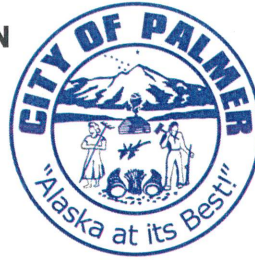




**City of Palmer**  
**Planning and Zoning Commission Packet**  
*December 21, 2023*



**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**6 PM, THURSDAY, DECEMBER 21, 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 September 15, 2022 (Draft copy attached)
  - 2. Regular Meeting of July 20, 2023 (Draft copy attached)
  - 3. Regular Meeting of August 17, 2023 (Draft copy attached)
  - 4. Regular Meeting of September 14, 2023 (Draft copy attached)
- F. Reports
  - 1. Update on ADOT&PF and Arctic Avenue
- G. Audience Participation
- H. Public Hearings
- I. Unfinished Business
- J. New Business
- K. Plat Reviews
  - 1. IM 23-020: Abbreviated Plat Review - To create one lot from Lots 8 & 9, Block 1, Gold Key Estates Addition #1, Plat No. 83-107, to be known as Lot 1, Martha's View Estate, located inside Palmer city limits
  - 2. IM 23-021: Pre-Application Routing Slip Review - To create three lots from Lots 8-13, Virgil Eckert subdivision, Plat No. 10-139, to be known as Virgil Eckert Resub, located inside Palmer city limits
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment



## Minutes

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

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**REGULAR MEETING  
THURSDAY, SEPTEMBER 15, 2022  
6:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The regular meeting of the Planning and Zoning Commission was called to order by Chair Peterson at 6:00 p.m.

**B. ROLL CALL:**

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair  
Lisbeth Jackson, Vice Chair  
Linda Combs  
Penny McClain  
John Murphy

Present via Zoom video/teleconference were Commissioners:

Penny Mosher (excused late arrival at 6:43 p.m.)

Absence excused without objection:

Kristy Thom Bernier

Also present were:

Brad Hanson, Community Development Director  
Tyler Patterson, Community Development Specialist  
Pam Whitehead, Recording Secretary (via Zoom teleconference)

**C. PLEDGE OF ALLEGIANCE:** The Pledge was performed.

**D. APPROVAL OF AGENDA:**

The agenda was approved as presented by roll call vote of all members present.  
[Murphy, McClain, Combs, Jackson, Peterson; *Absent:* Thom Bernier, Mosher]

**E. MINUTES OF PREVIOUS MEETINGS:**

1. The minutes of the **August 18, 2022 Regular Meeting** were unanimously approved as presented by roll call vote of all members present.

[Murphy, McClain, Combs, Jackson, Peterson; *Absent:* Thom Bernier, Mosher]

**F. REPORTS:**

Director Hanson reported:

- City Council at its last meeting approved continuation of the library courtyard concept and adopted a plan for moving forward with regard to fundraising and public participation; expects a community meeting to be scheduled for November;
- Regarding the Railroad Right-of-Way Project, Stantech has been selected to assist and provide expertise with regard to planning, community meetings, online surveys, improved parking,



connectivity, potential parks, playgrounds, green space, improved branding and signage; described a similar project Stantech is about to complete in North Dakota (library expansion and park in a railroad corridor);

- MTA Events Center is now open and the City has a new Parks & Recreation Director;
- Reminded it is Budget time and encouraged the Commissioners to publicly testify to Council what they think is important; Commissioner Combs echoed Director Hanson on the importance of public testimony, particularly at budget hearings.
- Responded to questions concerning the railroad right-of-way and community meetings.

**G. AUDIENCE PARTICIPATION:** None.

**H. PUBLIC HEARINGS:**

1. **Resolution No. 22-005:** Consideration of a resolution to recommend City Council review the need for an update to the 2006 City of Palmer Comprehensive Plan.

Public Hearing: Chair Peterson opened and closed the public hearing at 6:15; there was no public testimony.

Director Hanson provided background information regarding the 2006 Comprehensive Plan and reminded there is a motion on the table for the Commission's further consideration and review of proposed Resolution 22-005. Regarding update versus rewrite, he recommended if the broad visioning goals are still appropriate, the plan should be updated as opposed to rewritten.

At-length discussion took place regarding the goals of the comprehensive plan and visioning for the future. There was consensus to recommend an update versus rewrite. It was recommended that the Update include a section itemizing what has been accomplished since 2006.

[Chair Peterson called a brief recess at 6:58 p.m. to consider wording for an amendment to proposed Resolution No. 22-005; the meeting resumed at 7:05 p.m.]

Following discussion and suggested minor revision of wording, the Commission settled on:

**Amendment to To amend proposed Resolution No. 22-005 to read as follows:**

**Motion on the Table:** NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council budget funds to facilitate an update to the 2006 City of Palmer Comprehensive Plan, ensuring continued success regarding the community's vision that meets the City's role in fundamental obligations.

