

MATANUSKA-SUSITNA BOROUGH  
 PLATTING DIVISION  
 PRE-APPLICATION ROUTING SLIP

Received  
 JUN 28 2023  
 CC  
 City of Palmer

DUE DATE: **July 7, 2023**  
 MEETING DATE: **July 12, 2023**  
 TIME: **Email only**  
 PETITIONER / #: **Rene Contreras** (907) 727-7909  
 EMAIL: [reneonthehill@yahoo.com](mailto:reneonthehill@yahoo.com)  
 OWNER(s) / #: **Rene Contreras**  
 SEC/TWP/RNG: **SEC 28, T18N, R02E** TAX MAP: **PA 05**  
 SUBDIVISION: **Bailey Heights (Plat 7-46)** RSA#: **31 Alpine**  
 TAX ID: **3003B02L004** CITY OF: **NA**  
 REQUEST: **To divide lot 4 into two lots. Proposed lots would take access from N. Hilltop Drive and N. 3<sup>rd</sup> Street.**

**SENT PRE-APP PACKET TO:**

ASSESSMENTS, CHARLYN SPANNAGEL, KATRINA KLINE  
 ATTORNEY, JOHN ASCHENBRENNER  
 PLANNING DEPARTMENT, ALEX STRAWN  
 PLANNING DIVISION, PLANNING EMAIL  
 PLATTING OFFICER, FRED WAGNER  
 DEVELOPMENT SERVICES, ANDY DEAN, PERMIT CENTER  
 LIDS, MARCIA VONEHR  
 EMS SERVICES, FIRE CODE  
 CITY OF PALMER

COMMUNITY DEVELOPMENT,  
 ERIC PHILLIPS, MARGIE COBB  
 PUBLIC WORKS DEPT, TOM ADAMS  
 O & M DIVISION,  
 PRE-DESIGN & ENGINEERING DIV,  
 BRAD SWORTS, JAMIE TAYLOR  
 ELAINE FLAGG, DANIEL DAHMS  
 DNR-LMW

PA20230097

PLT-21-8-2872

COMMENTS:

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

CC  
PAOS

### Pre-Application Request Form

Name of Requestor: Rene Contreras  
 Mailing Address: 3201 N. Hilltop Dr  
Palmer, AK 99645  
 Phone Number: (907) 727-7909  
 Email: reneconthehill@yahoo.com

Owner's name (if different):  
 Surveyor's name (if hired already):  
Bull Moose Surveying

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

**Required Items:** Tax: 3003 B02 L004 PA 05  
 Fee of \$50.00. Payable to MSB. TLS: S18N02E28  TAX MAP # 53003B02L004

2.  Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
Bailey Heights Subdivision, Lot 4, Block 2  
Mat-Su Borough

3. Provide Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc. Approx 0.75 Acre

4.  Show existing rights of way with road names. N. Hilltop Drive

5.  If eliminating lot lines or vacating easements or right-of-ways: show the area of vacation of the lot line to be eliminated.

6.  If creating a street or road: show proposed rights of way.

7.  Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:  
Requesting driveway access off of N. 3rd Street in order to subdivide property. Will create a triangular lot of approximately 0.75 acres. See attached.

**RECEIVED**  
**JUN 21 2023**  
**PLATTING**

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

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

The Pre-application packet will be sent to you 10 to 21 days after acceptance of fees.

PA20230097 PLT-21-8-2872

Provide if available:  
 Easement Documentation  
 As-Built Survey

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

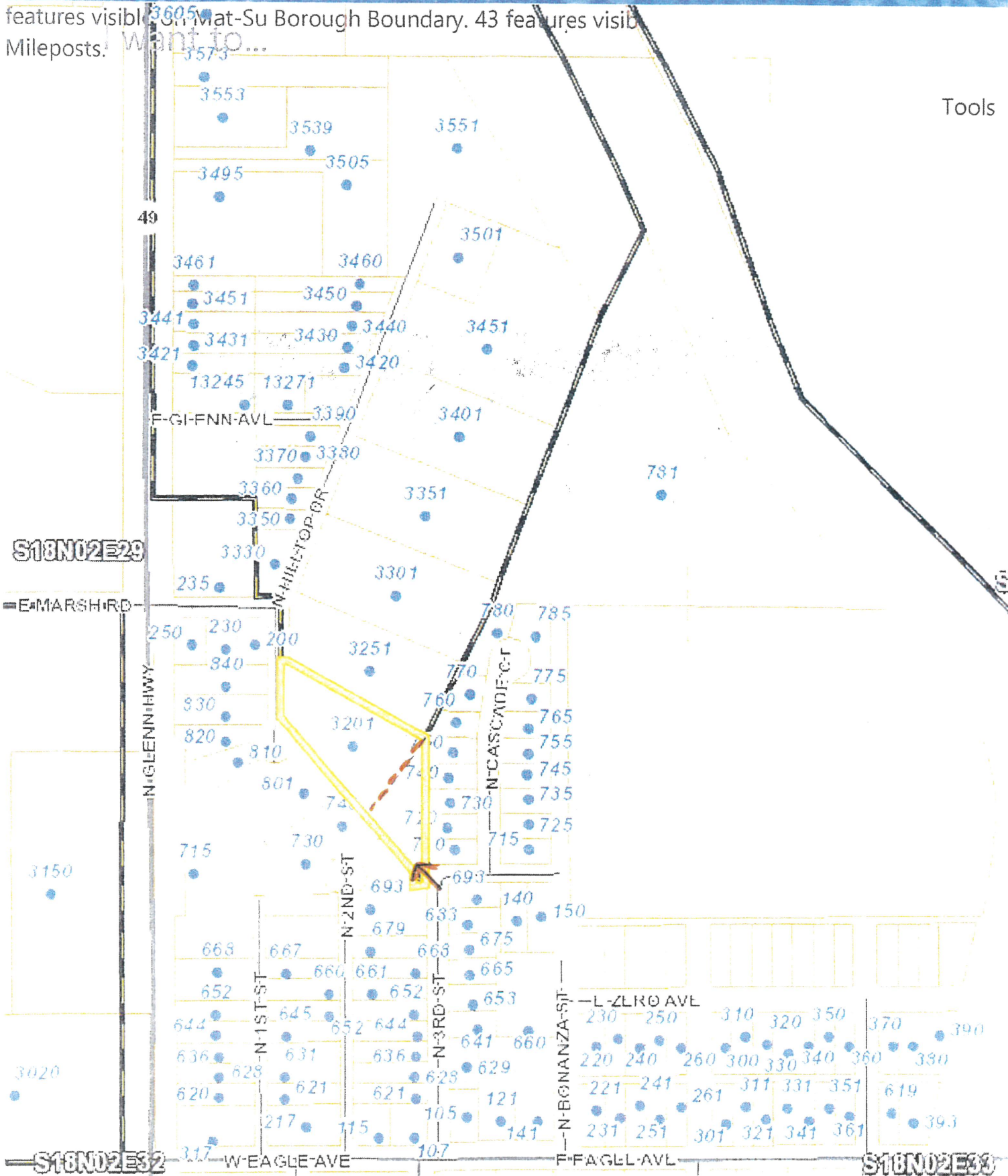
For Office Use Only:  
 Date Rcvd: 6-21-23  
 How Paid: CK 277  
 Initials: R

