

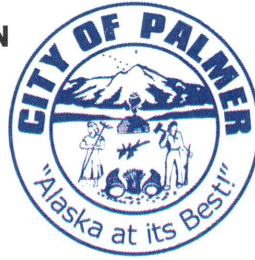


**City of Palmer**  
**Planning and Zoning Commission Packet**

*June 15, 2023*



**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**6 PM, THURSDAY, JUNE 15, 2023**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**  
[www.palmerak.org](http://www.palmerak.org)

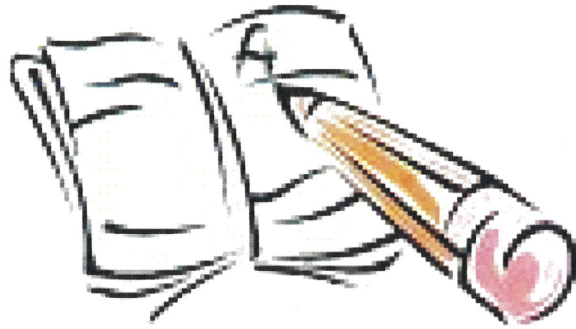


CHAIR CASEY PETERSON  
VICE CHAIR PENNY MOSHER  
COMMISSIONER LINDA COMBS  
COMMISSIONER LISBETH JACKSON  
COMMISSIONER JOHN MURPHY  
COMMISSIONER KRISTY THOM BERNIER  
VACANT

**AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
  - 1. Regular Meeting of October 20, 2022
  - 2. Regular Meeting of January 19, 2023
  - 3. Regular Meeting of March 16, 2023
  - 4. Regular Meeting of April 20, 2023
- F. Reports
- G. Audience Participation
- H. Public Hearings
  - 1. Resolution No. 23-004: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment to expand the Public Use (P) Zoning of Tract 5, Cedar Hills subdivision, Unit 2, Phase 1 for establishment of an Emergency Medical Facility building to include Fire and Telecommunication services, Located in Section 29, Township 18 North, Range 2 East, Seward Meridian
  - 2. Resolution No. 23-005: A Resolution of the Palmer Planning and Zoning Commission Granting a Conditional Use Permit to Construct an Electrical Substation in an R-1, Single-family Residential District at 1424 South Margaret Drive, Palmer, Located on Lot 2, Lucas Acres Subdivision
- I. Unfinished Business
- J. New Business
  - 1. Committee of the Whole: Discuss IM 23-007, Review PMC Title 17 Zoning code language regarding Residential Care Facilities in residential districts (Note: Action may be taken by the Commission following the committee of the whole)
- K. Plat Reviews
  - IM 23-009: Abbreviated Plat Review – To create two lots from Parcel 1, Waiver 99-36-PWm (Tax Parcel A39) in Section 32, Township 18 North, Range 2 East, Seward Meridian, to be known as Breezy Meadows, located outside Palmer city limits.
- L. Public Comments
- M. Commissioner Comments

## N. Adjournment



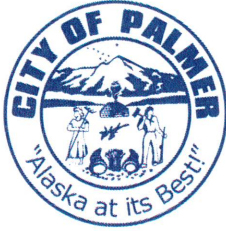
# Meeting Minutes

The minutes for the October 20, 2022, January 19, March 16 & April 20, 2023 Planning and Zoning Commission meeting were not ready in time to be included with your packet.

When the minutes are received, a copy will be emailed to each Commissioner and will be available at the meeting.

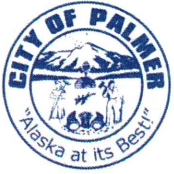


## Public Hearings



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 23-010**

- SUBJECT:** Request to expand the Public Use (P) to include EMS, Fire and telecommunications on Tract 5, Cedar Hills Unit No. 2 Phase 1
- AGENDA OF:** June 15, 2023
- ACTION:** Review request for a Zoning Map Amendment to expand the Public Use (P) of the property for an establishment of an Emergency Medical Facility building to include Fire and telecommunication services, and if approved, send a recommendation to the City Council for adoption
- Attachment(s):**
- 1) Staff report to the Commission with Findings of Fact
  - 2) Comment from City of Palmer Public Works Director
  - 3) Resolution No. 23-004
  - 4) Application with attachments, site plan and parking calculation
  - 5) Public Hearing Notice and Vicinity Map
  - 6) Plat No. 2017-60
  - 7) Copy of mailing address labels
  - 8) Responses to Notice (if any)
- Summary:** Tract 5, Cedar Hills Unit No. 2 Phase 1 is owned by the Matanuska-Susitna Borough. The parcel was rezoned on June 23, 2020, from CL-Commercial Limited to P-Public with the Public Use limited to the establishment of an emergency medical facility building. The Borough is requesting to expand the Public Use (P) for the establishment of an Emergency Medical Facility building to include Fire and telecommunication services.
- Per Palmer Municipal Code (PMC 17.40.050), prior to the approval of the building or structure, the Commission shall receive, review and approve plot plans, architectural design, yards/setbacks, off-street parking and conformance to the city and borough comprehensive plans. A site plan containing all pertinent information has been included as part of the rezone request packet for Commission review and approval, if appropriate.
- Recommendation:** Community Development recommends approval of the request to expand the Public Use (P) for the establishment of an Emergency Medical Facility building to include Fire and telecommunication services and the forwarding of a recommendation supporting the requested change to City Council.



# Community Development Zone Change Application

## Staff Report to Commission

### **PART I. GENERAL INFORMATION**

<b>Location:</b>	Tract 5, Cedar Hills Unit No. 2 Phase 1	
<b>Site Address:</b>	13069 E. Marsh Road	
<b>Request:</b>	To expand the Public use to include EMS, Fire and telecommunications	
<b>Applicant(s) &amp; Owner:</b>	Matanuska-Susitna Borough	
<b>Public Hearing Date:</b>	June 15, 2023	
<b>Notification Requirements:</b>	In accordance with 17.80.030	
On May 30, 2023, 205 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 9, 2023. A total of 6 written comments were received in response, with 4 in favor of, 2 opposed, and 0 no objection.		

### **PART II. BACKGROUND**

#### **Site Information:**

This parcel was annexed into the City in 1976 as a part of 160 acres tract. In 1979, a master plan was proposed creating Tracts A, B and C, Northgate Subdivision. Current Tract 5 was at that time Tract C. A rezone of those Tracts was passed on August 26, 1980 with Ordinance No. 238-Z-2, changing Tract A from Single-family Residential (R-1) to Low Density Residential (R-2) and Tracts B and C to Commercial Limited (CL). That master plan however, lapsed. The Zoning of Tract 5 remained Commercial Limited (CL).

In 1999, a new master plan was platted, creating Tract A, Cedar Hills Subdivision Unit No. 2, Phase 1, Plat No. 2000-66, for the entire acreage of Northgate Subdivision and the name was subsequently changed to Cedar Hills. Tract A zoning designation was Low Density Residential (R-2). In 2017, Tract A was re-platted into Tracts 4 and Tract 5, Cedar Hills Subdivision Unit No. 2, Phase 1, Plat No. 2017-60. Tract 4 zoning designation is Low Density Residential (R-2); and Tract 5 zoning designation was Commercial Limited (CL). On June 23, 2020, City Council approved the rezone of Tract 5 to P-Public with the following considerations:

- The public use of the property is limited to the establishment of an emergency medical facility building with necessary buffers, open space and setbacks for mitigation of noise and light. Emergency medical facility building must be oriented in such a way that provides safe access to the Glenn Highway, as outlined in applicant's response.
- No use of the property authorized by subparagraph A (above) shall commence or continue except in conformance with a conditional use permit approved by the Palmer Planning Commission, consistent with the above findings (as stated in Ordinance No. 20-006).

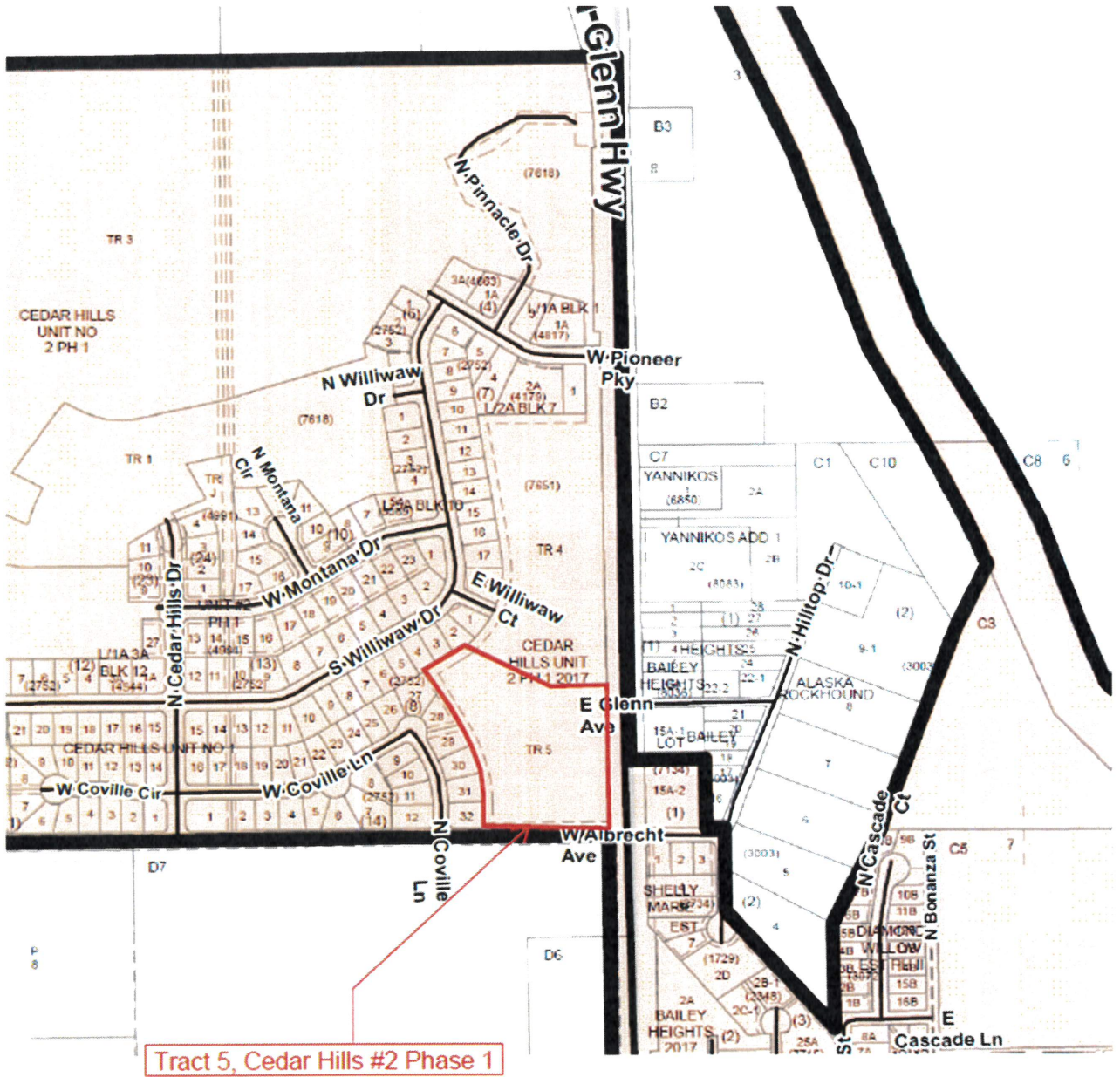
The plat of Cedar Hills subdivision Unit No. 2, Phase 1, (Plat No. 2017-60) notes that Tract 5 has a 30-foot greenbelt buffer strip located on the west and north section of the tract which lies adjacent to the residential lots in the Cedar Hills subdivision.

**Parcel Size:** Tract 5 is 5.72 acres.

**Existing Zoning:** P-Public with limitations

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land use for surrounding areas</b>
North	R-2	Low Density Residential
East	Commercial	Commercial use partially outside City limits (church)
South	Agricultural	Agricultural use outside City limits
West	R-1	Single-family Residential



**Considerations:**

The **intent of the P - Public Use district** is established as a district in which the use of land is for public buildings and that certain lands be reserved and protected for compatible public uses. This parcel is surrounded by R-2, R-1, Commercial and Agricultural properties.

- The parcel appears to have immediate and adequate access to the Glenn Highway and Marsh Road.



- The parcel contains a 30' greenbelt buffer strip listed on Cedar Hills Subdivision Unit No. 2, Phase 1, Plat No. 2017-60 that would be compatible with the R-1, Single-Family Residential zoned district along the West portion.

**Code Requirements:**

In the P - Public Use District, the required minimum lot width is 60 feet and the required minimum lot area is 7,200 square feet.

- Tract 5 has a lot area of 249,326 square feet, which exceeds the minimum requirements.
- Tract 5 is a uniquely shaped piece of property; it is approximately 508' in width and 550' in depth.
- Development of an Emergency Medical Services (EMS), Fire and telecommunications facility will require Planning and Zoning approval of a building or structure, Palmer Municipal Code (PMC 17.40.050). The approval includes a plot plan, architectural design, setbacks, off-street parking and conformance to the city and borough comprehensive plans.
  - STAFF NOTES the review by the Planning and Zoning Commission prior to the approval of a building or structure has been included as part of this zoning map amendment request to expand the Public use to include EMS, Fire and telecommunications.

**PART III. FINDINGS OF FACT**

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

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

Applicant's response:

Yes. The city comp plan Goal 1 is to provide and improve essential city services, respond to current need and plan for future demand (Sept 2006 pg 4-1); and MSB PF-1 goal (Public Facilities) is to develop efficient and effective public facilities to meet community/economy/growing needs (2005 Update Pg 6).

Staff finds the following support in the Comprehensive Plan:

- Chapter 5, Transportation, Goal 1, states, "Shape the character and use of the Glenn Highway."
- Chapter 6, Land Use, Goal 3, Objective A states, "Provide for the continuation and expansion of Palmer's traditional role as a center for institutional and governmental users for the Mat-Su Borough and State."
- Chapter 4, Public Services, Facilities & Infrastructure, Goal 1, Objective B states, "Fire & Emergency Services – Provide adequate fire protection measures and services in Palmer to respond to current and future anticipated emergency service needs."
- Chapter 7, Economic Vitality, Goal 1, states "Strengthen Palmer's competitiveness as the region's institutional center."

Staff finds the following facts in support:

- a) Tract 5 is large enough to support the development of an EMS, Fire and telecommunications building and achieve sufficient setbacks from the residential development to the west and future medium density residential development to the north.

- b) Accomplish objective of monitoring the needs of existing institutional uses and working with these organizations to meet their needs.
- c) Mat-Su Borough provides emergency medical services for the City of Palmer, and the City of Palmer provides fire and rescue. Locating the facility on the Glenn Highway will provide for faster and more efficient response times for medical emergencies. Fire response times will be improved if Dan Contini Fire Station (Palmer Fire and Rescue station 3-1) continues to operate.

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

Applicant's response:

City zoning includes CL-Commercial Light, R-1 Residential, R-2 Low Density. Property is on edge of city with surrounding land use to include a varied mix of commercial, agriculture, and residential. Emergency service public facilities have blended well with this type of mixed use throughout the MSB.

Staff finds:

- a) Tract 5's original use was a nursery. Nurseries are a permitted use within the agriculture district, which can have a higher intensity of use than low density residential. The property has had limited use since 1966. Tract 5's previous zoning of Commercial Limited (CL) indicated the property was to be developed to a higher intensity than low density residential. Tract 5 has been rezoned from CL-Commercial Limited to P-Public with the use limited to an emergency medical facility building (EMS) since June 2020. Expanding the use to include Fire and telecommunications is compatible with the current zoning designation and will continue to be compatible with surrounding zoning districts.
- b) The land is surrounded on the south by a working farm and to the east by commercial and a church. The expansion of the public use of an EMS building to include Fire and telecommunications would be an acceptable use of property considering land use patterns around the property are as high of an intensity as a public use zone.
- c) Public use (P) zones are compatible with surrounding zoning districts because of the safeguards established in Palmer Municipal Code 17.40.050 requiring commission approval to ensure compatibility. The petitioner has provided a site plan, by Architects Alaska, showing orientation of the building, setbacks, snow storage, access and a parking plan for review and approval, if appropriate, by the Commission as required by PMC 17.40.050.
- d) Tract 5 contains a 30' wide greenbelt buffer along the west and north side of the property along with appropriately orienting the placement of the building to minimize the impacts to the low density residential to the west as shown on the submitted site plan.

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

Applicant's response:

Yes, the ability to hook into city services and utilize existing utility lines is a significant plus. Primary access is anticipated from Marsh Road.

Staff finds:

- a) Public facilities such as schools and utilities are established in Cedar Hills. A facility will have access to city sewer and water. Gas and electric are accessible to the property.
- b) The current approved zoning of Public for this property limits the use to an emergency medical facility. The expansion of use to include Fire services is conditional on plan review from all city Departments and any required necessary upgrades to water or sewer services to be provided by the applicant as required by City of Palmer Public Works Director.
- c) Facility vehicular access points will need approval from the Alaska Department of transportation Public

Facilities (AK DOT/PF). The City of Palmer recommends acceptance of access as described in the rezone application.

- d) On June 7, 2023, State of Alaska Department of Transportation and Public Facilities (SOA DOT&PF) requested agency comments for the Glenn Highway, Arctic Avenue to Palmer-Fishhook Road Safety and Capacity Improvements project upgrades. The project includes acquisition of the Glenn Highway of up to 300'. Currently, there is 70' from the centerline of the Glenn Highway to Tract according to Plat No. 2017-60. Additional site plan review will be warranted if SOA DOT&PF has any taking of Tract 5.

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

Applicant's response:

Currently the property is zoned for Public Use (P) for the purpose of an emergency medical facility. There may be concerns with regards to sirens and lights when responding to an emergency. See attached memorandum which addresses these concerns. Staff notes additional information provided by applicant on June 2, 2023, "We are already permitted to run EMS out of this station, we are adding fire/rescue to the building which will add little to no additional emergency response that would require lights and sirens. We are respectful to our community that we serve, we will not activate our lights and sirens until we are on the highway as we do with other emergency services facilities we respond out of. DES has 36 facilities that we respond out of all are surrounded by homes. We have had NO complaints regarding noise, we operate under a response codes alpha through echo, delta and echoes are the only responses that we activate lights and sirens, counts for about 15% of our responses."

Staff finds:

- a) Improvements to the Glenn Highway have spurred development in the area around Marsh Road. A proposed development of an emergency medical facility with fire and telecommunication services that is well conceptualized and appropriately placed will serve the greater Palmer community.
- b) Residential growth on Fishhook Roads and Farm Loop roads has necessitated the evaluation of how emergency services can better serve the public and the placement of facilities.
- c) Recent improvements to the Glenn Highway have increased safety for ingress and egress onto the highway.

**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:

Public welfare will be served through this location due to its access ability to a major highway, a better facility design to accommodate equipment and personnel, and more efficient response time to Palmer, Sutton and Butte communities. No special privilege is granted to the Matanuska-Susitna Borough.

Staff finds:

- a) The proposed map amendment is consistent with the public welfare as an appropriately placed facility will improve efficiency and response times for EMS and fire services.
- b) The map amendment request to expand the current public use for an emergency medical facility building to include Fire and telecommunications services does not grant a special privilege to the owners as this 5.72-acre parcel is large enough to sufficiently minimize impacts on non-compatible uses.

**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 expand the Public Use (P) of the property for an establishment of an Emergency Medical facility building to include Fire and telecommunication services to be located on Tract 5, Cedar Hills #2 Phase 1, is consistent with, and in conformance with the Palmer Comprehensive Plan. Pursuant to PMC 17.40.050, site plans have been

provided showing side, front and rear yard setbacks, landscaping, off-street parking, snow storage and access for review and approval by the Planning and Zoning Commission.

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 to expand the Public Use (P) of the property for an establishment of an Emergency Medical facility building to include Fire and telecommunications services for Tract 5, Cedar Hills #2 Phase 1 with the following considerations and forward a recommendation for approval to the City Council:

- A. The Public Use (P) of the property is limited to the establishment of an emergency medical facility, Fire and telecommunications building that is oriented in such a way that provides access to the Glenn Highway, as outlined in applicant's response.
- B. Development is limited to site plan provided that has been reviewed and approved by the Planning and Zoning Commission; any changes in setbacks, access, parking, building footprint or landscaping requires reevaluation by the City of Palmer Planning and Zoning Commission pursuant to PMC 17.40.050.
- C. The expansion of use to include Fire services is conditional on plan review from all city Departments and any required necessary upgrades to water or sewer services to be provided by the applicant.
- D. On June 7, 2023, State of Alaska Department of Transportation and Public Facilities (SOA DOT&PF) requested agency comments for the Glenn Highway, Arctic Avenue to Palmer-Fishhook Road Safety and Capacity Improvements project upgrades. The project includes acquisition of the Glenn Highway of up to 300'. Currently, there is 70' from the centerline of the Glenn Highway to Tract according to Plat No. 2017-60. Additional site plan review will be warranted if SOA DOT&PF has any taking of Tract 5.

**From:** [Jude P. Bilafer](#)  
**To:** [Kimberly McClure](#)  
**Cc:** [Greg Wickham](#); [Matthew Midgett](#)  
**Subject:** RE: Zoning Map application  
**Date:** Friday, June 2, 2023 2:02:13 PM

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Hi Kimberly,

Is this the avenue to place conditions on the petitioner? For example, the petitioner must pay for the construction of a new above ground pump house and all the associated motor/pump upgrades that must accompany their desired EMS/Fire station.

Jude

**From:** Kimberly McClure <[kmclure@palmerak.org](mailto:kmclure@palmerak.org)>  
**Sent:** Friday, June 2, 2023 1:52 PM  
**To:** Jude P. Bilafer <[jbilafer@palmerak.org](mailto:jbilafer@palmerak.org)>; Greg Wickham <[gwickham@palmerak.org](mailto:gwickham@palmerak.org)>  
**Subject:** FW: Zoning Map application

Good afternoon,

I am working on the staff report, please let me know as soon as possible if you have any comments or conditions that need to be included in the report.

Thank you,

Kimberly McClure  
Community Development Specialist  
City of Palmer – Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
<mailto:kmclure@palmerak.org>

**From:** Kimberly McClure  
**Sent:** Thursday, May 25, 2023 12:12 PM  
**To:** Jude P. Bilafer <[jbilafer@palmerak.org](mailto:jbilafer@palmerak.org)>; Greg Wickham <[gwickham@palmerak.org](mailto:gwickham@palmerak.org)>; Chad Cameron <[ccameron@palmerak.org](mailto:ccameron@palmerak.org)>  
**Cc:** Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>  
**Subject:** Zoning Map application

Good afternoon,

We have received the attached zoning map amendment application from the Borough to expand the public use to include EMS, Fire and telecommunications on Tract 5, Cedar Hills #2 Ph 1 subdivision. I

will be working on the staff report next week for the public hearing scheduled on June 15. If you have any comments or conditions that need to be included in the report, please email your comments to me by Friday, June 2 so I can be sure to include them in the report or conditions of approval, if applicable.

Thank you,

Kimberly McClure  
Community Development Specialist  
City of Palmer – Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
<mailto:kmclure@palmerak.org>

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 23-004

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT TO EXPAND THE PUBLIC USE (P) ZONING OF TRACT 5, CEDAR HILLS SUBDIVISION, UNIT 2, PHASE 1 FOR ESTABLISHMENT OF AN EMERGENCY MEDICAL FACILITY BUILDING TO INCLUDE FIRE AND TELECOMMUNICATION SERVICES LOCATED IN SECTION 29, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN

WHEREAS, the Matanuska Susitna Borough has initiated a Zoning Map Amendment application to expand the P-Public (P) use of the property for an establishment of an Emergency Medical Facility building to include Fire and telecommunication services to be located on Tract 5, Cedar Hills Subdivision, Unit 2, Phase 1;

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 30, 2023, 205 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 9, 2023. A total of 6 comments was received in response, with 4 in favor of, 2 opposed, and 0 no objection; and

WHEREAS, Chapter 5, Transportation, Goal 1 from the 2006 Palmer Comprehensive Plan states, "Shape the character and use of the Glenn Highway."; and

WHEREAS, Chapter 6, Land Use, Goal 3, Objective A states, "Provide for the continuation and expansion of Palmer's traditional role as a center for institutional and governmental users for the Mat-Su Borough and State."; and

WHEREAS, Chapter 4, Public Services, Facilities & Infrastructure, Goal 1, Objective B states, "Fire & Emergency Services – Provide adequate fire protection measures and services in Palmer to respond to current and future anticipated emergency service needs"; and

WHEREAS, Chapter 7, Economic Vitality, Goal 1, states "Strengthen Palmer's competitiveness as the region's institutional center"; and

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

**Fact 1:**

- a) Tract 5 is large enough to support the development of an EMS, Fire and telecommunications building and achieve sufficient setbacks from the residential development to the west and future medium density residential development to the north.
- b) Accomplish objective of monitoring the needs of existing institutional uses and working with these organizations to meet their needs.

- c) Mat-Su Borough provides emergency medical services for the City of Palmer, and the City of Palmer provides fire and rescue. Locating the facility on the Glenn Highway will provide for faster and more efficient response times for medical emergencies. Fire response times will be improved if Dan Contini Fire Station (Palmer Fire and Rescue station 3-1) continues to operate.

**Fact 2:**

- a) Tract 5's original use was a nursery. Nurseries are a permitted use within the agriculture district, which can have a higher intensity of use than low density residential. The property has had limited use since 1966. Tract 5's previous zoning of Commercial Limited (CL) indicated the property was to be developed to a higher intensity than low density residential. Tract 5 has been rezoned from CL-Commercial Limited to P-Public with the use limited to an emergency medical facility building (EMS) since June 2020. Expanding the use to include Fire and telecommunications is compatible with the current zoning designation and will continue to be compatible with surrounding zoning districts.
- b) The land is surrounded on the south by a working farm and to the east by commercial and a church. The expansion of the public use of an EMS building to include Fire and telecommunications would be an acceptable use of property considering land use patterns around the property are as high of an intensity as a public use zone.
- c) Public use (P) zones are compatible with surrounding zoning districts because of the safeguards established in Palmer Municipal Code 17.40.050 requiring commission approval to ensure compatibility. The petitioner has provided a site plan, by Architects Alaska, showing orientation of the building, setbacks, snow storage, access and a parking plan for review and approval, if appropriate, by the Commission as required by PMC 17.40.050.
- d) Tract 5 contains a 30' wide greenbelt buffer along the west and north side of the property along with appropriately orienting the placement of the building to minimize the impacts to the low density residential to the west as shown on the submitted site plan.

**Fact 3:**

- a) Public facilities such as schools and utilities are established in Cedar Hills. A facility will have access to city sewer and water. Gas and electric are accessible to the property.
- b) The current approved zoning of Public for this property limits the use to an emergency medical facility. The expansion of use to include Fire services is conditional on plan review from all city Departments and any required necessary upgrades to water or sewer services to be provided by the applicant as required by City of Palmer Public Works Director.
- c) Facility vehicular access points will need approval from the Alaska Department of transportation Public Facilities (AK DOT/PF). The City of Palmer recommends acceptance of access as described in the rezone application.
- d) On June 7, 2023, State of Alaska Department of Transportation and Public Facilities (SOA DOT&PF) requested agency comments for the Glenn Highway, Arctic Avenue to Palmer-Fishhook Road Safety and Capacity Improvements project upgrades. The project includes acquisition of the Glenn Highway of up to 300'. Currently, there is 70' from the centerline of the Glenn Highway to Tract according to Plat No. 2017-60. Additional site plan review will be warranted if SOA DOT&PF has any taking of Tract 5.

**Fact 4:**

- a) Improvements to the Glenn Highway have spurred development in the area around Marsh Road. A proposed development of an emergency medical facility with fire and telecommunication services that is well conceptualized and appropriately placed will serve the greater Palmer community.



- b) Residential growth on Fishhook Roads and Farm Loop roads has necessitated the evaluation of how emergency services can better serve the public and the placement of facilities.
- c) Recent improvements to the Glenn Highway have increased safety for ingress and egress onto the highway.