Moved by:	Combs
Seconded by:	Mosher
Vote:	5 Yes (Peterson, Combs, McClain, Mosher, Murphy) 1 No (Jackson); Absent: Thom-Bernier
Action:	Motion Carried by roll call vote.

**Motion on the Table:**

**Main Motion: For Approval of Resolution No. 22-005, A Resolution to Review the Need for an Update to the 2006 City of Palmer Comprehensive Plan, As Amended.**

Moved by:	[Jackson]
Seconded by:	[Mosher]
Vote:	Unanimous (Peterson, Jackson, Combs, McClain, Mosher, Murphy); Absent: Thom-Bernier
Action:	Motion Carried by roll call vote.

2. **Resolution No. 22-006:** A Resolution of the Palmer Planning and Zoning Commission recommending City Council approve the August 2022 revisions and updates to the December 2017 Official Zoning Map.

Public Hearing: Chair Peterson opened and closed the public hearing at 7:15 p.m.; there was no public testimony.

Director Hanson provided background information and summarized the Resolution directing attention to packet for a listing of the proposed changes and responded to Commissioner questions.

There was discussion concerning road and traffic congestion within the city of Palmer, in particular Arctic Avenue, and what the Commission could provide in a resolution to the State DOT.

There being no further discussion, Chair Peterson called for the question.

**Main Motion: For approval of Resolution No. 22-006, A Resolution of the Palmer Planning and Zoning Commission recommending City Council approve the August 2022 revisions and updates to the December 2017 Official Zoning Map, and move forward to the City Council with a recommendation for adoption.**

Moved by:	Combs
Seconded by:	Jackson
Vote:	Unanimous (Peterson, Jackson, Combs, McClain, Mosher, Murphy); Absent: Thom-Bernier
Action:	Motion Carried by roll call vote.

**I. UNFINISHED BUSINESS:** None.

**J. NEW BUSINESS:** None.

**K. PLAT REVIEWS:** None.

**L. PUBLIC COMMENTS:** None.

**M. COMMISSIONER COMMENTS:**

**Chair Peterson:**

- Inquired if Director Hanson had the information from the Commission needed to draft a resolution to the State to help improve traffic congestion on Arctic Avenue.

Director Hanson informed he will contact the Regional Office of the State DOT to advise of a forthcoming Resolution and draft the Resolution; he will also inquire if there is a better mechanism to assure it is included in each of the updated plans as well.

**N. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 7:38 p.m.

**APPROVED by the Planning and Zoning Commission this 20th day of October, 2022.**

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Casey Peterson, Chair

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Brad Hanson, Community Development Director

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

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**REGULAR MEETING  
THURSDAY, July 20, 2023  
6:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The regular meeting of the Planning and Zoning Commission was called to order by Chair Peterson at 6:00 p.m.

**B. ROLL CALL:**

Present and constituting a quorum were Commissioners:

Casey Peterson, Chair  
Penny Mosher, Vice Chair  
Lisbeth Jackson  
John Murphy  
Kristy Thom Bernier  
(Vacant)

Absence(s) excused without objection:

Linda Combs

Also present were:

Brad Hanson, Community Development Director  
Kimberly McClure, Community Development Specialist  
Pam Whitehead, Recording Secretary (via Zoom teleconference)

**C. PLEDGE OF ALLEGIANCE:** The Pledge was performed.

**D. APPROVAL OF AGENDA:**

The agenda was approved as amended by all members present, adding under Minutes of Previous Meetings, #5, Minutes of Regular Meeting of June 15, 2023.

[Thom Bernier, Murphy, Jackson, Mosher, Peterson; *Absent:* Combs]

**E. MINUTES OF PREVIOUS MEETING(S):**

1. Regular Meeting of October 20, 2022 -- pending
2. Regular Meeting of January 19, 2023 -- pending
3. Regular Meeting of March 16, 2023 -- pending
4. Regular Meeting of April 20, 2023 -- pending
5. Regular Meeting of June 15, 2023

The Minutes of the Regular Meeting of June 15, 2023 were unanimously approved as presented without objection by all members present.

[Thom Bernier, Murphy, Jackson, Mosher, Peterson; *Absent:* Combs]

**F. REPORTS:**

Staff Report: Director Hanson:

- Updated regarding status of the Library; Wolf Architecture has been selected as a Library Specialist to assist in plans going forward; will try to have a joint meeting with BED/P&Z/PRAB during the week of August 14; look for more to come;



- City is in the process of pursuing grants for the rebuild;
- Reminded about Palmer Pride celebration tomorrow;
- Discussed the planned Monument for commemoration of First Responders;
- Responded to Commissioner questions.

**G. AUDIENCE PARTICIPATION:** None.

**H. PUBLIC HEARINGS:** None.

**I. UNFINISHED 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).

**Main Motion: To enter Committee of the Whole to discuss IM 23-007.**

Moved by:	Mosher
Seconded by:	Jackson
Vote:	Unanimous [Thom Bernier, Murphy, Jackson, Mosher, Peterson [ <i>Absent</i> : Combs]
Action:	Motion Carried.

