Application Request Form

Name of Requestor: Beau Gibb
Mailing Address: PO box 23
Palmer, AK 99645
Phone Number: 907 227-6556
Email: OTRdesign@gmail.com

Owner's name (if different)
Bradley Lewis

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.

Tax: 17N02E04D021

Required Items:

TRS: 517N02E04

TAX MAP # PA12

1. Fee of \$50.00. Payable to MSB.
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
Township 17 N Range 2E Section 4 lot D21
17N02E04D021

3. Provide Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
4. Show existing rights of way with road names.
5. If eliminating lot lines or vacating easements or right-of-ways: show the area of vacation or the lot line to be eliminated.

RECEIVED
APR 26 2022

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.:
Purpose of proposed action is to allow for sale of approximately 2 acres of wooded land to family member for the use of building 1-3 single family homes for primary residence & possibly 2 rental homes.
*Divide into 2 lots (4A/2Ae)

PLATTING

Optional: Provide development plans to better assist borough departments with providing appropriate comments: Development plans are to build 1-3 single family homes to be used as primary residence for owner and 2 rental homes.
Connection to city sewer + water desired.

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.

PA2022-0091 PLT-21-8-2644
PRE-APPLICATION CONFERENCE DATE & TIME:

Provide if available:
Easement Documentation
As-Built Survey

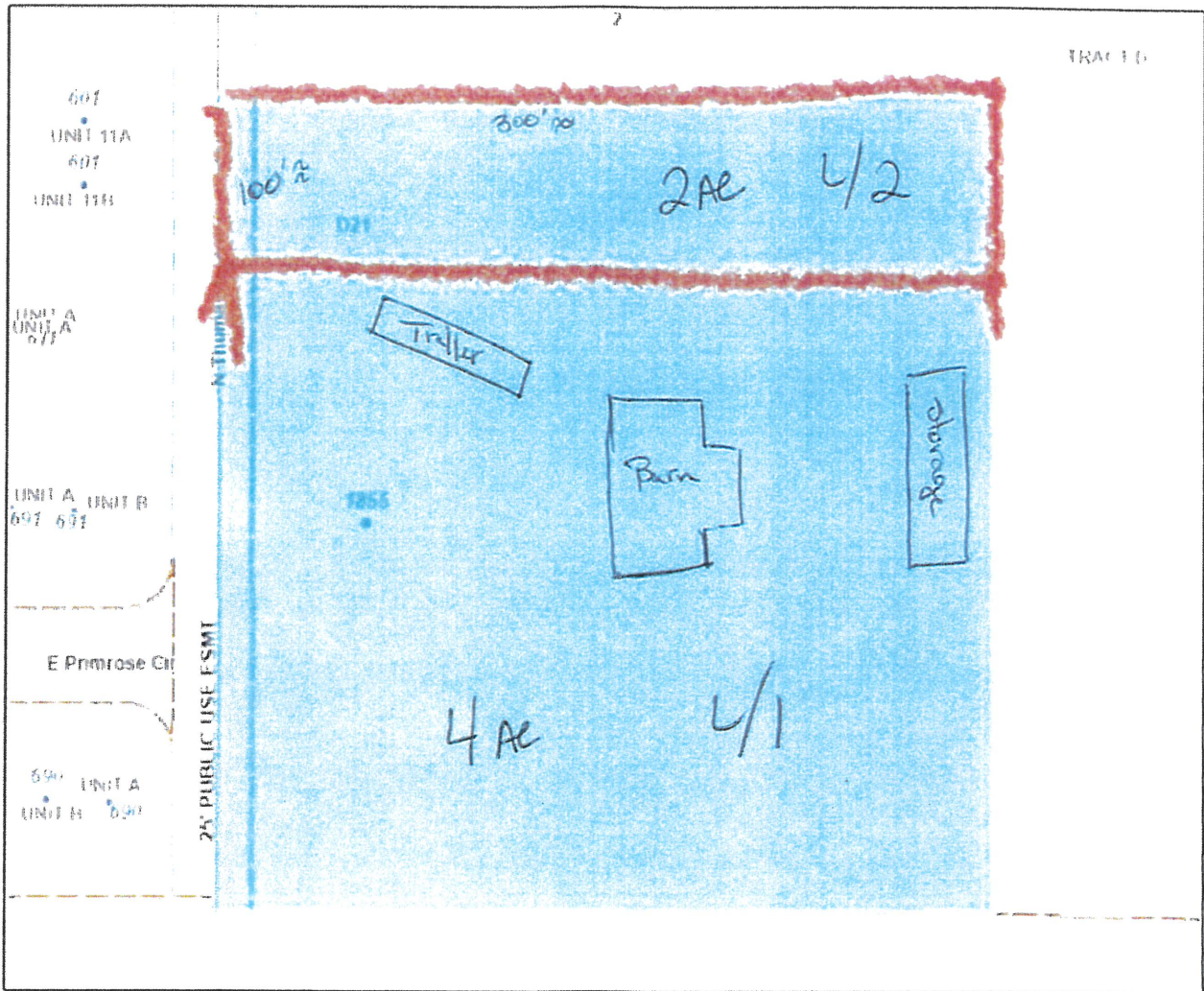
May 17, 2022

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

For Office Use Only
Date Rcvd: 4/29/22
How Paid: C/C
Initials: SV



Matanuska-Susitna Borough Land Information Parcel Report



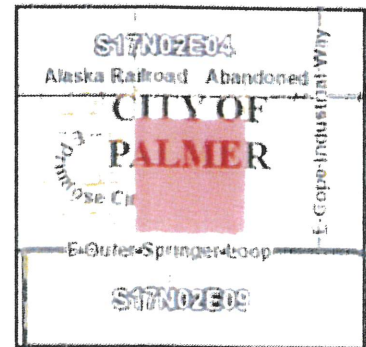
Selected parcel highlighted

Account ID: 17N02E04D021

Owner(s): LEWIS BRADLEY D

General Owner: PRIVATE

Legal Description: TOWNSHIP 17N RANGE 2E SECTION 4 LOT D21



Parcel located within Matanuska-Susitna Borough

This map is solely for informational purposes only. The Borough makes no express 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 originally 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 907-861-7858.

Report generated
4/26/2022 3:45:46 PM

3:40

Tele

1855 Thuma Street

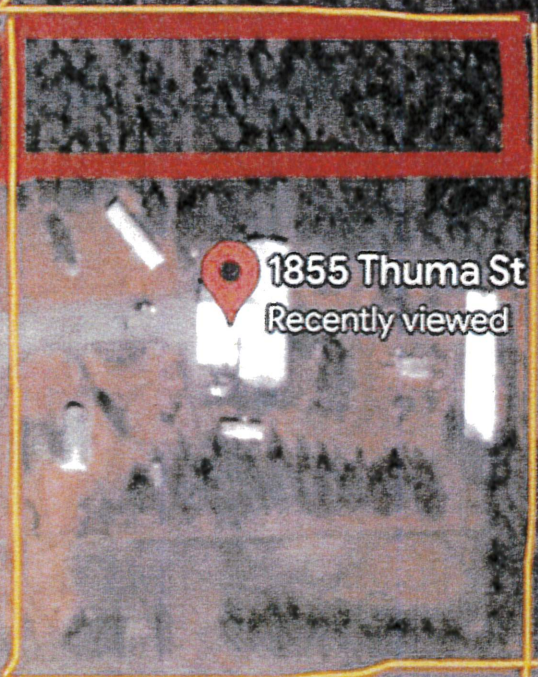


dge



Gt

Thuma St



1855 Thuma St
Recently viewed

Thuma St

E Outer Springer Loop

N Popes Rd

Alaska Greatwater
Adventures

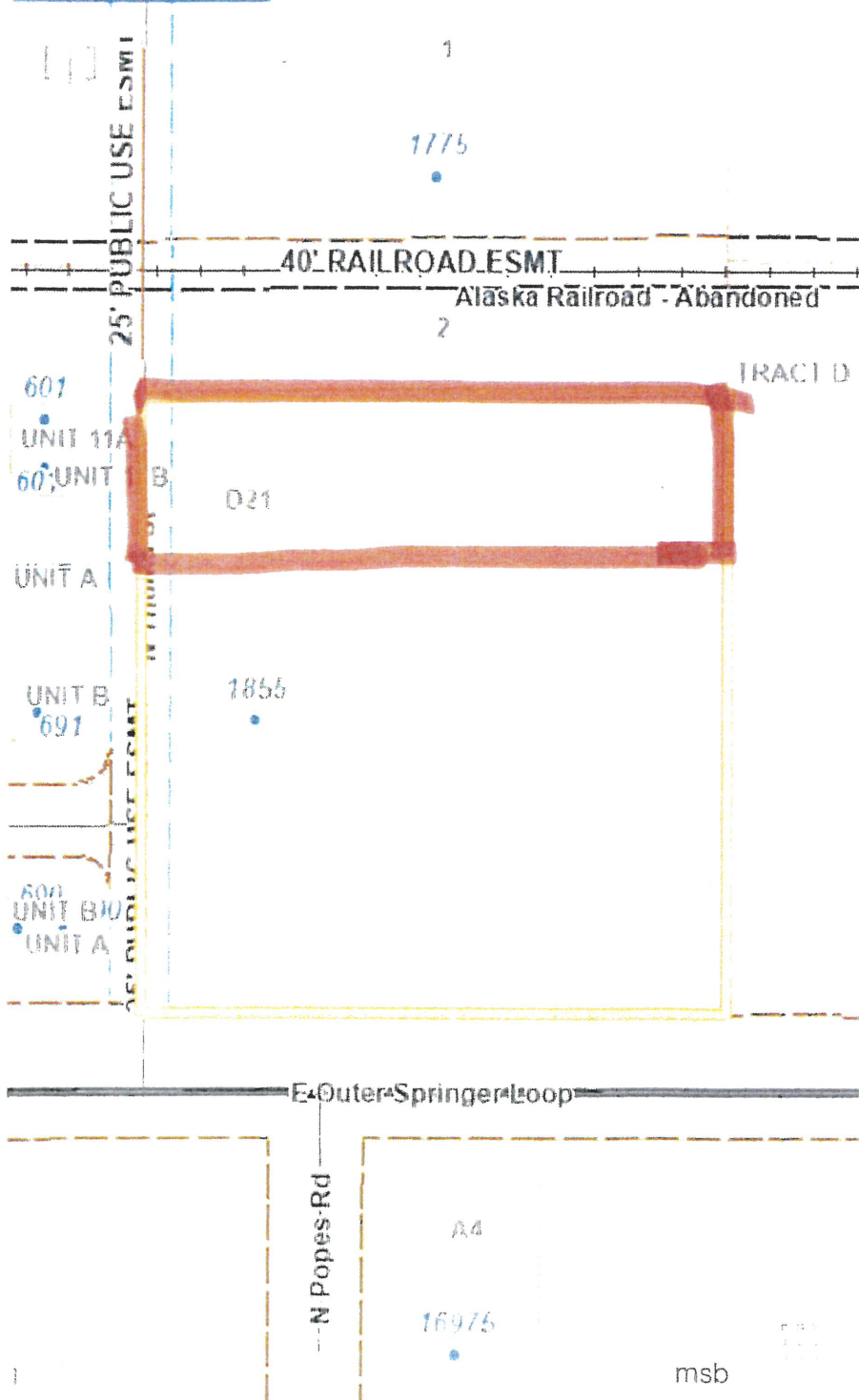
Google



1855 Thuma St

I want to...