**Fact 5:**

- a) The proposed map amendment is consistent with the public welfare as an appropriately placed facility will improve efficiency and response times for EMS and fire services.
- b) The map amendment request to expand the current public use for an emergency medical facility building to include Fire and telecommunications services does not grant a special privilege to the owners as this 5.72-acre parcel is large enough to sufficiently minimize impacts on non-compatible uses.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Tract 5, Cedar Hills Subdivision, Unit 2, Phase 1 to expand the Public Use (P) of the property for an establishment of an Emergency Medical facility building to include Fire and telecommunication services with the following Considerations:

- A. The Public Use (P) of the property is limited to the establishment of an emergency medical facility, Fire and telecommunications building that is oriented in such a way that provides access to the Glenn Highway, as outlined in applicant's response.
- B. Development is limited to site plan provided that has been reviewed and approved by the Planning and Zoning Commission; any changes in setbacks, access, parking, building footprint or landscaping requires reevaluation by the City of Palmer Planning and Zoning Commission pursuant to PMC 17.40.050.
- C. The expansion of use to include Fire services is conditional on plan review from all city Departments and any required necessary upgrades to water or sewer services to be provided by the applicant.
- D. On June 7, 2023, State of Alaska Department of Transportation and Public Facilities (SOA DOT&PF) requested agency comments for the Glenn Highway, Arctic Avenue to Palmer-Fishhook Road Safety and Capacity Improvements project upgrades. The project includes acquisition of the Glenn Highway of up to 300'. Currently, there is 70' from the centerline of the Glenn Highway to Tract according to Plat No. 2017-60. Additional site plan review will be warranted if SOA DOT&PF has any taking of Tract 5.

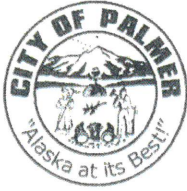
Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 15<sup>th</sup> day of June 2023.

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Casey Peterson  
Chairman

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Kimberly McClure  
Community Development Specialist



**City of Palmer  
Community Development Department**

645 E. Cope Industrial Way, Palmer, AK 99645

Phone: 907-745-3709

[www.palmerak.org](http://www.palmerak.org)

**Zoning Map Amendment Application Form**

Applicant: Matanuska-Susitna Borough

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

Tract 5, Cedar Hills Subdivision, Unit No. 2, Phase 1, 2017, according to plat number 2017-60, Palmer Recording District, Third Judicial District, State of Alaska. (Tax Parcel #7651000T005)

Requested District Change (i.e., from - to): Public Use to Public Use

Reason for request: City Ordinance No. 20-006 was approved for an emergency medical facility for the relocation of Palmer Ambulance Station 3-9. The Borough wishes to change the zoning to an all inclusive public use for all functions represented in the station to include EMS, Fire and telecommunications.

**Please provide a written narrative explaining the following:**

1. Is the proposed change in accordance with the borough and city comprehensive plans? Yes.  
The city comp plan Goal 1 is to provide and improve essential city services, respond to current need and plan for future demand (Sept 2006 pg 4-1); and MSB PF-1 goal (Public Facilities) is to develop efficient and effective public facilities to meet community/economy/growing needs (2005 Update Pg 6).

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?  
City zoning includes CL-Commercial Light, R-1 Residential, R-2 Low Density. Property is on edge of city with surrounding land use to include a varied mix of commercial, agriculture, and residential. Emergency service public facilities have blended well with this type of mixed use throughout the MSB.

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change? Yes, the ability to hook into city services and utilize existing utility lines is a significant plus. Primary access is anticipated from Marsh Road.

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change? Currently the property is zoned for Public Use (P) for the purpose of an emergency medical facility. There may be concerns with regards to sirens and lights when responding to an emergency. See attached memorandum which addresses these concerns.
5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners? Public welfare will be served through this location due to its access ability to a major highway, a better facility design to accommodate equipment and personnel, and more efficient response time to Palmer, Sutton and Butte communities. No special privilege is granted to the Matanuska-Susitna Borough.

Date of application: 5-15-23

\$500.00 filing fee paid: \_\_\_\_\_



\_\_\_\_\_  
Signature of owner or owner's authorized representative

350 E. Dahlia Avenue, Palmer, AK 99645  
Address

907-861-7848, lisa.gray@matsugov.us, Lisa Gray, Land Management Agent, MSB  
Contact/phone/email



**Lisa Gray**  
*Land Management Agent*

**MATANUSKA-SUSITNA BOROUGH**  
350 E. Dahlia Avenue  
Palmer, Alaska 99645-6488

**PH: (907) 861-7848**  
Fax: (907) 861-8635  
lisa.gray@matsugov.us



**MATANUSKA-SUSITNA BOROUGH**  
**DEPARTMENT OF EMERGENCY SERVICES**  
680 N. Seward Meridian Pkwy • Wasilla, AK 99654  
Phone (907) 861-8000 • Fax (907) 861-8014



## MEMORANDUM

Date: April 19, 2023  
To: Ken Barkley, Director – DES  
CC: Brian Davis, Deputy Director – Fire  
From: Tracey Loscar, Deputy Director – EMS  
RE: Seasonal Modified Operational Schedule

---

Station 3-9 is being designed as a multi-purpose facility that will enhance the public safety needs of the residents and visitors to the eastern region of the Matanuska-Susitna Borough (MSB). This includes the City of Palmer, the Greater Palmer area, Butte and Knik River Road, Sutton, Glacierview and the surrounding areas. To that end, it will house three services: MSB EMS (Emergency Medical Services), Palmer Fire and Telecommunications (Telecom).

**EMS:** The station will serve a dual purpose as a station for 24/7 emergency response and a Training Facility for emergency responders. The capacity for the ongoing training of EMS responders is limited and currently operates out of outdated and inadequate spaces. This increased capability not only improves service delivery to the residents and visitors of Mat-Su Borough, but it also benefits the community by expanding the ability to provide local and regional outreach programs.

- MSB EMS responds to approximately 2,200 calls/year, or 6 calls/day, in this area of the Borough.
- Approximately 34%, or around 750 calls/year (2 calls/day), are considered “Alpha” or low-priority responses. This means that they do not require lights & sirens in their response.
- Per standard operating procedures, the use of lights and sirens are only for emergency response and are supported by Alaska Administrative Code (13 Alaska Admin. Code § 04.210)<sup>1</sup>, meaning:
  - Emergency lights shall always be used when vehicles are operating in an emergency response mode.
  - Audible warning devices (siren and/or horn) shall be used as necessary to warn other drivers and pedestrians of the approach of an emergency vehicle and request the right-of-way. Audible warning devices shall be used in moderation when they are not required to provide a warning (night, light traffic, or open road situations).
  - Responders are cognizant of residential areas and limit the use of audible devices when it will not impact safe driving conditions. Multiple stations operate in residential areas and to date have not generated public complaint.

---

<sup>1</sup> <https://casetext.com/regulation/alaska-administrative-code/title-13-public-safety/part-1-division-of-alaska-state-troopers/chapter-04-motor-vehicle-and-driving-offenses-vehicle-equipment-and-inspection/article-4-brakes-and-other-equipment/section-13-aac-04210-horns-and-warning-devices>

**Fire:** The station will increase capacity for Palmer Fire to provide fire and rescue services to the City of Palmer and Greater Palmer area. It will also improve their ability to support the surrounding areas (i.e., Butte & Sutton) with fire and rescue resources.

- Palmer Fire responds to approximately 900 calls/year or 2.5 calls/day. This includes supporting the surrounding areas. Not all calls are responded to out of each station, so this number (per station) varies depending on the location of the call or nature of the request.
- While there is limited data available compared to EMS, it is estimated that around 30% of calls are also considered "Alpha" or low priority response, therefore reducing the number of times that lights and sirens would be required for use.

**Telecom:** The station will house the Telecommunications division, supporting the communications needs of emergency services throughout the Borough. They will be able to manage a percentage of repairs, maintenance and fabrication needs on-site.

- While some assembly and installation occur outside, most of the physical work occurs within the building. The station will give Telecom the capability to work on intricate systems with sensitive components in a climate-controlled environment, reducing the chances of breakage or loss.

**Access:** Utilizing the intersection of Marsh Road, versus directly accessing the Glenn, will improve safety. It will increase the field of vision and response time for drivers both approaching the Glenn and those already traveling on it.

ARCHITECTS  
ALASKA

500 W. 5th Avenue, Suite 403  
Palmer, Alaska 99646  
Phone: 907.772.2387  
Fax: 907.772.2388  
www.architects-alaska.com

ENGINEERS, INC.

602 CHASE BLVD. SUITE 200  
PALMER, AK 99646  
PHONE: 907.772.2387  
WWW.PALMERENGINEERS.COM

NOT FOR CONSTRUCTION

MAT-SU BOROUGH  
EMERGENCY SERVICES FACILITY  
PALMER, AK

Revision No.	Description	Date

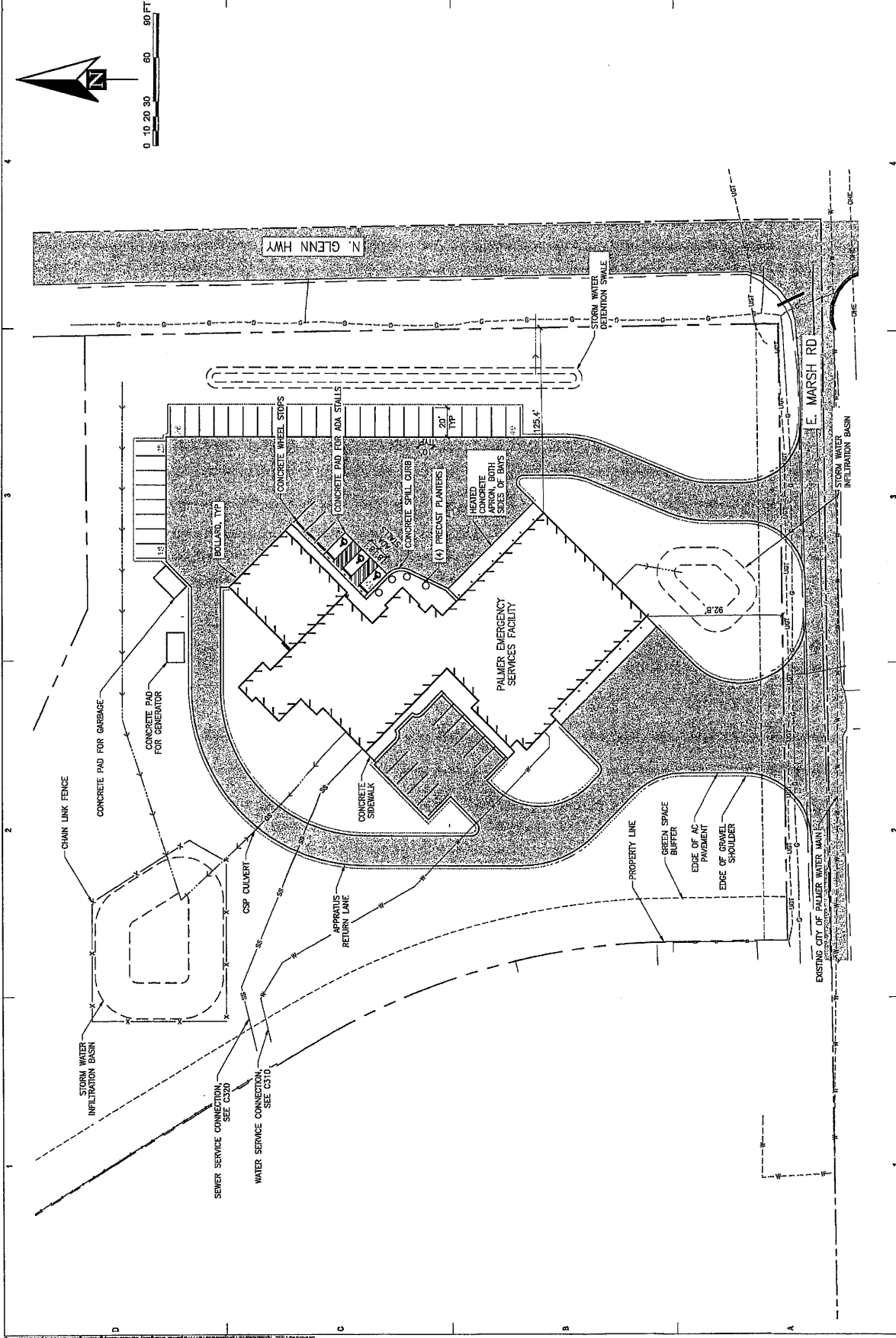
  

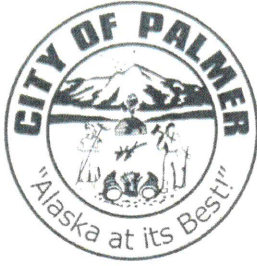
Drawn by	Date
Checked by	Job No.

Sheet Contents

Sheet No.  
C110





## 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.: CD23-066

Invoice Date: 05/15/2023

Sold To: MATANUSKA-SUSITNA BOROUGH  
350 E. DAHLIA AVE.  
PALMER, AK 99645

Qty	Description	Price
	ZONING MAP AMENDMENT REQUEST CEDAR HILLS SUBD., UNIT NO. 2, PH. 1, TRACT 5	\$500.00

01-00-00-3427

TOTAL  
\$500.00

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



**Palmer Emergency Services Facility**

6/2/2023  
CCS

Parking Calculation

	<b>n</b>	<b>per</b>	<b>Actual</b>	<b>Stalls Req'd</b>	<b>Stalls Provided</b>
<b>Warehouse</b>	1	2,000	16,000	8	
<b>Boarding</b>	1	2	10	5	
<b>Office</b>	1	300	9,900	33	
			<b>Total</b>	46	49
			<b>ADA</b>	2	3

Received  
JUN 06 2023  
City of Palmer



ARCHITECTS  
ALASKA

901 W. 5th Avenue, Suite 403  
Anchorage, Alaska 99501  
Phone: 907.273.3367  
191 E. Steinhilber Avenue, Suite 202  
Anchorage, Alaska 99503  
Phone: 907.273.3903  
www.architectsalaska.com

ENGINEERS, INC.

1000 W. 5th Avenue, Suite 403  
Anchorage, Alaska 99501  
Phone: 907.273.3367  
www.engineersinc.com

NOT FOR  
CONSTRUCTION

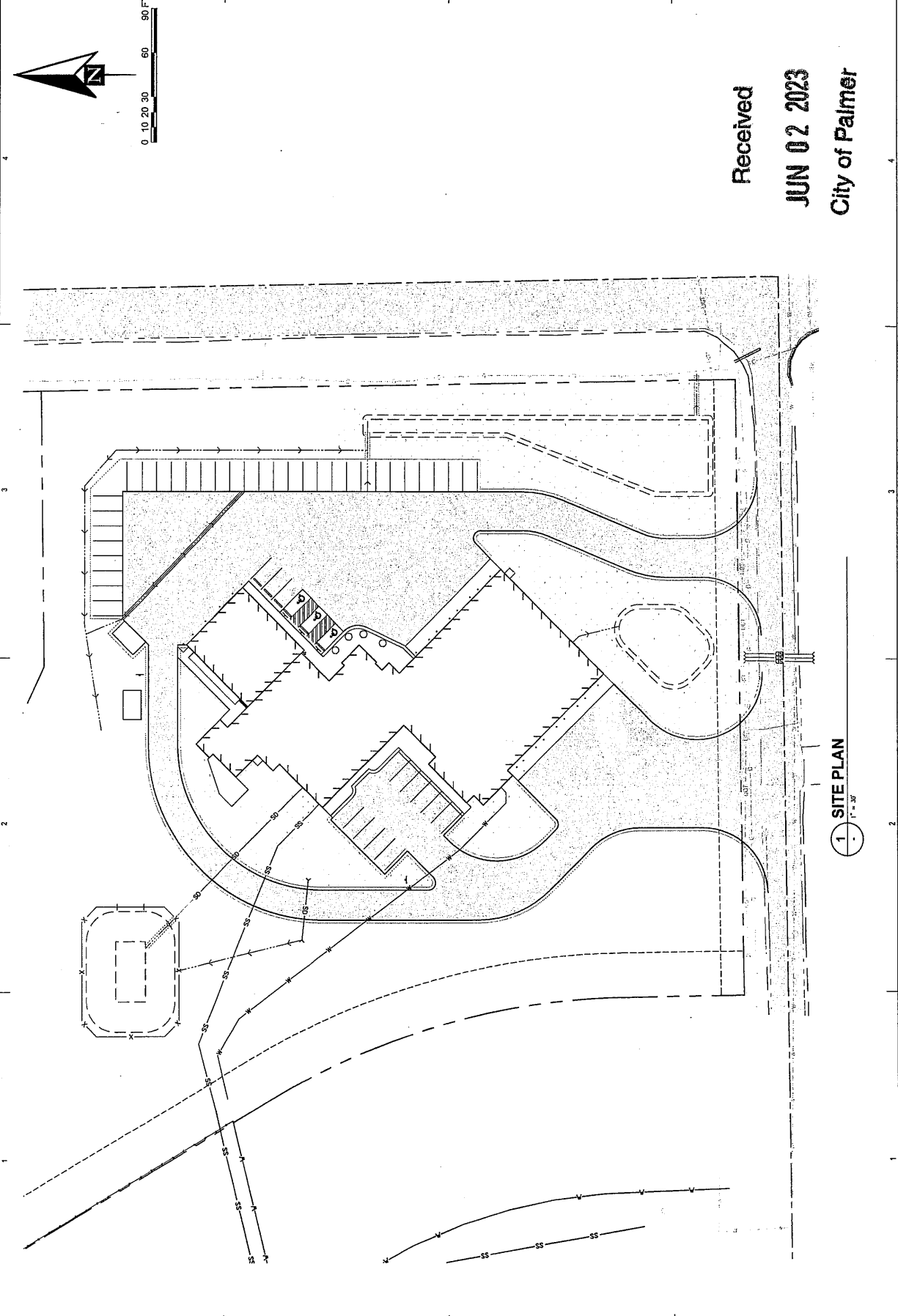
MAT-SU BOROUGH  
EMERGENCY SERVICES  
FACILITY  
PALMER, AK

Revisions	No.	Description	Date

Drawn by	CS	Date	05-17-23
Checked by	CS	Job No.	2023-01

Sheet Contents  
SITE PLAN

Sheet No.  
C110



Received  
JUN 02 2023  
City of Palmer

**ARCHITECTS ALASKA**  
 900 W. 5th Avenue, Suite 403  
 Anchorage, Alaska 99501  
 Phone: 907.273.2367  
 191 E. Northern Avenue, Suite 203  
 Anchorage, Alaska 99501  
 Phone: 907.273.2929  
 www.architects-alaska.com

**ENGINEERS, INC.**  
 1000 W. 10th Avenue, Suite 100  
 Anchorage, Alaska 99501  
 Phone: 907.273.2367  
 www.enr.com

NOT FOR CONSTRUCTION

PALMER AK  
**EMERGENCY SERVICES FACILITY**  
 MATSU BROUGH

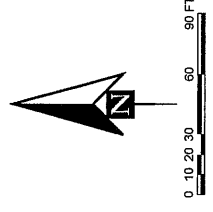
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Checked by	Job No.
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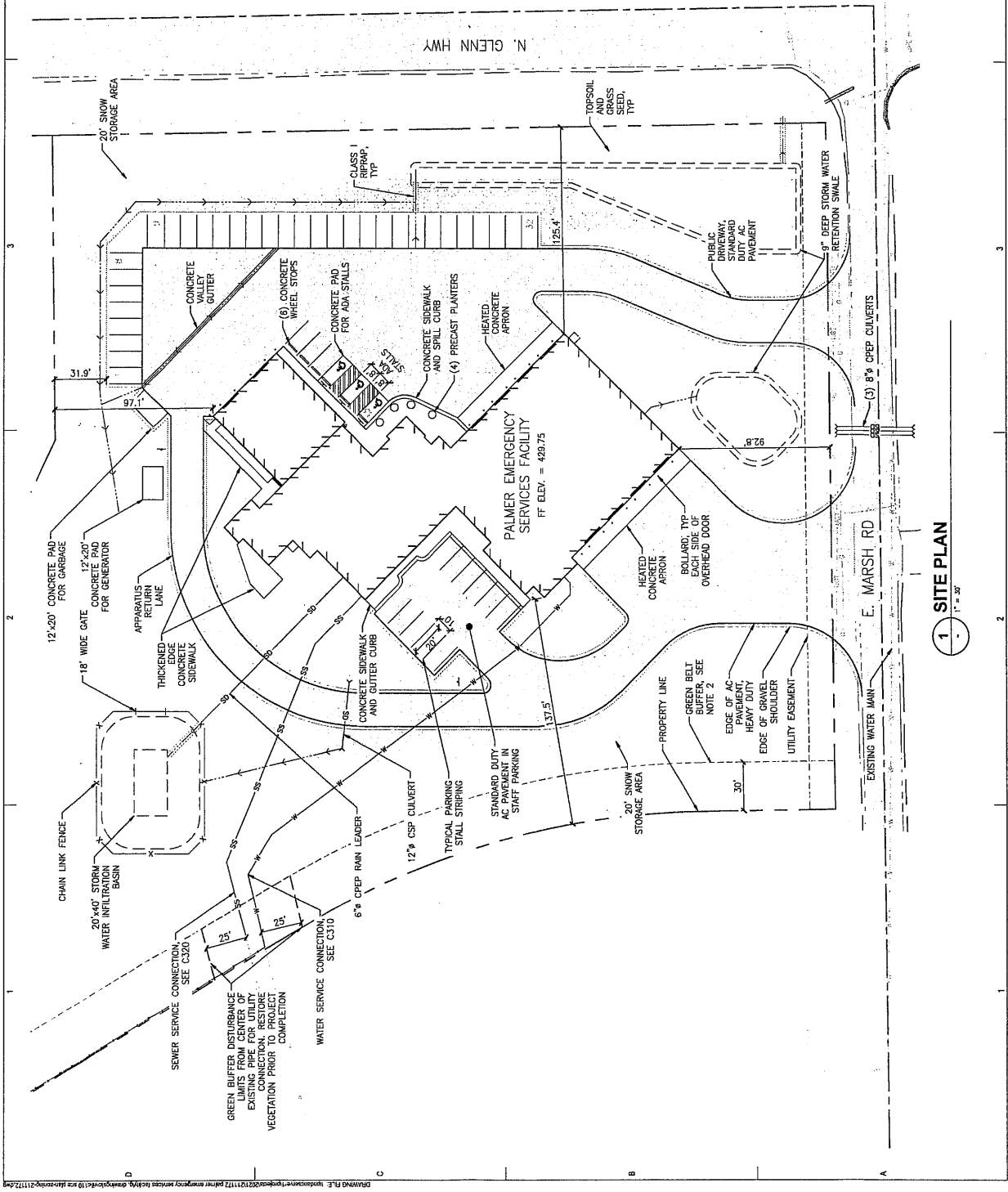
Sheet Contents  
 SITE PLAN

Sheet No.  
**C110**



**GENERAL NOTES**

1. CONSTRUCT ALL WORK IN ACCORDANCE WITH CITY DISTURBANCE TO VEGETATION IN THE GREEN BELT BUFFER IS NOT PERMITTED EXCEPT WHERE NOTED IN THE PLANS.
2. ALL UTILITIES SHALL BE PROTECTED IN PLACE OR RELOCATED AS NOTED.
3. THE LOCATIONS OF UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AT LEAST TWO (2) DAYS PRIOR TO ANY AND ALL EXCAVATIONS.
4. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD SHALL BE DRAWINGS ON THE CONTRACTOR'S RECORD.
5. ALL REMOVED MATERIALS THAT ARE NOT SUITABLE FOR REUSE ON THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROPERLY DISPOSED.
6. ADJACENT AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AT NO ADDITIONAL COST TO THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND MUNICIPAL REGULATIONS INCLUDING SEDIMENT DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT.
8. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO THE ROADWAY OR ADJACENT PROPERTY. AT A MINIMUM, THE CONTRACTOR SHALL MAINTAIN PUBLIC RIGHTS-OF-WAY ONTO PAVED SURFACES IN PUBLIC RIGHTS-OF-WAY WITHIN 24 HOURS OF THE TRACKING TO MINIMIZE THE WASH-OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.