[The Commission entered Committee of the Whole at 6:16 p.m.; exited at 7:12 p.m.]

While in Committee of the Whole, the Commission reviewed PMC Title 17 definitions and portions of the code regarding Residential Care Facilities in residential districts and provided comments and feedback related to PMC 17.08 Definitions related to group living/family, PMC 17 Assisted Care Uses & Zoning Table, Example definitions of Family, and Joint Statement HUD and DOJ regarding Fair Housing Act (see packet pages 21-50). Topics of discussion included which classes are protected and which are not protected under the Fair Housing Act; they reviewed current definitions and discussed whether any should be modified. Focus was on code definitions for single family housekeeping unit, terms for group living, combining special needs, and grouping definitions by zoning class.

**J. NEW BUSINESS:** None.

**K. PLAT REVIEWS:**

1. **IM-23-012:** Pre-Application Routing Slip Review – To create two lots from Lot 4, Block 2, Bailey Heights subdivision, Plat No. 7-46, located outside Palmer city limits.

Director Hanson reported comments from City Departments – outside city limits.

*Community Development:* 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. The proposed lots will have access from N. Hilltop Drive and N. 3<sup>rd</sup> Street.

*Public Works:* As part of this platting action, the City of Palmer is seeking a 20-foot-wide Right-of-Way dedication from the owner along their entire border on Hilltop Drive. This will allow the City to properly plow Hilltop Drive and provide Right-of-Way continuity along the entire Hilltop Drive.

*Other City Departments:* No changes necessary.

The Commission had no comments.

2. **IM-23-013:** Preliminary Plat Review – To create four lots from Tax Parcels A26, A28 & A29 in Section 9, Township 17 North, Range 2 East, Seward Meridian, located outside Palmer city limits.

Director Hanson reported comments from the following City Departments:

*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 minimum required lot area would be 8,400 square feet per unit. A Public Use Easement is proposed.

*Other City Departments:* No changes necessary.

The Commission had no additional comments other than briefly discussing access.

3. **IM-23-014:** Pre-Application Routing Slip Review – To change the common lot line between Lots 4 and 5, Block 1, ARRC #1 subdivision, located inside Palmer city limits.

Director Hanson reported comments from the following City Departments:

*Community Development:* The lots are located within the designate Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. Both lots are zoned GC-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.

*Other City Departments:* No changes necessary.

The Commission had no additional comments.

**L. PUBLIC COMMENTS:** None.

**M. COMMISSIONER COMMENTS:**

**Commissioner Thom-Bernier:**

- Provided an update regarding the upcoming Alaska State Fair;
- Responded to Commissioner questions;
- Announced new CEO, Jeff Curtis; former CEO of the Portland Rose Festival.

**N. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 7:32 p.m.

**APPROVED by the Planning and Zoning Commission this \_\_\_\_ day of \_\_\_\_\_, 2023.**

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Casey Peterson, Chair

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Brad Hanson, Community Development Director



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

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**REGULAR MEETING  
THURSDAY, August 17, 2023  
6:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The regular meeting of the Planning and Zoning Commission was called to order by Chair Peterson at 6:00 p.m.

**B. ROLL CALL:**

Present and constituting a quorum were Commissioners:

Casey Peterson, Chair  
Penny Mosher, Vice Chair  
Linda Combs  
Lisbeth Jackson  
John Murphy  
(Vacant)

Absence(s) excused without objection:

Kristy Thom Bernier

Also present were:

Brad Hanson, Community Development Director  
Kimberly McClure, Community Development Specialist  
Pam Whitehead, Recording Secretary (via Zoom teleconference)

**C. PLEDGE OF ALLEGIANCE:** The Pledge was performed.

**D. APPROVAL OF AGENDA:**

The agenda was approved as presented without objection by all members present.

[Murphy, Jackson, Combs, Mosher, Peterson; *Absent:* Thom Bernier]

**E. MINUTES OF PREVIOUS MEETING(S):** Pending

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
5. Regular Meeting of July 20, 2023

**F. REPORTS:**

Staff Report: Director Hanson:

- Updated status of Library meetings with Wolf Architects;
- Sometime soon expect to have a presentation to all the boards and commissions.

**G. AUDIENCE PARTICIPATION:**

**Janet Kincaid**, long time Palmer business owner (since 1976, Valley Hotel, Colony Inn) expressed concerns over having a homeless shelter in Palmer.

**Jackie GoForth**, near Palmer resident, also expressed concerns over the homeless shelter situation

noting it is a serious problem to have a homeless shelter anywhere near residential areas and bringing violent crime and blight to Downtown; itemized statistics around the country, noting homelessness is a national problem that needs to be solved but it is not fair to put residents in harm's way to solve it.

**Michelle Kincaid**, Palmer business owner (Kosloski Center, Palmer Hotel), also spoke to problems regarding the homeless in Palmer – spoke to drug use in public bathrooms, hotel room destruction, theft, panhandling; spoke to the trials that the business community is up against.