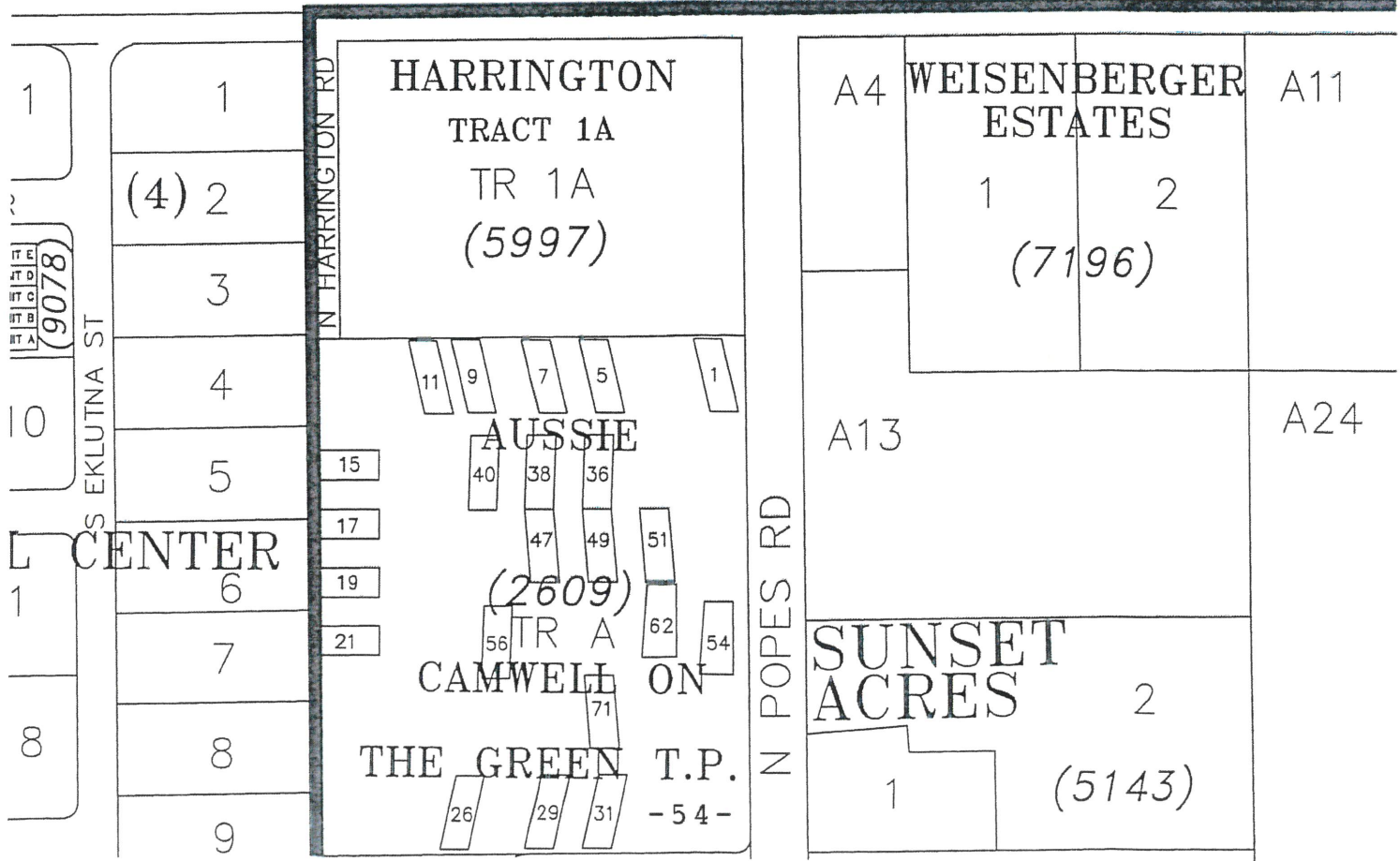
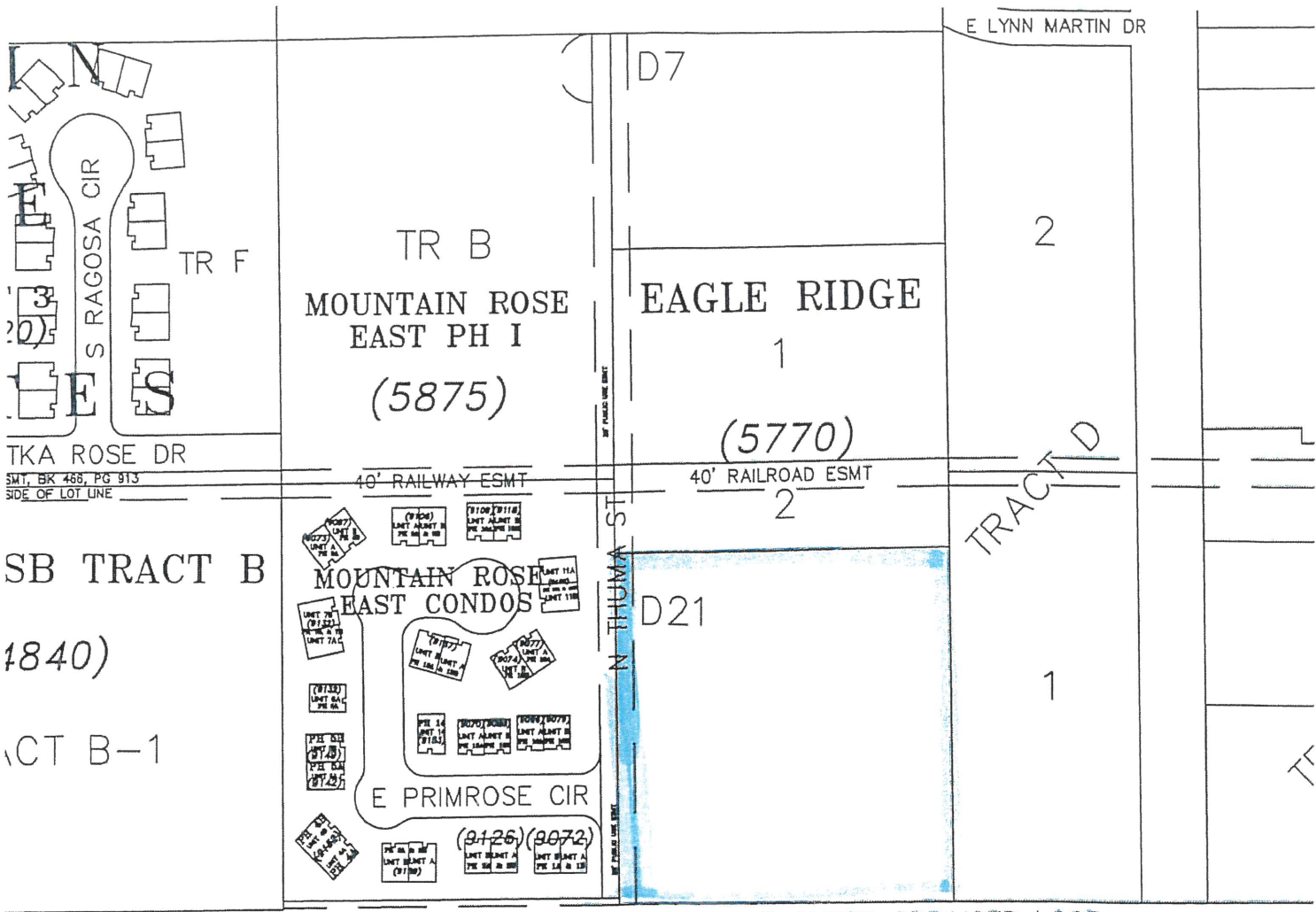
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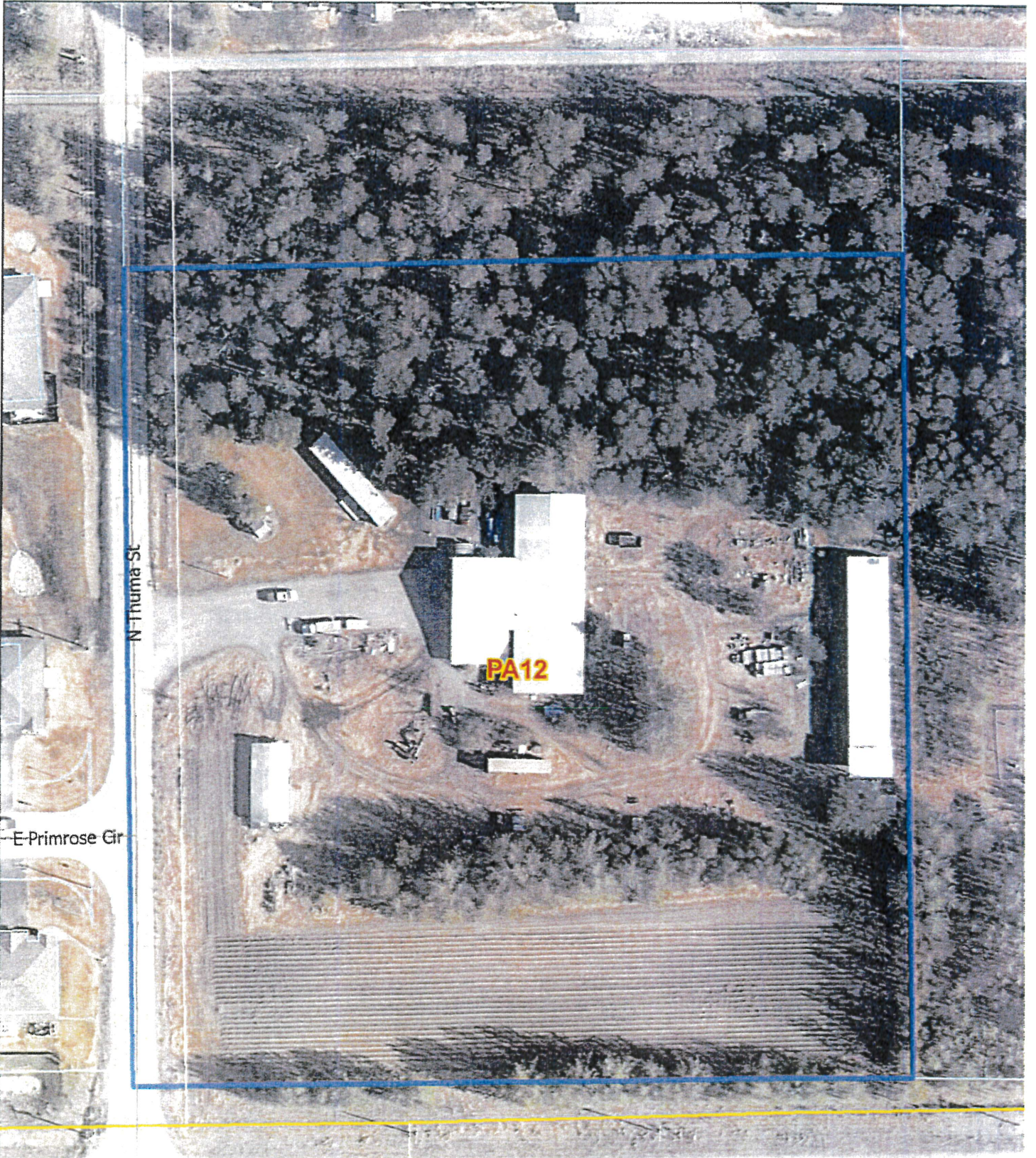