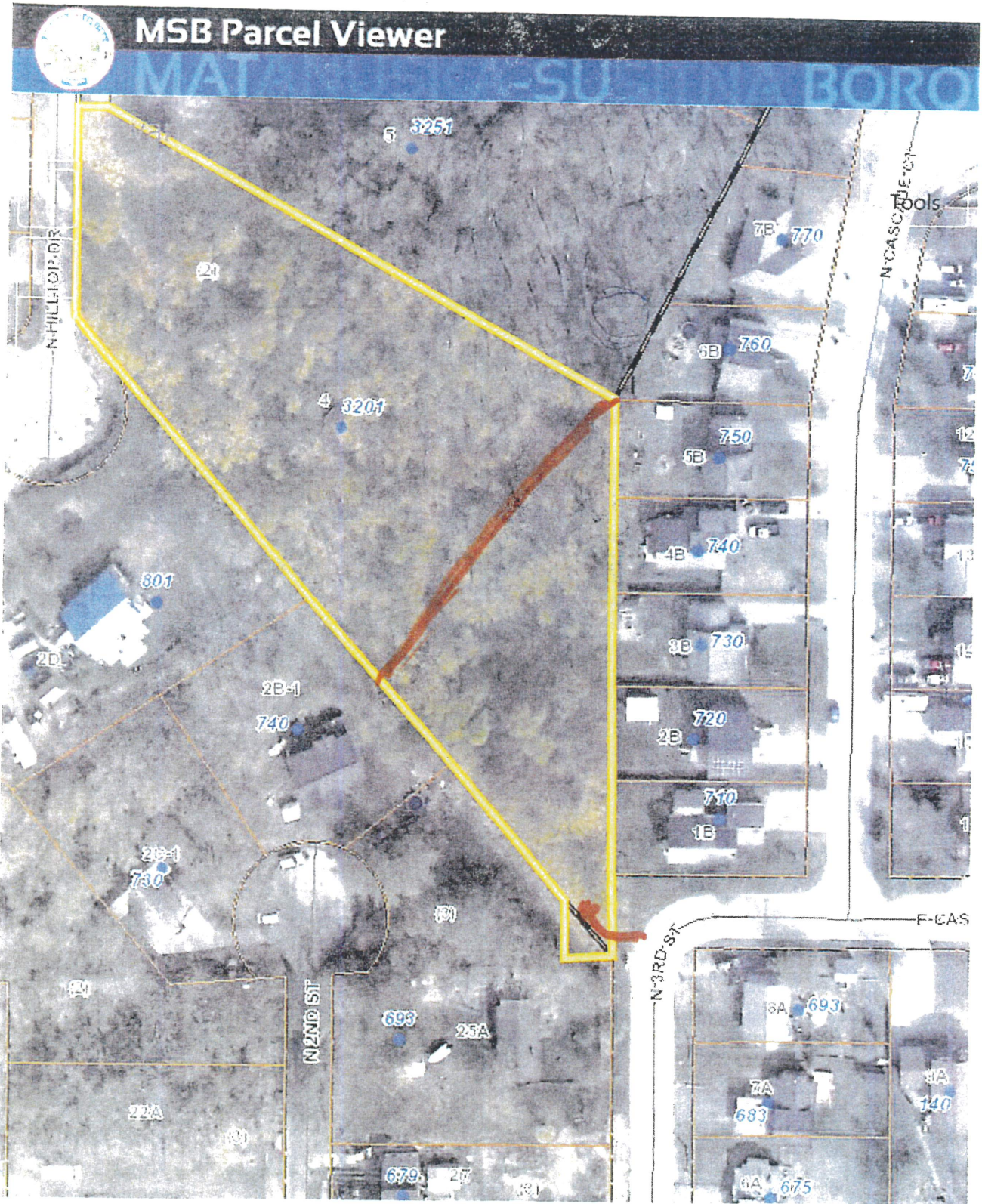


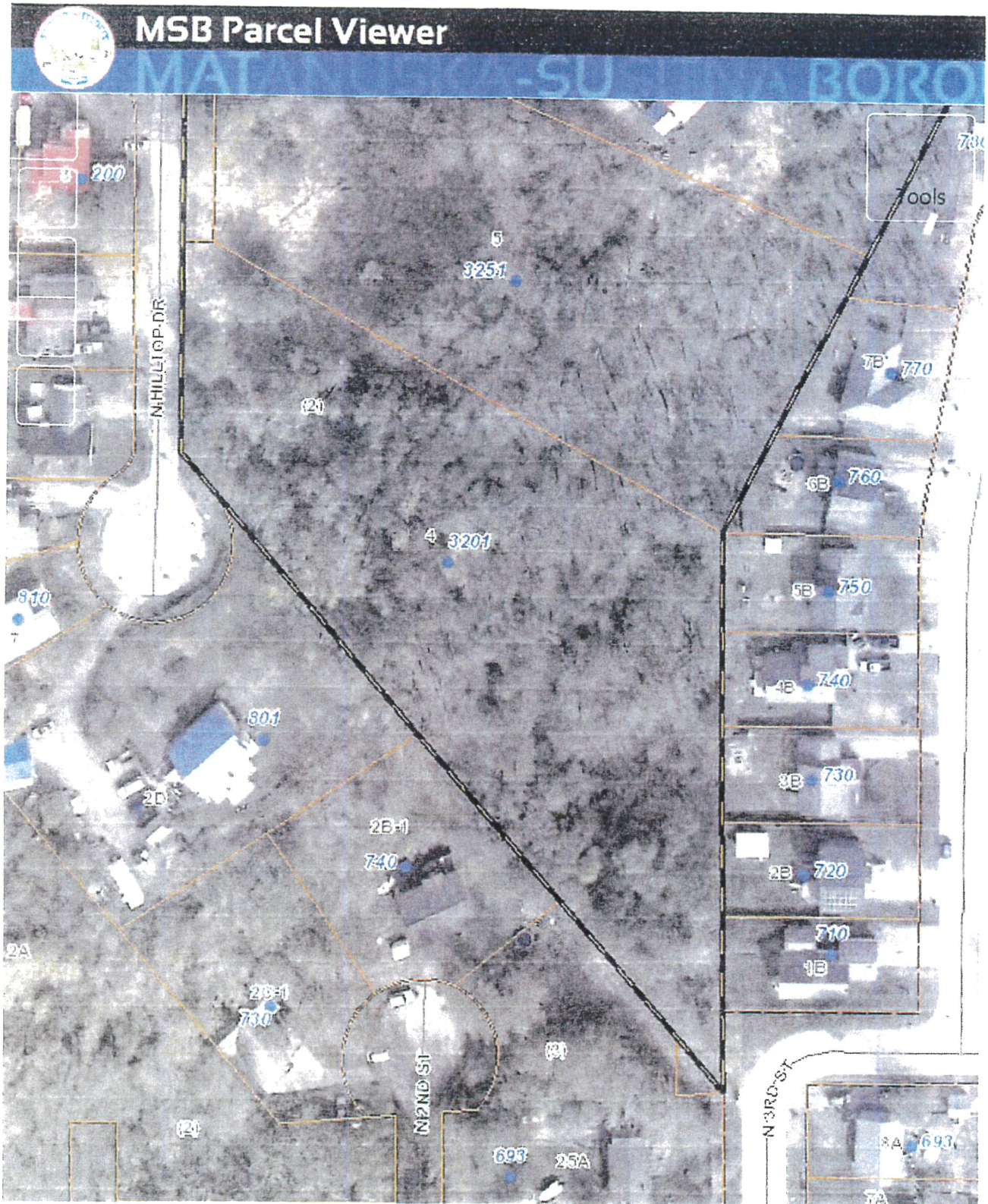
# MSB Parcel Viewer

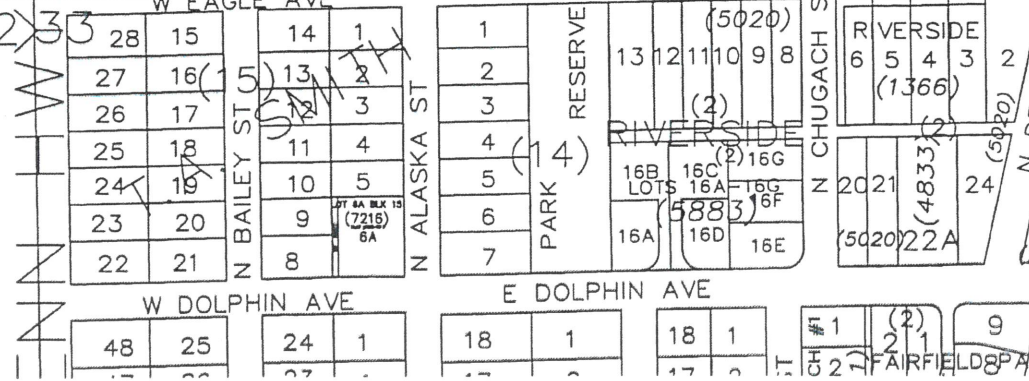
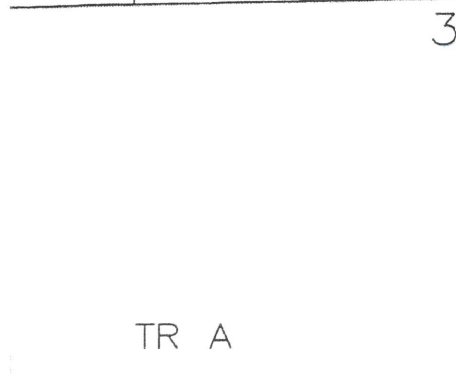
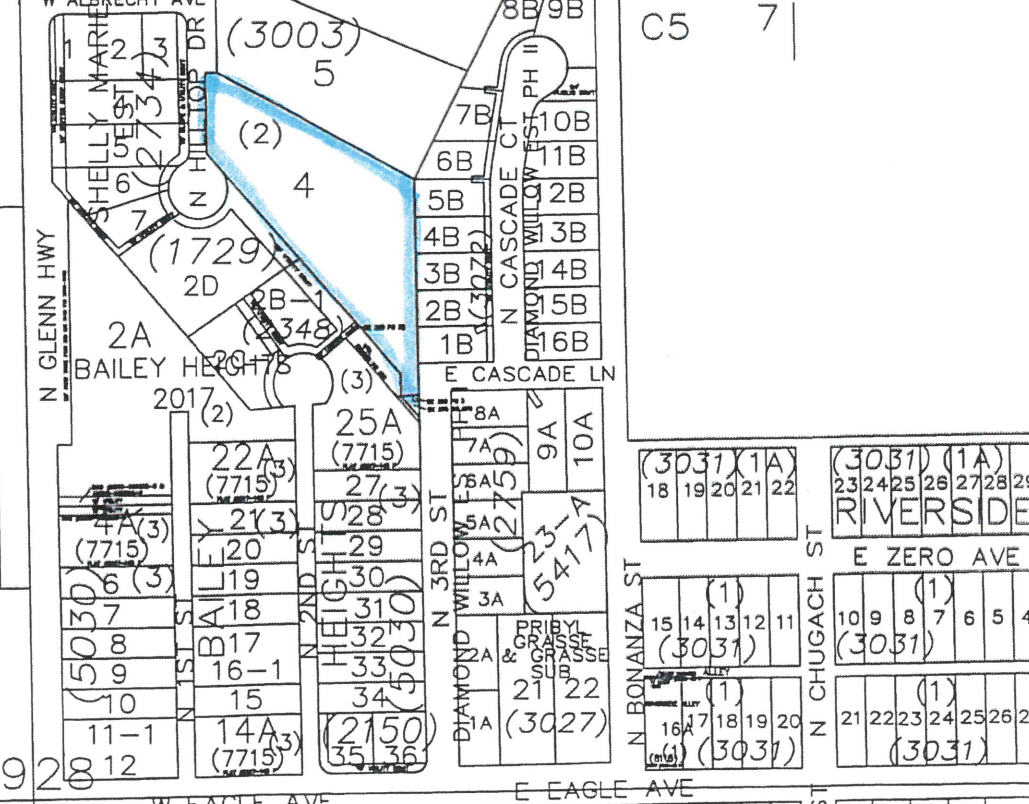
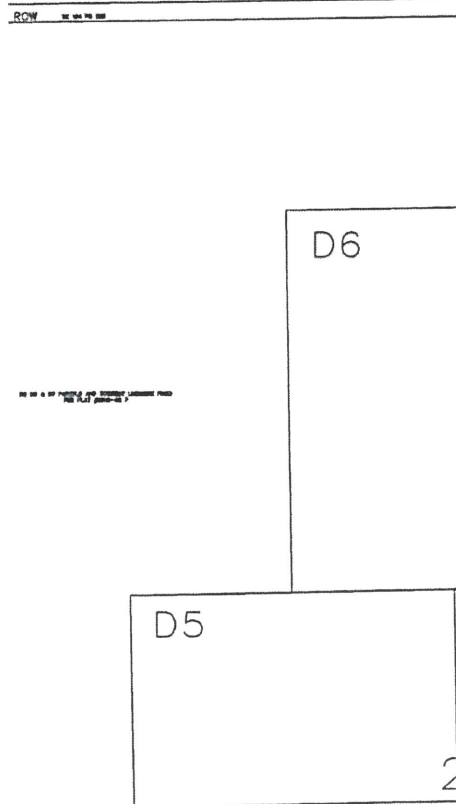
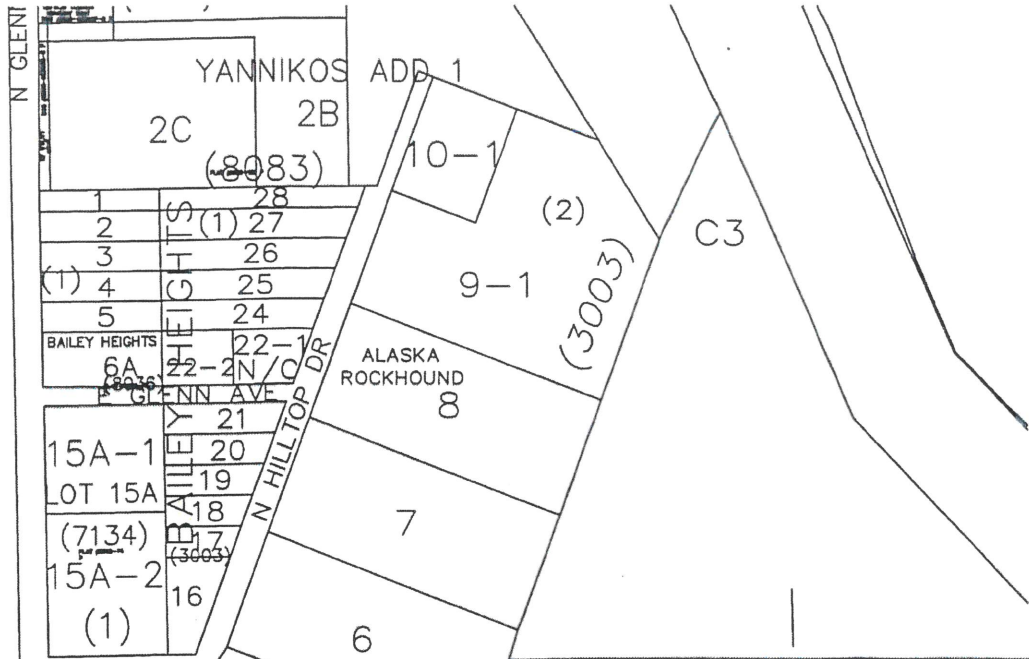
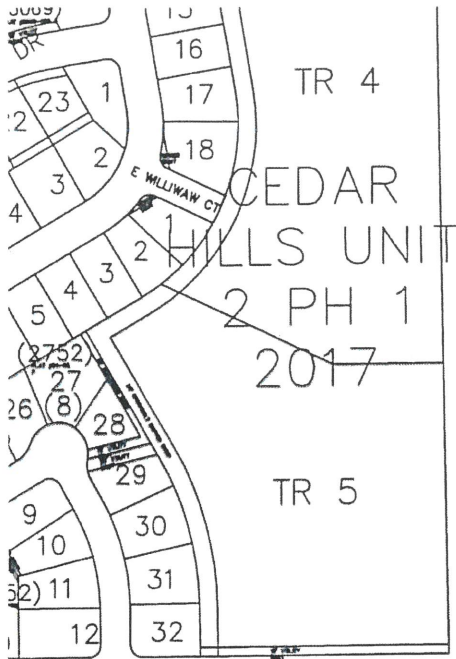
features visible on Mat-Su Borough Boundary. 43 features visible  
Mileposts. Want to...