**Lorie Koppenberg**, property and business owner in Palmer (Vagabond Blues, Purple Moose), also testified to the problems posed by the homeless situation having dealt with the problems for 8 to 12 years and that it has progressively gotten worse with harassment of guests and staff; noted we cannot absorb a homeless shelter in our small town and advocated for not allowing it to be permitted.

**Denise Stoltz** also testified to the homeless situation related to associated drug use, mental health, malnourishment, and complex social issues.

**Shea O'Malley** (Denise Stoltz' daughter) also spoke against having a homeless shelter in Palmer; spoke to some of her experiences working downtown and not feeling safe; advocated for not allowing a homeless shelter in Palmer.

**H. PUBLIC HEARINGS:** None.

**I. UNFINISHED BUSINESS:** None.

**J. NEW BUSINESS:**

1. **IM 23-007:** Consideration of Recommendation of a Text Amendment to Amend Palmer Municipal Code Chapter 17.08 Definitions, Palmer Municipal Code Chapter 17.20 R-1 Single-family Residential, Palmer Municipal Code Chapter 17.24 R-2 Low Density Residential, Palmer Municipal Code Chapter 17.26 R-3 Medium Density Multifamily Residential, Palmer Municipal Code Chapter 17.27 R-4 High Density Residential, Palmer Municipal Code Chapter 17.52 R-1E Single-family Residential Estate, Palmer Municipal Code Chapter 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter Emergency, and Amending Humanitarian Service in Commercial Land use Matrix Chapter 17.28.020, and review of draft ordinance to Enact Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix.

Director Hanson provided a comprehensive staff report for people to understand the origin of the order and its implications (see Packet page 9 for a summary report on IM 23-015 (formerly IM 23-007). Definitions are provided on packet pages 11-28, and the proposed Text Amendment on pages 31-41. One of the major gaps upon which the City has received inquiries is Homeless Shelters. Currently there is no definition in the context of the Land Use Matrix so Homeless Shelter and Homeless Shelter-Emergency have been added. He emphasized these are definitions only, that it is up to the Commission as to how they are regulated. He also explained the other revisions, the reasons why, and responded to Commission questions related to and explained ADA Compliance as relates to the Residential District.

Community Development recommends approval of the proposed text amendment to enact Palmer Residential Land Use Matrix, amend definitions as appropriate, and forward same to the City Council with a recommendation for approval.

**Main Motion: For approval of IM 23-007.**

Moved by:	Jackson
Seconded by:	Mosher
Vote:	--
Action:	(postponed to the next meeting on September 14, 2023)

Discussion and questions/request for clarification followed regarding proposed amendments related to homeless shelter and humanitarian service (p. 36 under Public Assembly, delete CUPs for Central Business Overlay, Commercial General, and Public zone (leave blank which indicates it is not a permitted use)).

**Primary #1: To amend 17.28.020 Commercial Land Uses to remove conditional use permits (C) under Public Assembly for a Homeless Shelter under CBD Overlay, Commercial General and Public zone, and leave blank which indicates it is not a permitted use (P).**

Moved by:	Jackson
Seconded by:	Combs
Vote:	Unanimous [Murphy, Jackson, Combs, Mosher, Peterson; <i>Absent:</i> Thom Bernier]
Action:	Motion Carried

[The meeting recessed for a short break at 7:20 p.m.; reconvened at 7:26 p.m.]

Director Hanson noted there may be reason for additional amendments to the Land Use Matrix and Definitions before sending to City Council; suggested postponing final approval to the next meeting to further define Humanitarian Service and Shelter Facilities in a way the community desires. The Commission agreed.

**Main Motion: To postpone voting on the main motion for further review of IM 23-015 (formerly IM 23-007), as amended, until the next meeting on September 14, 2023 (2<sup>nd</sup> Thursday instead of 3<sup>rd</sup>).**

Moved by:	Mosher
Seconded by:	Combs
Vote:	Unanimous [Murphy, Jackson, Combs, Mosher, Peterson; <i>Absent:</i> Thom Bernier]
Action:	Motion Carried.

**K. PLAT REVIEWS:** None.

**L. PUBLIC COMMENTS:**

Michelle Kincaid thanked the Commission for their work, noting it was a very informative process.

Lorie Koppenberg commented that it makes a big difference when the community comes in to share their concerns, noting that tonight this Commission listened to their concerns. Well done.

Dusty Silva also thanked the Commission for the manner in which they addressed the concerns.

**M. COMMISSIONER COMMENTS:**

**Commissioner Peterson:**

- Thanked the public for coming and speaking their concerns; very much appreciate the feedback;
- Reminded the Commission that the next meeting has changed to September 14, 2023 (2<sup>nd</sup> as opposed to 3<sup>rd</sup> Thursday).

**Commissioner Mosher:**

- Thanked the community for coming, noting that we in Palmer are facing the same as every other community across America today, having to do with our homeless with behavioral and mental health issues; that we need to reach out to our congressional leaders as well as we face this together.

**Commissioner Murphy:**

- Thanked everyone as well, noting that the Commission does listen and works with the community and hear what everyone has to say in making our decisions and how we go forward.