AA

mapping.matsugov.us







N Thuma St

PA12

E Primrose Cir

E Outer Springer Loop

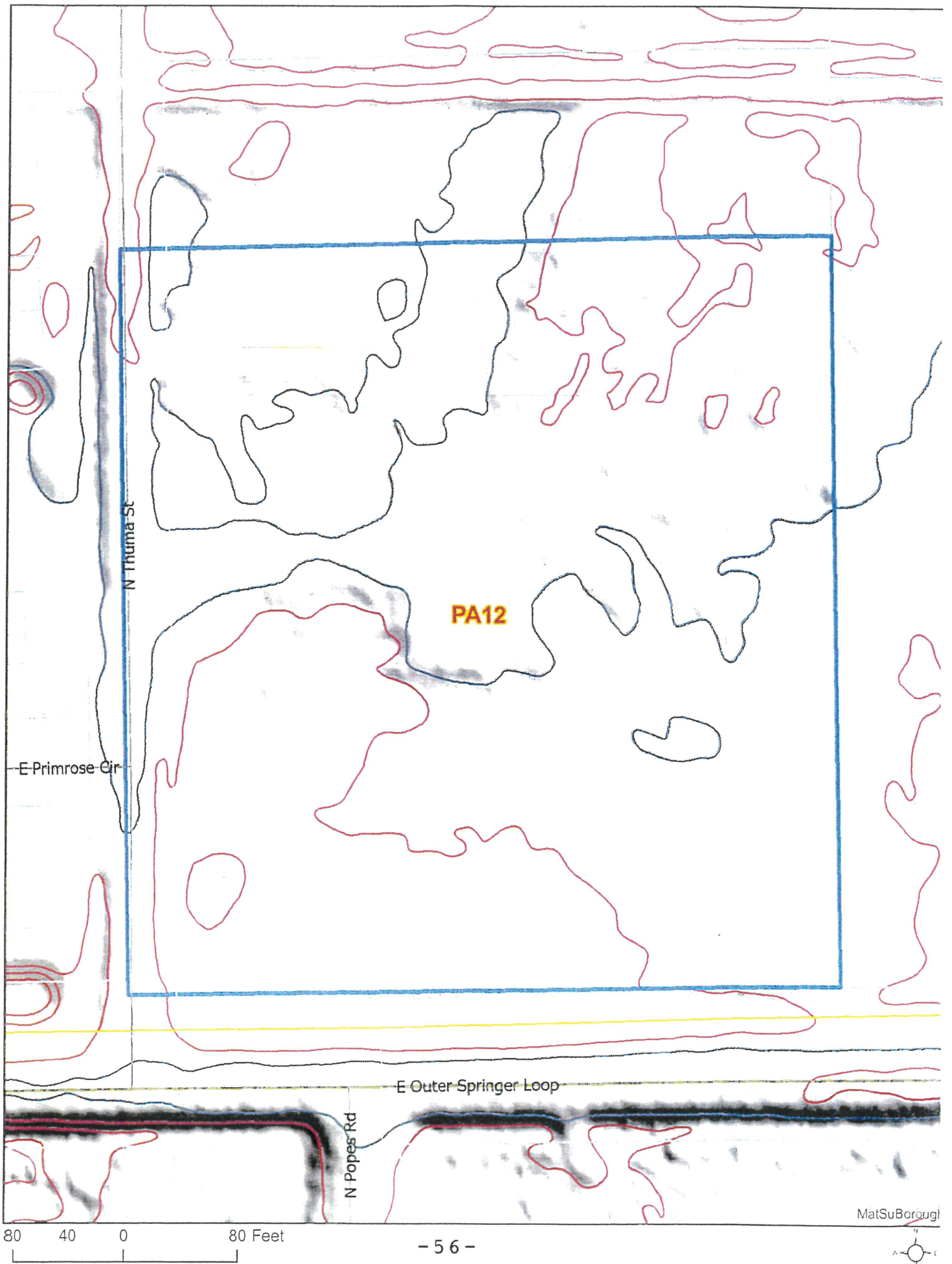
N Popes Rd

Mt. Sun Borough

80 40 0 80 Feet

- 5 5 -



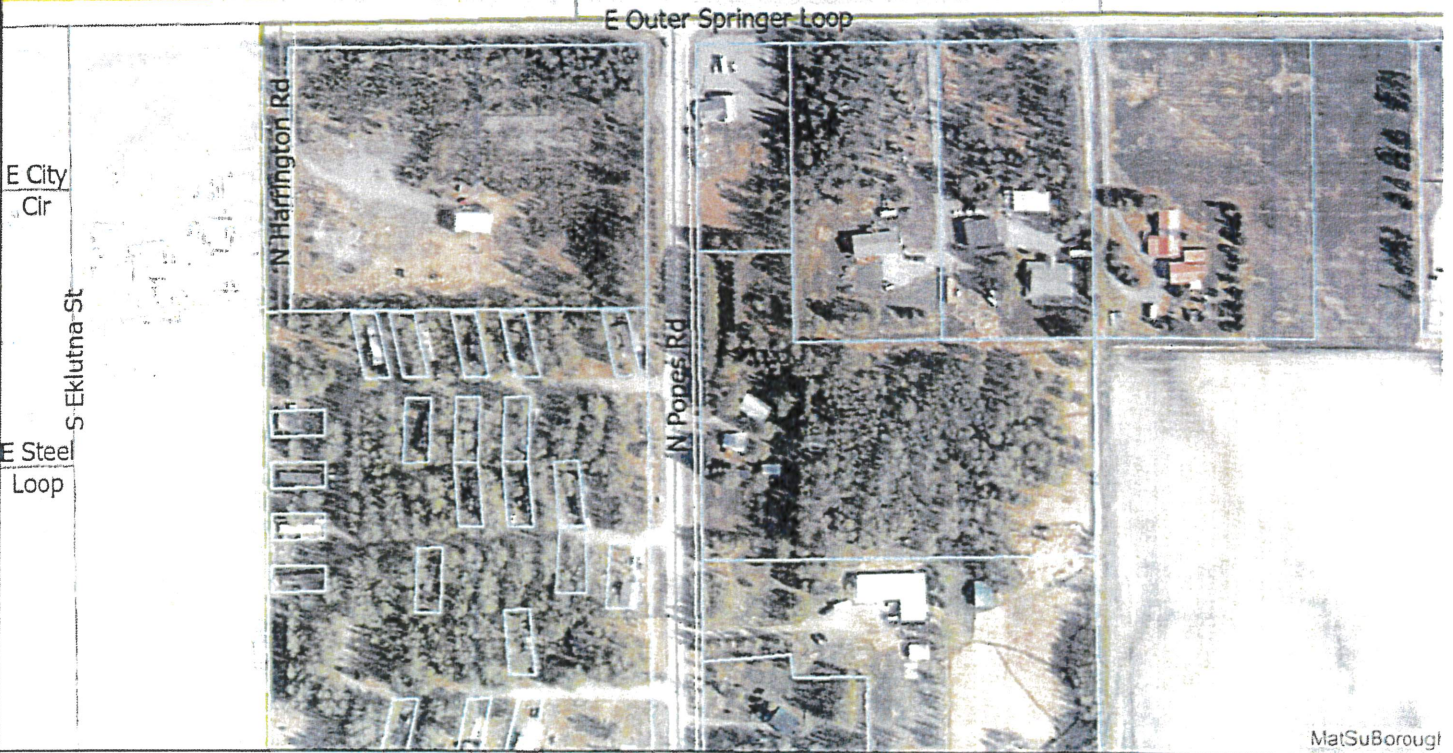


80 40 0 80 Feet





PA12



280 140 0 280 Feet



Cartegraph Road Information

Road Info

Road Number: 004234 Road Name: Thuma Street RSA #: 16 SOUTH COLONY RSA
Surface Type: 3" Gravel Avg Certified: 0 Map #: PA12
TRS: S17N02E04 TRS Left: TRS Right: UNS Unsurfaced
ROW Width: 50 Length: 0.25 Classification: Residential
Route Back: Outer Springer Loop Route Ahead: End Travel North
Custodian: City of Palmer RSA Superintendent: Will Barickman Direction:
Status: Active Contractor: Norse Alaska

Certified Value of 1 denotes Certified.

Cartegraph Road Information

Road Info

Road Number: 003817 Road Name: Outer Springer Loop RSA #: 16 SOUTH COLONY RSA
Surface Type: 2" Asphalt Certified: 0 Map #: PA12
TRS: S17N02E18 TRS Right: Classification: Minor Collector AC Asphalt Concrete
ROW Width: Length: 0.3 Travel Northwest Direction:
Route Back: Inner Springer Loop Route Ahead: Glenn Highway Contractor: State of Alaska

Custodian: State of Alaska RSA Superintendent: Will Barickman
Status: Active

Certified Value of 1 denotes Certified.