**1 SITE PLAN**  
 1" = 30'

Received

JUN 06 2023

City of Palmer


**ARCHITECTS ALASKA**  
 100 W. 5th Avenue, Suite 403  
 Anchorage, Alaska 99501  
 907.775.3587  
 191 E. Seward Avenue, Suite 203  
 Anchorage, Alaska 99501  
 907.775.7903  
 www.aactinc.com

95%  
 CONSTRUCTION  
 DOCUMENTS




**MAT-SU BOROUGH**  
**EMERGENCY SERVICES FACILITY**  
 13069 E Marsh Road, Palmer AK

Revisions		
No.	Description	Date

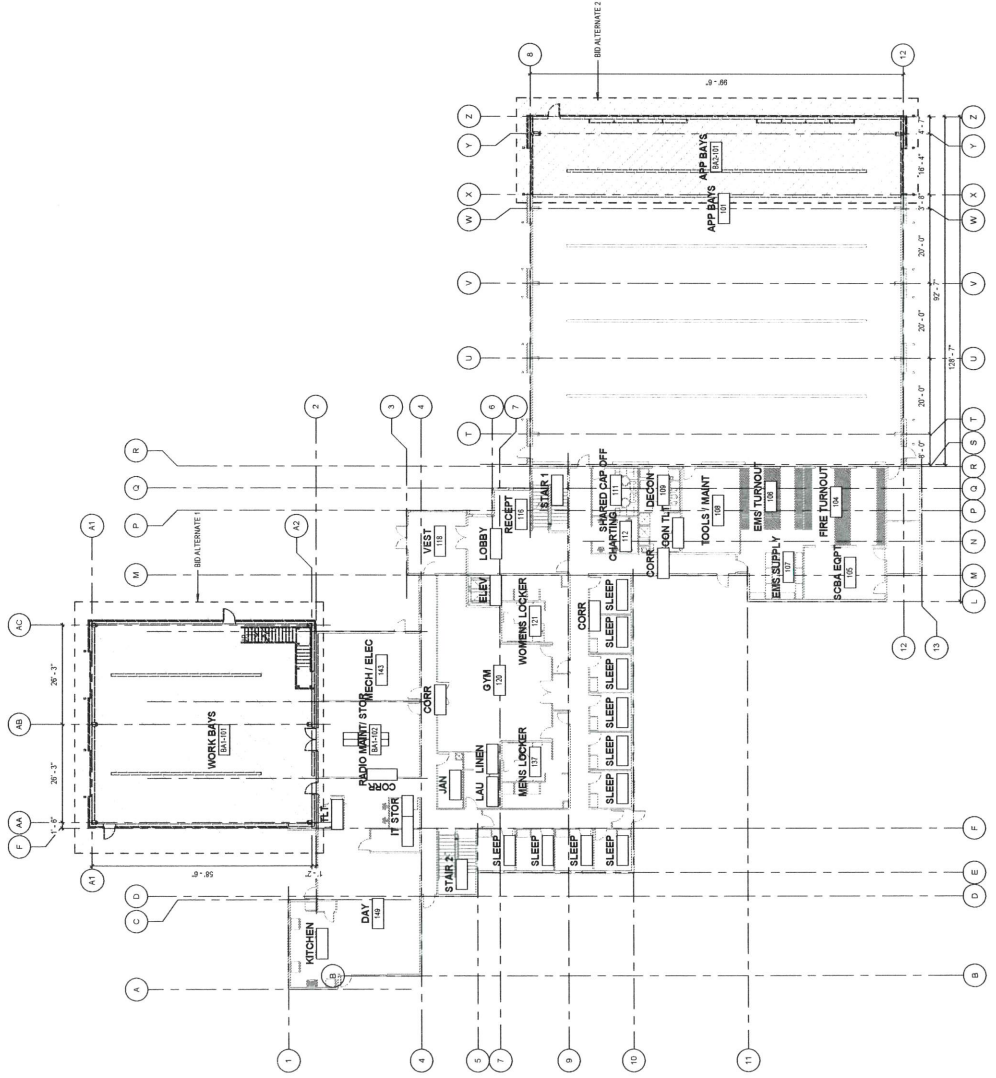
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	7.1.23
Checked	Job No.
	2107031

Sheet Contents  
 OVERALL FLOOR PLAN - LEVEL 1  
 ALTERNATE 1

Sheet No.  
**A103**

- BID ALTERNATE LEGEND**
- 
 ALTERNATE 1:  
 ADD TELECOM WORK BAY BUILDING
  - 
 ALTERNATE 2:  
 ADD ONE APPARATUS BAY TO FEB
  - 
 ALTERNATE 3:  
 ADD ASPHALT CONCRETE PAVING.  
 REF CIVIL DRAWINGS FOR LOCATION

1 2 3 4



1 OVERALL FLOOR PLAN - LEVEL 1 (ALTERNATES)  
 A103 1/16" = 1'-0"

Received  
**JUN 06 2023**  
 City of Palmer

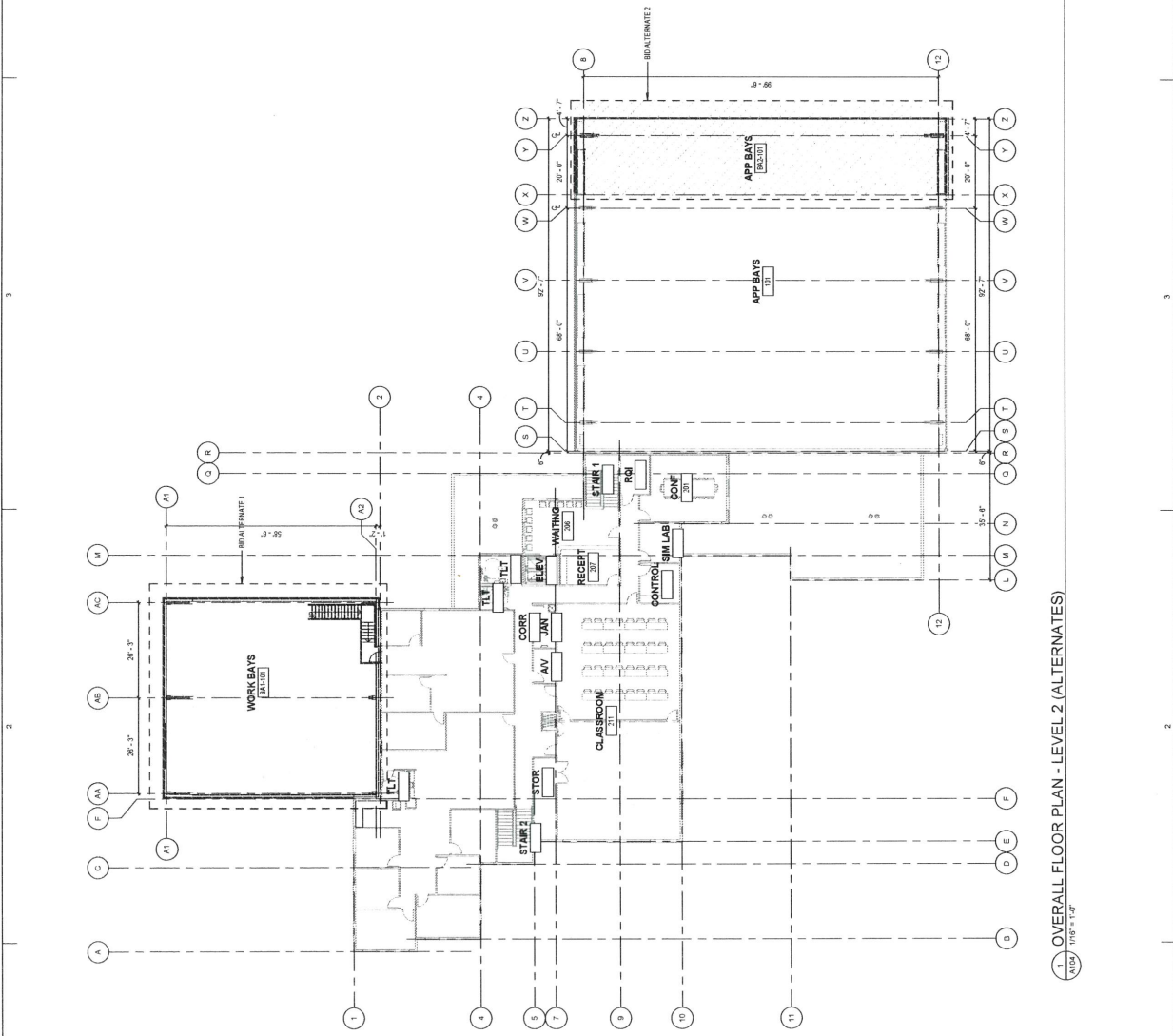
Revisions	
No.	Description

Drawn By	DL
Author	J.L.J.
Checked	
Checker	
Job No.	2109.01

Sheet Contents  
 PLAN - LEVEL 2  
 ALTERNATES

Sheet No.  
**A104**

- BID ALTERNATE LEGEND**
- ALTERNATE 1:  
ADD TELECOM WORK BAY BUILDING
  - ALTERNATE 2:  
ADD ONE APPARATUS BAY TO PERM
  - ALTERNATE 3:  
ADD ASPHALT CONCRETE PAVING  
FOR ONE APPARATUS BAY LOCATION



1. OVERALL FLOOR PLAN - LEVEL 2 (ALTERNATES)  
 1/16" = 1'-0"

**JUN 06 2023**

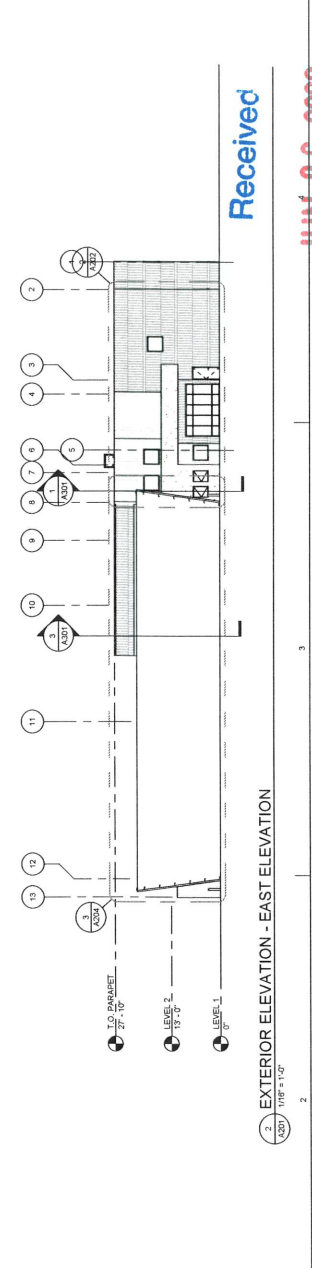
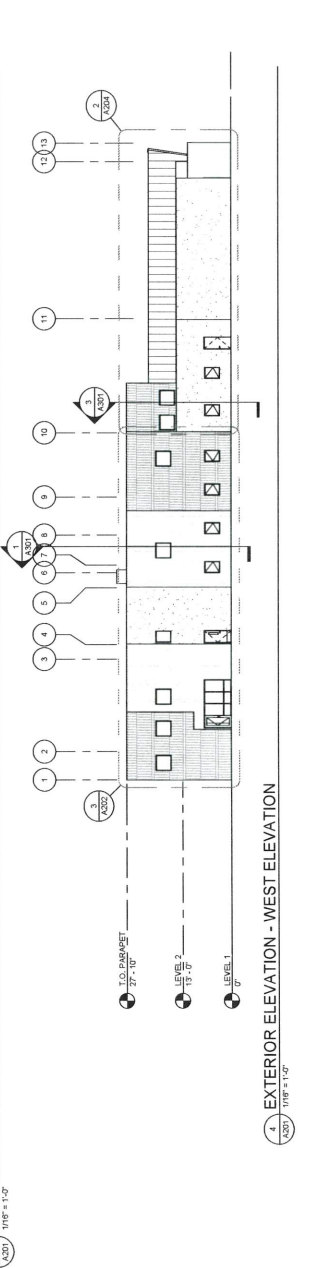
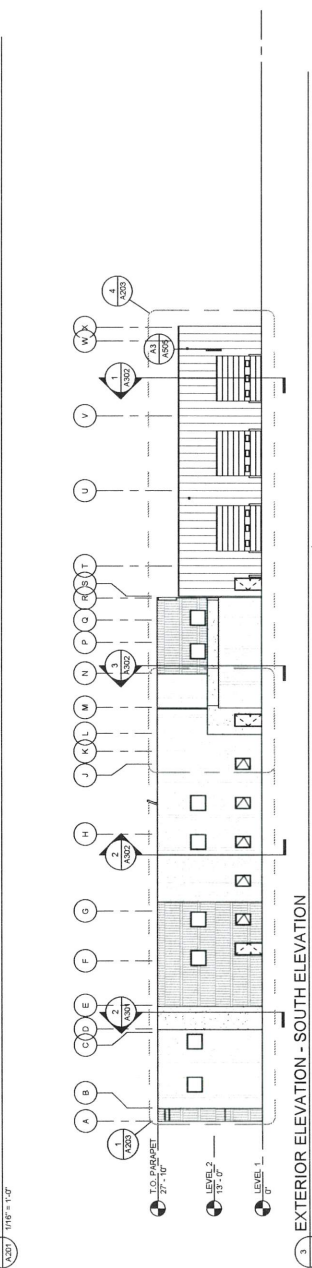
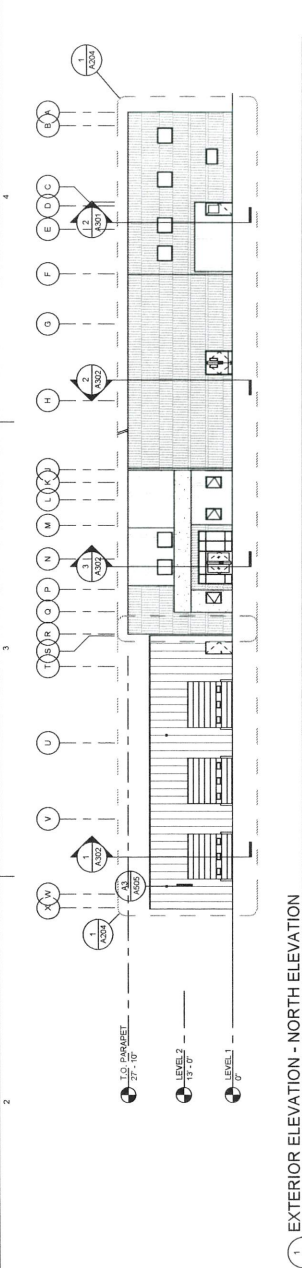
City of Palmer

Revisions	
No.	Description

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Checked Date	1.10.23

**SHEET CONTENTS**  
 OVERALL EXTERIOR ELEVATIONS

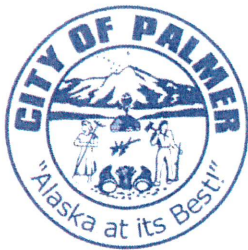
Sheet No.  
**A201**



**Received**

**JUN 06 2023**

**City of Palmer**



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Vacant  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

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

May 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Tract 5, Cedar Hills #2 Phase 1 subdivision, initiated by Matanuska-Susitna Borough, property owner. The property is located at the intersection of East Marsh Road and North Glenn Highway, Palmer, Alaska.

The property is zoned P, Public with the use limited to an emergency medical facility building (EMS). The request is to expand the Public use to include EMS, Fire and telecommunications. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the Public Use District, please refer to Palmer Municipal Code Chapter 17.40, Public Use District, located online at [www.palmerak.org](http://www.palmerak.org).

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on **June 15, 2023**, at 6:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by *June 13, 2023*. Written comments may be mailed to Palmer Community Development, 645 E. Cope Industrial Way, Palmer, AK 99645, faxed to 907-745-5443 or emailed to me at: [kmccclure@palmerak.org](mailto:kmccclure@palmerak.org).

Sincerely,  
*Kimberly McClure*

Kimberly McClure, Community Development Specialist



For the following reason, I am (please circle one): **in favor of**, **NOT in favor of**, or **have no objection to** expand the Public use to include EMS, Fire and telecommunications.

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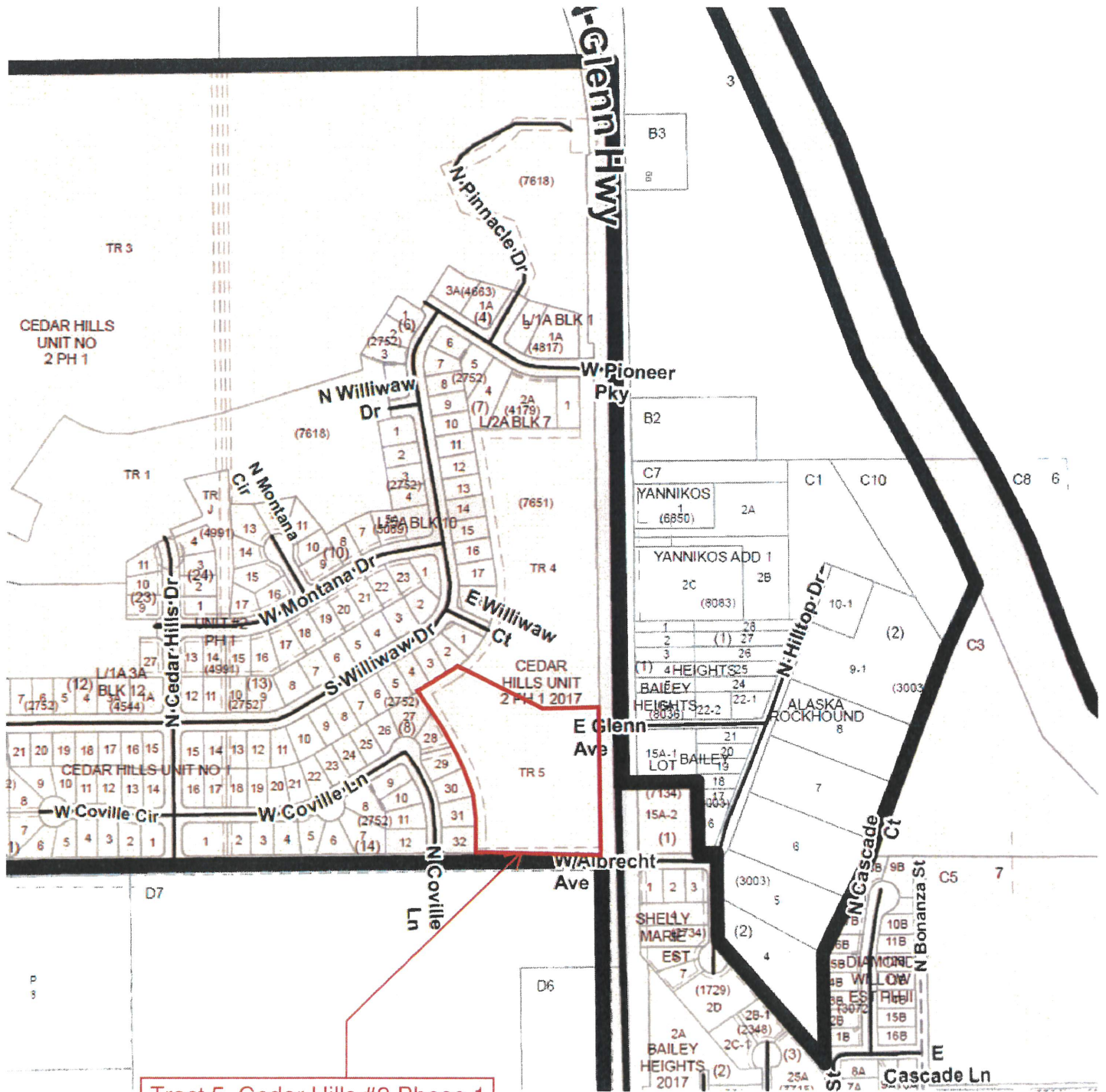
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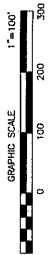
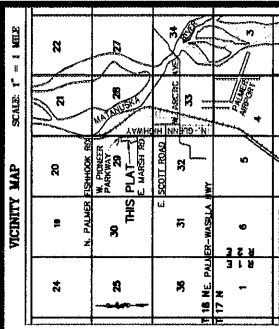
Address: \_\_\_\_\_



# VICINITY MAP



Location of proposed expansion of Public use; Tract 5, Cedar Hills #2 Phase 1 subdivision located in Section 29, Township 18 North, Range 2 East, in Palmer, Alaska.



**CURVE TABLE**

CURVE	LENGTH	BEARING	TANGENT CHORD	DELTA
1	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
2	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
3	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
4	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
5	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
6	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
7	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
8	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
9	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
10	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
11	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
12	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
13	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
14	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
15	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
16	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
17	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
18	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
19	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
20	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
21	307.40	S31°25'14.14\"	374.14	52°53'15.24\"
22	307.40	S31°25'14.14\"	374.14	52°53'15.24\"

**CERTIFICATE OF OWNERSHIP**

We certify that we are the owners of the property described herein and that we have read and approved this plan of subdivision by our free consent.

**OWNERS**

CEDAR HILLS PROPERTIES, LLC  
 3235 C Street, Suite 100  
 Anchorage, Alaska 99503-3918

Notary Public in and for Alaska  
 Notary Seal: 2017-2021  
 Notary Name: [Signature]

**NOTARY ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS 17th day of February, 2017, before me, the undersigned, a Notary Public in and for the State of Alaska, appeared the following persons, whose names are hereunto set out, who acknowledged to me that they signed and sealed the foregoing instrument and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Seal: 2017-2021  
 Notary Name: [Signature]

**DEED OF TRUST BENEFACTORY**

FIRST NATIONAL BANK ALASKA  
 P.O. Box 100720  
 Anchorage, Alaska 99510-0720

Notary Seal: 2017-2021  
 Notary Name: [Signature]

**NOTARY ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS 17th day of February, 2017, before me, the undersigned, a Notary Public in and for the State of Alaska, appeared the following persons, whose names are hereunto set out, who acknowledged to me that they signed and sealed the foregoing instrument and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Seal: 2017-2021  
 Notary Name: [Signature]

**CERTIFICATE OF APPROVAL BY THE PLANNING & LAND USE DIRECTOR**

I hereby certify that the subdivision plat herein has been found to comply with the land use and zoning regulations of the Municipality of Anchorage, Alaska, and that the plat has been approved by the Planning & Land Use Director of the Municipality of Anchorage, Alaska, on this 17th day of February, 2017.

Notary Seal: 2017-2021  
 Notary Name: [Signature]

**CERTIFICATE OF PAYMENT OF TAXES**

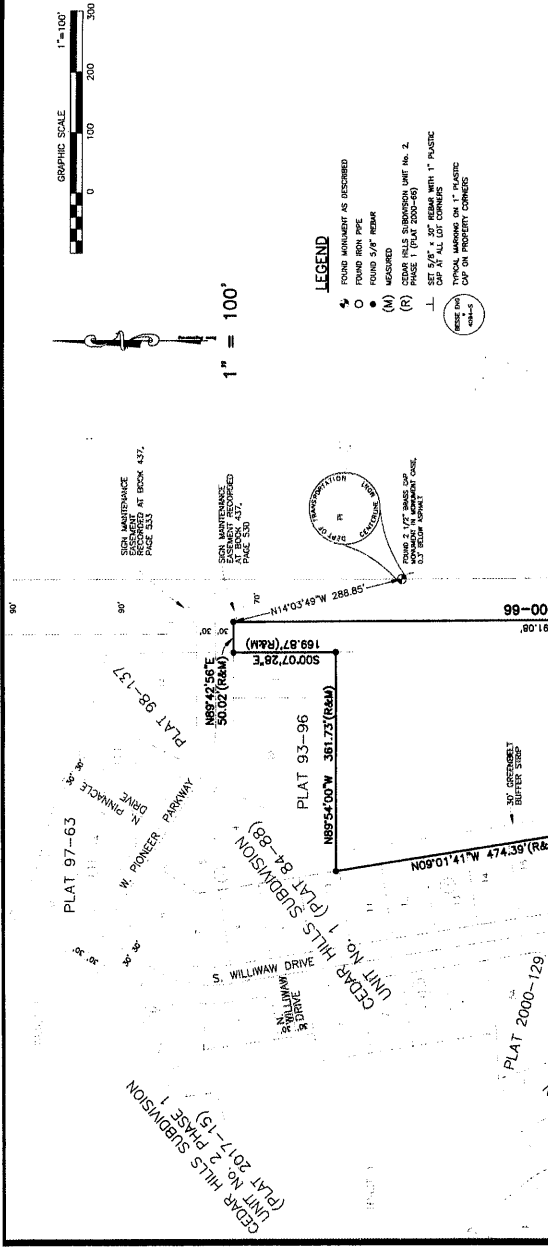
I hereby certify that all taxes and special assessments through 1/31/17 against the property included in the subdivision or re-subdivision shown herein have been paid.

Notary Seal: 2017-2021  
 Notary Name: [Signature]

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through 1/31/17 against the property included in the subdivision or re-subdivision shown herein have been paid.

Notary Seal: 2017-2021  
 Notary Name: [Signature]



**NOTES**

- 3/4\" x 3/4\" REBAR WITH PLASTIC CAP SET AT ALL LOT CORNERS.
- THESE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- NO ON-LOT WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS ARE ALLOWED. ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
- THE CITY OF ANCHORAGE RESERVES THE RIGHT TO REVOKE OR SUSPEND ANY PERMITS OR APPROVALS IF THE APPLICANT FAILS TO MAINTAIN THE PROPERTY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
- ALL RECORD INFORMATION OBTAINED FROM THE PLAT OF CEDAR HILLS SUBDIVISION UNIT No. 2, PHASE 1 (PLAT 2000-66), RECORDS OF THE PALMER RECORDING DISTRICT, STATE OF ALASKA, IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
- A SURVEY INFORMATION STATEMENT PREPARED AT ANCHORAGE, ALASKA, ON 02/17/17 IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.
- THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through 1/31/17 against the property included in the subdivision or re-subdivision shown herein have been paid.

Notary Seal: 2017-2021  
 Notary Name: [Signature]

**CERTIFICATE OF PAYMENT OF TAXES**

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Notary Seal: 2017-2021  
 Notary Name: [Signature]

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Notary Seal: 2017-2021  
 Notary Name: [Signature]

**CERTIFICATE OF PAYMENT OF TAXES**

I hereby certify that all taxes and special assessments through 1/31/17 against the property included in the subdivision or re-subdivision shown herein have been paid.

Notary Seal: 2017-2021  
 Notary Name: [Signature]

**SURVEYOR'S CERTIFICATE**

I, Richard L. Breen, No. 4044-S, hereby certify that I am a duly Licensed Professional Surveyor in the State of Alaska and that the plat represents a survey made by me or under my direct supervision, and that the measurements shown on the plat were taken by me or under my direct supervision, and that the measurements shown on the plat are true and correct to the best of my knowledge.



2017-60  
 Plat #  
 2017-60  
 Date  
 2/17/17

**PLAT OF CEDAR HILLS SUBDIVISION UNIT No. 2, PHASE 1, 2017**  
**A REPLAT OF TRACT 4, CEDAR HILLS SUBDIVISION UNIT No. 2, PHASE 1 (PLAT No. 2000-66)**  
 LOCATED WITHIN S1/2 NE1/4, N1/2 SE1/4, SEC. 25, T18N, R12E, S3L, PALMER RECORDING DISTRICT, ALASKA, COMBINING 13.68 ACRES MORE OR LESS



**BESSE ENGINEERING**  
 1800 Jimmie Mearns Circle  
 Anchorage, Alaska 99584  
 907-551-4247



Notary Seal: 2017-2021  
 Notary Name: [Signature]

Notary Seal: 2017-2021  
 Notary Name: [Signature]