Tools











N Hilltop Dr

PA05

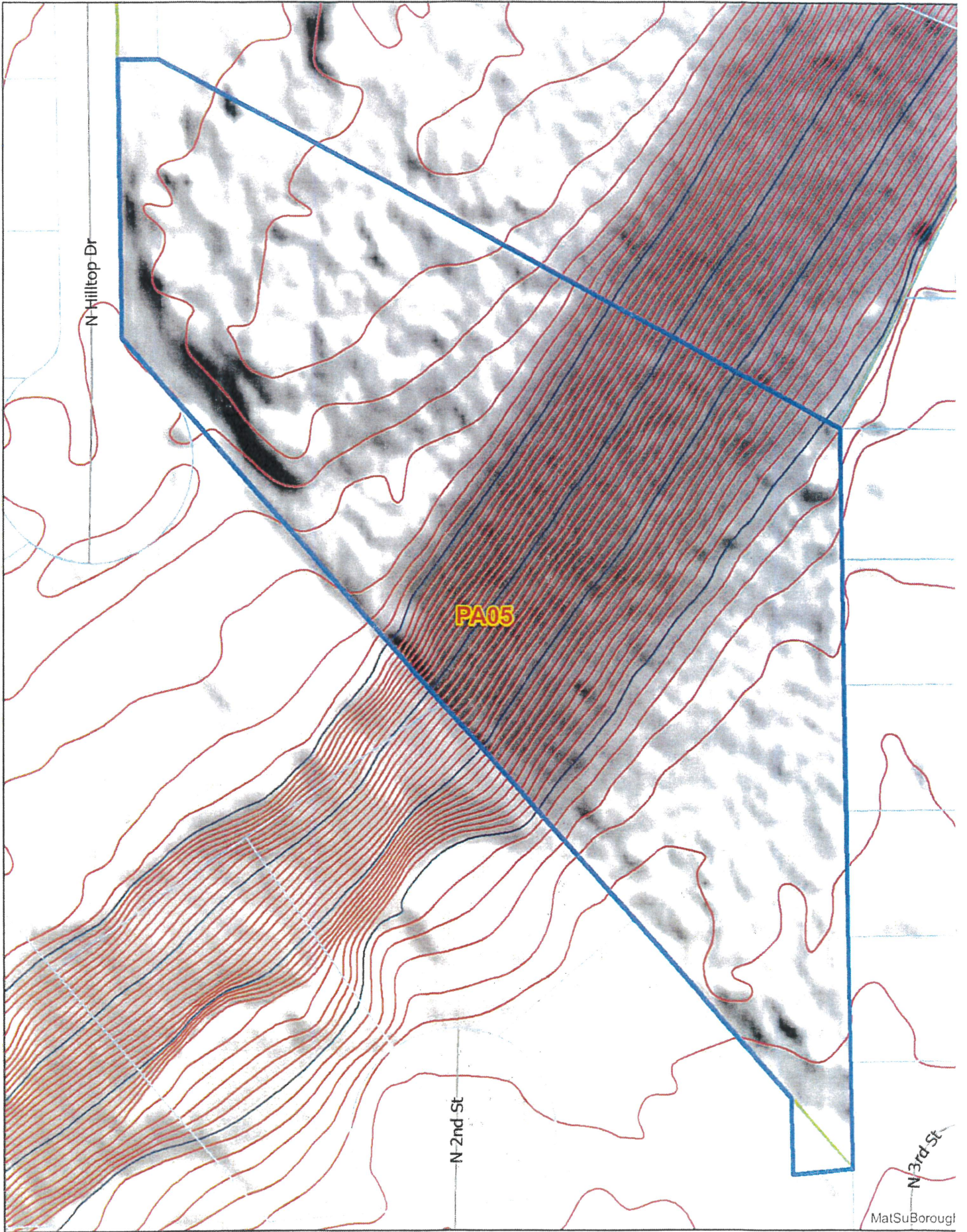
N 2nd St

N 3rd St

MatSu Borough

50 25 0 50 Feet





50 25 0 50 Feet

MatSu Borough







# Cartegraph Road Information

## Road Info

Road Number: 001294  
Surface Type: TRS: S18N02E28  
ROW Width: 30  
Route Back: Albrecht Avenue  
Custodian: City of Palmer  
Status:

Road Name: Hilltop Drive  
Certified: 0  
TRS Left: Length: 0.06  
Route Ahead: End  
RSA Superintendent:

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

PALMER RSA

*Certified Value of 1 denotes Certified.*

Road Number: 001295  
Surface Type: Gravel  
TRS: S18N02W29  
ROW Width: 60  
Route Back: Maryan Avenue  
Custodian: Mat-Su Borough  
Status:

Road Name: Hilltop Drive  
Certified: 1  
TRS Left: Length: 0.19  
Route Ahead: End  
RSA Superintendent: TBD

RSA #: 27  
Map #: HO07  
TRS Right:  
Classification: Residential  
Travel North  
Direction:  
Contractor: Northern Asphalt

MEADOW LAKES RSA

Road Number: 001294  
Surface Type: TRS: S18N02E28  
ROW Width: 30  
Route Back: Albrecht Avenue  
Custodian: Unapproved Construction  
Status:

Road Name: Hilltop Drive  
Certified: 0  
TRS Left: Length: 0.2  
Route Ahead: End  
RSA Superintendent: Will Barickman

RSA #: 16  
Map #: PA05  
TRS Right:  
Classification: Residential  
Travel Northeast  
Direction:  
Contractor: Norse Alaska

SOUTH COLONY RSA

# Cartegraph Road Information

## Road Info

**Road Number:** 000063      **Road Name:** Albrecht Avenue      **RSA #:** Not in a RSA  
**Surface Type:**      **Certified:** 0      **Map #:** PA05  
**TRS:** S18N02E28      **TRS Left:**      **TRS Right:**  
**ROW Width:** 50      **Length:** 0.08      **Classification:** Residential  
**Route Back:** Glenn Highway      **Route Ahead:** Hilltop Drive      **Travel Direction:** East  
**Custodian:** City of Palmer      **RSA Superintendent:**      **Contractor:** City of Palmer  
**Status:**

*Certified Value of 1 denotes Certified.*

# Cartegraph Road Information

## Road Info

Road Number: 001121      Road Name: Glenn Highway      RSA #: 31      ALPINE RSA  
Surface Type:      Certified: 0      Map #: GC03  
TRS: S16N01E10      TRS Left: 16N01E10      TRS Right:  
ROW Width: 0      Length: 328      Classification:  
Route Back:      Route Ahead:      Travel  
Custodian: State of Alaska      RSA Superintendent: Will Barickman      Direction:  
Status:      Contractor: Clear Excavating

*Certified Value of 1 denotes Certified.*

# Cartegraph Road Information

## Road Info

Road Number: 003988

Surface Type:

TRS: S18N02E28

ROW Width: 54

Route Back: Eagle Avenue

Custodian: City of Palmer

Status:

Road Name: 3Rd Street

Certified: 0

TRS Left:

Length: 0.12

Route Ahead: Cascade Lane

RSA Superintendent:

Status:  
*Certified Value of 1 denotes Certified.*

RSA #: 5

Map #: PA05

TRS Right:

Classification: Residential

Travel North

Direction:

Contractor: City of Palmer

PALMER RSA

Road Number: 002827

Surface Type: Unconstructed

TRS: S17N01E23

ROW Width:

Route Back: End

Custodian: Unapproved Construction

Status:

Road Name: 3Rd Street

Certified: 0

TRS Left:

Length: 0.26

Route Ahead: End

RSA Superintendent: Will Barickman

RSA #: 16

Map #: WA16

TRS Right:

Classification: Residential

Travel Northeast

Direction:

Contractor: Norse Alaska

SOUTH COLONY RSA

Road Number: 002829

Surface Type: Unconstructed

TRS: S15N03W09

ROW Width: 60

Route Back: George S. Street

Custodian: Unapproved Construction

Status:

Road Name: 3Rd Street

Certified: 0

TRS Left:

Length: 0.5

Route Ahead: Clarice S. Street

RSA Superintendent: TBD

RSA #: 17

Map #: GB10

TRS Right:

Classification: Residential

Travel East

Direction:

Contractor: Big Dipper

KNIK RSA

# Cartegraph Road Information

## Road Info

**Road Number:** 004815      **Road Name:** Eagle Avenue      **RSA #:** 5      PALMER RSA  
**Surface Type:** 2" Asphalt      **Certified:** 0      **Map #:** PA05  
**TRS:**      **TRS Left:** S18N02E28      **TRS Right:** S18N02E33  
**ROW Width:** 60      **Length:** 0.11      **Classification:** Residential      AC Asphalt Concrete  
**Route Back:** Glenn Highway      **Route Ahead:** Alaska Street      **Travel East**  
**Custodian:** City of Palmer      **RSA Superintendent:**      **Direction:**      **Contractor:** City of Palmer  
**Status:** Active

*Certified Value of 1 denotes Certified.*

**Road Number:** 004815      **Road Name:** Eagle Avenue      **RSA #:** 5      PALMER RSA  
**Surface Type:** 2" Asphalt      **Certified:** 0      **Map #:** PA05  
**TRS:**      **TRS Left:** S18N02E28      **TRS Right:** S18N02E33  
**ROW Width:** 60      **Length:** 0.37      **Classification:** Residential      AC Asphalt Concrete  
**Route Back:** Alaska Street      **Route Ahead:** Gulkana Street      **Travel East**  
**Custodian:** City of Palmer      **RSA Superintendent:**      **Direction:**      **Contractor:** City of Palmer  
**Status:** Active



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 53003B02L004

### Site Information

Parcel Number: 53003B02L004      Subdivision: BAILEY HTS  
 Parcel ID: 41994      City: None  
 Parcel ID: S18N02E28      Map Sheet:  
 Assessor's Description: BAILEY HTS BLOCK 2 LOT 4  
 Assessor's Parcel ID:

Property Address: 3201 N Hilltop Dr

### Ownership

Owner: CONTRERAS RENE & REBECCA      Buyer:  
 Primary Owner's Address: 3201 N HILLTOP DR PALMER AK 99645      Primary Buyer's Address:

### Appraisal Information

Year	Land Assessment			Assessment			
	Land Assessed	Build. Assessment	Total Assessed	Year	Land Assessed	Build. Assessment	Total Assessed
2023	\$45,100.00	\$181,200.00	\$226,300.00	2023	\$0.00	\$0.00	\$0.00
2022	\$45,100.00	\$163,500.00	\$208,600.00	2022	\$0.00	\$0.00	\$0.00
2021	\$45,100.00	\$141,200.00	\$186,300.00	2021	\$45,100.00	\$141,200.00	\$186,300.00

### Building Information

Structure: 1      Use: Residential Building  
 Construction: Standard      Design: One Story  
 Equipment: None      Construction Type: Frame  
 Year Built: 2020      Grade: 04,9  
 Foundation: Poured Concrete      Building Appraisal: \$181200  
 Well: Well 1 - Drilled Well      Septic: Septic - 1 - Septic Tank