Road Number: 003817 Road Name: Outer Springer Loop RSA #: 16 SOUTH COLONY RSA
Surface Type: 2" Asphalt Certified: 0 Map #: PA12
TRS: TRS Left: S17N02E16 TRS Right: S17N02E17 Classification: Minor Collector AC Asphalt Concrete
ROW Width: Length: 0.5 Travel South Direction:
Route Back: Inner Springer Loop Route Ahead: Glenn Highway Contractor: State of Alaska

Custodian: State of Alaska RSA Superintendent: Will Barickman
Status: Active

Road Number: 003817 Road Name: Outer Springer Loop RSA #: 16 SOUTH COLONY RSA
Surface Type: 2" Asphalt Certified: 0 Map #: PA12
TRS: TRS Left: S17N02E04 TRS Right: S17N02E09 Classification: Minor Collector AC Asphalt Concrete
ROW Width: Length: 1 Travel East Direction:
Route Back: Inner Springer Loop Route Ahead: Glenn Highway Contractor: State of Alaska

Custodian: State of Alaska RSA Superintendent: Will Barickman
Status: Active



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 117N02E04D021

Site Information

Account Number: 117N02E04D021 Subdivision:
Parcel ID: 3299 City: Palmer
TSS: S17N02E04 Map PA12
Abbreviated Description: TOWNSHIP 17N RANGE 2E SECTION 4 LOT D21

Site Address: 1855 N Thuma St

Ownership

Owners: LEWIS BRADLEY D Buyers:
Primary Owner's Address: 9263 N MACIE LOOP HAYDEN ID 83835-9806 Primary Buyer's Address:

Appraisal Information

Year	Appraisal			Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed
2022	\$124,100.00	\$95,300.00	\$219,400.00	2022	\$124,100.00	\$95,300.00	\$219,400.00
2021	\$124,100.00	\$84,900.00	\$209,000.00	2021	\$34,128.00	\$84,900.00	\$119,028.00
2020	\$124,100.00	\$85,200.00	\$209,300.00	2020	\$1,470.00	\$55,200.00	\$56,670.00

Building Information

Structure	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
Structure 1 of 2	0	Standard	None	1976	Poured Concrete	Well 1 - Drilled Well	Agriculture	Commercial	Frame	None	\$74600	Septic - 1 - Septic Tank
Structure 2 of 2	1	Standard	None	1977	Unknown		Mobile Home	Trailer	None	19.2	\$20700	

Building Item Details

Building Number	Description	Area	Percent Complete

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2022	No	0012	::	::
2021	Yes	0012	12.942	\$1540.46
2020	Yes	0012	13.322	\$754.96

Recorded Documents

Date	Type	Recording Info (if applicable)
10/15/2018	QUITCLAIM DEED (ALL TYPE)	Palmer 2018-021624-0
12/30/1996		Palmer Bk. 877 Pg. 995

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exempt
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
6.00	5.70	Assembly District 002	11-079	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: 4/27/2022 8:00:02 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.

No community council

No SPIO



Matanuska-Susitna Borough

350 E. Dahlia Avenue

Palmer, Alaska 99645

Platting Case Summary for

PA20220091

PA 12 GIBB 05/17/2022

Applicant Name: GIBB BEAU

Status: F 04/29/2022

Technician: MATTHEW GODDARD

Surveyor:

Engineer:

Pre-App Date: 05/17/2022

Date Submitted: 04/26/2022

TRS:

Date App Accepted: 04/29/2022

Start Date: 04/29/2022

Expiration Date:

30-Day Letter Date:

NOA Date:

Platting Board Date:
Platting Board Approval:
Resolution #:

Linked Parcels: PA 12 MAP

S 17N02E04 TRS

PA20220091

117N02E04D021

Assembly District 002

Case Type: PRE_APP PA20220091

Subdivision Sub-Type:

Total Acreage: 6.00 Covenants:

Total Parcels: 1

Plat Sheets:

Recording Info:

Rec Date:

Rec Dis Book

Page

Plat Year

Plat#

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 22-010**

SUBJECT: Abbreviated Plat Request for ASLS 96-004, Tract A-1

AGENDA OF: June 16, 2022

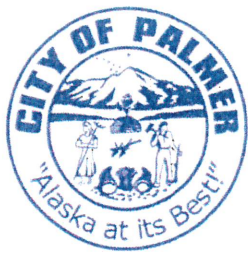
ACTION: Review and comment

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

Summary: The request is to create two lots from Tract A-1, Alaska State Land Survey 96-4

Recommendation: The staff comments regarding the abbreviated plat packet are attached.

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Brad Hanson
Director

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Dusten Voehl
Building Inspector

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

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Community Development *BH*
DATE: May 26, 2022
SUBJECT: Abbreviated Plat Request for Tract A-1, ASLS 96-004

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 comments
3. Community Development: No comments
4. Fire Chief: No comments
5. Public Works: No issues
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the June 16 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

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MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

Comments Due: June 1, 2022

May 10, 2022

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Aviation	MSB – Community Development
AK DNR, Division of Mining/Land/Water	MSB – Public Works, Engineering
AK DNR, Public Access Defense	MSB – Public Works, Pre-Design Division
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Mgmt. & Permitting	MSB – Planning Division
ADF&G, Division of Sport Fish	MSB – Development Services Division
AK Railroad, Engineering Department	MSB – Borough Attorney
U.S. Army Corp of Engineers	MEA
U.S. Postmaster	MTA
City of: Palmer	Enstar
Community Council:	GCI
Fire Service Area:	Assembly District #2 Stephanie Nowers
Road Service Area:	

Title:	MATANUSKA BREWING
Location:	SEC 33, T18N, R02E, S.M, AK
Petitioner:	MATANUSKA BREWING CO LLC 19321 UPPER SKYLINE DRIVE ER AK 99577
Surveyor:	ALL POINTS NORTH PO BOX 4207 PALMER AK 99645

The request is to create two lots from Tract A-1, Alaska State Land Survey 96-4, Plat No. 99-62, to be known as **MATANUSKA BREWING**, containing 3.02 acres +/- . The parcel is located in the City of Palmer, south of E. Dogwood Avenue, east of S. Valley Way, west of S. Denali Street and north of E. Dahlia Avenue; within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated 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 **June 1, 2022** so that we may incorporate this information into our recommendations to the *Platting Board/Officer*, for the public hearing to be held on **June 8, 2022**.

Sincerely,

Amy Otto-Buchanan

Platting Technician

(907)861-7872

amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

S COLONY WAY

C21

3

PALMER PUBLIC SAFETY

1

2

**SUBJECT
PROPERTY**

(3085)

E DOGWOOD AVE

S VALLEY WAY

LOT 1

LOT 2

CO-OP
GARAGE
TRACT
TR A1

ASLS 96-4
TR B-1

(4871)

C41

TRACT B-2

TR B1
(5031)

POWER
HOUSE
TR 1
(1779)

S DENALI ST

E DAHLIA AVE

VICINITY MAP

FOR PROPOSED MATANUSKA BREWING
LOCATED WITHIN

SECTION 33, T18N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 05 MAP

TR A
(5015)

C34

C33

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 22-011**

SUBJECT: Abbreviated/Preliminary Plat Request for Sherrod RSB, Block 1, Lots 3 & 4

AGENDA OF: June 16, 2022

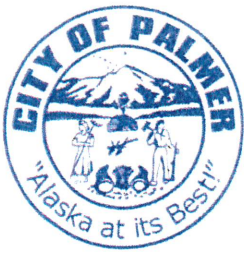
ACTION: Review and comment

Attachment(s): 1) Staff Comments
2) Abbreviated/Preliminary Plat package from MSB Platting Division

Summary: The request is to create one lot from Lots 3 and 4, Block 1, Sherrod, Plat No. 12-203 to be known as Lot 3A

Recommendation: The staff comments regarding the abbreviated plat packet are attached.

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Brad Hanson
Director

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Dusten Voehl
Building Inspector

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

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Community Development *BH*
DATE: May 26, 2022
SUBJECT: Abbreviated/Preliminary Plat Request for Sherrod RSB, Block 1,
Lots 3 & 4

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 concerns
2. Building Inspector: No comments
3. Community Development: No comments
4. Fire Chief: No comments
5. Public Works: No issues
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the June 16 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

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MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Comments Due: June 2, 2022

May 12, 2022

Abbreviated/Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Aviation	MSB – Community Development
AK DNR, Division of Mining/Land/Water	MSB – Public Works, Engineering
AK DNR, Public Access Defense	MSB – Public Works, Pre-Design Division
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Mgmt. & Permitting	MSB – Planning Division
ADF&G, Division of Sport Fish	MSB – Development Services Division
AK Railroad, Engineering Department	MSB – Borough Attorney
U.S. Army Corp of Engineers	MEA
U.S. Postmaster	MTA
City of: Palmer	Enstar
Community Council:	GCI
Fire Service Area:	Assembly District #2 Stephanie Nowers
Road Service Area:	

Title:	SHERROD RSB BLOCK 1, LOTS 3 & 4
Location:	SEC 33, T18N, R02E, S.M, AK
Petitioner:	SETH V. ELLIOT PO BOX 2533 PALMER AK 99645-2533
Surveyor:	FARMER SURVEYING 9131 E. FRONTAGE ROAD PALMER AK 99645

The request is to create one lot from Lots 3 & 4, Block 1, Sherrod, Plat No. 12-204, to be known as **LOT 3A**, containing .46 acres +/- . The parcel is located in the City of Palmer, south of E. Dolphin Avenue, west of N. Gulkana Street, north of E. Caribou Avenue and east of S. Valley Way; within Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated 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 **June 2, 2022** so that we may incorporate this information into our recommendations to the Platting Board/Officer, for the public hearing to be held on **June 8, 2022**.