DATE: 02/17/17  
 TIME: 10:00 AM  
 LOCATION: 1800 JIMMIE MEARNS CIR, ANCHORAGE, AK 99584



CEDAR PARK PROP LLC  
STE 200  
561 E 36TH AVE  
ANCHORAGE, AK 99503

ALLEN RICHARD K & STEPHANIE L  
1245 S WILLIWAW DR  
PALMER, AK 99645

SCHUMACHER FRED  
1075 N COVILLE LN  
PALMER, AK 99645

STANTON DAVID P EST &  
ROSWITHA  
3430 N HILLTOP DR  
PALMER, AK 99645-6012

PLANT DAVID L  
740 W COVILLE CIR  
PALMER, AK 99645-7003

WANZAK LYNN K & SUSAN L  
515 W MONTANA DR  
PALMER, AK 99645-7030

JOHNSON JOHN E & LISA M  
PO BOX 2678  
PALMER, AK 99645-2678

DALUZ EMILY E  
661 S WILLIWAW DR  
PALMER, AK 99645

RAMICH KATHLEEN E  
810 N HILLTOP DR  
PALMER, AK 99645

PETROVICH GEO A& SHARON L  
600 W MONTANA DR  
PALMER, AK 99645-7031

WHITE CHRISTINA  
GOODMAN ADA  
760 N CASCADE CT  
PALMER, AK 99645

GILBERT WILLIAM III & MARY ANN  
535 S WILLIWAW DR  
PALMER, AK 99645

FOX ARLENE J  
PO BOX 65  
PALMER, AK 99645-0065

MEARS JOHN R  
MEARS CHARLES IRREV ASSET TR  
PO BOX 863  
PALMER, AK 99645-0863

WATANABE KATHERINE K  
365 W PIONEER PKY  
PALMER, AK 99645

DEWEY MELINDA M  
2407 MCKENZIE DR  
ANCHORAGE, AK 99517-1138

WYCKOFF ROLLOWAYNE D II&H  
345 W PIONEER PKY  
PALMER, AK 99645

BORTZ CHARLENE J  
1340 S WILLIWAW DR  
PALMER, AK 99645-7023

KALANDER CAROL ANN  
1225 S WILLIWAW DR  
PALMER, AK 99645-7019

TURNER ROBERT L SR  
550 S WILLIWAW DR  
PALMER, AK 99645

FIELDS ALDAN M & JESSICA L  
360 W PIONEER PKY  
PALMER, AK 99645-7002

STOCKSTILL CYNTHIA  
550 W COVILLE LN  
PALMER, AK 99645-7025

ZALSMAN JOSHUAR R & AMANDA  
1050 TEMPLE AVE PMB 436  
COLONIAL HGTS, VA 23834-2981

SCHAUB JOSEPH  
693 N 3RD ST  
PALMER, AK 99645-6007

PROVO MICHAEL J & SUZANNE  
1305 N CEDAR HILLS DR  
PALMER, AK 99645-7034

SPELLECACY DUANE H & CYNTHIA  
620 W COVILLE LN  
PALMER, AK 99645-7026

ESTELLE WILLIAM LEE  
PO BOX 2553  
PALMER, AK 99645-2553

CARRINGTON STEVEN J  
PO BOX 3333  
PALMER, AK 99645-3333

FULFORD TINA L  
540 S WILLIWAW DR  
PALMER, AK 99645-7008

NAUMOFF ALFRED F& ROBERTA  
1315 N MONTANA CIR  
PALMER, AK 99645

YANNIKOS PETE & LINDA MAE  
PO BOX 654  
PALMER, AK 99645-0654

PALMER PENTECOSTAL CHURCH  
PO BOX 3176  
PALMER, AK 99645-3176

MEIER PHILIP W  
740 2ND ST  
PALMER, AK 99645

TOMCO ZACHARY & ANNETTE  
545 S WILLIWAW DR  
PALMER, AK 99645

SCHAEFER SCOTT A  
PO BOX 485  
PALMER, AK 99645-0485

MCKECHNIE LONNIE R  
PO BOX 21  
PALMER, AK 99645

ANDERSON CHRISTOPHER & EMILY  
PO BOX 1367  
PALMER, AK 99645-1367

WUESTENBERG RACHEL A  
HOUSTON COLLEEN D  
755 N CASCADE CT  
PALMER, AK 99645-6000

AMERI GREEN INVESTMENTS LLC  
519 W 75TH  
ANCHORAGE, AK 99518

PETRIE LANCE A & TAUSHA E  
1335 N MONTANA CIR  
PALMER, AK 99645

VASKA THERESA N & ARTHUR J  
140 E CASCADE LN  
PALMER, AK 99645

MACK HENRY L & MARILYN J  
PO BOX 224  
KING COVE, AK 99612-0224

BASKETT CHAD L  
660 S WILLIWAW DR  
PALMER, AK 99645

MOFFITT TRACY A & KATHRYN A  
PO BOX 3337  
PALMER, AK 99645-3337

STUDIE FOTULA  
PO BOX 2524  
PALMER, AK 99645

NAWIESNIAK IRIS S  
652 N 2ND ST  
PALMER, AK 99645

HALL KATHRYN T  
1020 N COVILLE LN  
PALMER, AK 99645

MCINTOSH SHAWN D  
1430 S WILLIWAW DR  
PALMER, AK 99645-7022

HOPE COMM RESOURCES INC  
540 W INTL AIRPORT RD  
ANCHORAGE, AK 99518-1110

AHUMADA EDWARD K & TAMARA M  
370 W PIONEER PKY  
PALMER, AK 99645

BUSHIKA DONNA M  
1005 N COVILLE LN  
PALMER, AK 99645

KAVANAUGH MATTHEW & KAYLEE  
735 N CASCADE CT  
PALMER, AK 99645

HUMPHREY HAROLD R & SANDRA K  
3330 N HILLTOP DR  
PALMER, AK 99645

BRADY SUSAN E  
645 W COVILLE LN  
PALMER, AK 99645

MATANUSKA-SUSITNA BOROUGH  
% LAND MANAGEMENT DIVISIO  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

WEED LOIS J  
636 1ST ST  
PALMER, AK 99645

PETERSON CASEY G  
745 W COVILLE CIR  
PALMER, AK 99645

JONES ISRAEL MICAH  
500 S WILLIWAW DR  
PALMER, AK 99645

ROBERTS KASEY C & RICHARD R  
681 S WILLIWAW DR  
PALMER, AK 99645

KELILA ALBERT  
KELILA JULIA  
540 W MONTANA DR  
PALMER, AK 99645-7030

BROWNING JANET EST  
668 N 3RD ST  
PALMER, AK 99645

GRIFFIN JOEY S SR  
WILSON DIANNE L  
1320 S WILLIWAW DR  
PALMER, AK 99645-7023

BAILEY HILL HOMES LLC  
PO BOX 571  
PALMER, AK 99645

ALBRECHT LLC  
STE 3 PMB 105  
1150 S COLONY WAY  
PALMER, AK 99645-6967

MCCLELLAN CURT  
405 W PIONEER PKY  
PALMER, AK 99645

RAMIREZ RAYMOND F  
216 GREYSTONE CT  
LEMOORE, CA 93245-4354

SHUMAKER ZACHARI B  
SHELL SAMANTHA A  
3431 N GLENN HIGHWAY  
PALMER, AK 99645

HUBBARD RETA A  
740 CASCADE CT  
PALMER, AK 99645-6000

WALLING BRUCE & DENISE M  
693 2ND ST  
PALMER, AK 99645

GORDON MARISSA A  
760 W COVILLE CIR  
PALMER, AK 99645-7003

CLARK TONY GEAN  
10150 E STRAND DR UNIT B  
PALMER, AK 99645-8975

BOYER TERENCE & CHARA  
445 W PIONEER PKY  
PALMER, AK 99645

ANDERSON ERIK O  
1330 N CEDAR HILLS DR  
PALMER, AK 99645

MCMAHAN JOHNNY W & JOHANA L  
1380 S WILLIWAW DR  
PALMER, AK 99645

WILLIAMS EDWARD J III  
HOTALING AMY C  
641 S WILLIWAW DR  
PALMER, AK 99645

PLATT GEORGE S & SHIRLEY  
CHUGIAK SENIOR CENTER  
22424 BIRCHWOOD LOOP RD  
CHUGIAK, AK 99567-6486

SNODGRASS GLORIA J  
571 S WILLIWAW DR  
PALMER, AK 99645

EDGAR TOMASINA S  
PO BOX 2448  
PALMER, AK 99645

MOFFITT MATTHEW STEVEN  
MOFFITT REBECCA LEE  
695 W COVILLE LN  
PALMER, AK 99645

DAVENPORT EMILY B  
PO BOX 726  
PALMER, AK 99645-0726

BARREY MARY KAREEN LEONA  
1330 N MONTANA CIR  
PALMER, AK 99645-7033

YAGLE GRAYDON J  
700 S WILLIWAW DR  
PALMER, AK 99645-7012

GUFFEY MILDRED J EST  
% GEORGINNA L NIELSON  
5355 N GINA DR  
PALMER, AK 99645

DUSSMAN DENNIS P REV TR  
PO BOX 81456  
FAIRBANKS, AK 99708

BROWN ROBERT M & LISA R  
PO BOX 876497  
WASILLA, AK 99687

TWO WET DOGS LLC  
PO BOX 1386  
PALMER, AK 99645

CONTRERAS RENE & REBECCA  
3201 N HILLTOP DR  
PALMER, AK 99645

BELDEN FLOYD T&ROSEMARY A  
700 W COVILLE CIR  
PALMER, AK 99645

KERSTEIN WILLIAM  
665 N 3RD ST  
PALMER, AK 99645

SPAULDING MARY C  
600 S WILLIWAW DR  
PALMER, AK 99645

OYSTER CHAD  
1315 N CEDAR HILLS DR  
PALMER, AK 99645

GROVES ERIK R & JENNIFER D  
555 S WILLIWAW DR  
PALMER, AK 99645

ALLISON BILLY D  
501 COVILLE LN  
PALMER, AK 99645

LARSON RODNEY H  
1340 N MONTANA CIR  
PALMER, AK 99645

PORCH KIMBERLY A  
MOSQUETE LARAMI  
745 N CASCADE CT  
PALMER, AK 99645

ZENOR LARRY A  
PO BOX 1044  
PALMER, AK 99645-1044

DAVENPORT EMILY B  
PO BOX 726  
PALMER, AK 99645-0726

HEATH JOEL M  
720 W COVILLE CIR  
PALMER, AK 99645

HARMAN ADAIR M  
PO BOX 3386  
PALMER, AK 99645

DAVIS ROBT L JR & KIM  
1355 WILLIWAW DR  
PALMER, AK 99645

GRANATH WILLIAM D & ASHLEY  
PO BOX 2683  
PALMER, AK 99645-2683

MONTGOMERY MARIA B  
1325 N CEDAR HILLS DR  
PALMER, AK 99645

DUPRE JESSE & ABIGAIL  
1310 N CEDAR HILLS DR  
PALMER, AK 99645-7034

ALFARO DAISY F  
3041 E 42ND AVE APT 507  
ANCHORAGE, AK 99508-5382

BROCK JOSEPH & SARA  
1320 N CEDAR HILLS DR  
PALMER, AK 99645

LOGAN MICHAEL A & DARCY G  
PO BOX 3034  
PALMER, AK 99645-3034

HOBBS MICHAEL A  
685 W COVILLE LN  
PALMER, AK 99645-7027

COX DAVID L & MARSHA M  
760 S WILLIWAW DR  
PALMER, AK 99645

HEAD LARRY  
683 N 3RD ST  
PALMER, AK 99645

GIFFEN DEBORAH S  
PO BOX 213  
PALMER, AK 99645

CHADBOURNE PETER I & KIRSTEN  
1325 N MONTANA CIR  
PALMER, AK 99645-7033

PETRISKO MICHELLE RENEE  
2700 N GREEN FOREST DR  
PALMER, AK 99645

THOMAS HILLARY  
590 W COVILLE LN  
PALMER, AK 99645

JONES JEREMY C  
1300 S WILLIWAW DR  
PALMER, AK 99645

KING MARY R  
750 N CASCADE CT  
PALMER, AK 99645

TREJO JAIME & SHAUNNIQUA L  
1440 S WILLIWAW DR  
PALMER, AK 99645

EMRICK FRANK P JR & BARBARA J  
515 W COVILLE LN  
PALMER, AK 99645-7024

CHASTAGNER ALEXANDRA  
640 S WILLIWAW DR  
PALMER, AK 99645

BENNETT PENELOPE  
200 W ALBRECHT AVE  
PALMER, AK 99645-6043

HEATH GREGORY L  
HEATH PHYLLIS M  
745 S WILLIWAW DR  
PALMER, AK 99645

GRIFFIN JANE P  
1335 S WILLIWAW DR  
PALMER, AK 99645

RIKOVSKI ALEX  
TEREMI ELENA V  
660 W COVILLE LN  
PALMER, AK 99645

HUDDLESTON MARK A TR  
HUDDLESTON MARK A TRE  
585 S WILLIWAW DR  
PALMER, AK 99645

STEELE MITCHELL J & JESSICA J  
317 W EAGLE AVE  
PALMER, AK 99645

NYSTROM MICHAEL N & PEGGY S  
3450 N HILLTOP DR  
PALMER, AK 99645-6012

WALLING BRUCE R & DENISE M  
693 N 2ND ST  
PALMER, AK 99645-6004

HEAL LAWRENCE E & KAREN  
1321 S WILLIWAW DR  
PALMER, AK 99645

SISSEL MARIE LOUISE  
SISSEL DANIEL D  
652 N 3RD ST  
PALMER, AK 99645

VASANOJA LAWRENCE R  
COREY CINDY S  
3451 N HILLTOP DR  
PALMER, AK 99645

WHITTERN PERSENIA  
1320 N MONTANA CIR  
PALMER, AK 99645

POWELL CHRISTINA L  
1305 N MONTANA CIR  
PALMER, AK 99645

RABB DONALD F & MARILYN K  
510 W MONTANA DR  
PALMER, AK 99645

PLATT GEORGE S& SHIRLEY TRES  
PLATT FAMILY TR  
CHUGIAK SENIOR CENTER  
22424 BIRCHWOOD LOOP RD  
CHUGIAK, AK 99567-6486  
SMITHERS JOHN T  
570 S WILLIWAW DR  
PALMER, AK 99645-7008

SPENCER MARK P  
705 W COVILLE CIR  
PALMER, AK 99645

HEATH GREGORY L&PHYLLIS M  
PO BOX 2433  
PALMER, AK 99645

ORMAN CHRISTOPHER F  
7670 N DOUGLAS HWY #B  
JUNEAU, AK 99801-7601

ROUNDY RONALD C & BEVERLY F  
725 CASCADE CT  
PALMER, AK 99645-6000

MCILROY CHRISTOPHER MICHAEL  
644 N 3RD ST  
PALMER, AK 99645

KODIDINE SANJAY  
668 N 2ND ST  
PALMER, AK 99645

CHEADLE RODGER D & CATHERINE  
3105 N THOR RD  
PALMER, AK 99645

BECKER JOHN AUSTIN &  
HALEY JADE  
725 W COVILLE CIR  
PALMER, AK 99645

LEISER CLOVIS K  
1375 S WILLIWAW DR  
PALMER, AK 99645

MARCIALES CAESAR J  
800 S WILLIWAW DR  
PALMER, AK 99645-7014

REEVES KINZEY & KATHERINE  
580 W MONTANA DR  
PALMER, AK 99645-7030

SMITH OLNEY & MALYN  
645 W MONTANA DR  
PALMER, AK 99645-7031

CARTER BOBBY J II& JEAN N  
1435 S WILLIWAW DR  
PALMER, AK 99645

FAIRBANKS VANESSA  
785 N CASCADE CT  
PALMER, AK 99645

BUHK GABRIELLE M  
640 W COVILLE LN  
PALMER, AK 99645

MORINO MICHAEL C & R A  
801 HILLTOP DR  
PALMER, AK 99645-6041

SQUIRES CORY & ARIELLE  
560 W MONTANA DR  
PALMER, AK 99645

TUOMI JESSICA N  
1205 S WILLIWAW DR  
PALMER, AK 99645-7019

GROSHONG SHAUN A  
715 N CASCADE CT  
PALMER, AK 99645

SCHNELL MICHAEL D & SIERRA R  
320 W PIONEER PKY  
PALMER, AK 99645-7002

ZAMBRANO AARON A & FELICIA M  
690 W COVILLE LN  
PALMER, AK 99645

B&R INVESTMENT PROPERTIES INC  
2125 HANNING BAY CIR  
ANCHORAGE, AK 99515

NISBETT EVERETT E & ROSE  
620 W MONTANA DR  
PALMER, AK 99645

HANSON BRADLEY & CAROLYN  
325 E DOLPHIN AVE  
PALMER, AK 99645

CURRY SARA D  
770 N CASCADE CT  
PALMER, AK 99645-6000

TWO WINDS LLC  
ESTELLE JAMES H  
% WILLIAM ESTELLE  
PO BOX 2553  
PALMER, AK 99645  
ANDERSON ANGELA D  
645 N 1ST ST  
PALMER, AK 99645

GERARD JOSEPH & BARBARA  
THATCHER RAYMOND R EST  
11150 E LUPINE RD  
PALMER, AK 99645

DAVIS EDWARD L & KARLA R  
1310 N MONTANA CIR  
PALMER, AK 99645

ORTIZ ERNIE & AMY  
640 W MONTANA DR  
PALMER, AK 99645-7031

SAUNDERS GARY L  
561 W COVILLE LN  
PALMER, AK 99645

KESSLER PAIGE  
570 COVILLE LN  
PALMER, AK 99645-7025

ABERLE MARIANNE J  
560 S WILLIWAW DR  
PALMER, AK 99645-7008

DEMMING WM P  
BABBE CHERYL L  
PO BOX 220108  
ANCHORAGE, AK 99522-0108

BARBER JOEL & ERIN  
805 W COVILLE CIR  
PALMER, AK 99645

JC RAVEN PROPERTY LLC  
PO BOX 78075  
CORONA, CA 92877

WEEKS LAFONDA DONNETTE  
680 S WILLIWAW DR  
PALMER, AK 99645

CAMPBELL GILBERT E & K L  
525 S WILLIWAW DR  
PALMER, AK 99645

LAFRANCE PETER P  
SCHROEDER ROBYN L  
3340 159TH AVE NW  
ANDOVER, MN 55304-2421

CONOVER HOLDEN A & VALERIE  
700 W MONTANA DR  
PALMER, AK 99645

JONES PERCY G& VERONICA E  
505 S WILLIWAW DR  
PALMER, AK 99645

CARVER KERI  
830 N HILLTOP DR  
PALMER, AK 99645

CRAVENS RHONDA C  
1040 N COVILLE LN  
PALMER, AK 99645

AK ASSN CONSERVATION DIST  
% PALMER SWCD # 1  
1508 BOGARD RD  
WASILLA, AK 99654

ZENDLE LARRY CRAIG & JULIE ANN  
660 N 2ND ST  
PALMER, AK 99645-6003

SECRETARY OF VETERAN AFFAIRS  
STE 760W  
3401 W END AVE  
NASHVILLE, TN 37203

BROWN JEAN M  
PO BOX 5006  
CHEBOYGAN, MI 49721-5006

NICCUM ALEXANDER J & JOANNA  
1420 S WILLIWAW DR  
PALMER, AK 99645

FABER SCOTT W  
BRANVOLD-FABER HEATHER A  
730 CASCADE CT  
PALMER, AK 99645-6000

PELLETIER JOANNE MICHELLE  
PO BOX 2268  
PALMER, AK 99645

OJALA THOMAS F IV & ILEANA  
520 W MONTANA DR  
PALMER, AK 99645-7030

GOSSETT ROGER & CONTESSA S  
611 S WILLIWAW DR  
PALMER, AK 99645

DUSSMAN DENNIS P  
PO BOX 81456  
FAIRBANKS, AK 99708-1456

SCOTT BRYAN D & TRACY R  
730 N 2ND ST  
PALMER, AK 99645-6005

AARHUS BRIAN M  
680 W MONTANA DR  
PALMER, AK 99645

MILLAR MATTHEW R & HANNA R  
1265 S WILLIWAW DR  
PALMER, AK 99645

WILLIAMS RUSSELL D  
WILLIAMS JENNIFER J  
150 E CASCADE LN  
PALMER, AK 99645-6030

FARNSWORTH TODD & ASHLEY  
PO BOX 2024  
PALMER, AK 99645

LEWIS SANDRA E  
620 S WILLIWAW DR  
PALMER, AK 99645

HUNSUCK ALAN S & GLORIA R  
705 S WILLIWAW DR  
PALMER, AK 99645

BEAVER ADAM M & AMANDA R  
1000 N COVILLE LN  
PALMER, AK 99645

HOLLAND NATHANAEL K & L S  
590 S WILLIWAW SOUTH DR  
PALMER, AK 99645

LENEAVE LANCE E  
805 S WILLIWAW DR  
PALMER, AK 99645-7015

STEVENSON JEFFREY L  
PO BOX 2123  
PALMER, AK 99645

LOWREY JOHN P & LAURA A  
585 W COVILLE LN  
PALMER, AK 99645

LAMONT JOHN III  
SHATTUCK BRITTANY M  
1360 S WILLIWAW DR  
PALMER, AK 99645

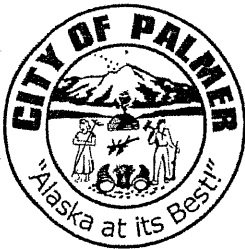
WILHELM JOSHUA A & COURTNEY  
660 W MONTANA DR  
PALMER, AK 99645

BURKHART ANTHONY L & KRISTI L  
PO BOX 1192  
CANBY, OR 97013

LISTON RICHARD C JR  
1305 S WILLIWAW DR  
PALMER, AK 99645-7020

HOESSINGER MARTIN L & RUTH E  
740 S WILLIWAW DR  
PALMER, AK 99645

ALASKA DEPT OF TRANSPORTATION &  
PUBLIC FACILITIES  
ATTN: KRISTINA HULING  
PO BOX 196900  
ANCHORAGE, AK 99519-6900



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Vacant  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

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

Received

JUN 01 2023

City of Palmer

May 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Tract 5, Cedar Hills #2 Phase 1 subdivision, initiated by Matanuska-Susitna Borough, property owner. The property is located at the intersection of East Marsh Road and North Glenn Highway, Palmer, Alaska.

The property is zoned P, Public with the use limited to an emergency medical facility building (EMS). The request is to expand the Public use to include EMS, Fire and telecommunications. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the Public Use District, please refer to Palmer Municipal Code Chapter 17.40, Public Use District, located online at [www.palmerak.org](http://www.palmerak.org).

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on **June 15, 2023**, at 6:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by *June 13, 2023*. Written comments may be mailed to Palmer Community Development, 645 E. Cope Industrial Way, Palmer, AK 99645, faxed to 907-745-5443 or emailed to me at: [kmcclure@palmerak.org](mailto:kmcclure@palmerak.org).

Sincerely,  
*Kimberly McClure*  
Kimberly McClure, Community Development Specialist

☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆

For the following reason, I am (please circle one): **in favor of**, **NOT in favor of**, or **have no objection to** expand the Public use to include EMS, Fire and telecommunications.

*our mother - Janet M. Browning passed away last year she and we have no objection > in favor =*

Name: *Janet M. Browning, Ricky and Terry Browning*  
Address: *668 3rd. St. Palmer, AK 99645*





DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Vacant  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

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

Receiver

JUN 05 2023

City of Palmer

May 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Tract 5, Cedar Hills #2 Phase 1 subdivision, initiated by Matanuska-Susitna Borough, property owner. The property is located at the intersection of East Marsh Road and North Glenn Highway, Palmer, Alaska.

The property is zoned P, Public with the use limited to an emergency medical facility building (EMS). The request is to expand the Public use to include EMS, Fire and telecommunications. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the Public Use District, please refer to Palmer Municipal Code Chapter 17.40, Public Use District, located online at [www.palmerak.org](http://www.palmerak.org).

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on **June 15, 2023**, at 6:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by *June 13, 2023*. Written comments may be mailed to Palmer Community Development, 645 E. Cope Industrial Way, Palmer, AK 99645, faxed to 907-745-5443 or emailed to me at: [kmclure@palmerak.org](mailto:kmclure@palmerak.org).

Sincerely,  
*Kimberly McClure*  
Kimberly McClure, Community Development Specialist



For the following reason, I am (please circle one): in favor of, **NOT in favor of**, or have no objection to expand the Public use to include EMS, Fire and telecommunications.

\_\_\_\_\_

*please see attached comments*

\_\_\_\_\_

Name: Mary Ann Gilbert

Address: 535 S. Williams Dr, Palmer

535 South Williwaw Dr.  
Palmer, AK 99645  
June 2, 2023

Kimberly McClure, Community Development Specialist  
Palmer Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645

Received

JUN 05 2023

Dear Ms. McClure,

of Palmer

Thank you for your notice regarding the proposed additional purpose of Tract 5, Cedar Hills #2 Phase 1 subdivision. I attended the meeting long ago regarding the purchase and proposed use of this tract in order to express my strong disagreements with it's intended purpose. My disagreements have not changed; in fact, they have become stronger.

- 1) This area, as dramatically shown by the map enclosed with your announcement is closely settled, meaning there are many people who will be negatively affected by the noise unavoidably created by the vehicles leaving the area on their emergency activities. This will occur day and night. This addition of fire engines will increase the noise!
- 2) Secondly, apparently no one has come out here in person to consider the great hazards each emergency vehicle will face leaving the facility. The intersection of Marsh Road with the Glenn Highway is very dangerous. The sight line in either direction is short, due to the sharp and steep hills both to the north and the south on the Glenn. Also, there are 3 lanes of traffic which are very often very busy in both directions. A rapid entrance onto the Glenn will often be very risky!

On this aspect, I have approached Edna DeVries, mayor of the MatSu Borough, to obtain information and was told that the Glenn highway is a Federal highway and the placement of a stoplight must be arranged through that agency. In other words, Palmer City Council can't put one up there without finding out if you can get the Federal government to allow one!

Please do not go forward with this project for the sake of your workers and the many nearby neighbors!

Sincerely,



Mary Ann Gilbert

Received

Kim McClure, Comm. Dev. Specialist  
Palmer Commun. Development  
645 E. Cope Industrial Way  
Palmer, AK 99645

JUN 05 2023  
City of Palmer

William (Bill) Gilbert  
535 S. Williwaw Dr.  
PALMER, ak 99645  
4 June 2023

My opposition to this proposed Zoning Change was expressed in person at a meeting of the City Council 2-3 years ago. The zoning change at that time was to allow an ambulance depot at that "Tract 5, Cedar Huills #2 phase" proposal. Unfortunately, that passed.. AND NOW this proposal appears to request yet another re-zoning to allow a whole fleet of EMS, Fire, and telecommun. vehicles. That intersection of Marsh Rd. and the Glen Highway is NOT A SAFE place for such an additional traffic burden!! I obviously SUSPECT that the previous proposal was requested & passed because it only asked for an ambulance depot... so that a much larger depot could be requested as a mere 'add-on' a couple of years later.-

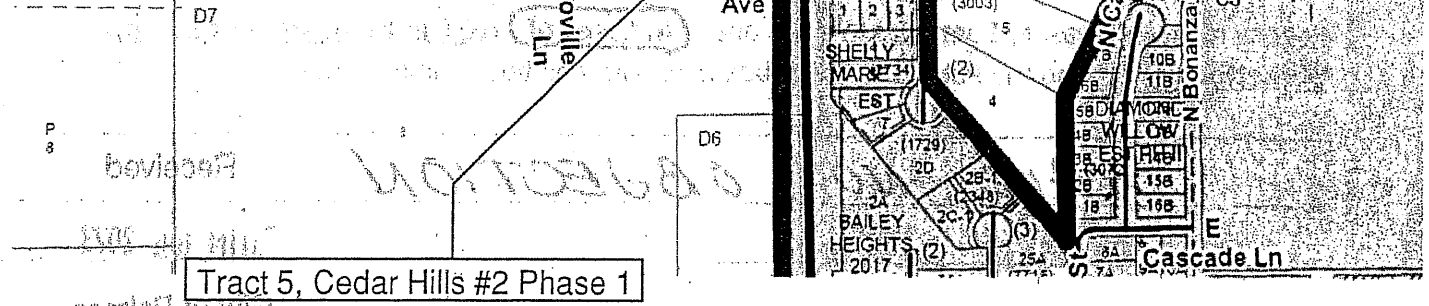
Moreover, the present vehicle depot near south end of Palmer is, and has been adequate: I have visited that site and urge the Council to do so also. This proposal is for a VERY expensive and unnecessary construction of a large facility at an intersection that is TOO DANGEROUS for such a traffic increase. I drive up Bailey's Hill on the Glenn Hwy regularly and turn onto Marsh Rd. I am occasionally surprised by an approaching vehicle.. partially hidden by the 'dip' in the on-coming lane. Because of my frequent use, I anticipate that "surprise", but most drivers there do not. It is a BIG MISTAKE to try and make that area into a much busier corner, which I fear will result in bad accidents there!

I urge the City Council to PLEASE vote this expensive and unnecessary proposal DOWN!!

Thank you for your consideration of my PROTEST about this matter.



cc: Steve Carrington, Mayor of Palmer  
Brad Hanson, Director: Dept. of Communi. Development



Tract 5, Cedar Hills #2 Phase 1

Location of proposed expansion of Public use, Tract 5, Cedar Hills #2 Phase 1 subdivision located in Section 29, Township 18 North, Range 2 East, in Palmer, Alaska.



For the following reason, I am (please circle one): in favor of, NOT in favor of, or have no objection to expand the Public use to include EMS, Fire and telecommunications.

HAVE NO OBJECTION

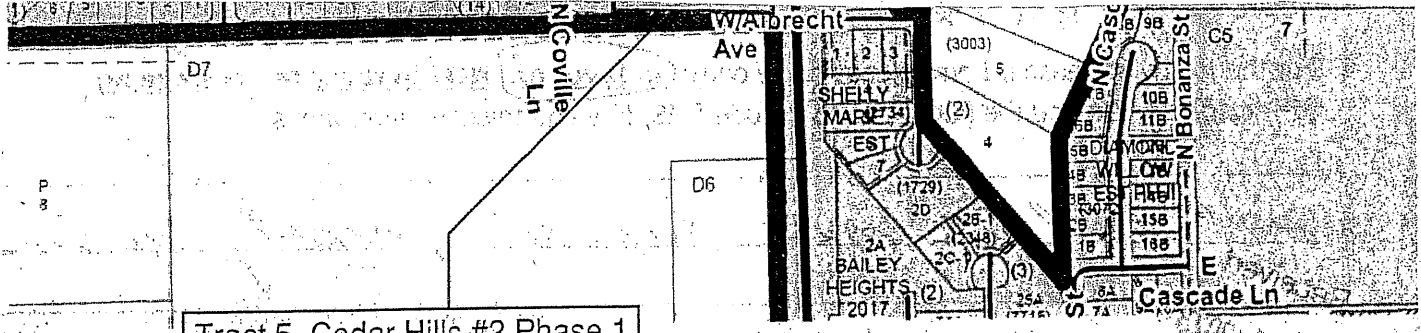
Received

JUN 06 2023

City of Palmer

Name: MARIANNE ABERLE

Address: 560 S. WILLIAMS DR. PALMER AK



Location of proposed expansion of Public use; Tract 5, Cedar Hills #2 Phase 1 subdivision located in Section 29, Township 18 North, Range 2 East, in Palmer, Alaska.



For the following reason, I am (please circle one): in favor of NOT in favor of, or have no objection to expand the Public use to include EMS, Fire and telecommunications.

*I feel it may help our property value*

Received  
JUN 07 2023

Name: Kathryn T. Hall  
City of: Palmer  
Address: 1020 N Coville Ln Palmer AK 99645

**Kimberly McClure**

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**From:** Jerilyn Burtch <jburtchak@me.com>  
**Sent:** Thursday, June 8, 2023 6:37 AM  
**To:** Kimberly McClure  
**Subject:** in favor of expansion of public use  
**Attachments:** ✘ 23-05-30 Albrecht public use expansion\_20230608\_0001.pdf

**Received**  
**JUN 08 2023**  
**City of Palmer**

Received as attachment to Burtch email



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Vacant  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

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

Received

JUN 08 2023

City of Palmer

May 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Tract 5, Cedar Hills #2 Phase 1 subdivision, initiated by Matanuska-Susitna Borough, property owner. The property is located at the intersection of East Marsh Road and North Glenn Highway, Palmer, Alaska.

The property is zoned P, Public with the use limited to an emergency medical facility building (EMS). The request is to expand the Public use to include EMS, Fire and telecommunications. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the Public Use District, please refer to Palmer Municipal Code Chapter 17.40, Public Use District, located online at [www.palmerak.org](http://www.palmerak.org).