### Building Item Details

Building Number	Description	Area	Percent Complete
0	Gas Heat	1 Sq. Ft.	100%
0	Fireplace Heatilator - 8N	1 Sq. Ft.	100%
0	Garage (10.3) Area - 11M	981 Sq. Ft.	100%
0	First Story	2162 Sq. Ft.	40 %

### Tax/Billing Information

Year	Category	Code	Value	Tax Exempt
2023	Yes	0003	::	::
2022	Yes	0003	11.566	\$0.00
2021	Yes	0003	12.834	\$2390.97

### Recorded Documents

Date	Type	Recording Info (office link to PIN)
5/3/2021	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2021-012681-0</a>
7/6/2020	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2020-014978-0</a>
6/22/2020	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2020-013681-0</a>

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

Account	Balance	2022 Tax Balance	Penalty	Deferment Value	Setoff	Balance	2023 Balance
Current	\$0.00	( )	\$0.00	\$0.00	\$0.00	\$150,000.00	\$226,300.00 No

### Land and Miscellaneous

Parcel Area: 2.30      Taxable Area: 2.30      Assembly District: 002      Parcel ID: 25-335      Fire Service Area: 132 Greater Palmer Consol      Board Service Area: 016 South Colony RSA

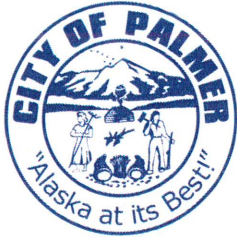
<sup>1</sup> Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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

Last Updated: 6/26/2023 9:00:00 AM

Community Council #23 Farm Loop

No Spw



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 23-013**

**SUBJECT:** Preliminary Plat Request for Comments: Tax Parcels A26, A28 & A29 in Section 9, Township 17 North, Range 2 East, Seward Meridian

**AGENDA OF:** July 20, 2023

**ACTION:** Review and comment

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

**Summary:** The request is to create four lots from Tax Parcels A26, A28 & A29 in Section 9, Township 17 North, Range 2 East, Seward Meridian, to be known as Angus Acres, located outside Palmer city limits.

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





## DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

Vacant  
Building Inspector

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

# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kimberly McClure, Community Development  
DATE: July 7, 2023  
LOCATION: Tax Parcels A26, A28 & A29 in Section 9, Township 17 North,  
Range 2 East  
SUBJECT: Preliminary Plat RFC – Angus Acres  
TAX ACCT#: 17N02E09A026, A028 & A029  
 Inside City Limits  Outside City Limits

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

1. City Manager: No changes necessary.
2. Building Inspector: N/A
3. Community Development: The parcels are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. If the proposed lots were located inside Palmer city limits and zoned R-1, Single-family Residential, the minimum required lot width would be 60 feet and the minimum required lot area would be 8,400 square feet per unit. A Public Use Easement is proposed.
4. Fire Chief: No changes necessary.
5. Public Works: No comments.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the July 20, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue – Palmer AK 99645

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

Received

JUN 30 2023

City of Palmer

Comments Due: July 3, 2023

Date: June 2, 2023

Preliminary Plat Request for Comments

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

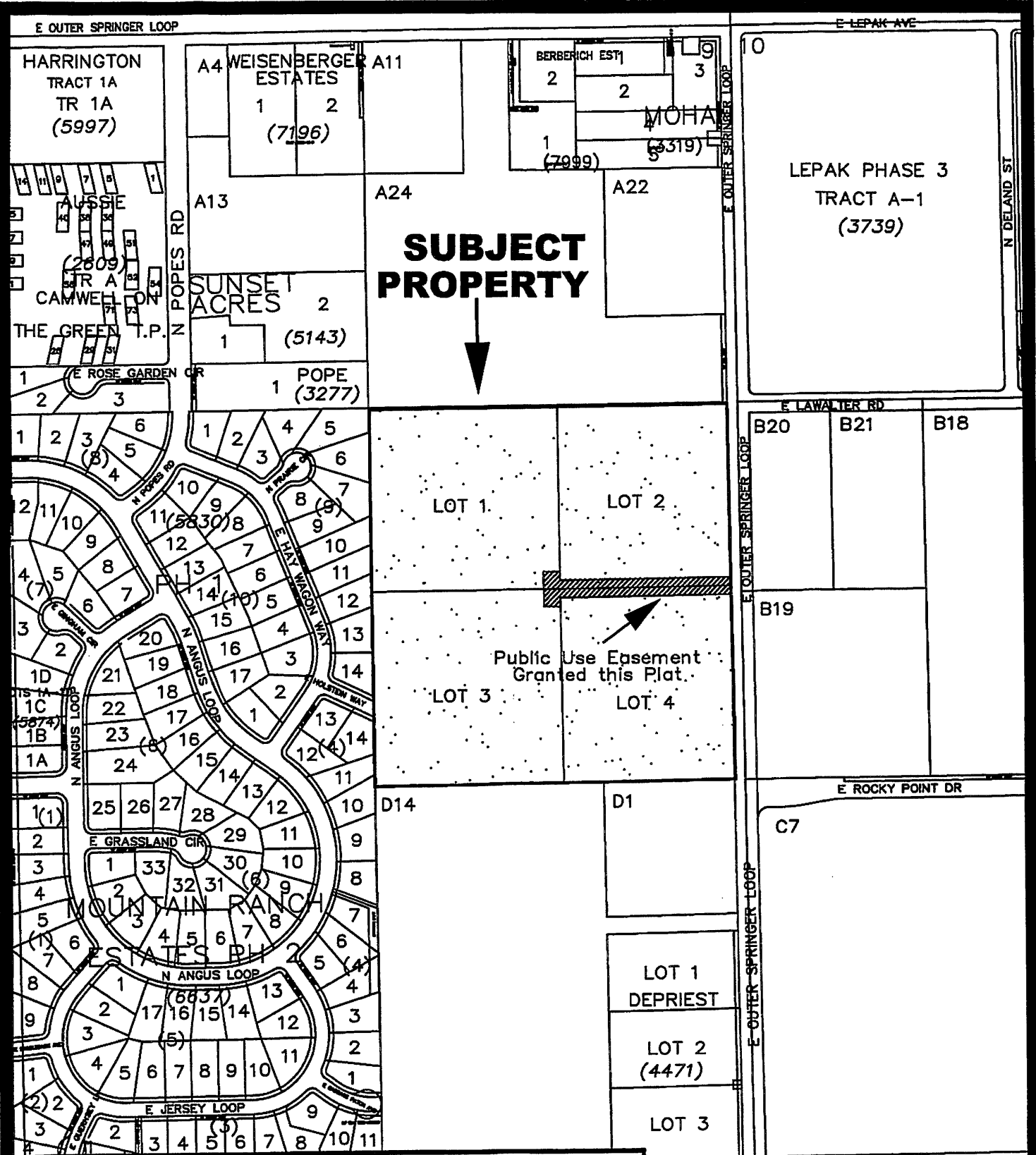
Title:	ANGUS ACRES
Location:	SEC 09, T17N, R02EW, S.M, AK
Petitioners:	STEFAN K. & YVONNE L. MARTY PO BOX 1242 PALMER AK 99645-1242
Surveyor:	HANSON LAND SOLUTIONS 305 E. FIREWEED AVENUE PALMER AK 99645

The request is to create four lots from Tax Parcels A26, A28 & A29 (Parcel #1 & #2, MSB Waiver 2005-10, recorded at 2005-029658-0) to be known as **ANGUS ACRES**, containing 39 acres +/- . Proposed Lots 1 & 3 are two side-by-side flag lots with 30' wide poles; a Public Use Easement will be granted over the pole portions. Parcels are located south of the Palmer Airport and directly west of E. Outer Springer Loop. Access is from E. Outer Springer Loop; lying within the NE ¼ Section 09, Township 17 North, Range 02 West, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements your Department or agency may need or any data, which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **July 3, 2023** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **July 20, 2023**.

Sincerely,

Amy Otto-Buchanan  
 Platting Technician  
 Direct line: 861-7872  
[amy.otto-buchanan@matsugov.us](mailto:amy.otto-buchanan@matsugov.us)



**VICINITY MAP**

FOR PROPOSED ANGUS ACRES  
LOCATED WITHIN

SECTION 09, T17N, R02E, SEWARD MERIDIAN,  
ALASKA

PALMER 12 MAP

GUNNYSACK ACRES				
2	1			
(7939)		18	19	20 21
LOTS 3A & 3B		3A	3B	(1)
(4741)				
		(1340)		
		GREATER SPRINGER EST		
17	16	15	14	13 12 11

RECEIVED

MAY 25 2023

PLATTING

MSB 43.20.060 DEDICATION TO PUBLIC

*(D) Subdivisions shall provide through connecting rights-of-way of residential collector standard minimum (as defined in the MSB Subdivision Construction Manual) to all adjoining stub rights-of-way and unsubdivided parcels, where feasible, to improve interconnectivity and public safety. If it is shown by the applicant to be unnecessary for future development and/or public safety, then a reduction to a lesser road right-of-way standard or an elimination of the requirement to provide access shall be applied to all of (or a portion of) the right-of-way that is being considered for a reduced standard.*

The proposed Angus Acres subdivision is an abbreviated plat with which the petitioner is dividing land interests among his children. No constructed rights-of-way are planned. While Lot 3 of said plat does have access to Holstein Way, (a ROW stub from Mountain Ranch), an elimination of the requirement (MSB 43.20.060) to provide a through connection to Holstein Way is sought.

1. A connection to Holstein Way involves Mountain Ranch subdivision. While this is a high density neighborhood, that subdivision was already constructed with sufficient accommodation for public safety. There are 4 constructed ingress/egress points, including residential subcollector roads meeting Subdivision Construction Manual requirements. Additionally there are 4 other platted access points to be used in future development.
2. The proposed plat offers a design that does not preclude future development, as the 10 acre Lot 3 has sufficient access via the PUE/Flag pole with which it is accessing Outer Springer Loop. Any development of the proposed 10 acre Lot 3 in the future, including a through connection utilizing Holstien Ave, is accommodated by the current design.
3. A through connection would unnecessarily impact the present agricultural use of the land by destroying the field that composes the proposed Lot 3. Cultivated fields are a resource worth preserving in the Mat-Su Borough for several reasons. Furthermore, a large, seasonally used water main lies along the western boundary of Lot 3 providing irrigation to area fields and would be impacted by a connection.

In conclusion, an elimination of the requirement to provide through access is reasonable. Safety is already properly addressed in the existing adjacent development and no decrease in safety is realized by the present minor subdivision. The proposed design is conducive to the future development and use of the Holstein Way access point. And requiring a through connection would unnecessarily impact a dwindling resource in the Valley, an operating irrigated agricultural field.

Received

JUN 30 2023

City of Paini

Received

JUN 30 2023

City of Palmer



ANGUS ACRES  
 200 E. FIDELITY AVE.  
 PALMER, ALASKA 99757  
 (907) 766-2722

NOTES:  
 1. THIS SHOWN HEREIN IS BORROWED FROM PUBLIC DATA OR THE LANDOWNER'S RECORDS. THE CITY OF PALMER DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.  
 2. THE APPLICABLE DISTRICT IS 15 HOURS (10:00PM - 10:00PM).  
 RECEIVED  
 MAY 25 2023  
 PLATTING

PALMER, ALASKA  
 ANGUS ACRES  
 SITE PLAN - EXISTING CONDITIONS  
 PROJECT OVERVIEW

DWG. # 23-140C  
 DESIGN: CEM  
 CHECKED: CEM  
 SCALE: 1" = 100'  
 DATE: 05/09/23

REFERENCE NUMBER: V-20  
 SHEET 1 OF 3



NOTES: FIELD SURVEY WAS CONDUCTED ON 11.18.2022. ALL DIMENSIONS WERE OBTAINED BY SURVEYING. ALL DIMENSIONS WERE OBTAINED BY SURVEYING. ALL DIMENSIONS WERE OBTAINED BY SURVEYING.