Sincerely,

Amy Otto-Buchanan
Platting Technician
907-861-7872
amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

12 11 10 9 8 7 6 5 4 3 2 1
 SHERROD (1A)
SUBJECT PROPERTY

E DOLPHIN AVE

10 9 3 2 1 WAHRER #1 (1) B3
 (5027) 3A: 2 1

(5018) (2) B2
 10 9 8 7 6 5 4 2-1 1-1
 SHERROD

E CARIBOU AVE

10 9 8 7 6 5 4 3 (3) LAZY VIEW
 2 1 2 (1)
 1 (2422)

N GULKANA ST

VICINITY MAP
 FOR SHERROD RSB BLOCK 1 LOTS 3 & 4
 LOCATED WITHIN
 SECTION 33, T18N, R02E, SEWARD MERIDIAN,
 ALASKA
 PALMER 05 MAP

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION THIS PLAT HAS BEEN DATED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: PLATTING CLERK _____

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2022 AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SU BOROUGH _____ DATE _____

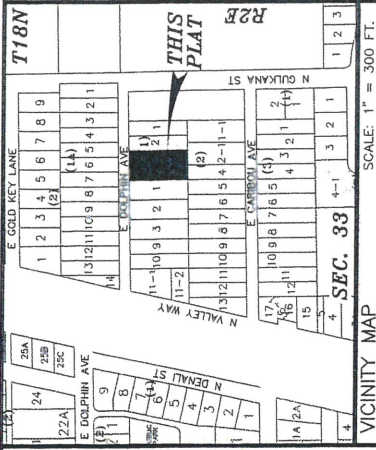
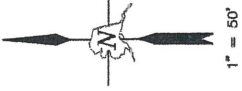
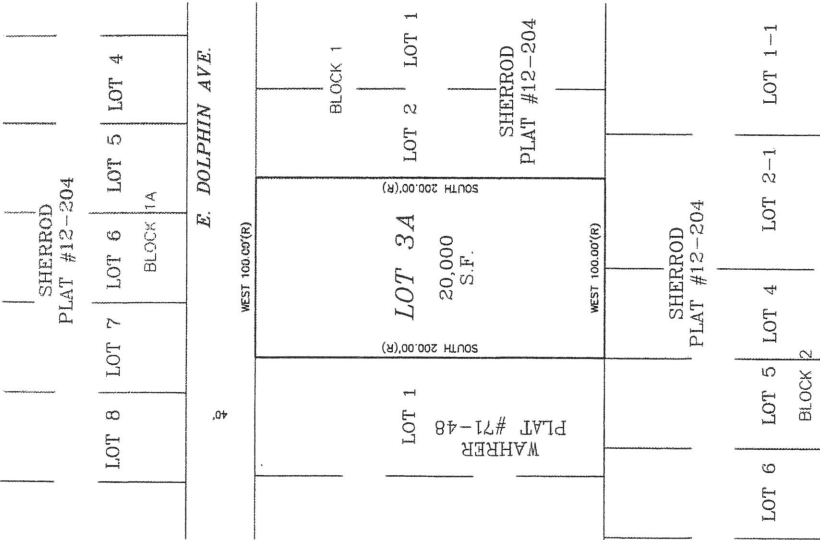
CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2022 AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, CITY OF PALMER _____ DATE _____

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. THIS PROPERTY IS SERVED BY CITY OF PALMER SEWER AND WATER SYSTEMS.
3. RECORDED DATA SHOWN HEREON IS DERIVED FROM SHERROD SUBD., REVISED, PLAT NO. 12-204, PALMER RECORDING DISTRICT, BOOK 14, AT PAGE 91.
4. MEA RIGHT OF WAY EASEMENT RECORDED JANUARY 3, 1953 IN BOOK 14, AT PAGE 91.
5. MEA RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 29, 1964 IN BOOK 38, AT PAGE 276.
6. MEA RIGHT OF WAY EASEMENT RECORDED AUGUST 22, 1977 IN BOOK 146, AT PAGE 730.



VICINITY MAP

TAX MAP: PA05
 SCALE: 1" = 300 FT.

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SETH V. ELLIOT
 P.O. BOX 2533
 PALMER, AK. 99645-2533

DATE _____

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____ FOR _____

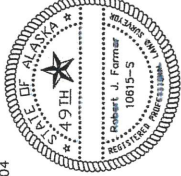
NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

Agenda Copy

RECEIVED
 MAY 11 2022
 PLAT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT NO. 12-204



ROBERT J. FARMER, PLS
 LS 10615-S
 DATE _____

LEGEND

(R) RECORD DATA DERIVED FROM SHERROD SUBDIVISION, REVISED NO. 12-204

A PLAT OF
SHERROD SUBDIVISION
LOT 3A, BLOCK 1
 A REPLAT OF
LOTS 3 AND 4, BLOCK 1, SHERROD SUBDIVISION, REVISED
 PLAT NO. 12-204, PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT, STATE OF ALASKA
 LOCATED WITHIN THE NW1/4, SECTION 33, T18N, R2E, S1M., AK.
 CONTAINING 0.46± ACRES

FARMER SURVEYING
 9131 E. FRONTAGE RD.
 PALMER, ALASKA 99645
 P.O. BOX 2533
 TEL: (907) 745-0232
 FAX: (907) 745-0232
 www.farmersurveying.com

DATE: APRIL, 2022
 DRAWN BY: JMC
 SCALE: 1" = 50'
 FILE: 21-00365_PL SHEET 1 OF 1

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 22-012**

SUBJECT: Pre-application Request for ROW Vacation in Christen Add Subd.

AGENDA OF: June 16, 2022

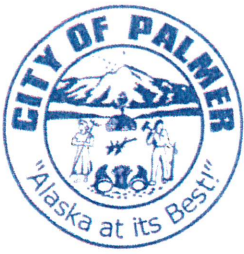
ACTION: Review and comment

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

Summary: The request is to vacate the 40'x114' right-of-way located between Lot 7 and Lot 8. The ROW is owned by the City of Palmer. The newly vacated land would be split between Lot 7 and Lot 8.

Recommendation: The staff comments regarding the abbreviated plat packet are attached.

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Brad Hanson
Director

Beth Skow
Library Director

Cotton Gore
Parks & Facilities Manager

Dusten Voehl
Building Inspector

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

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Brad Hanson, Community Development. *BH*
DATE: May 26, 2022
SUBJECT: Pre-application Request for ROW vacation in Christensen Add
between Lots 7 & 8, Block 2

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: Is there a future city need such as a utility corridor?
2. Building Inspector: No comments
3. Community Development: Consideration should be given for not compounding an access issue for platted lots to west of property.
4. Fire Chief: No comments
5. Public Works: Public Works recommends to NOT vacate. Plan to use as storm water area in the future.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the June 16 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

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MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 PRE-APPLICATION ROUTING SLIP

MG

DUE DATE: **June 1, 2022**
 MEETING DATE: **June 9, 2022**
 TIME: **email only**
 PETITIONER / #: **Kelsey & Jerad Anderson** PHONE # **701-269-5253**
 EMAIL: andel989.ka@gmail.com
 OWNER(s) / #: **Jerad & Kelsey Anderson / Andrew & Deborah Malavansky**
 SEC/TWP/RNG: **SEC 33, T18N, R02E** TAX MAP: **PA 05**
 SUBDIVISION: **55004B02L007 / L008** RSA#: **N/A**
 TAX ID: **55004B02L007 / L008** CITY OF: **Palmer**
 REQUEST: **To vacate the 40' x 114' Right of Way located between Lot 7 and Lot 8. The Right of Way is owned by the City of Palmer. The newly vacated land would be split between Lot 7 and Lot 8.**

SENT PRE-APP PACKET TO:

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

COMMUNITY DEVELOPMENT, JILL IRSIK,
 & ERIC PHILLIPS
 PUBLIC WORKS, TERRY DOLAN
 O & M DIVISION,
 PRE-DESIGN & ENGINEERING DIVISION, BRAD
 SWORTS, JAMIE TAYLOR & ELAINE FLAGG
 EMS SERVICES, FIRE CODE
 CITY OF, PALMER

PA20220110

PLT-21-8-2663

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
Cartegraph Sheet	√
CITY P/W/H?	PALMER
Cross Check	<i>K</i>
E-Mail for Comments	
Add to Platting Calendar	√

MG
PA05

Pre-Application Request Form

Name of Requestor: Kelsy + Ieraad Anderson
Mailing Address: 352 N Eklutna St.
Palmer, AK 99645
Phone Number: 701-269-5253
Email: andei1989_ka@gmail.com

Owner's name (if different)

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:

Tax: 5004B02L008 ; -L007
TRG: S10N02E33

- 1. Fee of \$50.00. Payable to MSB. TAX MAP # PA05
- 2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
S10N2E33 tax # 5004B02L008
Christensen Addition, Palmer AK Lot 8 of Block 2

- 3. Provide Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
- 4. Show existing rights of way with road names.
- 5. If eliminating lot lines or vacating easements or right-of-ways: show the area of vacation or the lot line to be eliminated.

RECEIVED
MAY 19 2022

- 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.:
We (and our neighbors) want to vacate the 40 feet ROW between lots 8 + 7 of block 2, Christensen Addition. Access on this ROW was never built and sufficient access for the subdivision exists on NEklutna St.

PLATTING

Optional: Provide development plans to better assist borough departments with providing appropriate comments: _____

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

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

Provide if available:
Easement Documentation
As-Built Survey

PA2022-0110 PLT-21-8-2663
PRE-APPLICATION CONFERENCE DATE & TIME:
June 9, 2022

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

For Office Use Only
Date Rcvd: May 19, 2022
How Paid: CC
Initials: MG



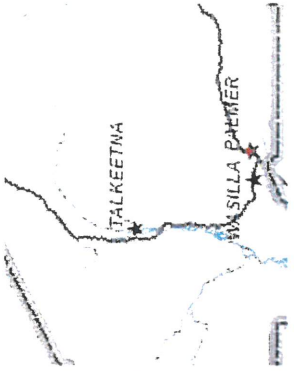
Matanuska-Susitna Borough



- 85 -

Legend

- Road Mileposts
- Roads**
 - Highway
 - Major Road
 - Medium Road
 - Minor Road
 - Ramp
 - Primitive Road
 - Private Road
 - Not Constructed
- 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



Miles 0 0.04 0.07

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express 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 originally intended by the Borough. For information regarding the disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