**Commissioner Jackson:**

- Reiterated what everyone said and thanked them for coming. And thank you to Kimberly and Brad for their hard work on this matter tonight. We do want to have our code in compliance and up to date as much as possible.

**Commissioner Combs:**

- Also thanked the community for coming and commented that she really appreciates the public spending the time because that is what it takes to make Palmer the special community that it is.

**N. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 7:39 p.m.

**APPROVED by the Planning and Zoning Commission this \_\_\_\_ day of \_\_\_\_\_, 2023.**

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Casey Peterson, Chair

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Brad Hanson, Community Development Director

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

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**REGULAR MEETING  
THURSDAY, September 14, 2023  
6:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The regular meeting of the Planning and Zoning Commission was called to order by Chair Peterson at 6:00 p.m.

**B. ROLL CALL:**

Present and constituting a quorum were Commissioners:

Casey Peterson, Chair  
Penny Mosher, Vice Chair  
Linda Combs  
Lisbeth Jackson  
John Murphy  
Kristy Thom Bernier  
(Vacant)

Also present were:

Brad Hanson, Community Development Director  
Kimberly McClure, Community Development Specialist  
Pam Whitehead, Recording Secretary (via Zoom teleconference)

**C. PLEDGE OF ALLEGIANCE:** The Pledge was performed.

**D. APPROVAL OF AGENDA:**

The agenda was approved as presented without objection by all members present.  
[Thom Bernier, Murphy, Jackson, Combs, Mosher, Peterson]

**E. MINUTES OF PREVIOUS MEETING(S):**

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
  5. Regular Meeting of July 20, 2023
  6. Regular Meeting of August 17, 2023
- Approval of the Minutes were postponed.

**F. REPORTS:**

Staff Report: Director Hanson:

- Updated as to current status of the Library – open house public forum discussion at the Depot next Thursday, September 21, 2023, 4-6 p.m., conducted by Wolf Architecture;
- Reported it is budget time at City Council.

**G. AUDIENCE PARTICIPATION:** None.

**H. PUBLIC HEARINGS:**

1. **IM 23-015:** Consideration of Recommendation of a Text Amendment to Amend Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter Emergency and amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix.

Staff Report: Director Hanson explained the proposed amendments identified on pages 9-23 of the packet. Based on previous discussion, changes have been made to the ordinance and are highlighted in yellow. Homeless Shelter and Homeless Shelter, Emergency, have been left blank on the matrix indicating it is not a permitted or conditional use. Also based on prior discussions, a Residential Land Use Matrix has been created along with amending pertinent definitions and deleting redundant definitions.

The Residential Land Use Matrix was created to simplify uses and be consistent with the Commercial Land Use Matrix. The Commission was asked to review the matrix to ensure completeness and accuracy. In addition, it was asked to review the complex land uses related to homelessness and ADA compliance and appropriateness within the different zoning districts.

Community Development recommends approval of the proposed text amendment to enact the Palmer Residential Land Use Matrix, amend definitions as appropriate, and forward same to City Council with a recommendation for approval.

Public Hearing: Chair Peterson opened the Public Hearing at 6:13 p.m. There being no persons coming forward to testify, the public hearing was closed at 6:14 p.m.

Chair Peterson called for the motion. Following further discussion and questions of staff:

**Main Motion: For approval of the proposed text amendment identified in IM 23-015 (formerly IM 23-007) to enact the Palmer Residential Land Use Matrix, as amended with the changes presented by staff, and move forward to City Council with a recommendation for adoption.**

Moved by:	Combs
Seconded by:	Jackson
Vote:	Unanimous [Thom-Bernier, Murphy, Jackson, Combs, Mosher, Peterson]
Action:	Motion Carried.

**I. UNFINISHED BUSINESS:** None.

**J. NEW BUSINESS:** None.

**K. PLAT REVIEWS:**

1. **IM 23-016:** Preliminary Plat Review – To create two lots from Lots 2A and 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as Lot 2A1 and Lot 3A1, located outside Palmer city limits.

Director Hanson reported comments from the following City Departments:

*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 CG, General Commercial, the minimum required lot width would be 60 feet and the minimum required lot area would be 7,200 square feet. The proposed lots have access from W. Recon Circle.

*Other City Departments:* No changes necessary.

The Commission had no additional comments.

## **L. PUBLIC COMMENTS:**

Michelle Kincaid commented regarding homeless encampments popping up on private property and could anything be done about it or addressed by the City.

Lorie Koppenberg thanked the Commission for listening to the community at its last meeting, noting that by this Commission taking the appropriate steps, we are safeguarding our city and citizens and safeguarding the economic viability of our town. Looks forward to the City Council following through. She also expanded on Michelle's comments regarding the homeless encroaching on private property; commended the Palmer Police Force and is very proud for what they do to help. She will be attending the City Council meeting when this topic is addressed because we are impacted individually and as a business every day.