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on **June 15, 2023**, at 6:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by *June 13, 2023*. Written comments may be mailed to Palmer Community Development, 645 E. Cope Industrial Way, Palmer, AK 99645, faxed to 907-745-5443 or emailed to me at: [kmccclure@palmerak.org](mailto:kmccclure@palmerak.org).

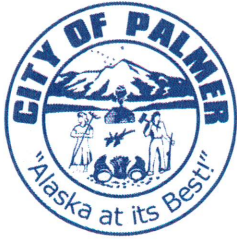
Sincerely,  
*Kimberly McClure*  
Kimberly McClure, Community Development Specialist



For the following reason, I am (please circle one): **in favor of**, **NOT in favor of**, or **have no objection to** expand the Public use to include EMS, Fire and telecommunications.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: Monte & Jenilyn Burtch 6-8-23  
Address: 230 W Albrecht



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 23-011**

**SUBJECT:** A Conditional Use Permit Application to construct an electrical substation in an R-1, Single-family Residential District at 1424 S. Margaret Drive located on Lot 2, Lucas Acres Subdivision.

**AGENDA OF:** June 15, 2023

**ACTION:** After consideration, either grant or deny the requested conditional use permit.

**Attachment(s):**

- 1) Staff report to the Commission
- 2) Resolution No. 23-005
- 3) Application with supplemental information from applicant
- 4) Public Hearing Notice and Vicinity Map
- 5) Copy of mailing address labels
- 6) Responses to Notice (if any)

**Summary:** The subject parcel is zoned R-1, Single-family Residential. The applicant has applied for a conditional use permit to construct an electrical substation. A utility substation is a permitted use in the R-1, Single-family Residential District by obtaining a conditional use permit.

**Recommendation:** Community Development recommends approval of a Conditional Use Permit to construct an electrical substation in an R-1, Single-family Residential District on Lot 2, Lucas Acres subdivision with certain conditions listed in Resolution No. 23-005.





# Community Development Conditional Use Permit Application Staff Report to Commission

## **PART I. GENERAL INFORMATION**

<b>Location:</b>	Lot 2, Lucas Acres subdivision
<b>Site Address:</b>	1424 South Margaret Drive
<b>Request:</b>	To construct an electrical substation
<b>Applicant &amp; Owner:</b>	R&M Consultants, Inc. applicant on behalf of Matanuska Electric Association, Inc., owner
<b>Public Hearing Date:</b>	June 15, 2023
<b>Notification Requirements:</b>	In accordance with PMC 17.80.030
On May 30, 2023, 158 public hearing notices were mailed to property owners within 1200' of the site. Notification of the public hearing was published in the Frontiersman on June 9, 2023. A total of 1 written comment was received in response, with 1 in favor of, 0 opposed and 0 no objection.	

## **PART II. BACKGROUND**

### **Site Information:**

Lot 2, Lucas Acres subdivision is zoned R-1, Single-family Residential District. The property's access is from South Margaret Drive located on the east side of the lot. Lot 2 is a utility lot with no on-lot water or septic systems as noted on Plat No. 2021-161 recorded on December 17, 2021. A 60-foot electric ROW easement runs along the southern edge of the subject property. Two adjacent, parallel, 20-foot Electric line ROW easements are indicated within the 60-foot electric ROW easement as shown on the plat.

### **Parcel Size:**

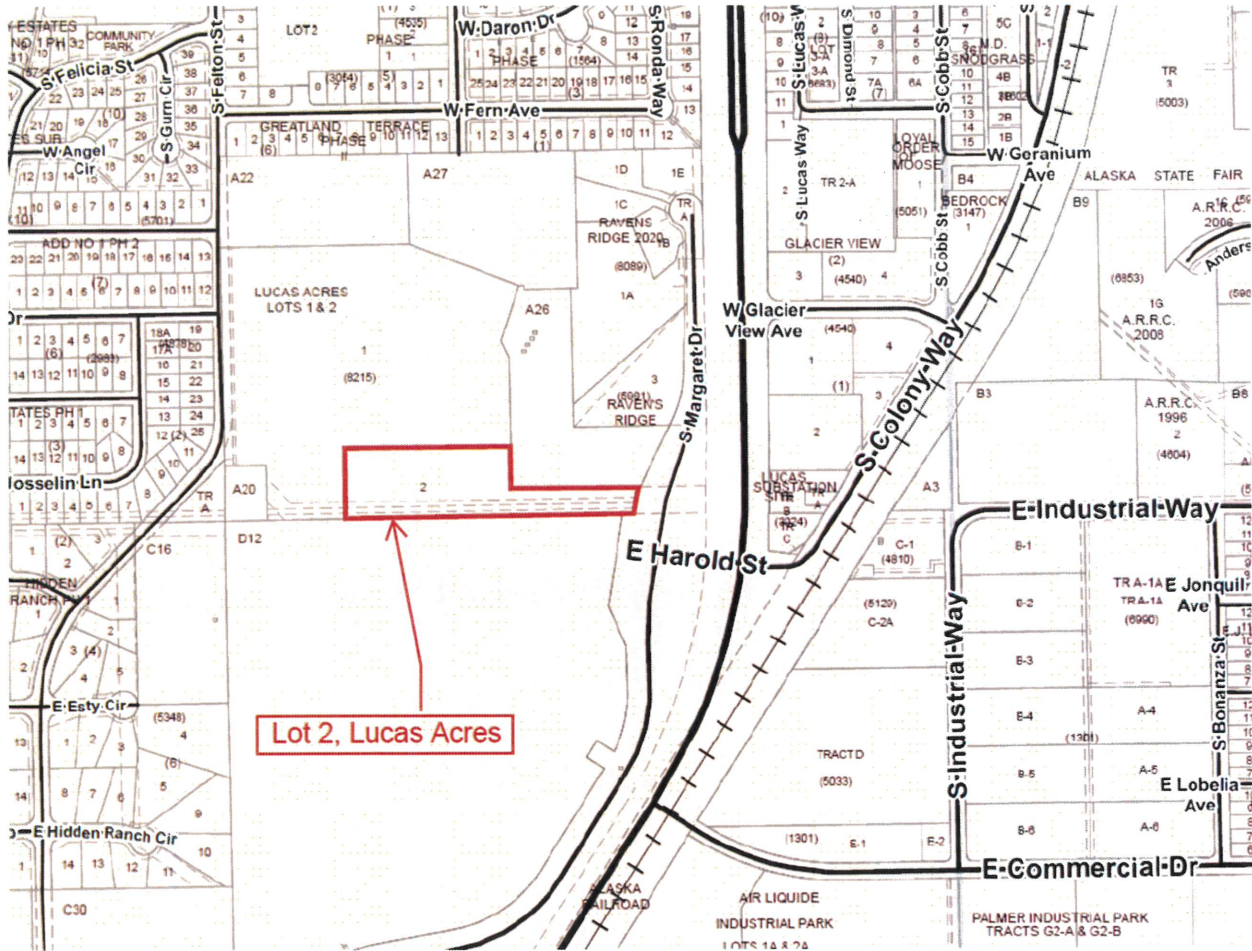
Lot 2, Lucas Acres subdivision is 4.463 acres.

### **Existing Zoning:**

R-1, Single-family Residential District

### **Surrounding Land Uses:**

	Zoning	Land Use for surrounding areas
North	R-1 & R-1E	Single-family Residential & Single-family Res Estate
South	CG	General Commercial
East	Street & CG	S. Margaret Drive & CG-General Commercial
West	R-1	Single-family Residential



**Background Information:**

Prior to the creation of Lot 2 by Plat No. 2021-161 on December 17, 2021, it was part of a larger Tax Parcel A28 located in Section 5, Township 17 North, Range 2 East, Seward Meridian. Tax Parcel A28 was in Area K that was annexed into the City as part of a large annexation of approximately 921.34 acres of land in 2003. The property had previously been used as a gravel quarry at the time of annexation and was "grandfathered in" as a non-conforming use.

**Considerations:**

A Conditional Use Permit allows for flexibility within zoning districts by permitting certain specified uses in zoning districts after additional controls and safeguards are applied by the commission to ensure their compatibility with permitted principal uses. In recommending the granting of a conditional use, the commission may stipulate in writing additional requirements which it finds necessary to carry out the intent of this title. The commission may also impose other conditions and safeguards designed to ensure the compatibility of the conditional use with other uses in the district.

**PART III. FINDINGS OF FACT**

PMC 17.72.050 In granting a conditional use permit, the Commission must make the following findings:

**Fact 1)** *The conditional use will preserve the value, spirit, character and integrity of the surrounding area;*

Applicant's response:

An active gravel extraction operation is located to the adjacent north and west of the subject property. Any existing residential development is located beyond the gravel extraction area and is unlikely to be affected by the relocation and upgrade of LUSS, given the distance and existing buffering.

The adjacent south property is largely undeveloped except for a parking lot and constructed access further south.

To the northeast of the proposed LUSS, there is a large-lot, single-family dwelling. This dwelling is currently adjacent to the gravel extraction operation and is unlikely to be significantly affected by the utility substation. That property also contains four cellular tower lease areas.

The utility substation will preserve the value, spirit, character and integrity of the surrounding area. As described above, the lot was subdivided as a "utility lot". The site will be screened from view with vegetated buffers. The site will be developed to minimize impacts to surrounding properties and generate minimal traffic and noise. The new electrical substation is necessary to replace aging infrastructure and expand electric service to the area.

Staff finds the following support in the Comprehensive Plan:

- Chapter 6, Goal 1 speaks of guiding growth to make Palmer an increasingly attractive place to live, invest, work and visit; and
- Chapter 6, Land Use, of the Comprehensive Plan Goal 2 of the Comprehensive Plan encourages maintaining high quality residential neighborhoods; promote development of a range of desirable new places to live in Palmer; and
- Chapter 6, Goal 2 under Objective A recommends promoting a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings.

Staff finds the following facts support a finding that this conditional use will preserve the value, spirit, character and integrity of the surrounding area:

- a) The property is surrounded by the remaining 19 acres of a gravel operation to the north and west, and 47 acres of undeveloped commercial land to the south. Within the nearby vicinity are the residential neighborhoods of Brittany Estates Phase 1, Greatland Terrace and Hidden Ranch. The proposed electrical substation will provide a more reliable service and increase capacity for the surrounding areas and for future growth to promote continued development of new places to live, work and invest in Palmer.
- b) The proposed electrical substation will be screened with appropriate landscaping to provide stabilization and minimize any visual impact thereby preserving the value, spirit, character and integrity of the surrounding area.
- c) The use/development of Lot 2 is limited due to the lot being platted as a utility lot with no water or septic on the lot, and the southern 60 feet of the lot being encumbered by

an electric right of way easement. Permitting the lot to be used for the construction of an electrical substation through the conditional use permit process will allow the Commission to incorporate any safeguards that are necessary to preserve the value, spirit, character and integrity of the surrounding area.

**Fact 2) *The conditional use fulfills all other requirements of this title pertaining to the conditional use in question;***

*Applicant's response:*

All requirements of PMC, Chapter 17, Zoning, for a utility substation in the R-1 district will be met or exceeded, based on the proposed design.

PMC 17.20.010(B)(4) states one of the intents of the R-1 zoning district is to discourage any use which because of character or size would create requirements and cost for public services, such as police and fire protection, water supply and sewage, substantially in excess of such requirements and cost if the district were developed solely for single-family dwellings. The requested conditional use for the electric substation, when approved, will not increase any of these requirements and will increase the electrical capacity of the area, facilitating additional development.

*Staff finds the following facts support a finding that this conditional use fulfills all other requirements of this title pertaining to the conditional use in question:*

- a) The proposed electrical substation fulfills all other requirements of this title pertaining to the conditional use in question as there is ample space on the property to meet setback requirements.
- b) In accordance with PMC 17.72.030, a detailed site plan was provided showing the proposed location of all buildings and structures on the site, access points, drainage, vehicular and pedestrian circulation patterns, parking areas and the specific location of the use. Landscaping requirements will be met with the screening vegetation being provided around the substation.
- c) Per PMC 17.20.050, the maximum building height in the R-1 district is 25 feet, excluding chimneys, steeples, antenna, and similar appurtenances which have no floor area. Appurtenances may not exceed 35 feet in height. This project does not include any enclosure that would exceed 25 feet in height. There are steel pole and multi-pole structures with a designed height of 51 feet above grade within the substation fence and transmission structures with a design height of 84 feet above grade located outside the substation fenced area. The pole and multi-pole structures are required as part of the utility substation, necessary to transmit/distribute electricity.

**Fact 3) *Granting the conditional use permit will not be harmful to the public health, safety, convenience and comfort of the neighborhood;***

*Applicant's response:*

Providing reliable access to electrical services to the surrounding area promotes the public health, safety, convenience, and comfort. Measures like the proposed fencing around the substation maintain public safety. The safety of electrical workers will be improved with the installation of the new substation.

Staff finds the following facts support a finding that this conditional use permit will not be harmful to the public health, safety, convenience and comfort of the neighborhood:

- a) The lighting plan and fencing around the proposed substation are safeguards to ensure the public health and safety of the neighborhood.
- b) The proposed electrical substation will not be harmful to the public health, safety, convenience, and comfort of the neighborhood because it will not increase the demand on public services, such as sewer, water, traffic and public schools.
- c) The proposed electrical substation will be operated in compliance with the standards and conditions outlined in this conditional use permit and any applicable codes, laws and regulations.
- d) As commented by City of Palmer Fire Chief, the roadway to the location will need to meet the requirements to be a "Fire Apparatus Access Road" as described in the International Fire Code, Appendix D.

**Fact 4)** *Sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the conditions;*

Applicant's response:

Setbacks

The minimum required 25-foot front- and rear-yard setbacks and 10-foot side yard setbacks are exceeded for this project, see attached Figure A6 – Snow Storage and Setbacks.

Lot Area

The 4.463-acre parcel exceeds the 8,000 square-foot minimum lot area for the R-1 zoning district for lots platted after June 30, 2005. The lot also exceeds the 60-foot minimum lot width for the R-1 zoning district.

Buffers

Existing vegetation, berms, and additional landscaping previously described will be provided to create buffer zones surrounding the substation site. Drainage will be provided to mitigate and control water runoff. A fence will be erected around the site to limit entry for safety and security.

Other Safeguards

The proposed fencing to be erected around LUSS is a key safeguard to limit physical entry and provide public safety and site security.

Administrative controls shall be provided to prevent unauthorized entry.

The ground grid shall be designed and constructed to mitigate electrical touch potential hazards to the public and to workers.

Equipment safety, clearances, and controls will be improved as compared to the existing substation.

Staff finds the following facts support a finding that sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the conditions:

- a) The proposed electrical substation will exceed the required minimum setbacks of 25' front and rear yard and 10' side yard for the R-1, Single-family Residential District.
- b) Lot 2 exceeds the required minimum lot width of 60 feet and the required minimum lot area of 8,400 square feet for the R-1, Single-family Residential District.
- c) The landscaping and fencing will provide a visual and physical buffer to the proposed substation. Additional safeguards being provided will include administrative controls to prevent unauthorized entry; grid design to mitigate electrical touch potential hazards to the public and workers; and improved equipment safety, clearances and controls.
- d) The view of the utility substation will be obscured by the natural topography of the property and adjacent properties.

**Fact 5)** *If the permit is for a public use or structure, is the proposed use or structure located in a manner which will maximize public benefits.*

Applicant's response:

While the project carries significant public benefits, this permit is not for a public use or structure. This standard does not apply.

Staff finds the following facts:

- a) The requested conditional use permit is not for a public use or structure as the proposed property is under the private ownership of Matanuska Electric Association.

**PMC 17.72.070 COMMISSION ACTION**

- a) The commission shall render a decision on the application for conditional use permit within 45 calendar days from the date of public hearing.
- b) The zoning administrator shall incorporate any conditions and requirements stipulated by the commission in the conditional use permit.

**PART IV. STAFF RECOMMENDATION**

A utility substation is a Conditional Use allowed in an R-1, Single-family Residential District. Based on our review of the request, Community Development recommends approval of the Conditional Use Permit to allow for the construction of an electrical substation in an R-1, Single-family Residential District, with the following conditions:

- 1) All development must comply with all federal, state and local regulations.
- 2) Obtain all necessary building permits from the City of Palmer.
- 3) Remain in compliance with the quiet hours established in Palmer Municipal Code Chapter 8.36.025.
- 4) The roadway to the location will need to meet the requirements to be a "Fire Apparatus Access Road" as described in the International Fire Code, Appendix D.

It is recommended that the Planning Commission adopt the Staff's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the construction of an electrical substation in an R-1, Single-family Residential District.

**PMC 17.72.080 APPEAL**

The commission's action may be appealed pursuant to Chapter 17.98 PMC by any party, including a city official. The right of appeal is forfeited unless a written appeal is delivered to the clerk within 20 calendar days of the commission's decision.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 23-005

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT AN ELECTRICAL SUBSTATION IN AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT AT 1424 SOUTH MARGARET DRIVE, PALMER, LOCATED ON LOT 2, LUCAS ACRES SUBDIVISION

WHEREAS, a utility substation is listed under 17.20.030(B) as uses that may be permitted in the R-1, Single-family Residential District by obtaining a conditional use permit; and

WHEREAS, R&M Consultants, Inc, applicant on behalf of Matanuska Electric Association, Inc, owner of record, submitted a Conditional Use Permit application on March 22, 2023, for a Conditional Use Permit to construct an electrical substation in an R-1, Single-family Residential District; and

WHEREAS, Conditional Use Permits are authorized by the Planning and Zoning Commission of the City of Palmer in accordance with PMC 17.72; and

WHEREAS, on May 30, 2023, 158 public hearing notices were mailed to property owners within 1,200 feet of the site in accordance with PMC 17.80.030. Notification of the public hearing was published in the Frontiersman on June 9, 2023. A total of 1 written comment was received in response, with 1 in favor of, 0 opposed and 0 no objection; and

WHEREAS, the Commission has made the following findings that do support the issuance of a Conditional Use Permit to construct an electrical substation in an R-1, Single-family Residential District:

**Finding 1:** Chapter 6, Goal 1 speaks of guiding growth to make Palmer an increasingly attractive place to live, invest, work and visit; and

Chapter 6, Land Use, of the Comprehensive Plan Goal 2 of the Comprehensive Plan encourages maintaining high quality residential neighborhoods; promote development of a range of desirable new places to live in Palmer; and

Chapter 6, Goal 2 under Objective A recommends promoting a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings.

The property is surrounded by the remaining 19 acres of a gravel operation to the north and west, and 47 acres of undeveloped commercial land to the south. Within the nearby vicinity are the residential neighborhoods of Brittany Estates Phase 1, Greatland Terrace and Hidden Ranch. The proposed electrical substation will provide a more reliable service and increase capacity for the surrounding areas and for future growth to promote continued development of new places to live, work and invest in Palmer.



The proposed electrical substation will be screened with appropriate landscaping to provide stabilization and minimize any visual impact thereby preserving the value, spirit, character and integrity of the surrounding area.

The use/development of Lot 2 is limited due to the lot being platted as a utility lot with no water or septic on the lot, and the southern 60 feet of the lot being encumbered by an electric right of way easement. Permitting the lot to be used for the construction of an electrical substation through the conditional use permit process will allow the Commission to incorporate any safeguards that are necessary to preserve the value, spirit, character and integrity of the surrounding area.

**Finding 2:** The request is able to meet all other requirements of this title because:

- a) The proposed electrical substation fulfills all other requirements of this title pertaining to the conditional use in question as there is ample space on the property to meet setback requirements; and
- b) In accordance with PMC 17.72.030, a detailed site plan was provided showing the proposed location of all buildings and structures on the site, access points, drainage, vehicular and pedestrian circulation patterns, parking areas and the specific location of the use. Landscaping requirements will be met with the screening vegetation being provided around the substation.
- c) Per PMC 17.20.050, the maximum building height in the R-1 district is 25 feet, excluding chimneys, steeples, antenna, and similar appurtenances which have no floor area. Appurtenances may not exceed 35 feet in height. This project does not include any enclosure that would exceed 25 feet in height. There are steel pole and multi-pole structures with a designed height of 51 feet above grade within the substation fence and transmission structures with a design height of 84 feet above grade located outside the substation fenced area. The pole and multi-pole structures are required as part of the utility substation, necessary to transmit/distribute electricity.

**Finding 3:** The lighting plan and fencing around the proposed substation are safeguards to ensure the public health and safety of the neighborhood.

The proposed electrical substation will not be harmful to the public health, safety, convenience, and comfort of the neighborhood because it will not increase the demand on public services, such as sewer, water, traffic and public schools.

The proposed electrical substation will be operated in compliance with the standards and conditions outlined in this conditional use permit and any applicable codes, laws and regulations.

As commented by City of Palmer Fire Chief, the roadway to the location will need to meet the requirements to be a "Fire Apparatus Access Road" as described in the International Fire Code, Appendix D.

**Finding 4:** The proposed electrical substation will exceed the required minimum setbacks of 25' front and rear yard and 10' side yard for the R-1, Single-family Residential District.

Lot 2 exceeds the required minimum lot width of 60 feet and the required minimum lot area of 8,400 square feet for the R-1, Single-family Residential District.

The landscaping and fencing will provide a visual and physical buffer to the proposed substation. Additional safeguards being provided will include administrative controls to prevent unauthorized entry; grid design to mitigate electrical touch potential hazards to the public and workers; and improved equipment safety, clearances and controls.

The view of the utility substation will be obscured by the natural topography of the property and adjacent properties.

**Finding 5:** The requested conditional use permit is not for a public use or structure as the proposed property is under the private ownership of Matanuska Electric Association.

Per PMC 17.89.080, Standards for a conditional use permit, the additional standards have been sufficiently addressed.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby approve the requested Conditional Use Permit to construct an electrical substation in an R-1, Single-family Residential District located on Lot 2, Lucas Acres subdivision with the following conditions:

- 1) All development must comply with all federal, state and local regulations.
- 2) Obtain all necessary building permits from the City of Palmer.
- 3) Remain in compliance with the quiet hours established in Palmer Municipal Code Chapter 8.36.025.
- 4) The roadway to the location will need to meet the requirements to be a "Fire Apparatus Access Road" as described in the International Fire Code, Appendix D.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 15<sup>th</sup> day of June 2023.

---

Casey Peterson, Chairman

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Kimberly A. McClure  
Community Development Specialist



**City of Palmer**  
**Community Development Department**

645 E. Cope Industrial Way, Palmer, Alaska 99645 **Received**

Phone: 907-745-3709

[www.palmerak.org](http://www.palmerak.org)

**MAY 22 2023**

**City of Palmer**

**Conditional Use Permit Application**

Applicant: R&M Consulting for Matanuska Electric Association

Property Location: Lot 2, Lucas Acres Subdivision Section 05, T17N,R02E, SM AK

Owner of Record: Matanuska Electric Association

Description of Request: Conditional Use permit for an electric substation in R-1

Zone: R-1 - single family residential

Is the request for a public use or public structure: no

The following items **must** be shown on the site plan:

- Lot dimensions Figure A1
- Setbacks Figure A6
- Location of all buildings and structures Figure A1
- Access points Figure A1
- Drainage pattern Figure A3
- Vehicular and pedestrian circulation patterns Figure A6
- Parking spaces (with dimensions) Figure A6
- Building-mounted and free-standing signage N/A
- Landscaping Figure A2, 1-5

**Please provide a written narrative explaining how your project will meet the following requirements. Use additional sheets if necessary.**

1. The conditional use will preserve the value, spirit, character and integrity of the surrounding area.

Please see attached narrative.

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

Please see attached narrative.

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3. Granting the conditional use permit will not be harmful to the public health, safety, convenience and comfort of the neighborhood.

Please see attached narrative.

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

Please see attached narrative.

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5. If the permit is for a public use or structure, is the proposed use or structure located in a manner which will maximize public benefits?

N/A

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Date of application: May 12, 2023

\$500.00 Filing fee paid: \_\_\_\_\_

  
\_\_\_\_\_  
Signature of owner's authorized representative

9101 Vanguard Drive, Anchorage AK 99507

---

Mailing address

907-646-9659 vle@rmconsult.com

---

Phone/Contact number/Fax number

\*Please provide documentation with owner's signature authorizing this application request with application.



May 11, 2023

Subject: MEA Lucas Substation

To Whom it May Concern:

This letter authorized R&M Consultants, Inc. to represent Matanuska Electric Association, Inc. in all City of Palmer matters related to the Lucas Substation Planning and Permitting. This authorization expires December 31, 2023.

If you have questions or concerns, please contact me at 907-761-9464 or via email at [Timothy.McCullough@mea.coop](mailto:Timothy.McCullough@mea.coop).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim McCullough', is written over a light blue horizontal line.

Tim McCullough  
Site Engineer  
Matanuska Electric Association, Inc.

## INTRODUCTION

The Matanuska Electric Association (MEA) is requesting a Conditional Use Permit (CUP) to construct an electrical substation in the Lucas Subdivision on Lot 2, Lucas Acres Subdivision. This project, known as the Lucas Substation (LUSS) Upgrade, would relocate and upgrade the existing substation. LUSS is currently located at 1308 S Colony Way and, if approved, would be relocated approximately a quarter mile west, across the Glenn Highway.

The upgraded LUSS would be a 115kV, five-position breaker and a half switch yard with an eleven-breaker low-side enclosed in metal-clad Switchgear. The upgrade would support three 115kV transmission lines connecting LUSS to multiple substations in MEA's system. The low side will be energized at 12.47kV and will be fed by two 22.4 MVA transformers. The transformers will include secondary containment.

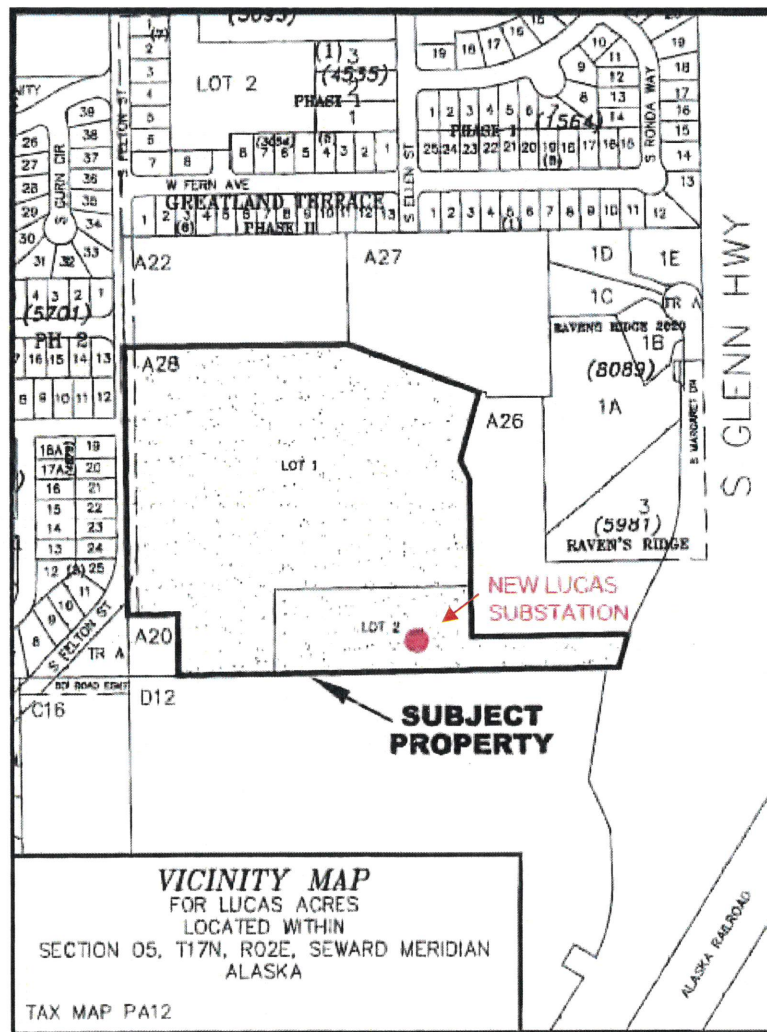


FIGURE 1: PROPOSED PROJECT LOCATION

### Public Benefits

The upgraded LUSS is necessary to meet current and future electricity needs for the area. The upgrade will replace aging infrastructure, improving both grounding safety and overall system reliability.