Reported on 05/18/2022 01:34 PM

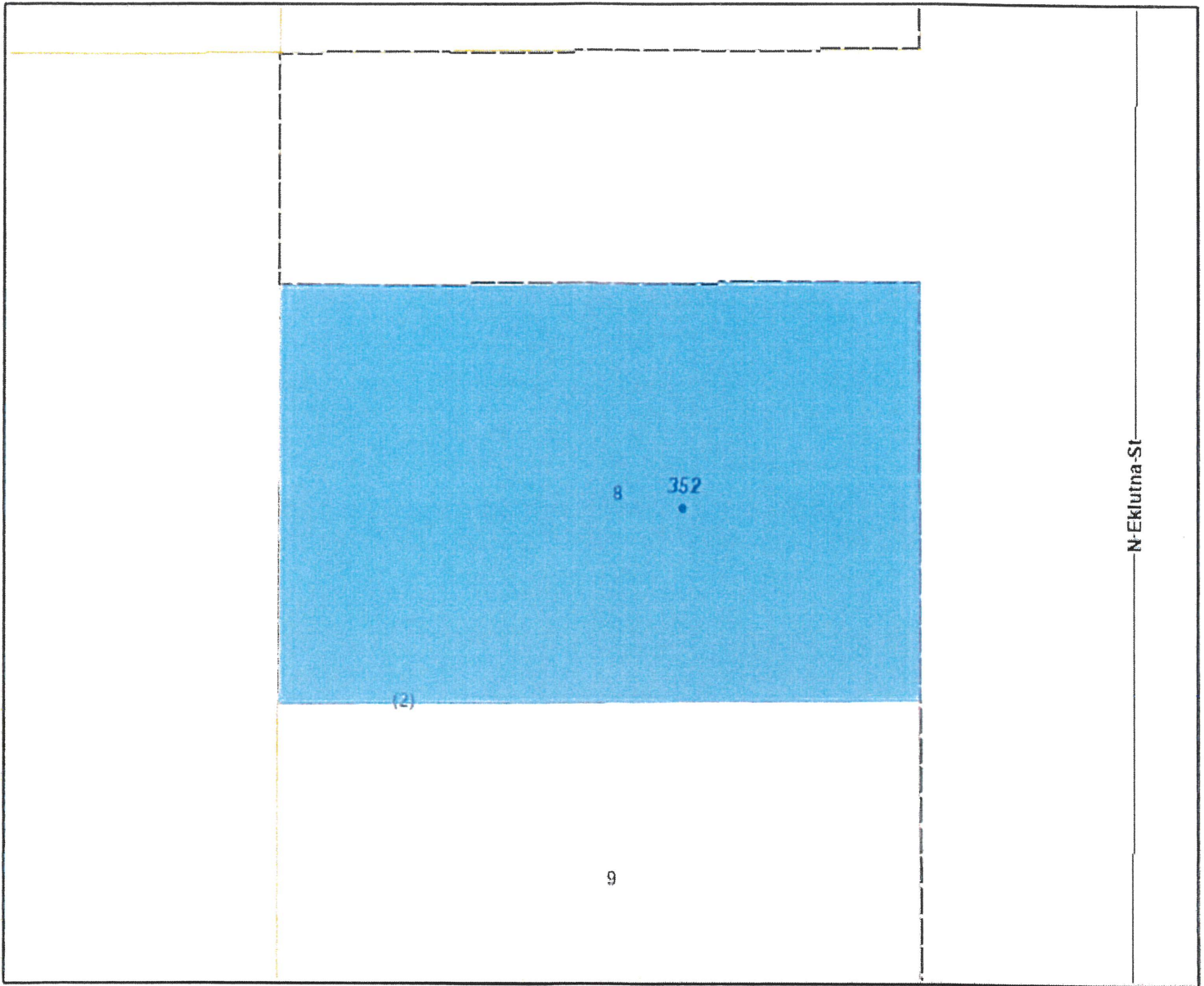
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Matanuska-Susitna Borough

Notes

This map was automatically generated using Geocortex Essentials.



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

Account ID: 5004B02L008

Owner(s): ANDERSON JERAD
ANDERSON KELSEY

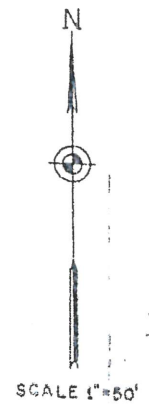
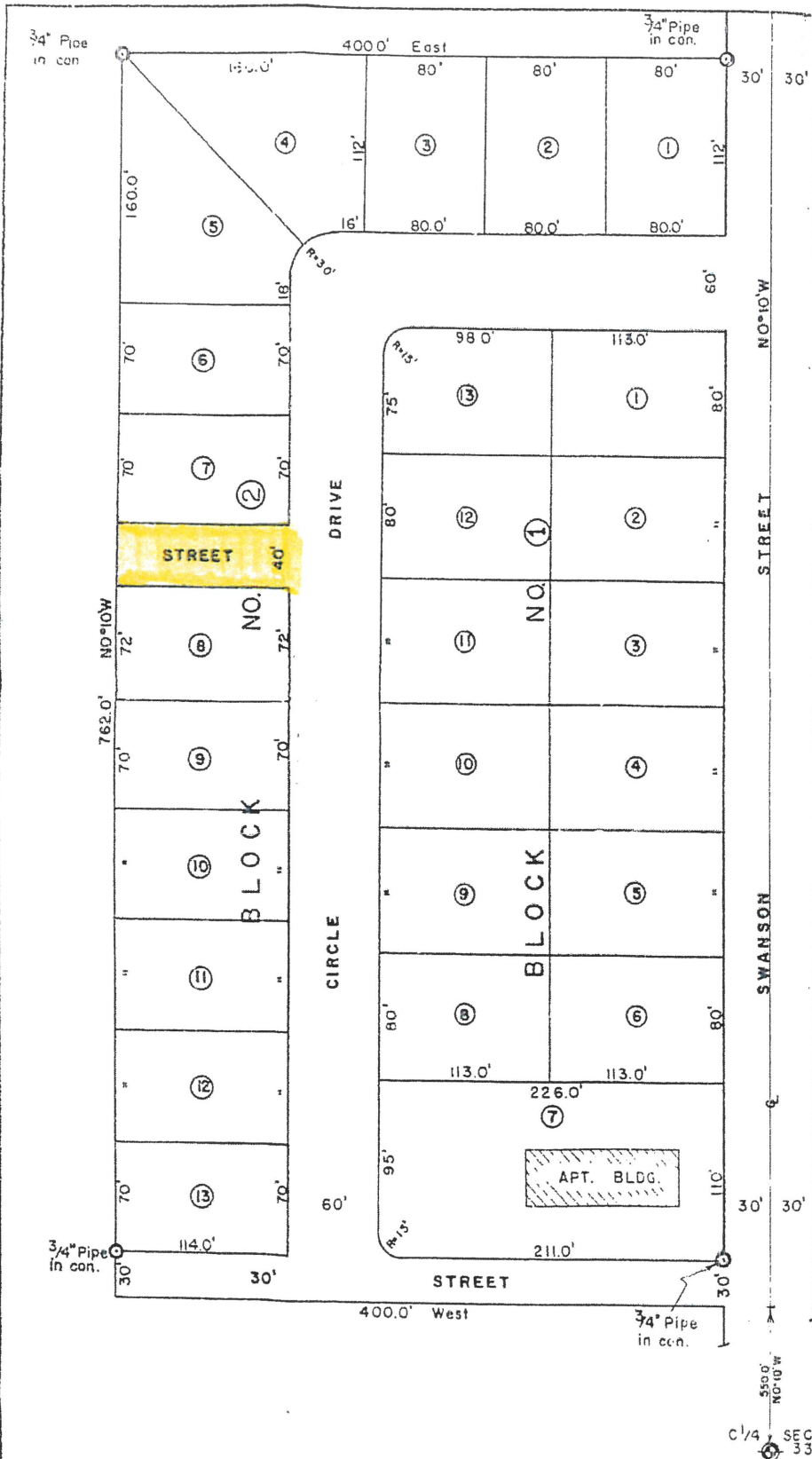
General Owner: PRIVATE

Legal Description: CHRISTENSEN ADD

BLOCK 2 LOT 8



Parcel location within Matanuska-Susitna Borough



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THIS PLAT REPRESENTS A DRAWING MADE BY ME, AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS LOCATED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

JUNE 1, 1959
DATE



CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

_____ 1959.
DATE

WITNESSED BY: *J. B. Johnson*
WITNESS
Jacobus D. Con Os
WITNESS

CERTIFICATION OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PALMER, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____ DATED *June 1, 1959* 1959.

Robert M. C.
PRESIDENT

REVISED PLAT OF THE
CHRISTENSEN ADDITION
LOCATED IN THE NW 1/4 SECTION 33 T18N-R2E S.M. IN THE
CITY OF PALMER, ALASKA

DRAWN JUNE 1959 R.E. DEMMING

Territory of Alaska
Palmer Precinct Recording Dist.
This instrument filed for recording
June 1, 1959 at 5:27 o'clock P.M.
at the request of *R.E. Demming*
Christy B. Saxton, Palmer Precinct recorder
No. 1011
Filed:



Scale 1" = 25'

Frontier Surveys, LLC Project No: 21-004

Date: 1/04/2021

Ordered By: Chavonne Cutright

Plat: 18-236

Grid: N/A

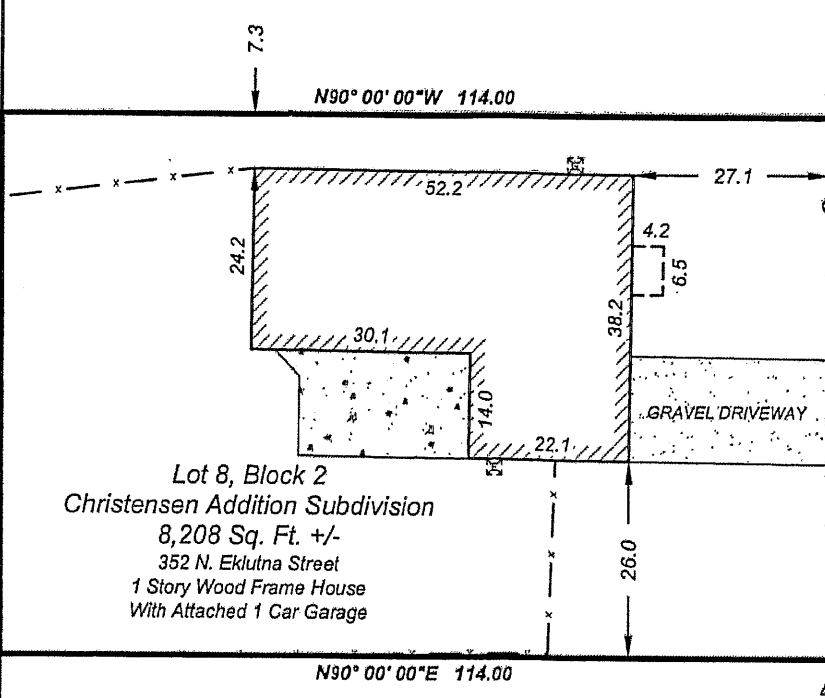


LOT 7

1/5/2021 | 10:51 AM PST

B34

S00° 10' 00" E 72.00



Lot 8, Block 2
Christensen Addition Subdivision
8,208 Sq. Ft. +/-
352 N. Eklutna Street
1 Story Wood Frame House
With Attached 1 Car Garage

LOT 9

N. EKLUTNA STREET

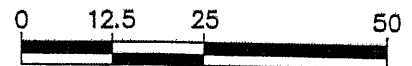
EDGE OF GRAVEL

Legend:

- Electric Meter/Outside Power
- Gas Meter
- Water Valve
- Concrete
- Fence
- Tel. Pedestal
- Elec. Pedestal

General Notes:

1. This document is created for the purpose of a single property transaction and is not intended to be used for any other purpose.
2. Excepting for gross negligence, the liability for this survey shall not exceed the cost of preparing this survey.
3. All measurements/notes are to the visual/apparent building footprint.