## **M. COMMISSIONER COMMENTS:**

### **Commissioner Murphy:**

- Inquired as to procedure moving the proposed Ordinance to City Council.

### **Commissioner Jackson:**

- Commented the action tonight is a great step forward to simplify with the matrix as opposed to extensive verbiage; thanked staff for all the work they've done.
- Commented on the topic of annexation being reminded by recent plat reviews on development occurring outside the city.

### **Commissioner Combs:**

- Spoke in appreciation of the amount of thought put into proposed Ordinance with the focus on simplification for better understanding and thanked the public for their participation.

### **Commissioner Thom Bernier:**

- Also thanked the community members for being here and taking part in the process.

### **Commissioner Mosher:**

- Commented to the audience that she also appreciates their input; noted one of the things they brought up was homeless encampments, not just on private property but also on borough properties; encouraged the commissioners and public to attend the planning and zoning meetings at the Borough as well to make it clear that this is not acceptable in our community.
- Noted that she concurs with the comments on annexation.

### **Commissioner Peterson:**

- Also thanked the public and the commission for speaking up, commenting that the homeless situation is a much bigger problem than just Palmer, that we should encourage the Borough in

conjunction with Wasilla, Palmer, and Sutton to come up with something that would be feasible.

**N. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 6:45 p.m.

**APPROVED by the Planning and Zoning Commission this \_\_\_\_ day of \_\_\_\_\_, 2023.**

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Casey Peterson, Chair

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Brad Hanson, Community Development Director



## Reports

## Kimberly McClure

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**From:** Brad Hanson  
**Sent:** Wednesday, December 6, 2023 2:49 PM  
**To:** Kimberly McClure  
**Subject:** FW: Arctic Avenue - Palmer

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**From:** Brad Hanson  
**Sent:** Tuesday, February 7, 2023 1:53 PM  
**To:** ~~Thomas, Scott E (DOT) <scott.thomas@alaska.gov>~~  
**Subject:** RE: Arctic Avenue - Palmer

Scott,

From the Glenn Hwy to Airport Rd. It is regarding increase congestion and conflicts. As you know Arctic Avenue is the only road that serves the Butte and Lazy Mountain and considering the amount of growth in these areas the road will only become worse. Thank you for the traffic count information. How is the seminar you are attending. I listened to a lot of it, but other things piled up.

Thanks again,  
Brad

---

**From:** ~~Thomas, Scott E (DOT) <scott.thomas@alaska.gov>~~  
**Sent:** Tuesday, February 7, 2023 12:26 PM  
**To:** Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>  
**Subject:** RE: Arctic Avenue - Palmer

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad, is this specifically the Glenn Hwy to Gulkana St or Airport Rd?  
Is this regarding all the turning and congestion, conflicts?

We're seeing issues along the corridor due to how busy it has grown from Wasilla Fishhook Road to Clark Wolverine Road. When roads exceed 10,000 vehicles per day, we can all see effects. Nice to get ahead of the problem before there is more growth.

The PW Hwy used to draw these concerns at 8,000 vpd, and then by the time it was as high as 14,000 we had a problem and projects followed.

In contrast, we see that Safety Corridors are a problem that went too long, at 16,000 vehicles per day or more.

Here is a website you can judge growing MatSu roads by these approximate levels of demand. As MatSu grows, we are as concerned about these numbers as the Borough and Cities.

<https://alaskatrafficdata.drakewell.com/publicmultinodemap.asp>

Scott

---

**From:** Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>  
**Sent:** Tuesday, February 7, 2023 11:22 AM  
**To:** ~~Thomas, Scott E (DOT) <[scott.thomas@alaska.gov](mailto:scott.thomas@alaska.gov)>~~  
**Subject:** RE: Arctic Avenue - Palmer

You don't often get email from [bahanson@palmerak.org](mailto:bahanson@palmerak.org). [Learn why this is important](#)

Scott,

Thanks so much for your help.

Brad

---

**From:** ~~Thomas, Scott E (DOT) <[scott.thomas@alaska.gov](mailto:scott.thomas@alaska.gov)>~~  
**Sent:** Tuesday, February 7, 2023 11:20 AM  
**To:** Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>  
**Subject:** RE: Arctic Avenue - Palmer

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,

I'll check with Planning and see what DOTPF can get back to you.

Scott

---

**From:** Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>  
**Sent:** Tuesday, February 7, 2023 11:15 AM  
**To:** ~~Thomas, Scott E (DOT) <[scott.thomas@alaska.gov](mailto:scott.thomas@alaska.gov)>~~  
**Subject:** Arctic Avenue - Palmer

You don't often get email from [bahanson@palmerak.org](mailto:bahanson@palmerak.org). [Learn why this is important](#)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Scott,

I left a message but wanted to follow up with an email. I have been asked by my Planning and Zoning Commission to inquire with DOT if there are any plans or planning in place for Arctic Avenue in Palmer.

I have a meeting on February 16. Could you please let me know if there is anything in the works.