PLANNING - EXISTING CONDITIONS  
ANGUS ACRES  
PALMER, ALASKA  
PLANNING - AB

PLANNING - AB  
ANGUS ACRES  
PALMER, ALASKA  
PLANNING - AB

PLANNING - AB  
ANGUS ACRES  
PALMER, ALASKA  
PLANNING - AB

LEPAK PH. III TRACT A-1  
(90-70)  
E. LAWALTER RD.

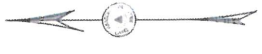
RECEIVED  
MAY 25 2023  
PLATTING

LINE #	BEARING	LENGTH
1	S 87° 54' 15" E	25.00
2	S 87° 54' 15" E	25.00
3	N 87° 15' 15" W	25.00
4	N 87° 15' 15" W	25.00

UNSUBDIVIDED

LEGEND

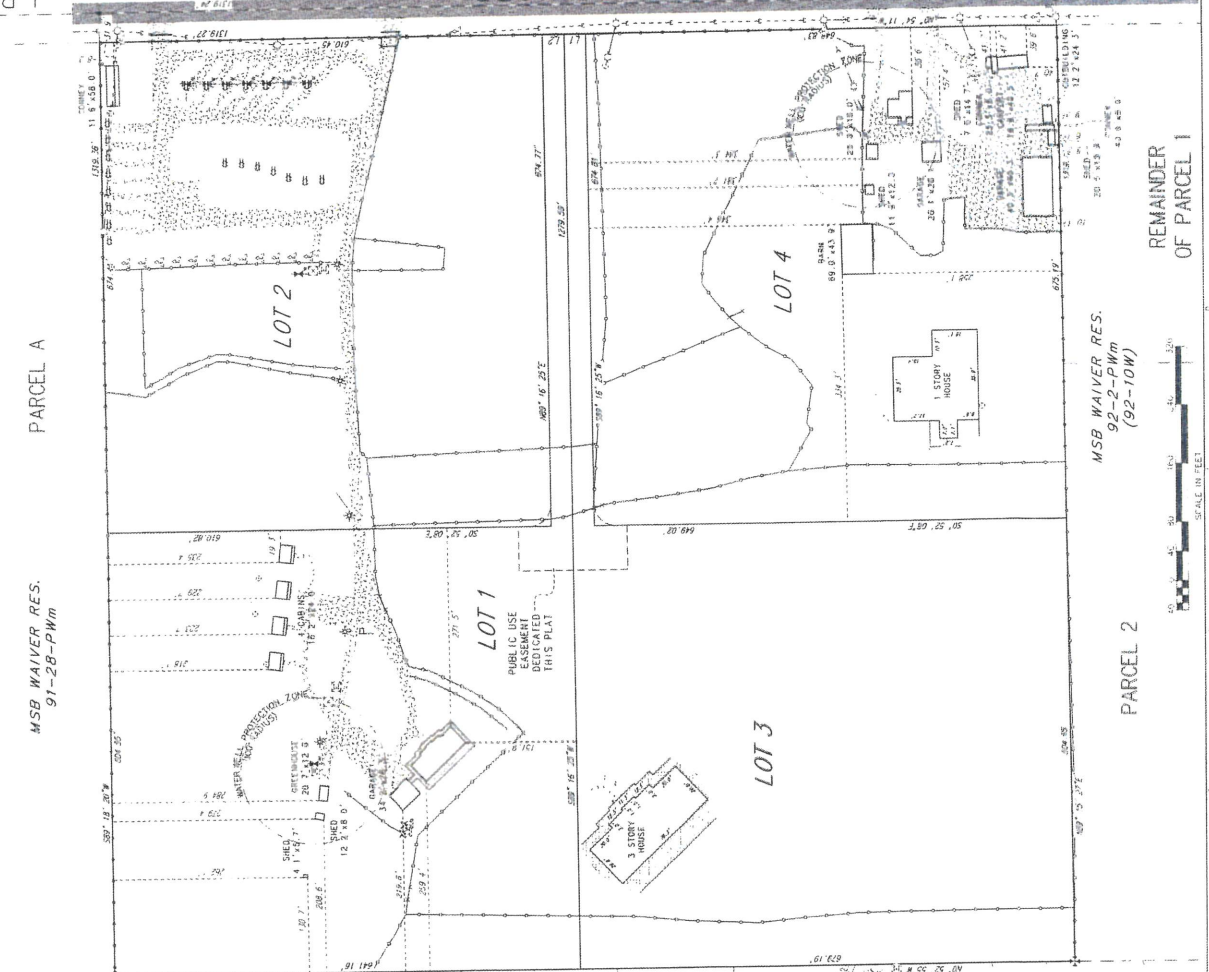
- RECORDED BLM/ALO BRASS CAP OR IRON PIPE
- RECORDED FROM BOB
- RECORDED "A" BEAR
- RECORDED DATA
- BLANK
- ELECTRIC OUTLET
- LIGHT (DOWN)
- MAILLOT DISK
- FLAG POLE
- WHITE BELL
- WHITE MARK ABOVE GROUND
- INTERNAL TELEPHONE
- EXTERNAL TELEPHONE
- ELECTRIC WIRING
- ELECTRIC CABLE CENTER
- ELECTRIC TRANSFORMER BOX
- WATER METER
- UTILITY POLE
- METER, ELECTRIC
- SEPTIC CLEANOUT
- DATE
- OUTSIDE ELECTRIC
- 1" COLLECT
- SEAL
- BUILDING
- CONCRETE
- ASPHALT DRIVE
- UNSUBDIVIDED



E. ROCKY POINT RD.



JUN 30 2023



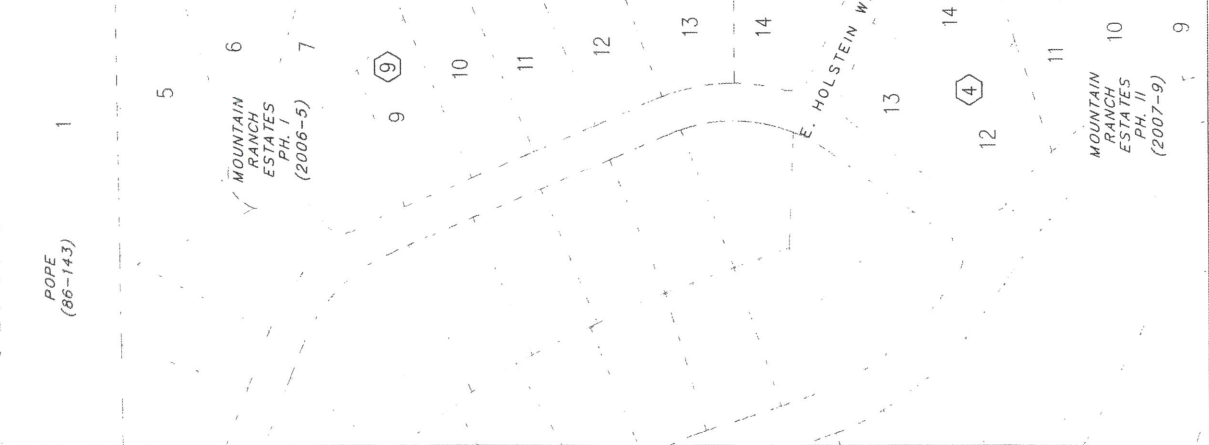
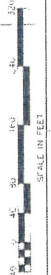
MSB WAIVER RES.  
91-28-PWM

PARCEL A

MSB WAIVER RES.  
92-2-PWM  
(92-10W)

PARCEL 2

REMAINDER  
OF PARCEL 1





NOTES  
 1. THE PROPERTY SHOWN HEREON IS DERIVED FROM PUBLIC DATA OF THE RECORDS OF THE ALASKA COURTS.  
 2. THE APPROVALS SHOWN ON THIS PLAN ARE SUBJECT TO THE CITY OF PALMER ZONING ORDINANCES.  
 3. THE VERTICAL CURVE DATA IS SHOWN IN THE NOTES.

PALMER, ALASKA  
 ANGUS ACRES  
 SITE PLAN - EXISTING CONDITIONS  
 TOPOGRAPHY

TWS 3 23-140C  
 DESIGN BY ELF  
 DRAWN BY ELF  
 CHECKED BY CER  
 SCALE 1" = 100'  
 DATE 11/11/2021  
 PROJECT NO. 23-24-1-80  
 SHEET NO. 02 (23-24)

REFERENCE NUMBER  
 V-22  
 SHEET 3 OF 3

LEPAK PH. III TRACT A-1  
 (90-70)

E. LAWALTER RD.

RECEIVED  
 MAY 25 2023  
 PLATTING

UNSUBDIVIDED



UNSUBDIVIDED

E. ROCKY POINT RD.

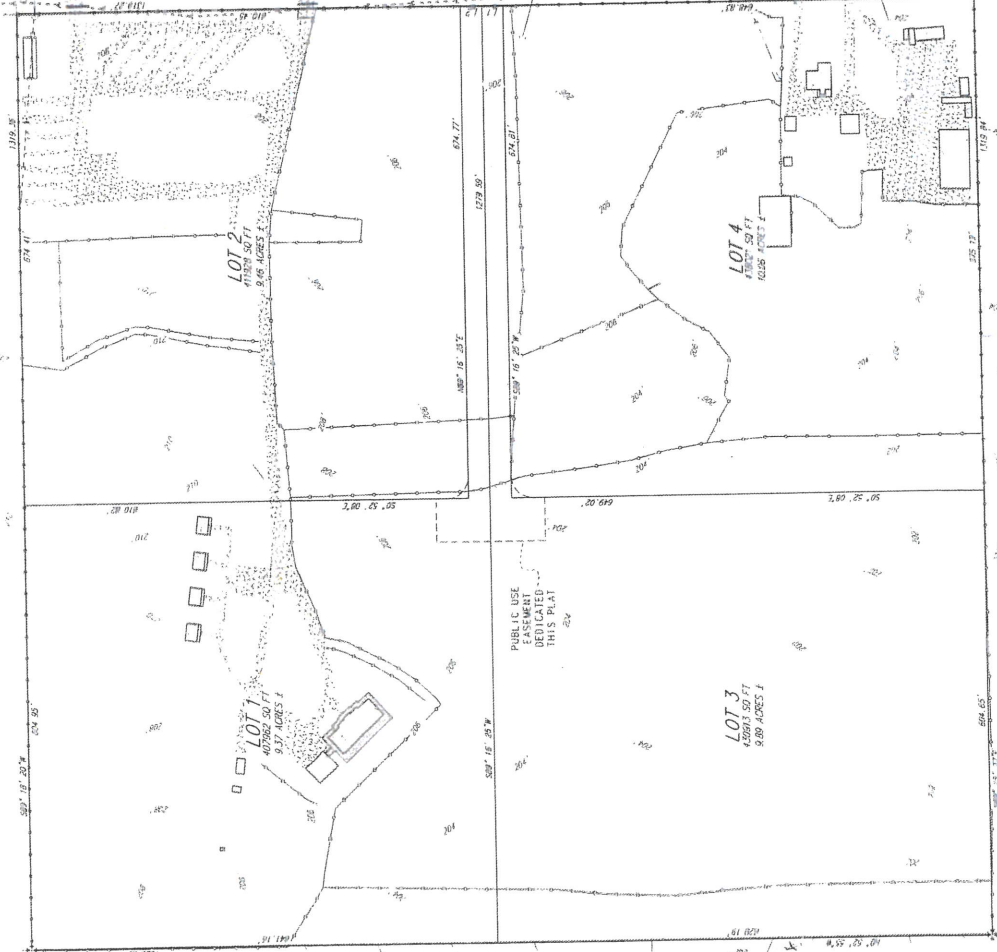
RECEIVED  
 UNSUBDIVIDED

JUN 30 2023

City of Palmer

MSB WAIVER RES.  
 91-28-PWm

PARCEL A



REMAINDER  
 OF PARCEL 1

MSB WAIVER RES.  
 92-2-PWm  
 (92-10W)