Scale in Feet

KLINE

TR A

(5010)

B34

B35

SIMPLEX

2 1
(3148)

4-1 4
5

(5004)

(2)

6

7

8

(2)

9

2

EMMI

(4757)

1

N EKLUTNA ST

CHRISTENSEN ADDITION

13

1

12

2

(1)

11

3

10

4

(5004)

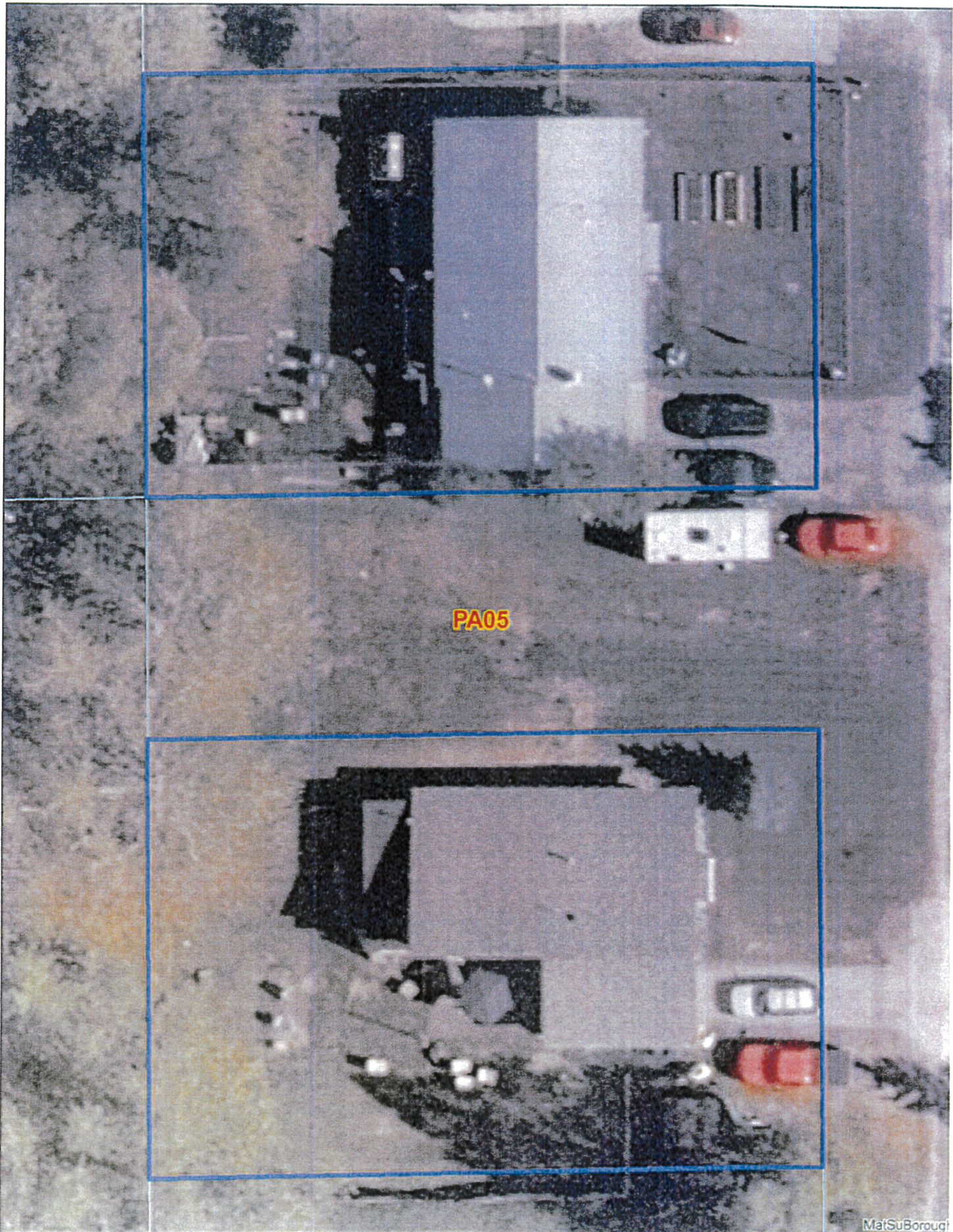
8-1

5

6

7

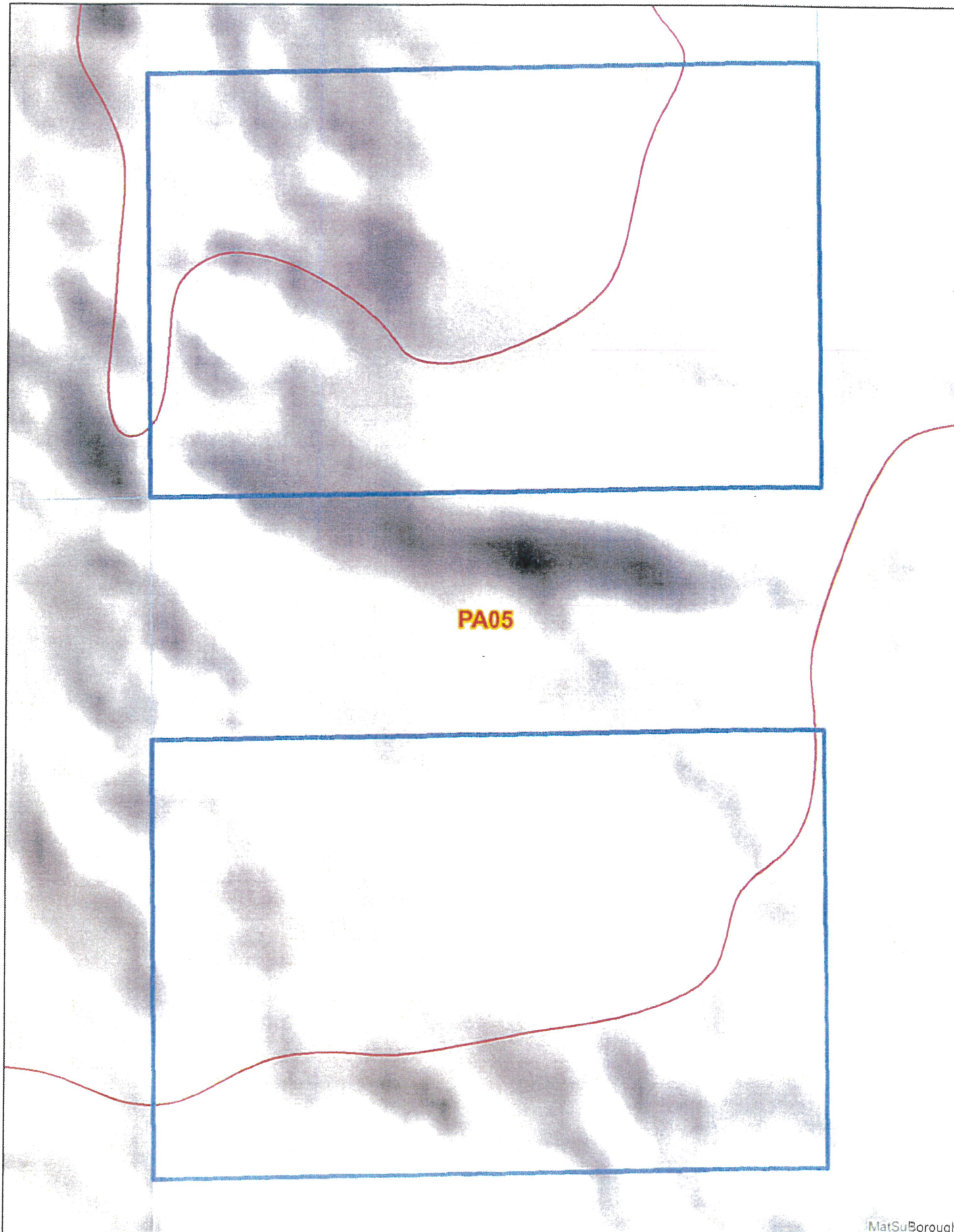
E BEAVER



PA05

20 10 0 20 Feet

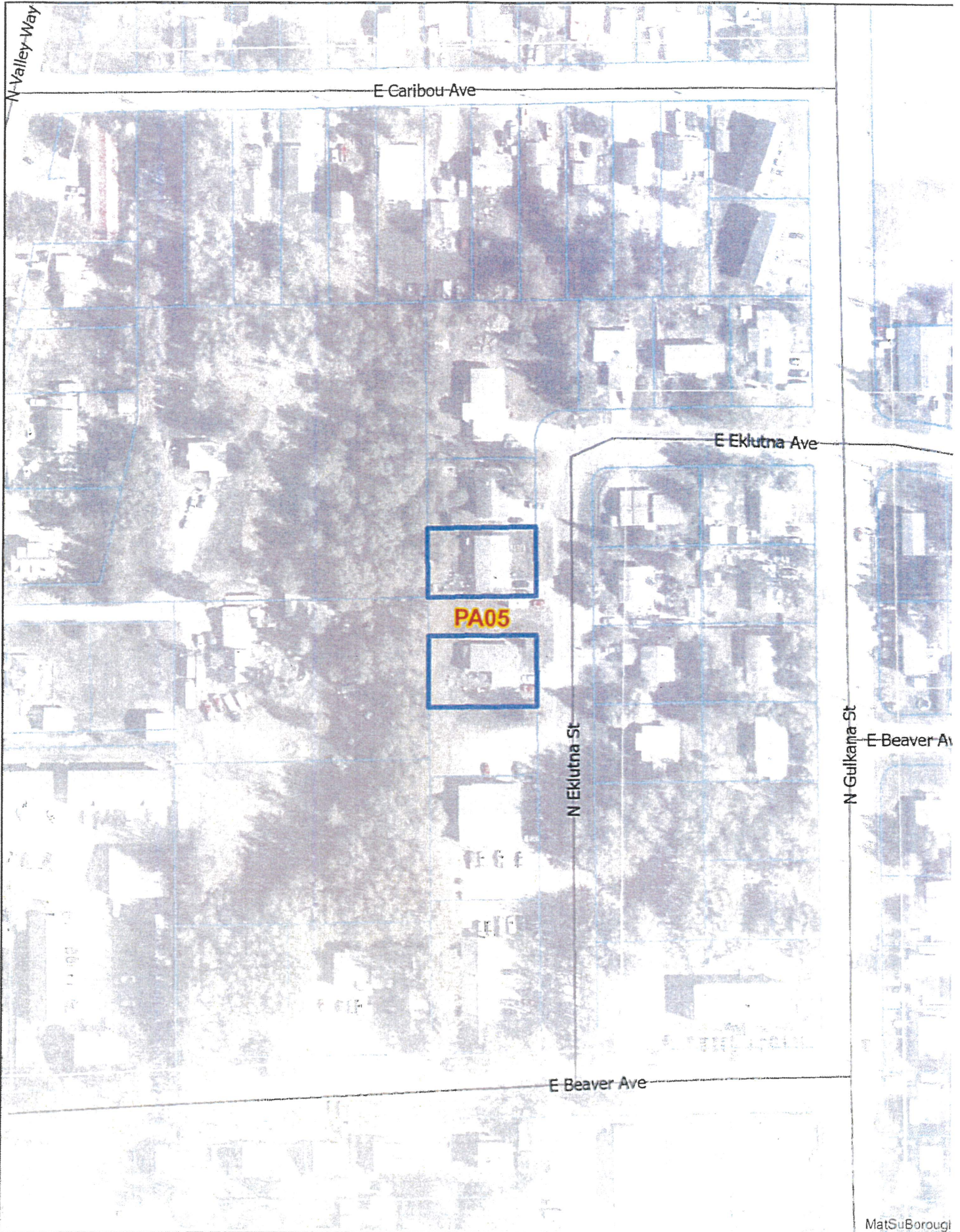




PA05

20 10 0 20 Feet





120 60 0 120 Feet



Road Info												
Road Number:	004830		Road Name:	Eklutna Street		RSA #:	5					PALMER RSA
Surface Type:	3" Gravel Avg		Certified:	0		Map #:	PA05					
TRS:	S18N02E33		TRS Left:			TRS Right:						
ROW Width:	60		Length:	0.16		Classification:	Residential					UNS Unsurfaced
Route Back:	Gulkana Street		Route Ahead:	Beaver Avenue		Travel Direction:	Southwest					
Custodian:	City of Palmer		RSA Superintendent:			Contractor:	City of Palmer					
Status:	Active											
Road Number:	004830		Road Name:	Eklutna Street		RSA #:	5					PALMER RSA
Surface Type:	Unconstructed		Certified:	0		Map #:	PA05					
TRS:	S17N02E04		TRS Left:			TRS Right:						
ROW Width:	60		Length:	0.18		Classification:	Residential					UNS Unsurfaced
Route Back:	Cooper Loop		Route Ahead:	Rempel Avenue		Travel Direction:	South					
Custodian:	City of Palmer		RSA Superintendent:			Contractor:	City of Palmer					
Status:	Unconstructed											
Road Number:	004830		Road Name:	Eklutna Street		RSA #:	5					PALMER RSA
Surface Type:	2" Asphalt		Certified:	0		Map #:	PA05					
TRS:	S17N02E09		TRS Left:			TRS Right:						
ROW Width:	60		Length:	0.25		Classification:	Residential					AC Asphalt Concrete
Route Back:	Outer Springer Loop		Route Ahead:	Angus Loop		Travel Direction:	South					
Custodian:	City of Palmer		RSA Superintendent:			Contractor:	City of Palmer					
Status:	Active											

Road Info

Road Number: 004821
Surface Type: 2" Asphalt
TRS: S18N02E33
ROW Width: 60
Route Back: Evergreen Avenue
Custodian: City of Palmer
Status: Active

Road Name: Gulkana Street
Certified: 0
TRS Left:
Length: 0.25
Route Ahead: Cottonwood Avenue
RSA Superintendent:

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

PALMER RSA

Road Number: 004821
Surface Type: 2" Asphalt
TRS: S18N02E28
ROW Width: 60
Route Back: Eagle Avenue
Custodian: City of Palmer
Status: Active

Road Name: Gulkana Street
Certified: 0
TRS Left:
Length: 0.49
Route Ahead: Falcon Court
RSA Superintendent:

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

PALMER RSA

Road Number: 004821
Surface Type: 2" Asphalt
TRS: S18N02E33
ROW Width: 60
Route Back: Arctic Avenue
Custodian: City of Palmer
Status: Active

Road Name: Gulkana Street
Certified: 0
TRS Left:
Length: 0.49
Route Ahead: Eagle Avenue
RSA Superintendent:

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

PALMER RSA

Cartegraph Road Information

Road Info

Road Number: 004806 Road Name: Arctic Avenue RSA #: 5 PALMER RSA
Surface Type: 6" Asphalt Certified: 0 Map #: PA05
TRS: S18N02E33 TRS Left: TRS Right: AC Asphalt Concrete
ROW Width: Length: 0.35 Classification: Minor Arterial
Route Back: Alaska Street Route Ahead: Glenn Highway Travel West
Custodian: State of Alaska RSA Superintendent: Contractor: State of Alaska
Status: Active

Certified Value of 1 denotes Certified.

Road Number: 004806 Road Name: Arctic Avenue RSA #: 5 PALMER RSA
Surface Type: 6" Asphalt Certified: 0 Map #: PA05
TRS: S18N02E33 TRS Left: TRS Right: AC Asphalt Concrete
ROW Width: Length: 0.88 Classification: Minor Arterial
Route Back: Alaska Street Route Ahead: End Travel East
Custodian: City of Palmer RSA Superintendent: Contractor: State of Alaska
Status: Active

Road Number: 004806 Road Name: Arctic Avenue RSA #: 5 PALMER RSA
Surface Type: 6" Asphalt Certified: 0 Map #: PA05
TRS: S18N02E32 TRS Left: TRS Right: AC Asphalt Concrete
ROW Width: Length: 1.23 Classification: Minor Arterial
Route Back: Glenn Highway Route Ahead: Palmer Wasilla Hwy Travel West
Custodian: State of Alaska RSA Superintendent: Contractor: State of Alaska
Status: Retired



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 55004B02L007

Site Information

Account Number	55004B02L007	Subdivision	CHRISTENSEN ADD
Parcel ID	3102	City	Palmer
TRS	S18N02E33	Map PA05	Tax Map
Abbreviated Description (Not for Conveyance)	CHRISTENSEN ADD BLOCK 2 LOT 7		

Site Address	380 N Eklutna St		
Ownership	MALAVANSKY ANDREW & DEBOR		