### MEA is requesting:

- Conditional Use Permit for a utility (electrical) substation in the R-1 district.

## SITE BACKGROUND AND HISTORY

The subject property was created as part of a replat creating Lucas Acres Subdivision, Lots 1 and 2. This plat was recorded on December 3, 2021. Prior to subdividing, the subject property was part of a larger parcel used for gravel extraction.

## EXISTING CONDITIONS

### ZONING

The proposed electrical substation site is located in the R-1 (Single-Family Residential) zoning district. Utility substations are conditionally permitted in the R-1 district [PMC 17.20.030(B)]. See Figure 2.

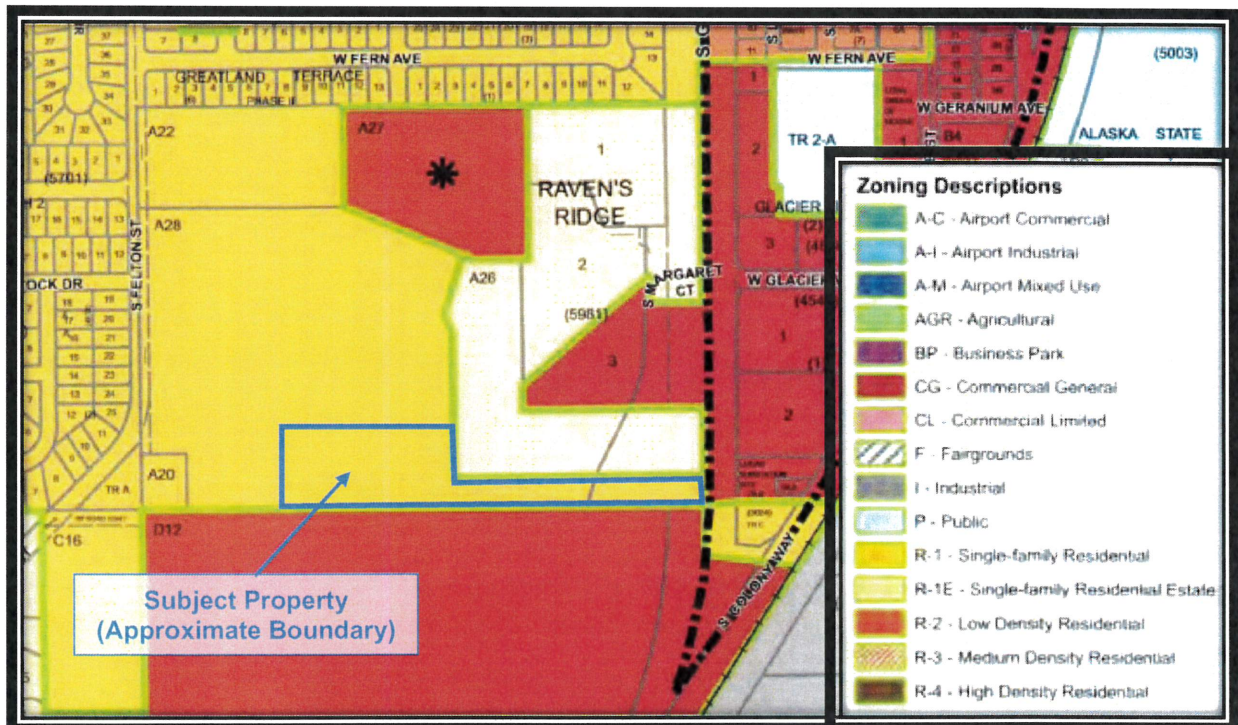


FIGURE 2: CITY OF PALMER ZONING

## LAND USE

There are currently no structures on the subject property. The site is largely undeveloped, apart from general clearing and grubbing and unpaved access constructed along the southern edge and central area of the parcel. This is associated with the gravel operation on the property to the adjacent north and west of the subject property, from before the subdivision and sale of Lot 2 to MEA occurred.

## DRAINAGE & TOPOGRAPHY

Pre-development site assessment included review of the proposed site drainage to assure that no areas of ponding or glaciation would exist inside the MEA fence. Lot 2 is elevated above the Glenn Highway but is generally at the same elevation as lots to the north and east. Berms of gravel are present on the site where gravel was being extracted but will be leveled to meet the drainage functions of the grading plan. See the Topography map below of existing conditions and the attachment Figure A3 – Drainage & Grading drawing provided at the end of the Narrative.

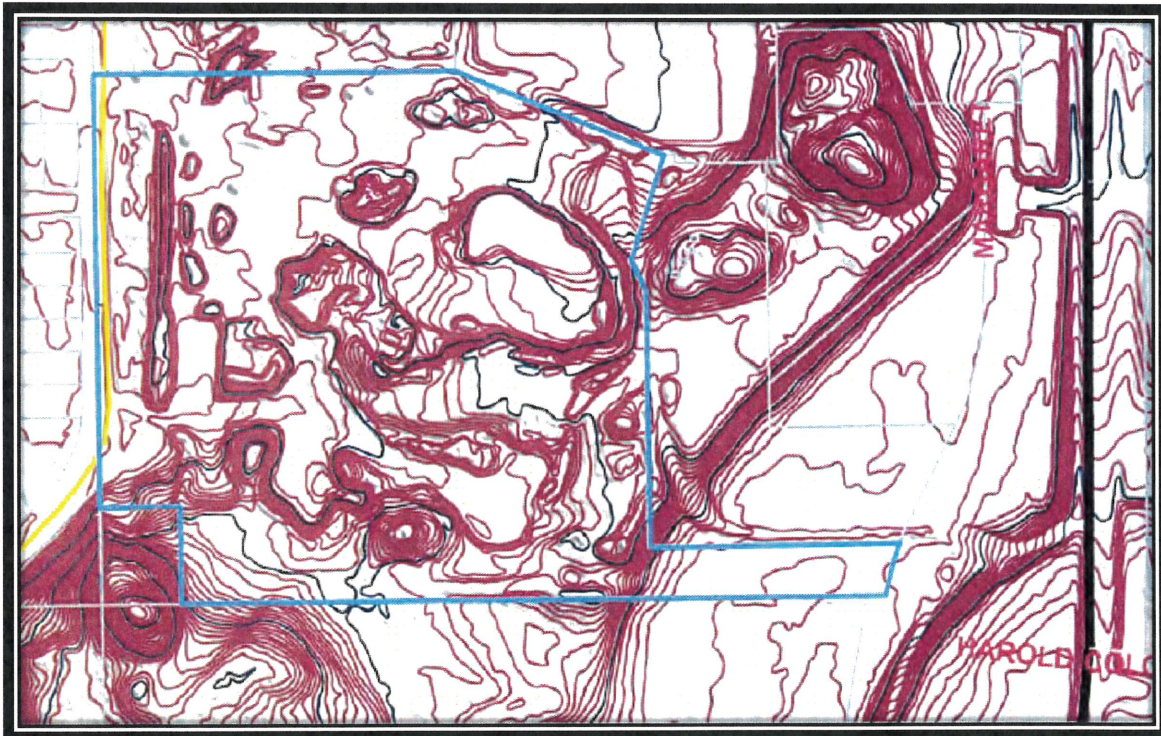


FIGURE 3. TOPOGRAPHY

## WETLANDS AND WATERCOURSES

No mapped wetlands or watercourses are on or adjacent to the subject property (Source: MSB Wetlands Viewer).



## EASEMENTS

A 60-foot electric ROW easement runs along the southern edge of the subject property (Per Book 10, page 15, Palmer Recording District, AK) Two adjacent, parallel, 20-foot Electric Line ROW easements are indicated within the 60-foot electric ROW easement. See Figure 4. The site also includes a telephone and a public use easement.

Relevant plat notes (Plat 2021-161) include:

- “3. A blanket electric line right of way easement exists recorded in Book 279, Page 429, Palmer Recording District, Alaska.”
- “4. A blanket telephone line right of way easement exists recorded in Book 556, Page 795, Palmer Recording District, Alaska.”
- “5. A Public Use Easement recorded as Document No. 2007-018902-0 in the Palmer Recording District, Alaska, exists covering the entirety of Lots 1 and 2.”
- “6. Lot 2 is a utility lot with no on-lot water or septic systems.”

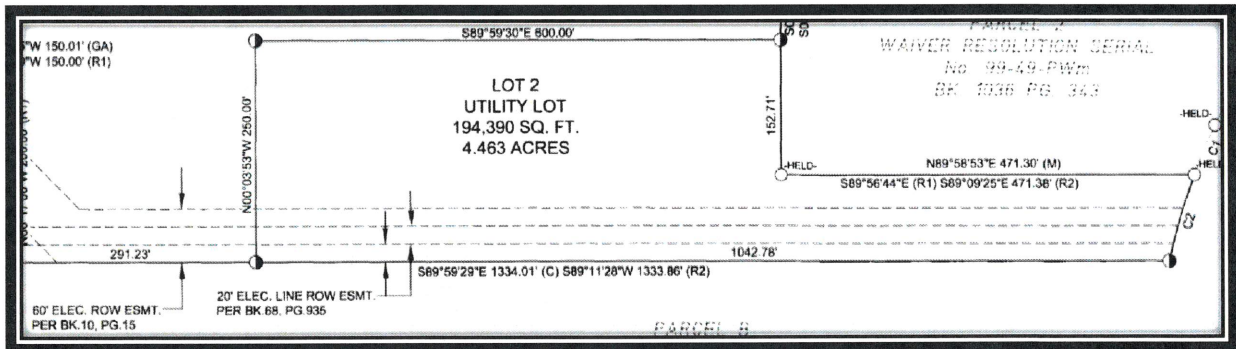


FIGURE 4: UTILITY EASEMENTS; PLAT #2021-161

## PROPOSED PROJECT OVERVIEW

### PURPOSE & NEED

LUSS needs to be rebuilt due to aging infrastructure, which is affecting grounding and reliability, and to increase capacity for the growing load in Palmer and the surrounding area. The project will allow the upgrades necessary to meet current and future electricity service needs.

### LOCATION OF ALL BUILDINGS AND STRUCTURES

The project will be constructed on Lot 2, Lucas Acres Subdivision, located within Section 05, T17N, R02E, Seward Meridian, Alaska. The parcel is approximately 4.463 acres.

### ACCESS, ROAD OWNERSHIP, & RIGHT-OF-WAY

LUSS will be accessed from the east via a shared driveway off S. Margaret Dr, a frontage road for the Glenn Highway. The shared access agreement area has a 60-foot wide. A 30-foot portion comes from Parcel 2, S1/2 NE1/4, Sec 5, T17N R2E, S.M. The adjacent south 30-foot portion comes from Lot 2, Lucas Acres 2021-161. See Figures 5 and 6.

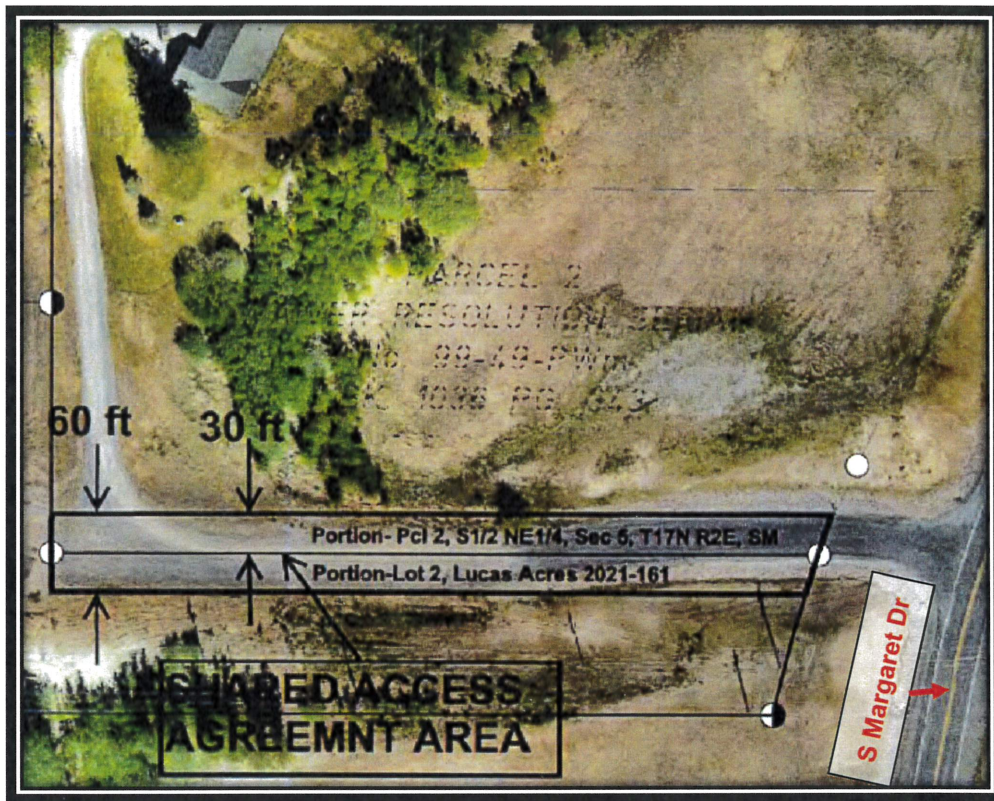


FIGURE 5: SHARED ACCESS AGREEMENT AREA

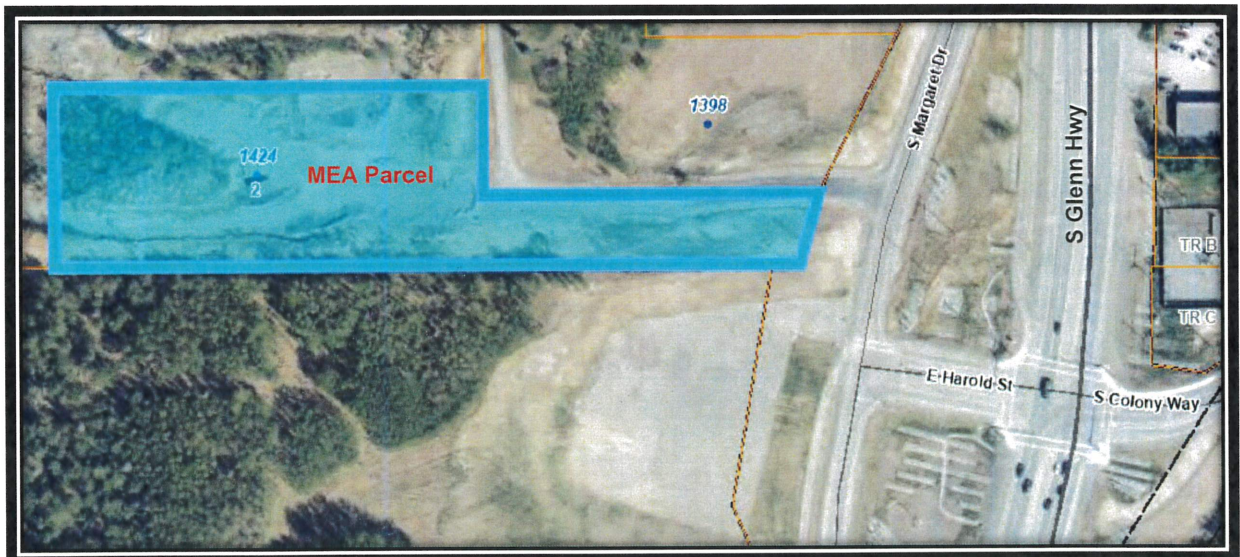


FIGURE 6: ACCESS (GENERAL)

## **BUILDING HEIGHT**

Per PMC 17.20.050, the maximum building height in the R-1 district is 25 feet, excluding chimneys, steeples, antenna, and similar appurtenances which have no floor area. Appurtenances may not exceed 35 feet in height.

This project does not include any enclosure that would exceed 25 feet in height. There are steel pole and multi-pole structures with a designed height of 51 feet above grade within the substation fence and transmission structures with a design height of 84 feet above grade located outside the substation fenced area. See Figure A1 – General Arrangement and Figure A4 – Plan & Profile attachments. The pole and multi-pole structures are required as part of the utility substation, necessary to transmit/distribute electricity.

## **VEHICULAR CIRCULATION AND PARKING**

Maintenance vehicles can access the substation via a 20-foot vehicle gate southeast of the proposed transformers and switchgear enclosure, refer to Figure A1 – General Arrangement. Engineered crushed stone will be installed throughout the substation site to facilitate access for personnel. Maintenance vehicles will almost always be parked inside the substation fence when personnel are doing work. Parking may occasionally occur on the driveway or in the utility easement, particularly during construction. Traffic impacts are expected to be minimal, as only authorized personnel may access the substation, and this would only occur during routine or as-needed maintenance once construction is complete.

Per PMC 17.64.031 *Parking spaces required*, utility substations are not listed as a use requiring parking spaces to be constructed.

## **SNOW STORAGE**

Onsite snow storage is shown by the dashed outlines within the MEA fence. See Figure A6 – Snow Storage & Setbacks attachment.

## **LIGHTING**

Fence-line perimeter and station lighting, meeting National Electric Safety Code Rule 111, will be provided for safe maintenance and operations. Station lighting will be reduced to the amount needed for security when the station is not occupied to minimize lighting impacts to neighbors. The lighting plan is attached as Figure A5.

## **LANDSCAPING & VEGETATION**

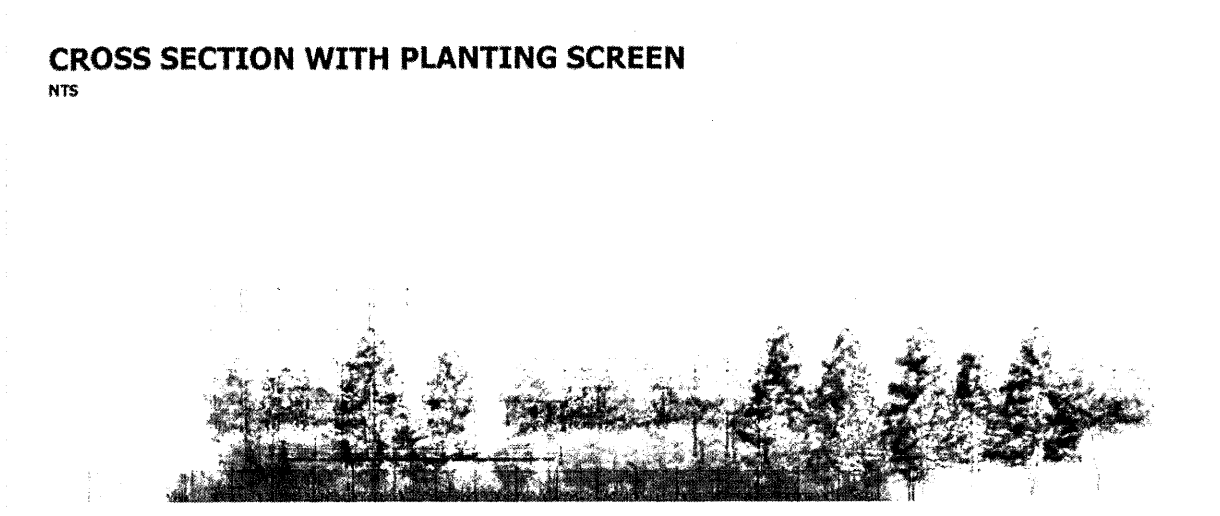
Existing vegetation, depicted in green on Figure A2.3 – Existing Vegetation, was mapped from aerial photography. Disturbed areas devoid of current vegetation, (pink on Figure A2.3), and locations where existing vegetation would be removed, (blue on Figure A2.3), were identified and overlaid with expected grading, to identify where stabilization will be needed.

Stabilization recommendations include use of existing materials (topsoil, subsoil, gravel, stone, boulders, etc.) to support areas of replanting, control runoff, or to stabilize ground surfaces. Hydroseeding with a no-mow seed mix is intended to stabilize drainage and revegetation areas, depicted as grass hatch on

Figure A2.4 – Stabilization Area. Areas devoid of vegetation prior to disturbance, are intended to be stabilized with compacted existing materials, pink hatch on Figure A2.4.

To support plantings and stabilization, topsoil depths for specific areas are noted by zones for the site. No topsoil areas, depicted in pink on Figure A2.5 – Soil Stabilization, are to be stabilized with compacted existing site material. Hydroseeded areas, yellow on Figure A2.5, require 2-4" of topsoil. The screen planting on the east side requires a 24" depth, brown on Figure A2.5, to accommodate trees and 18" depth, tan on Figure A2.5, for the other proposed plantings. Behind the screen planting, the drainage area is stabilized by hydroseeding as is any disturbed area within the utility easement to the south.

The proposed tree planting plan identifies recommended trees for the site, identified in Figure A2.1 – Tree Planting & Screening. These trees should have a higher-than-average success rate, and the maintenance requirement, once they are established, should be minimal. Within the planting areas, site boulders may be placed to enhance the aesthetics. A cross-section illustrates the screening impact by the proposed plantings. See Figure 7.



**FIGURE 7. SCREENING**

## **SCREENING**

The visual screen planting and stabilization on the east side, zigzag hatch on Figure A2.4, will minimize views into the site and control erosion. Ground plantings, as shown in Figure A2.2 – Shrub and Perennial Planting, additionally limit visibility into the site while creating interest. The plants recommended for this area are a mix of natives along with hardy, low maintenance shrubs and perennials. Once established, these plantings will require little maintenance and create seasonal interest. The no-mow seed mix recommended for hydroseeding contains native grasses and perennials adapted to a variety of conditions that are found on this site.

## SCHEDULE

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Project Step	Proposed Dates
Architectural and Engineering Design Complete	June 2023
Permitting	August 2023 to December 2023
Procurement & Fabrication	December 2022 to July 2024
Construction	August 2023 to December 2024

## CONDITIONAL USE PERMIT APPLICATION

### SUPPLEMENTAL NARRATIVE FOR CONDITIONAL USE PERMIT APPLICATION

#### STANDARDS FOR A CONDITIONAL USE Permit (17.72.050)

##### **A. That the conditional use will preserve the value, spirit, character and integrity of the surrounding area;**

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An active gravel extraction operation is located to the adjacent north and west of the subject property. Any existing residential development is located beyond the gravel extraction area and is unlikely to be affected by the relocation and upgrade of LUSS, given the distance and existing buffering.

The adjacent south property is largely undeveloped except for a parking lot and constructed access further south.

To the northeast of the proposed LUSS, there is a large-lot, single-family dwelling. This dwelling is currently adjacent to the gravel extraction operation and is unlikely to be significantly affected by the utility substation. That property also contains four cellular tower lease areas.

The utility substation will preserve the value, spirit, character and integrity of the surrounding area. As described above, the lot was subdivided as a "utility lot". The site will be screened from view with vegetated buffers. The site will be developed to minimize impacts to surrounding properties and generate minimal traffic and noise. The new electrical substation is necessary to replace aging infrastructure and expand electric service to the area.

##### **B. That the conditional use fulfills all other requirements of this title pertaining to the conditional use in question;**

---

All requirements of PMC, Chapter 17, Zoning, for a utility substation in the R-1 district will be met or exceeded, based on the proposed design.

PMC 17.20.010(B)(4) states one of the intents of the R-1 zoning district is to discourage any use which because of character or size would create requirements and cost for public services, such as police and fire protection, water supply and sewage, substantially in excess of such requirements and cost if the district were developed solely for single-family dwellings. The requested conditional use for the electric substation, when approved, will not increase any of these requirements and will increase the electrical capacity of the area, facilitating additional development.

##### **C. That granting the permit will not be harmful to the public health, safety, convenience and comfort;**

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Providing reliable access to electrical services to the surrounding area promotes the public health, safety, convenience, and comfort. Measures like the proposed fencing around the

substation maintain public safety. The safety of electrical workers will be improved with the installation of the new substation.

**D. That sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the conditions;**

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**Setbacks**

The minimum required 25-foot front- and rear-yard setbacks and 10-foot side yard setbacks are exceeded for this project, see attached Figure A6 – Snow Storage and Setbacks.

**Lot Area**

The 4.463-acre parcel exceeds the 8,000 square-foot minimum lot area for the R-1 zoning district for lots platted after June 30, 2005. The lot also exceeds the 60-foot minimum lot width for the R-1 zoning district.

**Buffers**

Existing vegetation, berms, and additional landscaping previously described will be provided to create buffer zones surrounding the substation site. Drainage will be provided to mitigate and control water runoff. A fence will be erected around the site to limit entry for safety and security.

**Other Safeguards**

The proposed fencing to be erected around LUSS is a key safeguard to limit physical entry and provide public safety and site security.

Administrative controls shall be provided to prevent unauthorized entry.

The ground grid shall be designed and constructed to mitigate electrical touch potential hazards to the public and to workers.

Equipment safety, clearances, and controls will be improved as compared to the existing substation.

**E. If the permit is for a public use or structure, the commission must find that the proposed use or structure is located in a manner which will maximize public benefits;**

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While the project carries significant public benefits, this permit is not for a public use or structure. This standard does not apply.