PARCEL 2



POPE  
 (86-143)

MOUNTAIN  
 RANCH  
 ESTATES  
 PH. I  
 (2006-5)

MOUNTAIN  
 RANCH  
 ESTATES  
 PH. II  
 (2007-9)

E. HOLSTEIN WY





RECEIVED  
MAY 30 2023  
PLATTING

**USEABLE AREA: TOPOGRAPHIC NARRATIVE**

**ANGUS ACRES**

*A SUBDIVISION OF*

*Parcels 1 & 2 MSB Waiver Resolution 2000-189-Pwm (BK1106 P54) and Parcels 1&2MSB Waiver 2005-210-Pwm (2005-029628-0)*

**INTRODUCTION**

*The following narrative presents visible observations and relevant known local parameters sufficient to demonstrate expected suitability of certain Lots or Tracts containing 400,000 square feet or more of area for supporting building construction and on-site waste-water treatment. Consideration is limited to the specified Lots or Tracts and specifically addresses requirements set forth in Title 43.20.281 of the Matanuska-Susitna Borough Code.*

**NARRATIVE**

Lots 1-4 of the proposed Angus Acres subdivision contain 39 acres of land. Roughly two thirds of this land is field in active hay production, pasture land and farm yard while the remainder is primarily tree covered with a mixture of Birch and Cottonwood.

The entire Parent Parcel is very flat with a gradual, consistent slope of less than 1% form north to south.

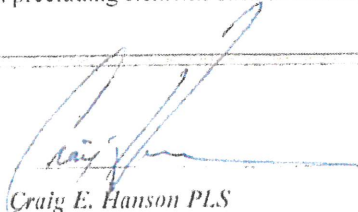
Observation of exposed soils in an area of extensive gravel extraction immediately east of the parent parcel is consistent with the results of a nearby test hole conducted for Hanson Land Solutions in February of 2023. It is expected that the Parent Parcel is primarily composed of 6-7' of topsoil over very deep, very well drained gravels, similar to other projects conducted in the general area over the years.

There are no observed wetlands, water-bodies or known debris burial sites on in the general vicinity of the parent parcel.

There are functioning water wells and septic systems on the parcel, as depicted on the provided planimetric mapping for the project. These will limit placement of new septic systems, but given the large size of the new lots they will not preclude construction of additional septic systems or buildings.

With the exception of the public use easement to be dedicated with the new plat, the entire parent parcel is free from known public or private easements or interests that would preclude construction of on-site septic systems. Building construction would be limited only by MSB Setback requirements.

In conclusion, based on surface observations the proposed lots appear sufficient for the construction of buildings and on-site septic systems per parameters set forth by the Mat-Su Borough Title 43. Existing topography and vegetative cover suggest consistently well drained suitable soils in a relatively flat area free from precluding elements such as existing wells, septic, and conflicting rights.

  
Craig E. Hanson PLS

Professional Land Surveyor

5/25/23  
Date



Received

JUN 30 2023  
City of Palmer



Received

JUN 30 2023

City of Palmer

CERTIFICATE OF PAYMENT OF TAXES

HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, INCLUDING IN THE SUBDIVISION PLAN OF THIS PROPERTY, INCLUDED IN THE SUBDIVISION PLAN OF THIS PROPERTY, HAVE BEEN PAID.

TAX COLLECTOR OFFICIAL (DATE)

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND USE AND ZONING REGULATIONS OF THE MUNICIPALITY OF PALMER AND THAT THE SUBDIVISION PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING DEPARTMENT.

PLANNING AND LAND USE DIRECTOR (DATE)

PLANNING AND LAND USE DEPARTMENT

PLANNING AND LAND USE DEPARTMENT

DATE

DATE

DATE

DATE

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CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS SUBDIVISION PLAN OF THIS PROPERTY.

DATE

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HAVE PERSONALLY EXAMINED THE PLANNING AND LAND USE DEPARTMENT'S RECORDS AND THE SUBDIVISION PLAN OF THIS PROPERTY AND THAT I HAVE FOUND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE MUNICIPALITY OF PALMER.

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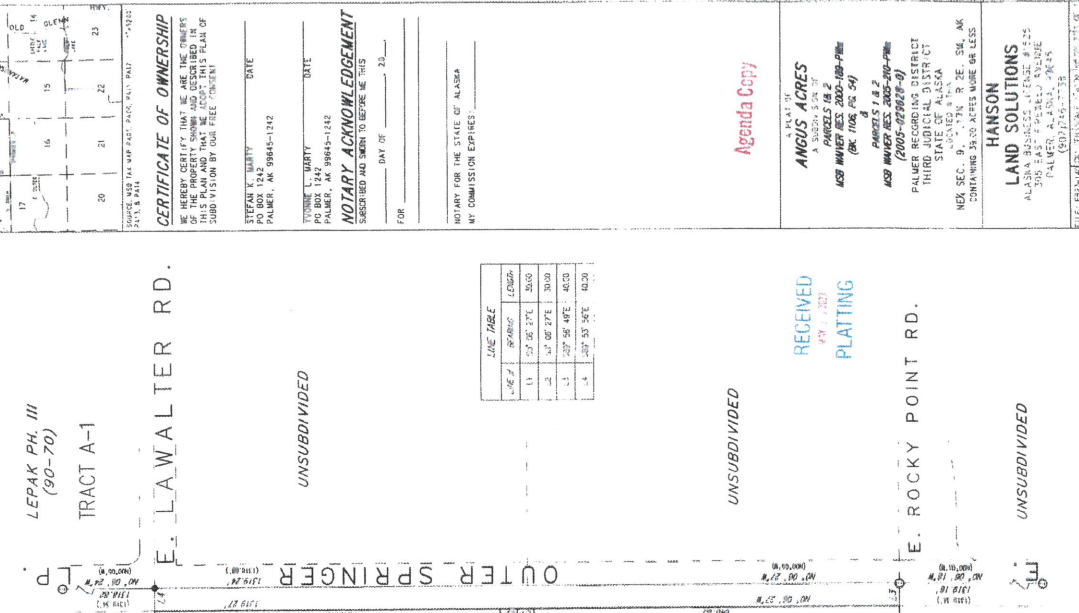
DATE

LEGEND

- 1. UNIMPROVED GRAVEL DRIVEWAY OR DRIVEWAY
2. UNIMPROVED ASPHALT DRIVEWAY OR DRIVEWAY
3. UNIMPROVED CONCRETE DRIVEWAY OR DRIVEWAY
4. UNIMPROVED GRAVEL DRIVEWAY OR DRIVEWAY
5. UNIMPROVED ASPHALT DRIVEWAY OR DRIVEWAY
6. UNIMPROVED CONCRETE DRIVEWAY OR DRIVEWAY

NOTES

- 1. ALL DISTANCES SHOWN ARE PERMANENT UNLESS OTHERWISE NOTED.
2. THE BOUNDARIES OF THIS PROPERTY ARE SHOWN AS SHOWN ON THE PLANNING AND LAND USE DEPARTMENT'S RECORDS.
3. THE PLANNING AND LAND USE DEPARTMENT'S RECORDS ARE THE SOURCE OF THE INFORMATION SHOWN ON THIS PLAN.



RECEIVED PLATTING
ANGUS ACRES
MSB WAIVER RES. 2002-10W
MSB WAIVER RES. 2005-20W
MSB WAIVER RES. 2005-20W
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STANLEY A. PALMER
NEX SEC. 9, 17N R 2E SW, AK
CONTAINING 30.00 ACRES MORE OR LESS

LAND SOLUTIONS
ALASKA BUSINESS CENTER #225
300 EAST PEPPER AVENUE
PALMER, ALASKA 99645
(907) 766-7378



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 23-014**

**SUBJECT:** Pre-application Routing Slip Request for Comments: ARRC #1, Lots 4 and 5, Block 1

**AGENDA OF:** July 20, 2023

**ACTION:** Review and comment

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

**Summary:** The request is to change the common lot line between Lots 4 and 5, Block 1, ARRC #1 subdivision, located inside Palmer city limits.

**Recommendation:** The staff comments regarding the pre-application routing slip packet are attached.



## DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

Vacant  
Building Inspector

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

# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kimberly McClure, Community Development  
DATE: July 14, 2023  
LOCATION: Lots 4 & 5, Block 1, ARRC #1  
SUBJECT: Pre-application RFC – Elimination of common lot line  
TAX ACCT#: 5001B01L004 & L005  
 Inside City Limits  Outside City Limits

---

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

1. City Manager: No changes necessary.
2. Building Inspector: N/A
3. Community Development: The lots are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. Both lots are zoned CG-General Commercial and located inside the Central Business District. The proposed new lots will need to meet the required minimum lot width of 60' and minimum lot area of 7,200 square feet. The proposed lots will need to meet residential setbacks of 25 feet for front and rear yards and 6 feet for side yards for ground level dwelling units.
4. Fire Chief: No changes necessary.
5. Public Works: (No comments received yet)
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the July 20, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

Received

APB  
PADS

Pre-Application Request Form

JUL 05 2023

Name of Requestor: Ron Richards  
Mailing Address: 1460 S. Fran St  
Palmer Alaska 99645  
Phone Number: 907-952-7302  
Email: shirts@mtaonline.net

Owner's name (if different):  
City of Palmer  
Surveyor's name (if hired already):  
\_\_\_\_\_

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

RECEIVED

JUL 05 2023

Required Items: Tax: 5001B01L004  
TRS: S18N02E33

TAX MAP # PA05

PLATTING

- Fee of \$50.00. Payable to MSB.
- Location of land (Township, Range, Section; Tax Account #: Subdivision Name and Lot & Block, etc.):  
S18N02E33 Subdivision ARRC #1 Block 1 Lot 4 and 5 Tax ID 55001B01L004  
Lot 4 has a house on it. Address 420 S. Colony Way Tax ID 55001B01L005
- Provide Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
- Show existing rights of way with road names.
- If eliminating lot lines or vacating easements or right-of-ways: show the area of vacation or the lot line to be eliminated.
- If creating a street or road: show proposed rights of way.
- Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:

I am attempting to change two very long thin lots into two wider lots with greater accessibility.  
This would allow for more practical land use.