Primary Owner's Address	380 N EKLUTNA ST PALMER AK 99645-6109	Buyers	Primary Buyer's Address

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2022	\$32,000.00	\$171,200.00	\$203,200.00	2022	\$32,000.00	\$171,200.00	\$203,200.00
2021	\$32,000.00	\$149,400.00	\$181,400.00	2021	\$32,000.00	\$149,400.00	\$181,400.00
2020	\$32,000.00	\$139,800.00	\$171,800.00	2020	\$32,000.00	\$139,800.00	\$171,800.00

Building Information

Structure 1 of 1	1	Use	Residential Building
Residential Units	Standard	Design	Daylight Basement
Condition	Full	Construction Type	Frame
Basement		Grade	04.5
Year Built		Building Appraisal	\$171200
Foundation	Concrete Block	Septic	Septic P - Public Septic
Well	Well P - Public Water		

Building Item Details

Building Number	Description	Area	Percent Complete
1	Fireplace Heatilator - 8N		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		336 Sq. Ft. 100%
1	First Story		1028 Sq. Ft. 100%
1	DLB		960 Sq. Ft. 100%
1	Fin. Split Entry - 2D		576 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DMR)
2022	No	0012	::	::	6/29/2016	WARRANTY DEED (ALL TYPES)	Palmer 2016-013107-0
2021	Yes	0012	12.942	\$2347.68	5/31/2012	QUITCLAIM DEED (ALL TYPE)	Palmer 2012-011257-0
2020	Yes	0012	13.322	\$2288.72	5/18/2011	QUITCLAIM DEED (ALL TYPE)	Palmer 2011-009299-0

Tax Account Status ²

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
0.18	0.18	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

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: 5/19/2022 3:00:01 PM



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 55004B02L008

Site Information

Account Number 55004B02L008 Subdivision CHRISTENSEN ADD
 Parcel ID 4905 City Palmer
 TRS S18N02E33 Map PA05
 Abbreviated Description (Not for Conveyance) CHRISTENSEN ADD BLOCK 2 LOT 8 Tax Map

Site Address 352 N Eklutna St

Ownership

Owners ANDERSON JERAD ANDERSON KELSEY Buyers
 Primary Owner's Address 352 N EKLUTNA ST PALMER AK 99645 Primary Buyer's Address

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2022	\$32,000.00	\$150,500.00	\$182,500.00	2022	\$32,000.00	\$150,500.00	\$182,500.00
2021	\$32,000.00	\$120,500.00	\$152,500.00	2021	\$32,000.00	\$120,500.00	\$152,500.00
2020	\$32,000.00	\$113,300.00	\$145,300.00	2020	\$0.00	\$0.00	\$0.00

Building Information

Structure 1 of 1
 Residential Units 1 Use Residential Building
 Condition Standard Design One Story
 Basement None Construction Type Frame
 Year Built 1979 Grade 04.3
 Foundation All Weather Wood Building Appraisal \$150000
 Well Well P - Public Water Septic Septic P - Public Septic

Building Item Details

Building Number	Description	Area	Percent Complete
1	Gas Heat		1 Sq. Ft. 100%
1	Garage (10.3) Area - 11M		308 Sq. Ft. 100%
1	First Story		1056 Sq. Ft. 100%

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2022	No	0012	::	::
2021	Yes	0012	12.942	\$1973.66
2020	Yes	0012	13.322	\$0.00

Recorded Documents

Date	Type	Recording Info (offsite link to DNR)
1/8/2021	WARRANTY DEED (ALL TYPES)	Palmer 2021-000499-0
9/30/2011	WARRANTY DEED (ALL TYPES)	Palmer 2011-019088-0
1/15/2004	QUITCLAIM DEED (ALL TYPE)	Palmer 2004-001241-0

Tax Account Status ²

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

Land and Miscellaneous

Gross Acreage 0.19 Taxable Acreage 0.19 Assembly District 002 Precinct 11-070 Fire Service Area Palmer Fire Service is under the jurisdiction of the [City of Palmer](#) Road Service Area No Borough Road Service, for City of Palmer road service info, call (907)745-2400
 Last Updated: 5/19/2022 3:00:01 PM

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.

No community council

NO SPUD



Matanuska-Susitna Borough
 350 E. Dahlia Avenue
 Palmer, Alaska 99645
 Platting Case Summary for

PA20220110

PA 05 ANDERSON 06/09/2022

Applicant Name: ANDERSON JERAD

Status: F 05/20/2022

Technician: MATTHEW GODDARD

Surveyor:

Engineer:

Pre-App Date: 06/09/2022

Date Submitted: 05/19/2022

TRS:

Date App Accepted: 05/20/2022

Start Date: 05/20/2022

Expiration Date:

30-Day Letter Date:

NOA Date:

Platting Board Date:
 Platting Board Approval:
 Resolution #:

Linked Parcels: PA 05 MAP

S 18N02E33 TRS

PA20220110

55004B02L007

Assembly District 002

55004B02L008

Assembly District 002

Case Type: PRE_APP PA20220110

Subdivision Sub-Type:

Total Acreage: 0.37 Covenants:

Total Parcels: 2

Plat Sheets:

Recording Info:

Rec Date:

Rec Dis Book

Page

Plat Year

Plat#