## ATTACHMENTS

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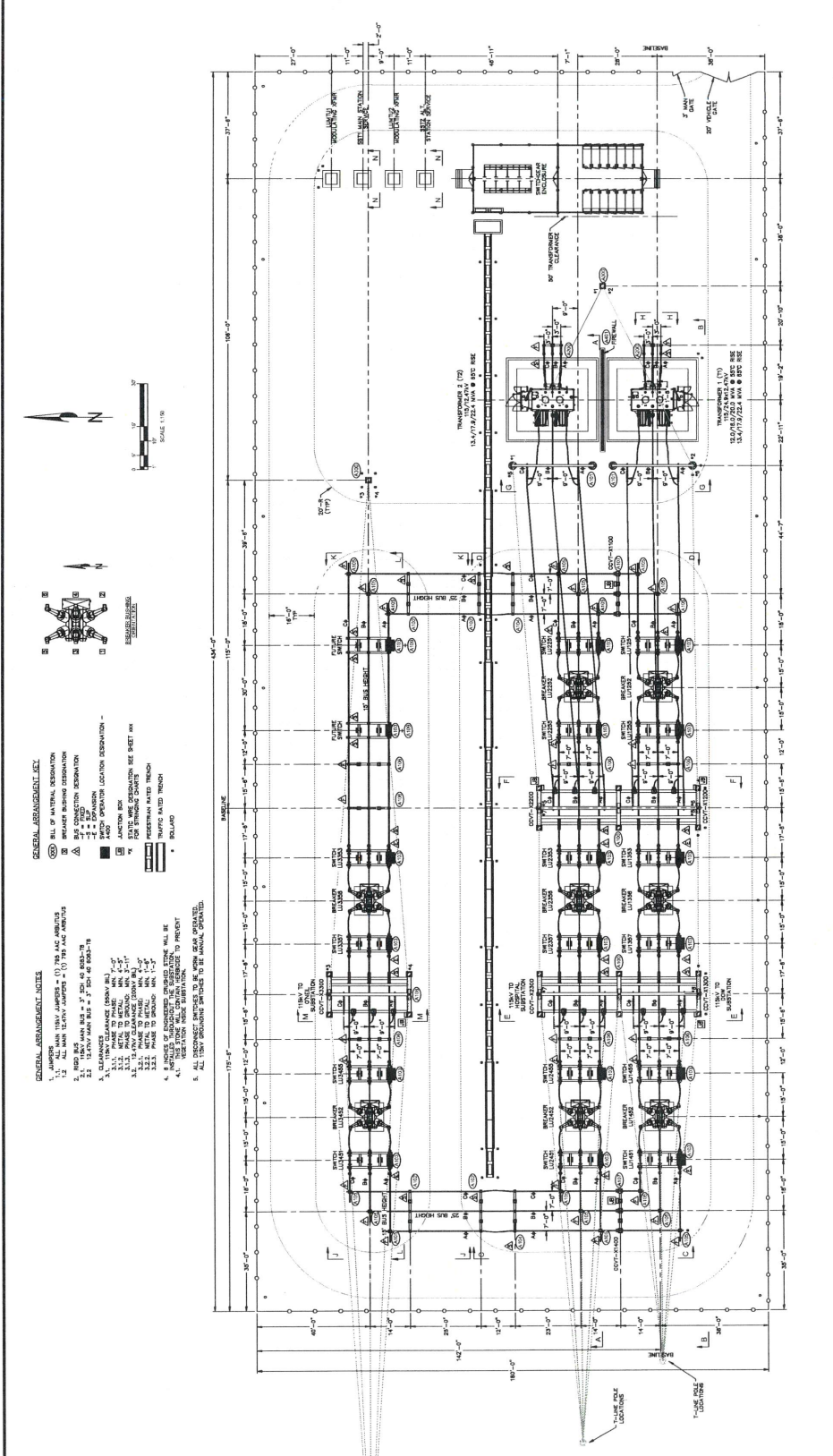
### Figures:

- A1 – General Arrangement
- A2.1 – Tree Planting & Screening
- A2.2 – Shrub & Perennial Planting
- A2.3 – Existing Vegetation
- A2.4 – Stabilization Area
- A2.5 – Soil Stabilization
- A3 – Drainage and Grading
- A4 – Plan & Profile
- A5 – Lighting Plan
- A6 – Snow Storage & Setbacks

### Supporting Documents:

1. Location & Vicinity Map
2. Plat 2021-161





**PRELIMINARY**  
NOT FOR CONSTRUCTION  
FOR REVIEW & APPROVAL ONLY

LUCAS SUBSTATION  
115/12.47KV  
GENERAL ARRANGEMENT

DATE: 12/22/22  
BY: [Signature]  
CHECKED: [Signature]

NO.	DESCRIPTION	DATE	BY	FOR	STATUS
1	ISSUED FOR PERMIT	12/22/22	[Signature]	PERMITTING	ISSUED
2	ISSUED FOR CONSTRUCTION	12/22/22	[Signature]	CONSTRUCTION	ISSUED
3	ISSUED FOR REVIEW	12/22/22	[Signature]	REVIEW	ISSUED
4	ISSUED FOR CIP	12/22/22	[Signature]	CIP	ISSUED

**Manaska Electric Association**

815 East Oakwood Way  
Aurora, IL 60009  
(630) 741-5000  
www.meassoc.org

**PROJECT TITLE:** NEI ELECTRIC POWER ENGINEERING

**PROJECT NO.:** 180407

NO.	DATE	BY	FOR	STATUS
1	12/22/22	[Signature]	PERMITTING	ISSUED
2	12/22/22	[Signature]	CONSTRUCTION	ISSUED
3	12/22/22	[Signature]	REVIEW	ISSUED
4	12/22/22	[Signature]	CIP	ISSUED

Figure A1 - General Arrangement

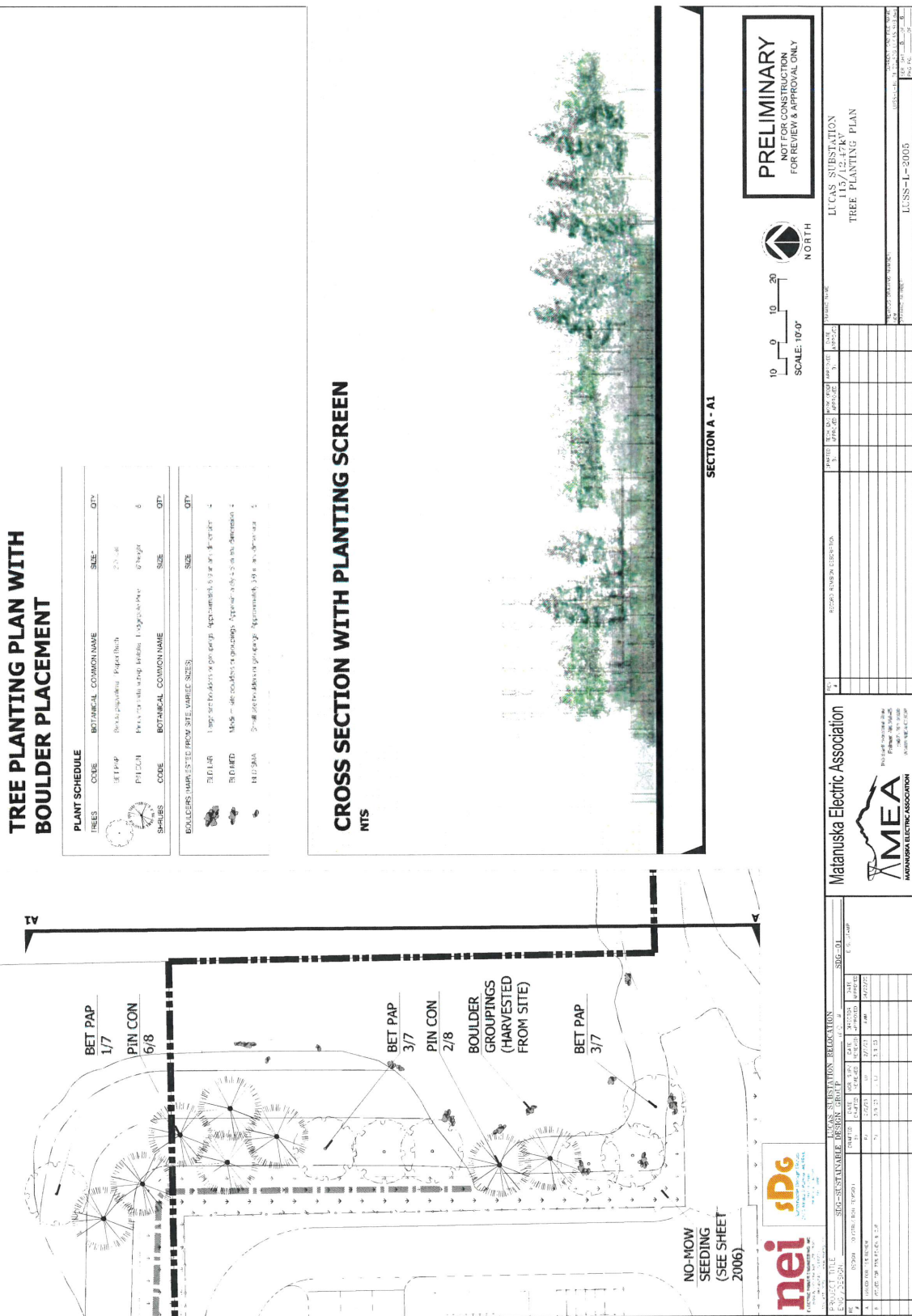


Figure A2.1 - Tree Planting & Screening

# SHRUB AND PERENNIAL PLANTING PLANS

## PLANT SCHEDULE

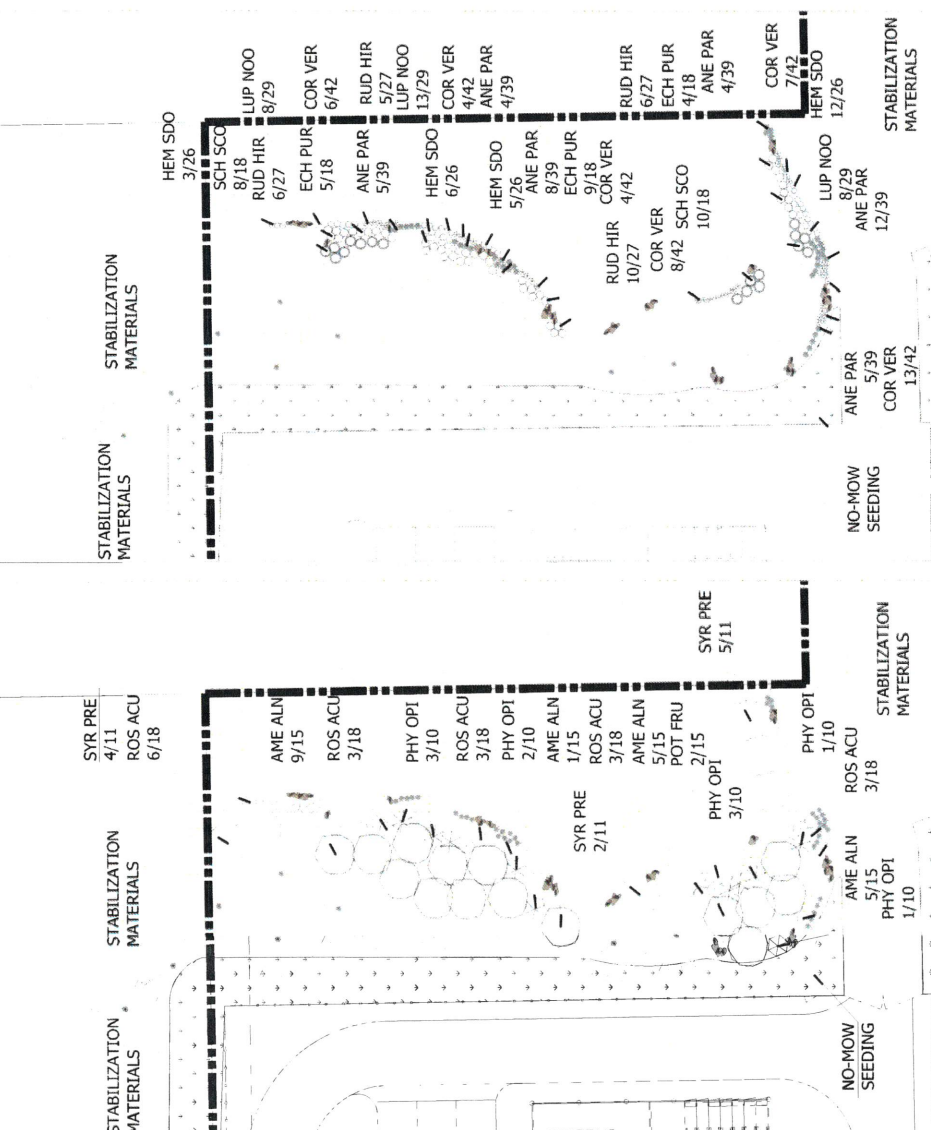
IRIS CODE	BOTANICAL COMMON NAME	SIZE	QTY
BLT/P	Balkan Lavender - English Bush	2 1/2 Gal	7
PN OPI	Prunella verticillata - Hedgehog Rose	8 Height	8
SHRUBS	BOTANICAL COMMON NAME	SIZE	QTY
ALN ALN	Amelanchier canadensis - Spice Shrub	30 Height	15
PHY OPI	Physalis peruviana - Groundcherry	24 Height	10
POT FRU	Physalis peruviana - Groundcherry	30 Height	11
ROS ACU	Rosa acuminata - Rugosa Rose	20 Height	8
SYR PRE	Syringa vulgaris - Lilac	2 1/2 Gal	1
PERENNIALS	BOTANICAL COMMON NAME	SIZE	QTY
AME PAR	Amelanchier canadensis - Spice Shrub	4 Gal	39
COR VER	Coreopsis verticillata - Tickseed	2 Gal	27
FOR HIR	Forbesia linearis - Blue Star	2 Gal	15
HEM SDO	Hemerocallis flava - Day Lily	1 Gal	25
LUP NOO	Lupinus albus - Broad Bean	2 Gal	25
HEM HIR	Hemerocallis flava - Day Lily	2 Gal	27
SYR PRE	Syringa vulgaris - Lilac	2 Gal	15

**FOOTNOTES (HARVESTED FROM SITE, VARIOUS SIZES)**

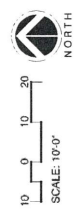
- 1. Large size indicates a plant approximately 4.5 ft in any dimension.
- 2. Medium size indicates a plant approximately 3.5 ft in any dimension.
- 3. Small size indicates a plant approximately 3.0 ft in any dimension.

**PLANTING NOTES:**

- 1. All plants shall be planted in accordance with the specifications of the University of Minnesota Extension Service, Publication 6100, "Planting and Care of Trees and Shrubs".
- 2. All plants shall be planted in accordance with the specifications of the University of Minnesota Extension Service, Publication 6100, "Planting and Care of Trees and Shrubs".
- 3. All plants shall be planted in accordance with the specifications of the University of Minnesota Extension Service, Publication 6100, "Planting and Care of Trees and Shrubs".



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
FOR REVIEW & APPROVAL ONLY



PROJECT TITLE		LUCAS SUBSTATION RELOCATION	
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/15/12	JKV
2	REVISED PER COMMENTS	11/15/12	JKV
3	REVISED PER COMMENTS	11/15/12	JKV
4	REVISED PER COMMENTS	11/15/12	JKV
5	REVISED PER COMMENTS	11/15/12	JKV
6	REVISED PER COMMENTS	11/15/12	JKV
7	REVISED PER COMMENTS	11/15/12	JKV
8	REVISED PER COMMENTS	11/15/12	JKV
9	REVISED PER COMMENTS	11/15/12	JKV
10	REVISED PER COMMENTS	11/15/12	JKV

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/15/12	JKV
2	REVISED PER COMMENTS	11/15/12	JKV
3	REVISED PER COMMENTS	11/15/12	JKV
4	REVISED PER COMMENTS	11/15/12	JKV
5	REVISED PER COMMENTS	11/15/12	JKV
6	REVISED PER COMMENTS	11/15/12	JKV
7	REVISED PER COMMENTS	11/15/12	JKV
8	REVISED PER COMMENTS	11/15/12	JKV
9	REVISED PER COMMENTS	11/15/12	JKV
10	REVISED PER COMMENTS	11/15/12	JKV

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/15/12	JKV
2	REVISED PER COMMENTS	11/15/12	JKV
3	REVISED PER COMMENTS	11/15/12	JKV
4	REVISED PER COMMENTS	11/15/12	JKV
5	REVISED PER COMMENTS	11/15/12	JKV
6	REVISED PER COMMENTS	11/15/12	JKV
7	REVISED PER COMMENTS	11/15/12	JKV
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10	REVISED PER COMMENTS	11/15/12	JKV

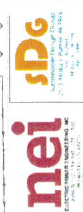
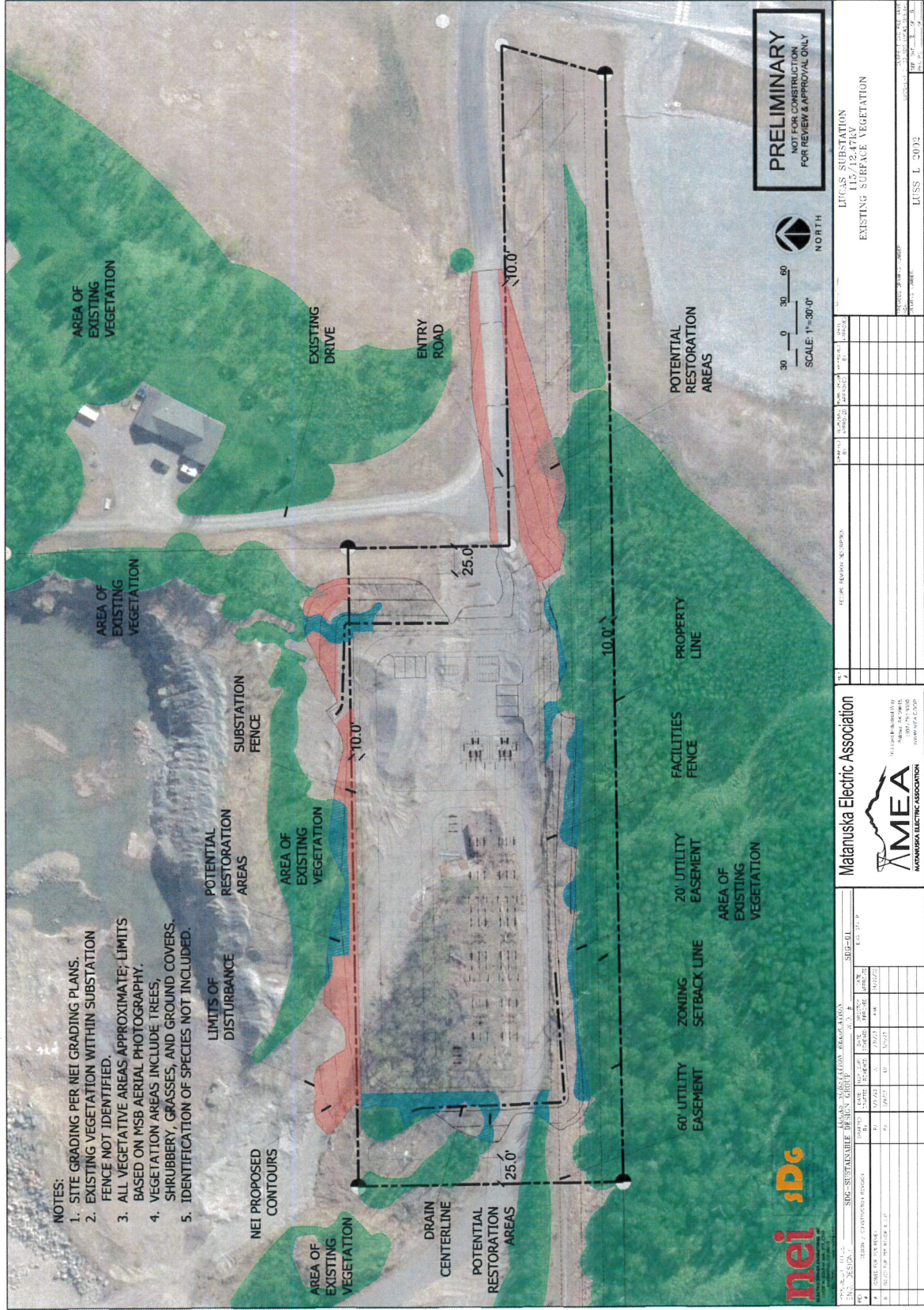
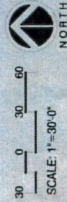


Figure A2.2 - Shrub & Perennial Planting



- AREA OF EXISTING VEGETATION
- POTENTIAL RESTORATION AREAS
- NET PROPOSED CONTOURS
- DRAIN CENTERLINE
- EXISTING DRIVE
- ENTRY ROAD
- 25.0'
- 10.0'
- 10.0'
- 10.0'
- 10.0'
- 25.0'
- 60' UTILITY EASEMENT
- ZONING SETBACK LINE
- 20' UTILITY EASEMENT
- AREA OF EXISTING VEGETATION
- FACILITIES FENCE
- PROPERTY LINE
- POTENTIAL RESTORATION AREAS

**PRELIMINARY**  
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FOR REVIEW & APPROVAL ONLY



LUCAS SUBSTATION 115/12.47KV EXISTING SURFACE VEGETATION		LUCAS L 2012	
SHEET NO. 115-12.47KV-01		DATE: 11/15/12	
PROJECT NO. 115-12.47KV		DRAWN BY: J. BROWN	
CHECKED BY: J. BROWN		APPROVED BY: J. BROWN	
SCALE: 1" = 300.0'		DATE: 11/15/12	
SHEET NO. 115-12.47KV-01		DATE: 11/15/12	
PROJECT NO. 115-12.47KV		DRAWN BY: J. BROWN	
CHECKED BY: J. BROWN		APPROVED BY: J. BROWN	
SCALE: 1" = 300.0'		DATE: 11/15/12	
SHEET NO. 115-12.47KV-01		DATE: 11/15/12	



60' UTILITY EASEMENT ZONING SETBACK LINE 20' UTILITY EASEMENT AREA OF EXISTING VEGETATION FACILITIES FENCE PROPERTY LINE POTENTIAL RESTORATION AREAS	115-12.47KV-01
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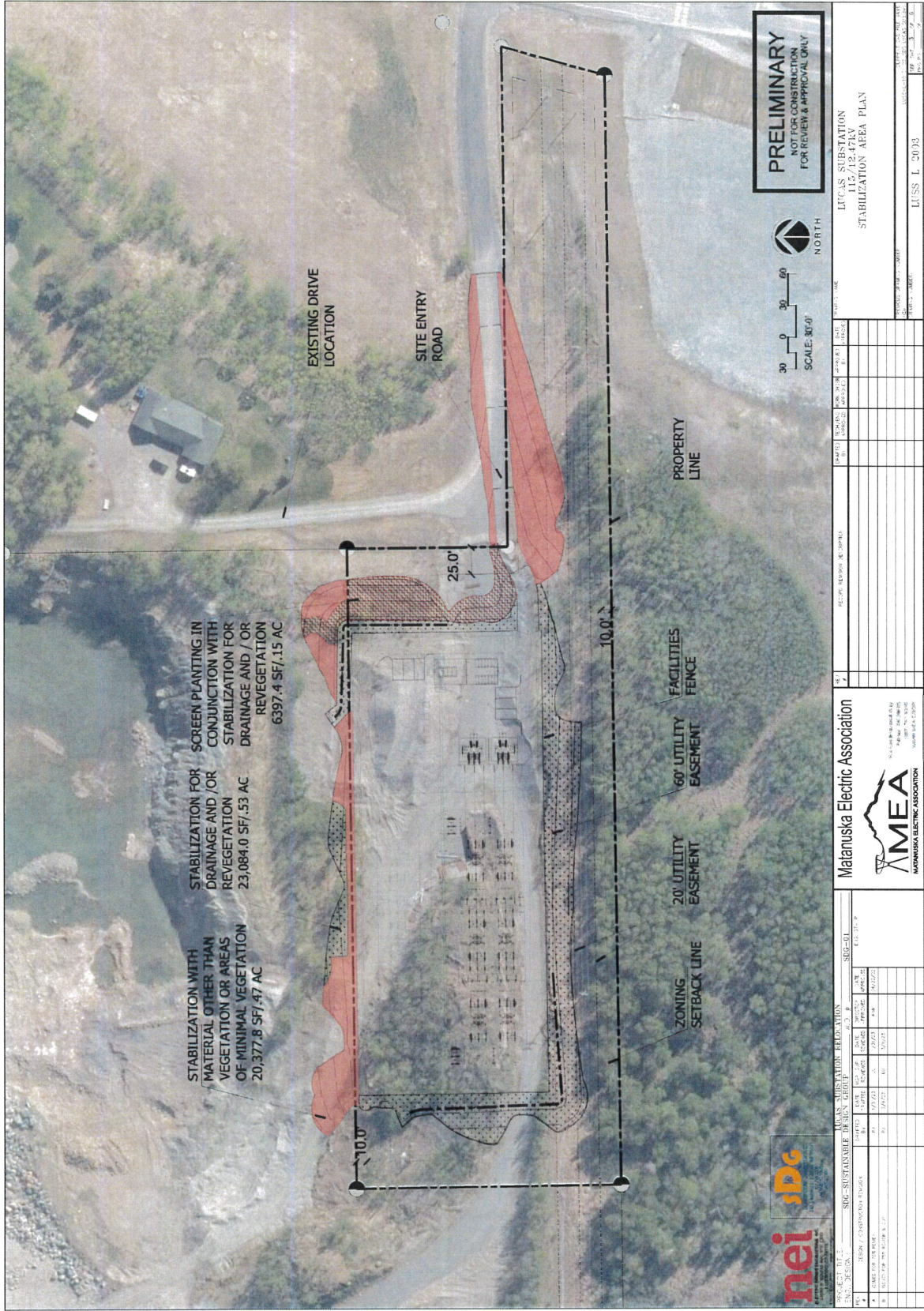


Figure A2.4 - Stabilization Area

NO.	DATE	DESCRIPTION	BY	CHECKED BY	DATE	SCALE	PROJECT NAME	PROJECT ADDRESS	PROJECT CITY/STATE/COUNTY
1	06/03/2021	PRELIMINARY PLAN	LD	LD			LUCAS SUBSTATION 115/12.47KV STABILIZATION AREA PLAN		LUCAS, OHIO
2	06/03/2021	REVISION	LD	LD					
3	06/03/2021	REVISION	LD	LD					
4	06/03/2021	REVISION	LD	LD					
5	06/03/2021	REVISION	LD	LD					
6	06/03/2021	REVISION	LD	LD					

**SDC** SUBSTATION DESIGN CONSULTING  
 10411 S. 113th Ave. Suite 101, Overland Park, KS 66209  
 TEL: 913.729.1234 FAX: 913.729.1235  
 WWW.SDC-KS.COM

**IMEA**  
 MATANUSKA ELECTRIC ASSOCIATION  
 800.823.0723  
 800.823.0723

**LD**  
 PROJECT ENGINEER  
 DATE: 06/03/2021

**LD**  
 CHECKED BY  
 DATE: 06/03/2021

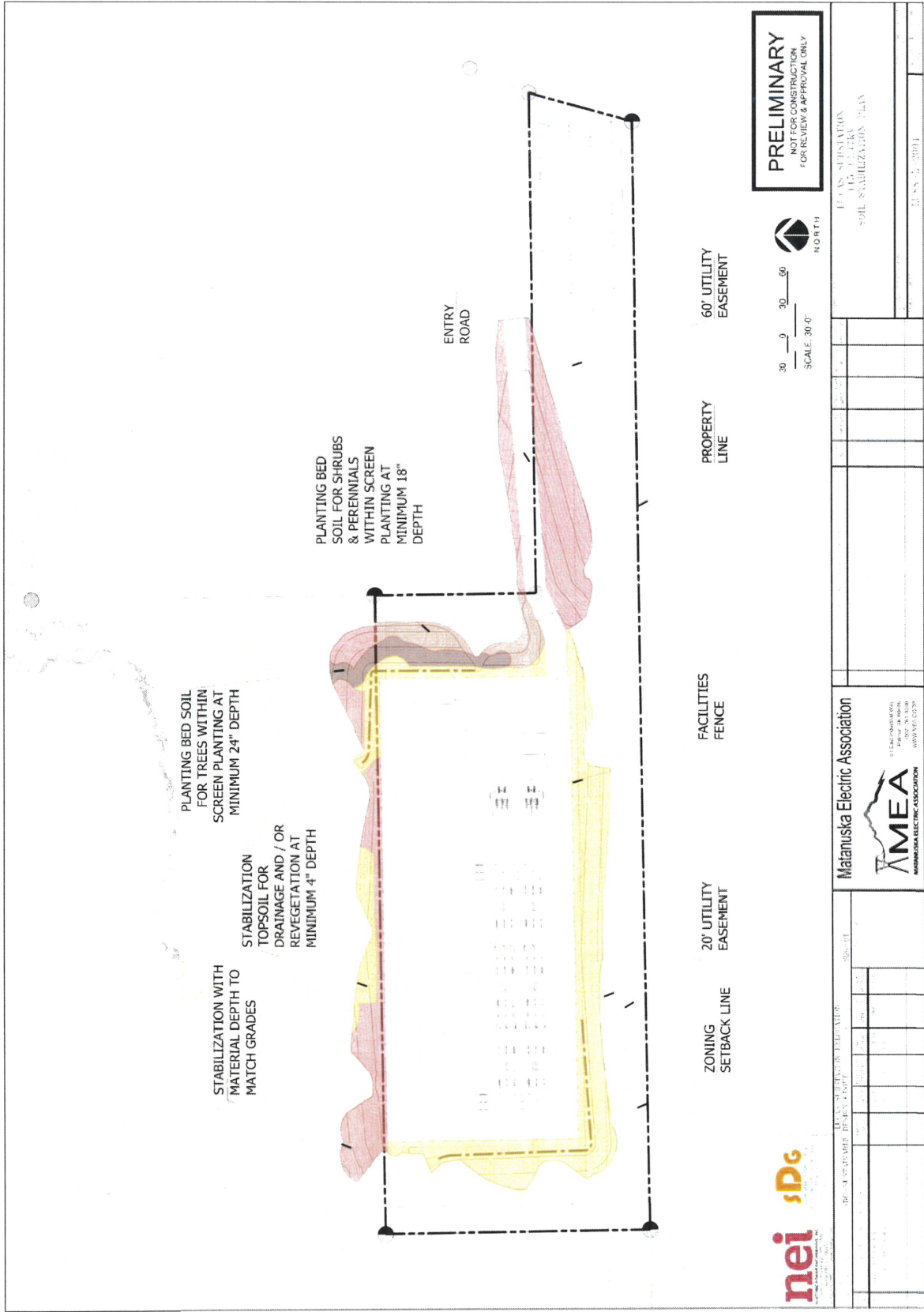
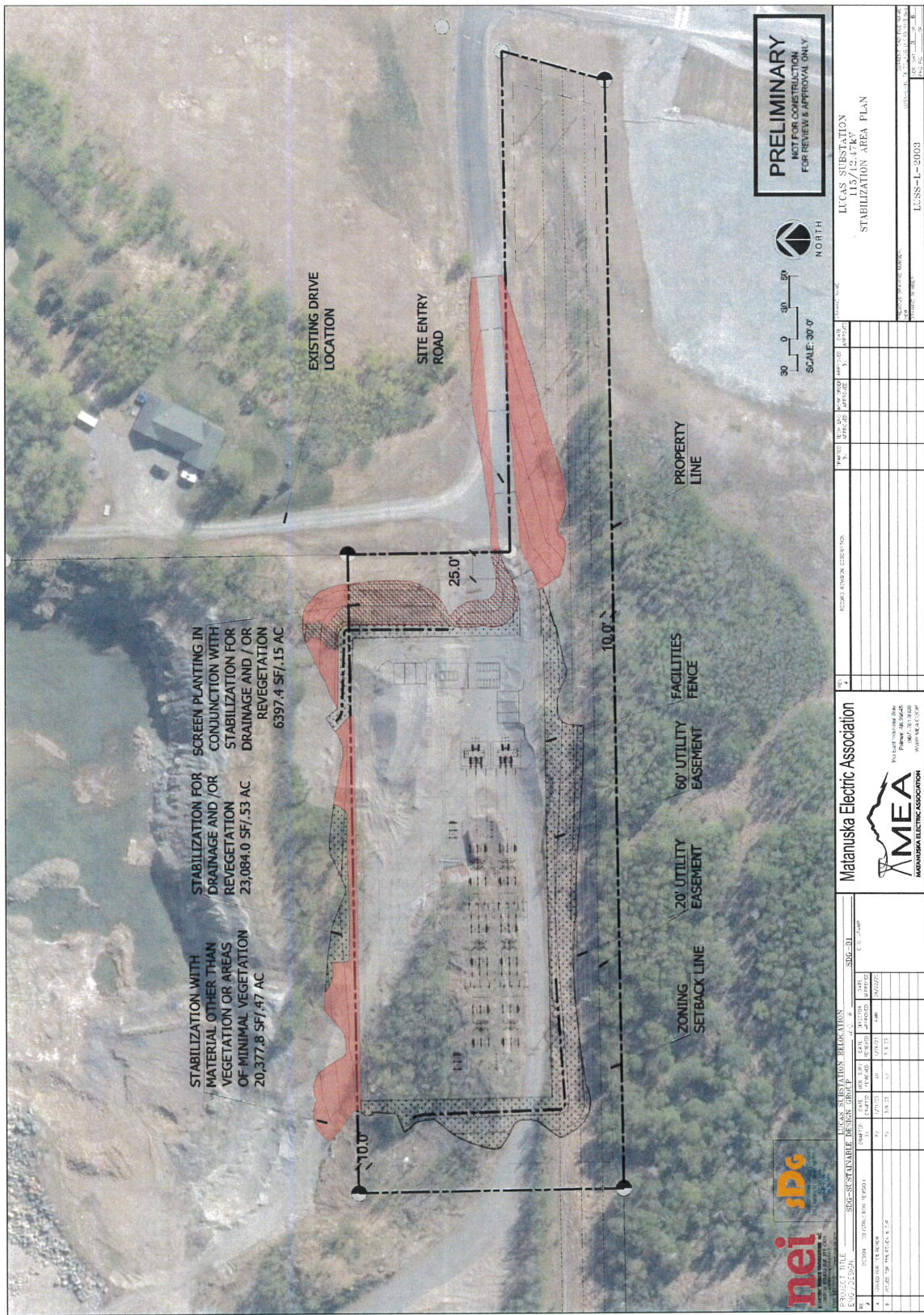
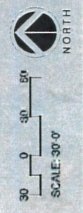