Optional: Provide development plans to better assist borough departments with providing appropriate comments: I have included an aerial photo with explanation

PA20230103 017-21-8-2879

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

**The Pre-application packet will be sent to you 10 to 21 days after acceptance of fees.**

Provide if available:

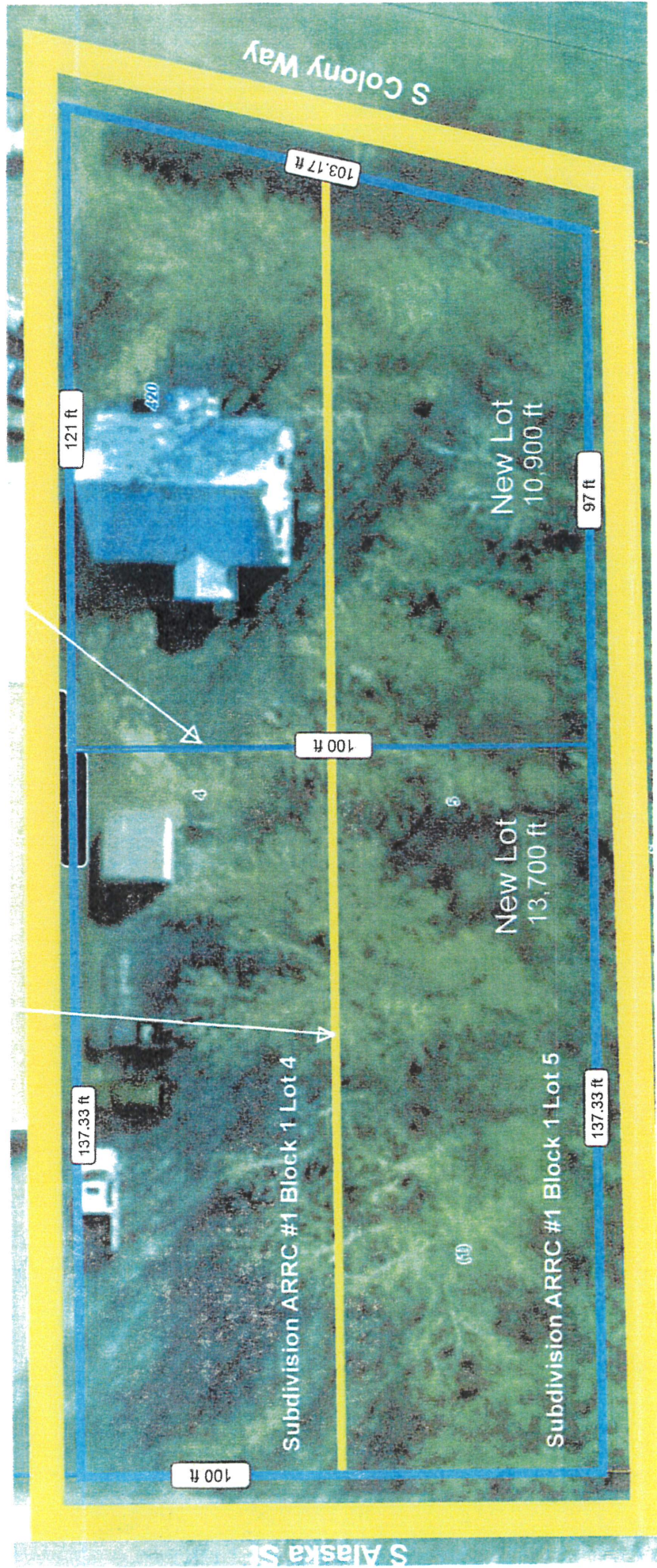
Easement Documentation  
As-Built Survey

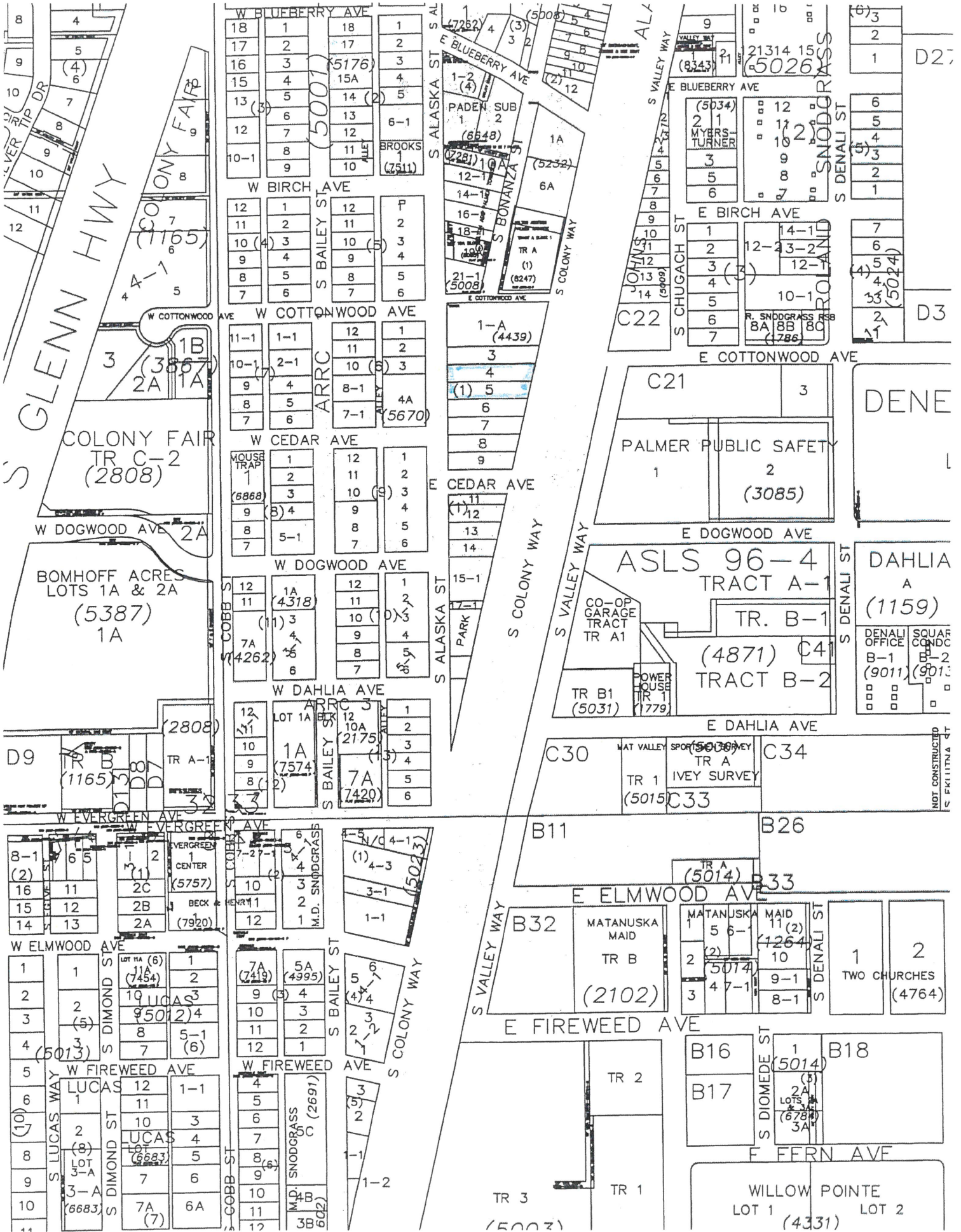
Return to: Matanuska-Susitna Borough  
Attention: Platting Division  
350 E. Dahlia Ave  
Palmer AK 99645

For Office Use Only:  
Date Recvd: 7-5-23  
How Paid: CK 1162  
Initials: K

Vacate Lot Line

Add Lot Line





COLONY FAIR  
TR C-2  
(2808)

BOMHOFF ACRES  
LOTS 1A & 2A  
(5387)  
1A

ASLS 96-4  
TRACT A-1  
TR. B-1  
(4871)  
TRACT B-2  
TR B1 (5031)  
POWER HOUSE TR 1 (1779)

TR 1  
(5015)

MATANUSKA  
MAID  
TR B  
(2102)

MATANUSKA  
MAID  
TR A  
(5074)  
11 (2)  
1264  
10  
9-1  
8-1

B16  
(5014)  
B17  
S DIOMEDES ST  
2A  
878  
3A

WILLOW POINTE  
LOT 1 (4331)  
LOT 2

DAHLIA  
A  
(1159)  
DENALI OFFICE B-1 (9011)  
SQUAR COND C-2 (9013)

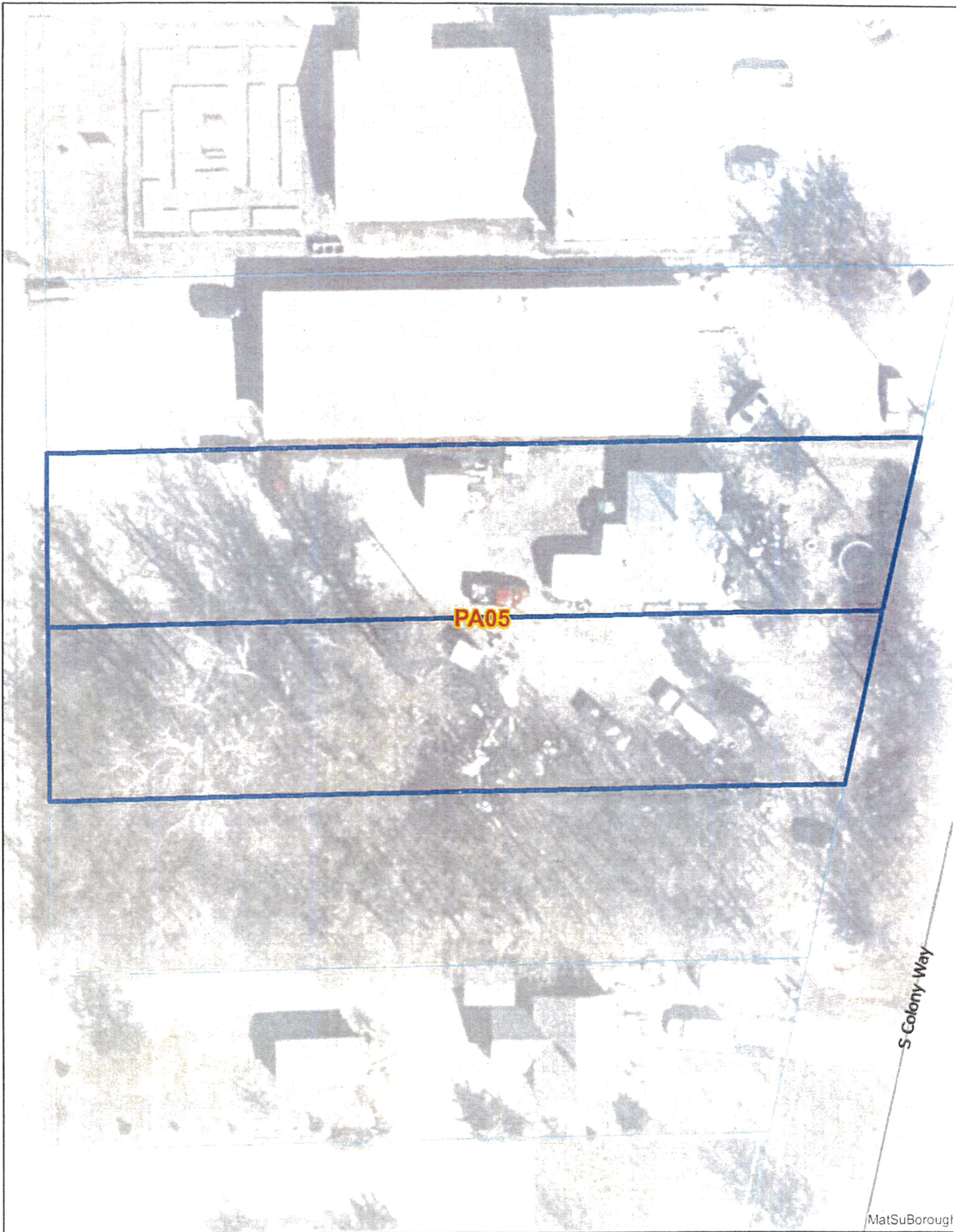
TWO CHURCHES  
(4764)