Thanks,  
Brad Hanson, Director Community Development  
City of Palmer  
645 E. Cope Industrial Way  
Palmer, AK 99645  
907 761-1322 Direct

907 745-3709 Office  
907 707-6485 Cell  
[bahanson@palmerak.org](mailto:bahanson@palmerak.org)



## Kimberly McClure

---

**From:** Brad Hanson  
**Sent:** Wednesday, December 6, 2023 2:49 PM  
**To:** Kimberly McClure  
**Subject:** FW: Old Glenn Highway

---

**From:** Thomas, Scott E (DOT) <[scott.thomas@alaska.gov](mailto:scott.thomas@alaska.gov)>  
**Sent:** Tuesday, February 21, 2023 11:39 AM  
**To:** Brad Hanson <[bahanson@palmerak.org](mailto:bahanson@palmerak.org)>  
**Subject:** FW: Old Glenn Highway

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,

Sending to your last Palmer email.

~~Scott Thomas, P.E., CR Traffic Safety Engineer~~  
~~Alaska DOT&PF, Central Region Traffic, Safety, and Utilities Section~~  
~~4111 Aviation Ave, Anchorage, AK 99519~~  
~~Phone: 907.269.0639 | email: [scott.thomas@alaska.gov](mailto:scott.thomas@alaska.gov)~~

"Keep Alaska Moving through service and infrastructure."  
"Toward Zero Deaths: Everyone Counts on Alaska's Roadways"

---

**From:** Thomas, Scott E (DOT)  
**Sent:** Tuesday, February 21, 2023 11:33 AM  
**To:** Brad Hanson ([bhanson@palmerak.org](mailto:bhanson@palmerak.org)) <[bhanson@palmerak.org](mailto:bhanson@palmerak.org)>; 'jbilafer@palmerak.org' <[jbilafer@palmerak.org](mailto:jbilafer@palmerak.org)>  
**Cc:** Busch, Kristina H (DOT) <[kristina.busch@alaska.gov](mailto:kristina.busch@alaska.gov)>; LeCroy, Orion (DOT) <[orion.lecroy@alaska.gov](mailto:orion.lecroy@alaska.gov)>; Bentz, Chris L (DOT) <[chris.bentz@alaska.gov](mailto:chris.bentz@alaska.gov)>; Huling, Kristina N (DOT) <[kristina.huling@alaska.gov](mailto:kristina.huling@alaska.gov)>; Bradway, Adam R (DOT) <[adam.bradway@alaska.gov](mailto:adam.bradway@alaska.gov)>  
**Subject:** Old Glenn Highway

Brad, (cc'ing Jude, Public Works),

In response to your email and call a week ago, DOTPF does have a capital paving project for Arctic Ave, the Old Glenn Hwy as shown below.

This is a "1R", pavement preservation project on a schedule for paving in summer 2025.

It is unlikely to be able to take on larger upgrades than paving, especially if those upgrades involve right-of-way acquisition, environmental permitting, and work beyond paving curb work.

And yet, we're also aware the corridor has higher volumes of traffic and increasing conflicts. In addition Academy Charter is planning for a high school potentially. I have told the school and Borough this requires funding a Traffic Impact

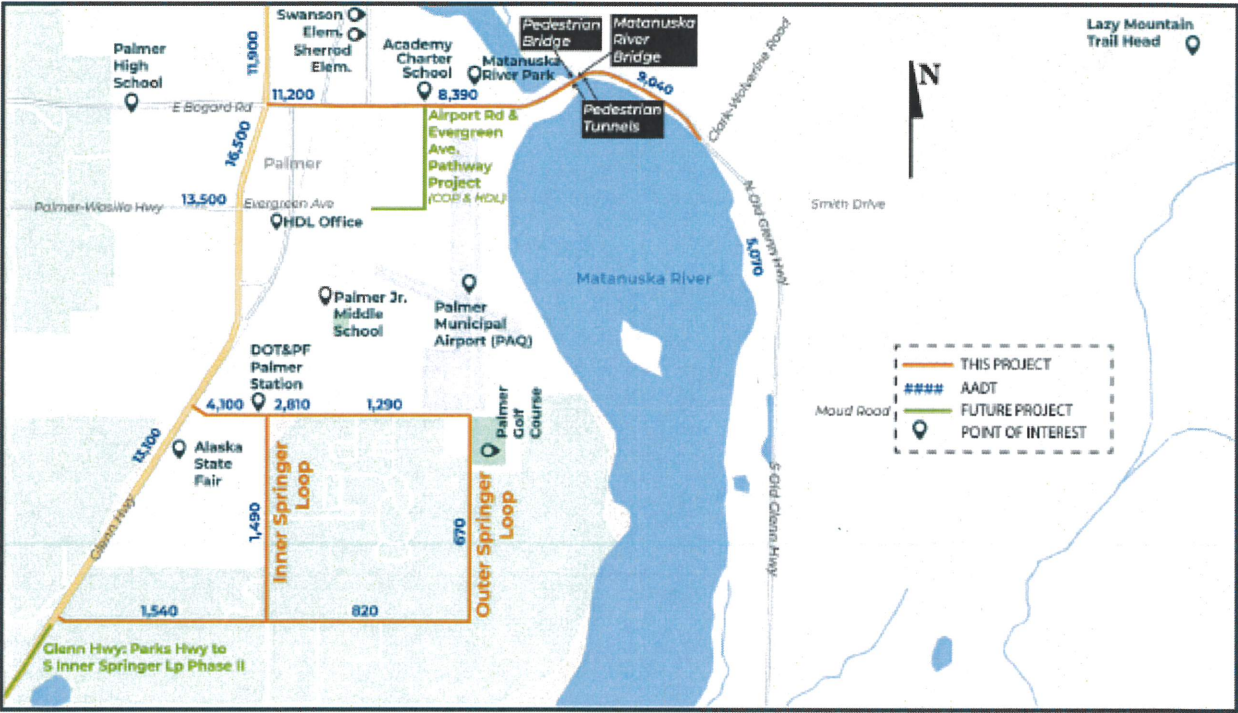
Analysis as part of the land use change, because there is not a funded project to analyze the roadway impacts. Now is the time to plan ahead and nominate a project beyond paving, ahead of when the road grows even further to traffic levels like we see in Wasilla. The City and Borough could help nominate and create a project to address needs beyond paving.