Figure A2.5 - Soil Stabilization



**PRELIMINARY**  
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LUCAS SUBSTATION  
115 / 12.17KV  
STABILIZATION AREA PLAN

PROJECT NO. 115-12.17KV-001  
DATE: 11/15/2023  
DRAWN BY: J. B. [unreadable]  
CHECKED BY: [unreadable]

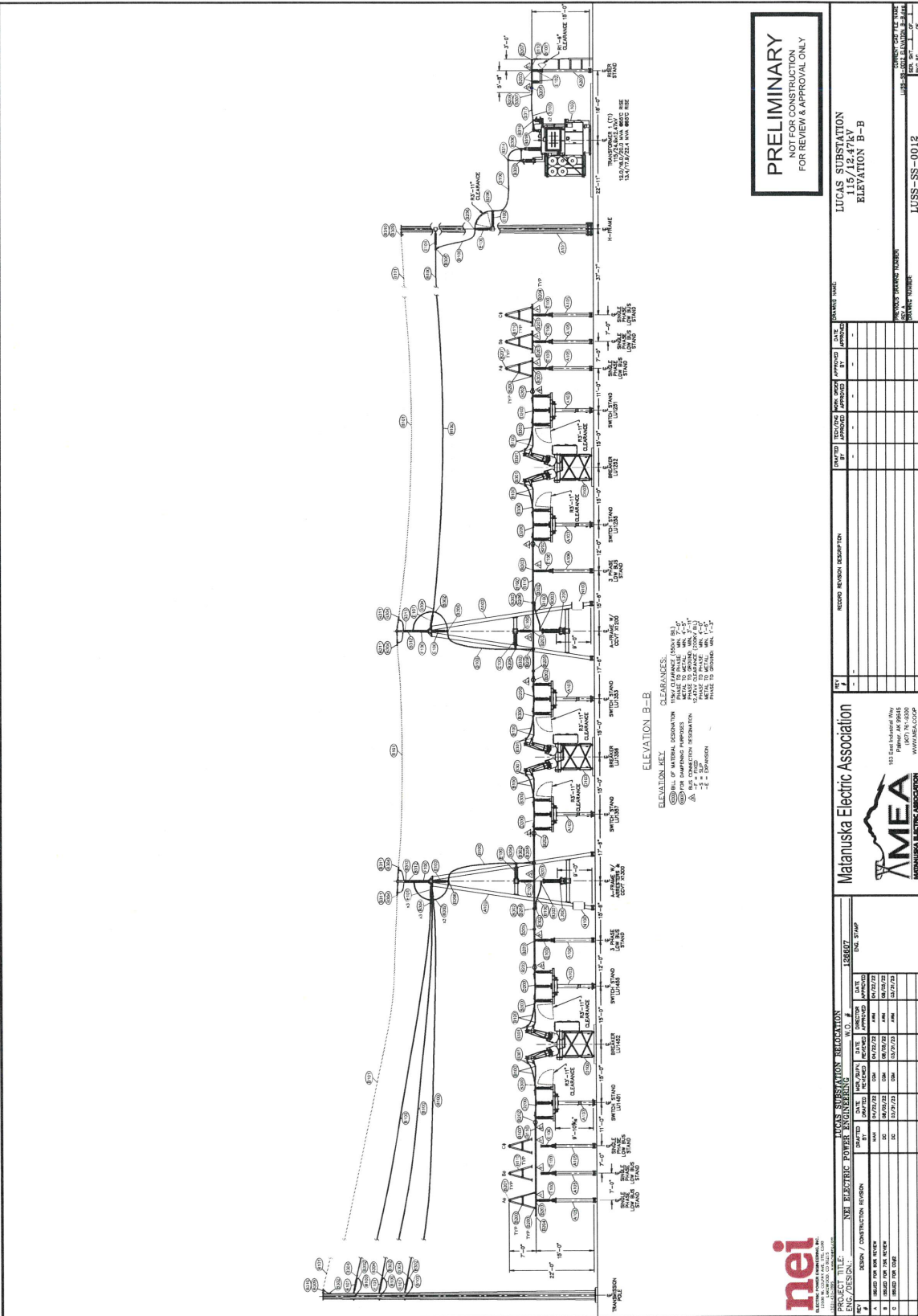
NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/15/2023	J. B. [unreadable]	[unreadable]
2	REVISED			
3				
4				
5				
6				
7				
8				
9				
10				

Matanuska Electric Association

11500 W. 145th Ave.  
Palmer, AK 99645  
907.263.1234

PROJECT TITLE	PROJECT NO.	DATE	BY	CHECKED
LUCAS SUBSTATION - RELOCATION	115-12.17KV-001	11/15/2023	J. B. [unreadable]	[unreadable]
SHEET NO.	1 OF 1			
TOTAL SHEETS	1			
DATE PLOTTED	11/15/2023			
SCALE	AS SHOWN			
PROJECT NO.	115-12.17KV-001			
DATE	11/15/2023			
PROJECT TITLE	LUCAS SUBSTATION - RELOCATION			
PROJECT NO.	115-12.17KV-001			
DATE	11/15/2023			
PROJECT TITLE	LUCAS SUBSTATION - RELOCATION			
PROJECT NO.	115-12.17KV-001			
DATE	11/15/2023			

Figure A3 - Drainage and Grading



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
FOR REVIEW & APPROVAL ONLY

MATERIALS		DATE		BY		APPROVED		DATE		BY		APPROVED	
1	AS BUILT	10/18/22	DM	10/21/22	AK	10/21/22	AK	10/21/22	AK	10/21/22	AK	10/21/22	AK
2	REVISION												
3	REVISION												
4	REVISION												

NO.	REVISION DESCRIPTION	DATE	APPROVED BY
1	ISSUE FOR REVIEW	10/18/22	DM
2	ISSUE FOR REVIEW	10/21/22	AK
3	ISSUE FOR REVIEW	10/21/22	AK
4	ISSUE FOR REVIEW	10/21/22	AK

<b>Lucas Substation</b> NOT FOR CONSTRUCTION FOR REVIEW & APPROVAL ONLY			<b>Lucas Substation</b> ELEVATION B-B		
PROJECT NUMBER: LUSS-SS-0012			ISSUE DATE: 10/18/22		
SHEET NO: 10			TOTAL SHEETS: 10		

Figure A4 - Plan & Profile





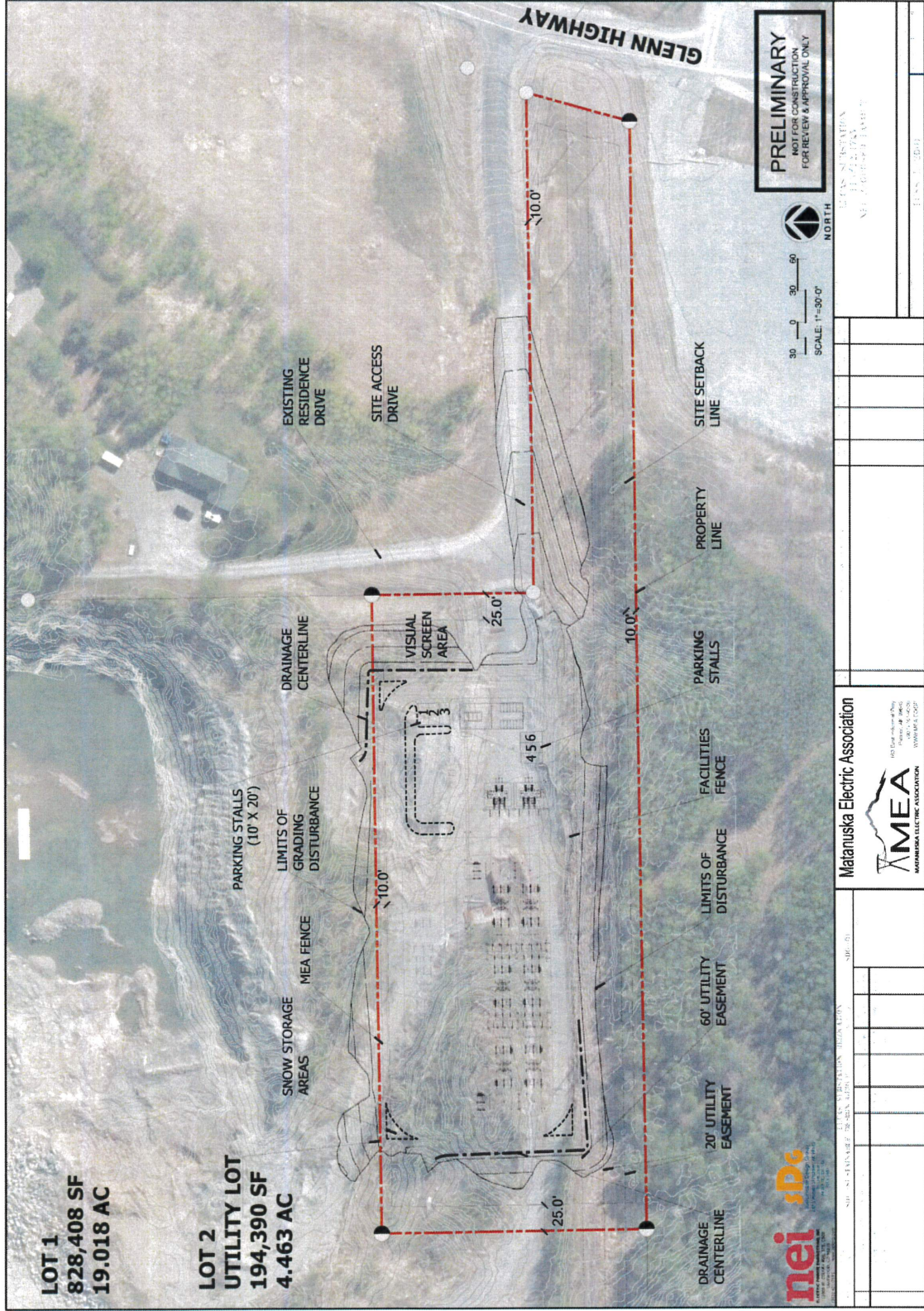
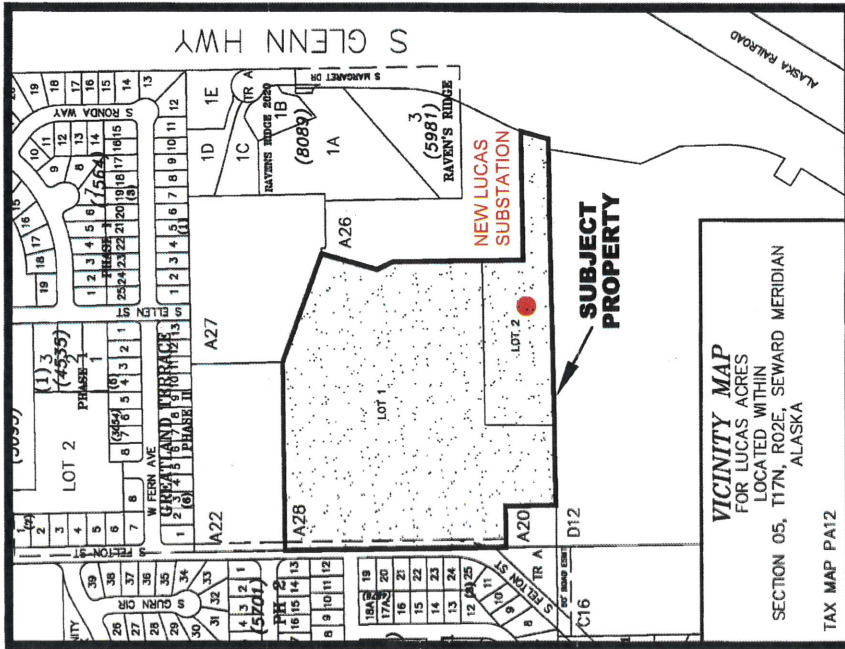
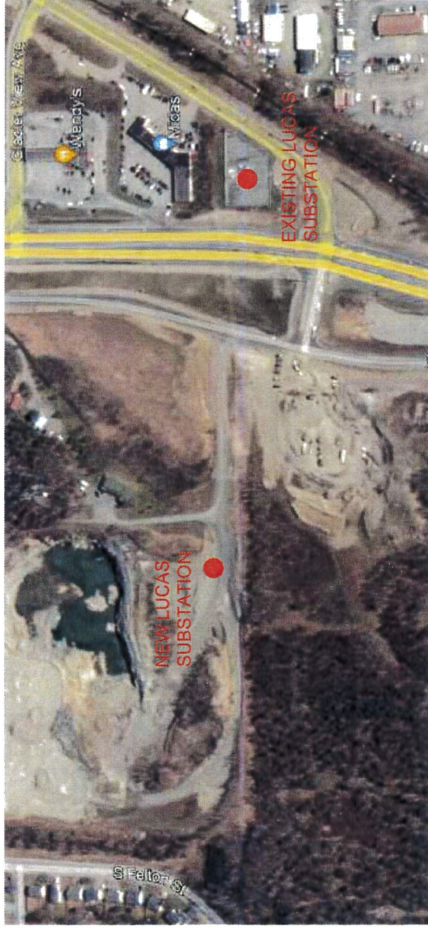


Figure A6 - Snow Storage

# Lucas Substation Location Map



PROJECT TITLE: LUCAS SUBSTATION UPGRADE		PROJECT NUMBER: 117879		DATE: 11/28/20		SCALE: 1" = 100'	
NO.	DATE	BY	REVISION	DATE	BY	REVISION	DATE
1	04/23/18	JHANN	CONSTRUCTION REVISION				
2	04/23/18	JHANN	DATE				
3	04/23/18	JHANN	DATE				
4	04/23/18	JHANN	DATE				
5	04/23/18	JHANN	DATE				
6	04/23/18	JHANN	DATE				
7	04/23/18	JHANN	DATE				
8	04/23/18	JHANN	DATE				
9	04/23/18	JHANN	DATE				
10	04/23/18	JHANN	DATE				
11	04/23/18	JHANN	DATE				
12	04/23/18	JHANN	DATE				
13	04/23/18	JHANN	DATE				
14	04/23/18	JHANN	DATE				
15	04/23/18	JHANN	DATE				
16	04/23/18	JHANN	DATE				
17	04/23/18	JHANN	DATE				
18	04/23/18	JHANN	DATE				
19	04/23/18	JHANN	DATE				
20	04/23/18	JHANN	DATE				
21	04/23/18	JHANN	DATE				
22	04/23/18	JHANN	DATE				
23	04/23/18	JHANN	DATE				
24	04/23/18	JHANN	DATE				
25	04/23/18	JHANN	DATE				
26	04/23/18	JHANN	DATE				
27	04/23/18	JHANN	DATE				
28	04/23/18	JHANN	DATE				
29	04/23/18	JHANN	DATE				
30	04/23/18	JHANN	DATE				
31	04/23/18	JHANN	DATE				
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97	04/23/18	JHANN	DATE				
98	04/23/18	JHANN	DATE				
99	04/23/18	JHANN	DATE				
100	04/23/18	JHANN	DATE				

**Matanuska Electric Association**  
 165 East Kachemak Way  
 Palmer, AK 99646  
 (907) 761-8000  
 WWW.MEA.COOP

**Lucas Substation Location Map**  
 LUSS-SS-XXXX

**CERTIFICATE OF OWNERSHIP**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THE SUBDIVISION PLAN AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION BY OUR OWN FREE CONSENT.

OWNERS:  
 KENNETH B. OLSON, VICE PRESIDENT  
 TAYLOR & OLSON COMPANY  
 584 WEST BEACH STREET  
 WATSONVILLE, CA 95077

DATE: 11-8-2021

**NOTARY ACKNOWLEDGMENT**  
 SUBSCRIBED AND SWORN BEFORE ME, THIS 27th DAY OF DECEMBER, 2021.

*Christina Finley*  
 NOTARY PUBLIC

**PLANNING AND LAND USE DIRECTOR'S CERTIFICATE**  
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITKINA LOCAL GOVERNMENT AND THAT THE PLAN HAS BEEN APPROVED BY THE PLANNING AUTHORITY. BY:

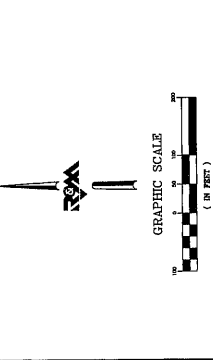
PLANNING AND LAND USE DIRECTOR  
 J. L. L. LACEL  
 DATED: 12/10/21

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, INCLUDING PROPERTY TAXES, ARE PAID AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREIN. HAVE BEEN PAID.

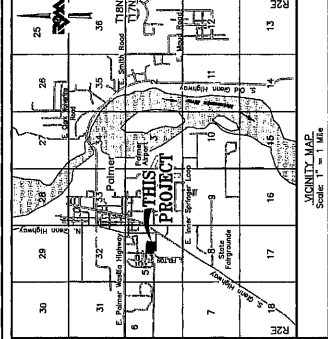
BOROUGH TAX COLLECTION OFFICIAL  
*Ronnie Hobbs*  
 DATED: 12/10/21

**CITY OF PALMER TAX COLLECTION OFFICIAL**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, INCLUDING PROPERTY TAXES, ARE PAID AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION HEREIN. HAVE BEEN PAID.

CITY OF PALMER TAX COLLECTION OFFICIAL  
*Shirley Daulton*  
 DATED: 12/10/21



- NOTES**
- THESE MAPS ARE GENERAL STATE AND LOCAL REQUIREMENTS GOVERNING LAND SUBDIVISIONS. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION OF INTERESTS IN THE LAND TO BE DEVELOPED BY THE DEVELOPER OF THE PARCELS SHOWN ON THIS PLAN TO BE DEVELOPED.
  - NO PERMANENT WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED, AND EQUIPPED IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
  - A BLANKET ELECTRIC LINE RIGHT OF WAY EASEMENT EXISTS RECORDED IN BOOK 626, PAGE 429, PALMER RECORDING DISTRICT, ALASKA.
  - A BLANKET TELEPHONE LINE RIGHT OF WAY EASEMENT EXISTS RECORDED IN BOOK 626, PAGE 176, PALMER RECORDING DISTRICT, ALASKA.
  - A PUBLIC USE EASEMENT RECORDED AS DOCUMENT NO. 2019-018683 IN THE MATANUSKA-SITKINA LOCAL GOVERNMENT, ALASKA, EXISTS GOVERNING THE SURVEY OF LOTS 1 AND 2.
  - LOTS 3 IS A UTILITY LOT WITH NO ON LOT WATER OR SEPTIC SYSTEMS.



**FOUND MONUMENTS**

FOUND BY SURVEY  
 FOUND BY ALOP  
 FOUND BY YELLOW PLASTER  
 FOUND BY ALOP  
 FOUND BY YELLOW PLASTER

**CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARINGS	CHORD DIST.
1	101.56	700.00	179°57'	50.22	52.25	S25°20'41"	101.56
2	101.56	700.00	179°57'	50.22	52.25	S15°40'41"	101.56

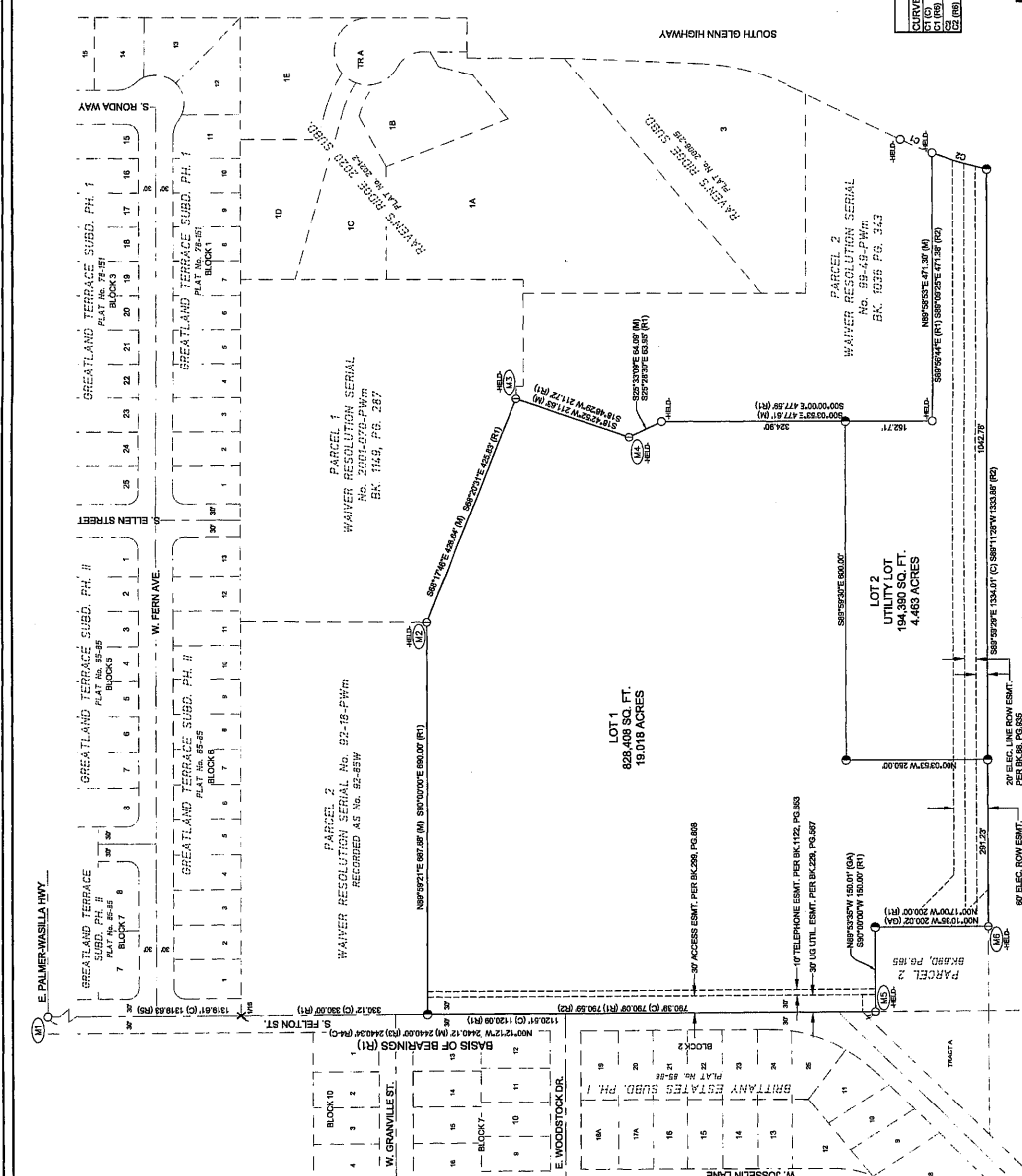
**PLAT OF LUCAS ACRES SUBDIVISION LOTS 1 AND 2**

A SUBDIVISION OF PARCEL 2, 1/4th SECTION 30, T.17N., R.2E., AS SHOWN ON PLAT NO. 2001-1120, PALMER RECORDING DISTRICT, STATE OF ALASKA.

LOCATED WITHIN THE NE 1/4 SECTION 5, T.17N., R.2E., CONTAINING 23.467 ACRES MORE OR LESS SEWARD BERGDAL, ALASKA.

9101 Vanguard Drive, Anchorage, Alaska, 99507  
 PH (907) 522-1707 FAX (907) 522-3403  
 www.micronal.com

DAVID C. PALE, 11-1007, PROCEEDS: 2894-01, CASE NO. 2021-1120  
 CHECKED: VPC, FIELD BK. 2894-01, DATE: 12-03-21, SHEET: 1 OF 1



**LEGEND**

- (1) FOUND ALUMINUM CAP OR YELLOW PLASTIC CAP AS DESCRIBED
- (2) FOUND REBAR OR IRON PIPE
- (3) SET 2" ALUMINUM CAP OR 3/4" X 30" REBAR THIS SURVEY
- (4) COMPUTATIONAL POINT ONLY, NOTHING FOUND ON SET THIS SURVEY
- (5) CHAINED DIMENSION
- (6) GRANT ADJUSTED DIMENSION
- (7) RECORD DIMENSIONS PER WAIVER RESOLUTION SERIAL NO. 6
- (8) RECORD DIMENSIONS PER DOCUMENT NO. 2016-03344-R, P.R.D.
- (9) BOOK 650, PAGE 165, P.R.D.
- (10) COMPUTED FROM RECORDING BOOK 650, PAGE 165, P.R.D.
- (11) RECORD DIMENSIONS PER PLAT NO. 2019-111
- (12) RECORD DIMENSIONS PER PLAT NO. 85-35
- (13) RECORD DIMENSIONS PER PLAT NO. 2019-111
- (14) RECORD DIMENSIONS PER PLAT NO. 85-35
- (15) RECORD DIMENSIONS PER PLAT NO. 2019-111
- (16) RECORD DIMENSIONS PER PLAT NO. 2019-111

**SURVEYOR'S STATEMENT**  
 I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE DIMENSIONS SHOWN ON THIS SURVEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

DAVID C. PALE, P.L.S.  
 DATED: 12/10/21