NOT CONSTRUCTED  
S VALLEY WAY

D27

D3

DENE



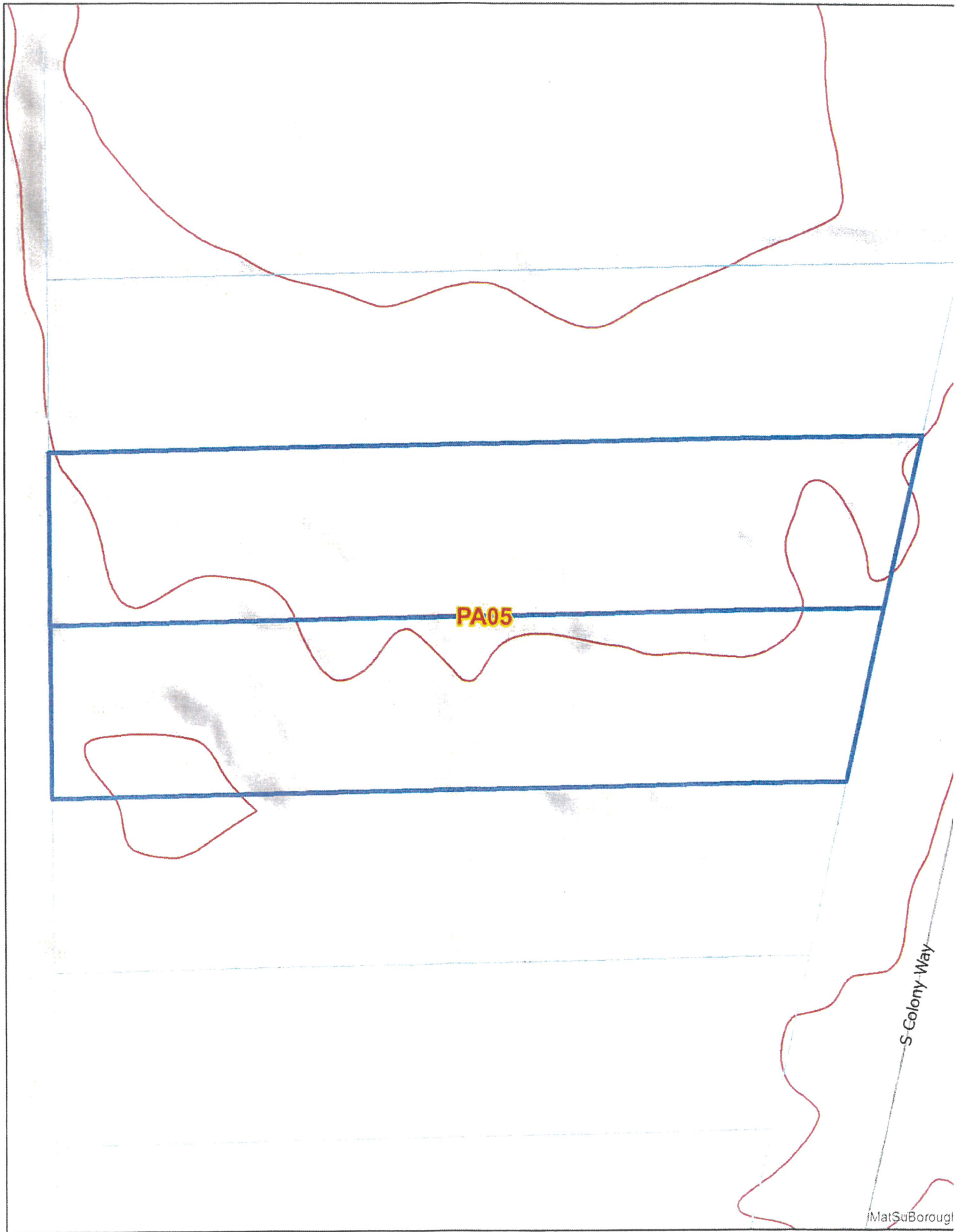
PA05

S Colony Way

MatSuBorough

30 15 0 30 Feet





PA05

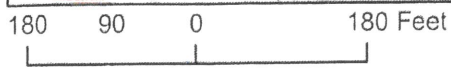
30 15 0 30 Feet

S Colony Way

MatSu Borough







# Cartegraph Road Information

## Road Info

Road Number: 004818      Road Name: Alaska Street      RSA #: 5      PALMER RSA  
Surface Type: 2" Asphalt      Certified: 0      Map #: PA05  
TRS: S18N02E33      TRS Left:      TRS Right:      AC Asphalt Concrete  
ROW Width: 60      Length: 0.46      Classification: Minor Collector  
Route Back: Colony Way      Route Ahead: Arctic Avenue      Travel North  
Custodian: City of Palmer      RSA Superintendent:      Direction:      Contractor: City of Palmer  
Status: Active

*Certified Value of 1 denotes Certified.*

Road Number: 004818      Road Name: Alaska Street      RSA #: 5      PALMER RSA  
Surface Type: 2" Asphalt      Certified: 0      Map #: PA05  
TRS: S18N02E33      TRS Left:      TRS Right:      AC Asphalt Concrete  
ROW Width: 60      Length: 0.5      Classification: Minor Collector  
Route Back: Colony Way      Route Ahead: Arctic Avenue      Travel North  
Custodian: City of Palmer      RSA Superintendent:      Direction:      Contractor: City of Palmer  
Status: Active

# Cartegraph Road Information

## Road Info

Road Number: 000598      Road Name: Colony Way      RSA #: 5      PALMER RSA  
Surface Type:      Certified: 0      Map #: PA12  
TRS: S17N02E05      TRS Right:      Classification: Minor Collector  
ROW Width: 100      Length: 0.27      Travel Northeast  
Route Back: Glenn Highway      Route Ahead: Glacier View Avenue      Direction:  
Custodian: City of Palmer      RSA Superintendent:      Contractor: City of Palmer  
Status:

*Certified Value of 1 denotes Certified.*

Road Number: 000598      Road Name: Colony Way      RSA #: 5      PALMER RSA  
Surface Type:      Certified: 0      Map #: PA12  
TRS: S18N02E33      TRS Right:      Classification: Residential  
ROW Width: 100      Length: 0.3      Travel Northeast  
Route Back: Dahlia Avenue      Route Ahead: Blueberry Avenue      Direction:  
Custodian: City of Palmer      RSA Superintendent:      Contractor: City of Palmer  
Status:

Road Number: 000598      Road Name: Colony Way      RSA #: 5      PALMER RSA  
Surface Type:      Certified: 0      Map #: PA12  
TRS: S17N02E04      TRS Right:      Classification: Minor Collector  
ROW Width: 100      Length: 0.4      Travel Northeast  
Route Back: Glacier View Avenue      Route Ahead: Evergreen Avenue      Direction:  
Custodian: City of Palmer      RSA Superintendent:      Contractor: City of Palmer  
Status:



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55001B01L004

### Site Information

Account Number: 55001B01L004  
 Parcel ID: 2620  
 Parcel Name: S18N02E33  
 Address: ARRC #1 BLOCK 1 LOT 4  
 City: Palmer  
 State: AK  
 Zip: 99645

Site Address: 420 S Colony Way

### Ownership

Owner: RICHARDS RON DOUGLAS RICHARDS  
 Buyer: MICHELLE LEE  
 Parcel Owner Address: 1460 FRAN ST PALMER AK 99645-9029  
 Primary Buyer's Address:

### Appraisal Information

Year	Assessment			Year	Assessment		
	Land Assessed	Build Assessed	Total Assessed		Land Assessed	Build Assessed	Total Assessed
2023	\$55,500.00	\$86,200.00	\$141,700.00	2023	\$55,500.00	\$86,200.00	\$141,700.00
2022	\$55,500.00	\$77,300.00	\$132,800.00	2022	\$55,500.00	\$77,300.00	\$132,800.00
2021	\$55,500.00	\$67,500.00	\$123,000.00	2021	\$55,500.00	\$67,500.00	\$123,000.00

### Building Information

Structure Type: 1  
 Residential Use: Residential Building  
 Condition: Standard  
 Design: One Story  
 Basement: Full  
 Construction Type: Frame  
 Year Built: 1940  
 Grade: 04.1  
 Foundation: Poured Concrete  
 Building Approval: \$86200  
 Well: Well P - Public Water  
 Septic: Septic P - Public Septic

### Building Item Details

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A	825 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	First Story	825 Sq. Ft.	100%

### Tax/Billing Information

Year	Grade	Min	Max	Ex. Base
2023	Yes	0012	11.396	\$1614.81
2022	Yes	0012	11.901	\$1580.45
2021	Yes	0012	12.942	\$1591.87

### Recorded Documents

Date	Type
6/28/2011	WARRANTY DEED (ALL TYPES)
6/4/1997	QUITCLAIM DEED (ALL TYPE)
6/4/1997	WARRANTY DEED (ALL TYPES)

[Recording Information page 2011](#)  
[Palmer 2011-012189-0](#)  
[Palmer Bk. 896 Pg. 433](#)  
[Palmer Bk. 896 Pg. 432](#)

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

State	Del. Balance	Amount	Disputed Amount	Balance	Payment	LID Balance
Current		\$1,614.81	\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Fire Service: 0.30  
 Assembly District: 0.30 Assembly District 002  
 Product: Fire Service Agency  
 Fire Service Agency: [25-325](#) Palmer Fire Service is under the jurisdiction of the [City of Palmer](#)  
 Road Service Area: No Borough Road Service, for City of Palmer road service info, call (907)745-3400

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

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

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 7/5/2023 1:00:01 PM

No Community Council

No SPD



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55001B01L005

### Site Information

Account Number: 55001B01L005      System: ARRC #1  
 Parcel ID: 6500      City: Palmer  
 ZIP: S18N02E33      Map Area:  
 Assessed Description: ARRC #1 BLOCK 1 LOT 5  
 Assessor's Office:

### Ownership

Owners: RICHARDS RON D RICHARDS MICHELLE L      System:  
 Primary Owner's Address: 1460 S FRAN ST PALMER AK 99645-9029      Primary Buyer's Address:

### Appraisal Information

Year	Assessment			Year	Assessment		
	Land Assessed	Build Assessed	Total Assessed		Land Assessed	Build Assessed	Total Assessed
2023	\$51,800.00	\$0.00	\$51,800.00	2023	\$51,800.00	\$0.00	\$51,800.00
2022	\$51,800.00	\$0.00	\$51,800.00	2022	\$51,800.00	\$0.00	\$51,800.00
2021	\$51,800.00	\$0.00	\$51,800.00	2021	\$51,800.00	\$0.00	\$51,800.00

### Building Information

#### Building Item Details

Building Number:      Description:      Area:      Percent Complete:

#### Tax/Billing Information

Year	Certified	Zone	MIL	Tax Billed	Date	Type	Recording Info (click to visit link to DNR)
2023	Yes	0012	11.396	\$590.31	5/11/2011	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2011-008760-0</a>
2022	Yes	0012	11.901	\$616.47	6/14/2000	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk: 1073 Pg: 73</a>
2021	Yes	0012	12.942	\$670.40			

#### Tax Account Status <sup>1</sup>

Status	Tax Balance	Firm	Disabled Veterans	Senior	Total	LID Exempt
Current	\$590.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

#### Land and Miscellaneous

Gross Acreage: 0.28      Taxable Acreage: 0.28      Assembly District: 002      Parcel: [25-325](#)      Fire Service Area: Palmer Fire Service is under the jurisdiction of the [City of Palmer](#)      Road Service Area: No Borough Road Service, for City of Palmer road service info, call (907)745-3400

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

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

<sup>3</sup> If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 7/5/2023 1:00:01 PM

NO Community Council

NO SPUD