For more information I've provided Kristina Busch, the Project Manager's contact information at the end. I've also cc'd our MatSu Planners, Christina Huling and Adam Bradway above. I think you'll want to talk with them about how to score future projects for funding.

**Glenn Hwy, Outer Springer Loop, and Inner Springer Loop Pavement Preservation (CFHWY00887 / 0001748)**

The project consists of three roadway segments:

- Old Glenn Highway from Clark Wolverine Road to the Glenn Highway (milepoint 16.12 to 18.41)
- Inner Springer Loop from its connection to and from the Glenn Highway (milepoint 0.00 to 2.46)
- Outer Springer Loop from its connection to and from Inner Springer Loop (milepoint 2.05 to 5.04)



**Kristina Busch, P.E.**  
Highway Design Project Manager  
State of Alaska DOT&PF, Central Region  
Phone: (907) 269-0567 | Mon-Thurs: 7:30-4:30

*"Keep Alaska Moving through service and infrastructure."*



## Plat Reviews



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 23-020**

**SUBJECT:** Abbreviated Plat Request for Comments: Lots 8 & 9, Block 1, Gold Key Estates Addition #1

**AGENDA OF:** December 21, 2023

**ACTION:** Review and comment

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

**Summary:** The request is to create one lot from Lots 8 & 9, Block 1, Gold Key Estates Addition #1, Plat No. 83-107, to be known as Lot 1, Martha's View Estate, located inside Palmer city limits.

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





## DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Nathaniel Ouzts  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
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](http://www.palmerak.org)

# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kimberly McClure, Community Development  
DATE: December 15, 2023  
LOCATION: Lots 8 & 9, Block 1, Gold Key Estates Addition #1  
SUBJECT: Abbreviated Plat RFC – Elimination of common lot line  
TAX ACCT#: 2478B01L008 & L009  
☒ 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:
3. Community Development: The lots are not located within the designated Airport Influence Area, but both lots are adjacent to the designated Airport Influence Area. Both lots are zoned R-1, Single-family Residential and have access from N. Gulkana Street. Proposed Lot 1 will meet the minimum required lot width of 60' and minimum required lot area of 8,400sf for a new lot of record.
4. Fire Chief: No changes necessary.
5. Public Works:
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the December 21, 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, ALASKA 99645-6488  
PHONE 861-7874 • FAX 861-8407

Received

DEC 04 2023

City of Palmer

Comments Due: December 15, 2023

December 4, 2023

## Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage  
AK Dept. of Transportation – Palmer  
AK Dept. of Transportation – Aviation  
AK DNR, Division of Mining/Land/Water  
AK DNR, Public Access Defense  
AK DNR, Division of Agriculture  
AK DF&G, Habitat Mgmt. & Permitting  
**AK DF&G, Division of Sport Fish**  
AK Railroad, Engineering Department  
**Corp of Engineers**  
**U.S. Postmaster**  
City of: Palmer  
Community Council: N/A  
Fire Service Area: #130 Central Matsu  
Road Service Area: #25 Bogard  
MSB – Borough Attorney

MSB – Emergency Services  
MSB – Community Development  
MSB – Cultural Resources  
MSB – Capital Projects, Engineering  
MSB – Public Works, O&M  
MSB – Assessments  
**MSB – Code Compliance**  
MSB – Planning Division  
MSB – Pre-Design Division  
MSB – Permit Center  
M.E.A.  
M.T.A.  
Enstar  
GCI  
Assembly District #2 Stephanie Nowers

Title: Martha's View Estate  
Location: Sec 28, T18N, R02E, S.M, AK  
Petitioner: Henry Guinotte  
Address: 549 E. Arctic Avenue, Palmer, AK 99645  
Surveyor: Bull Moose Surveying  
Address: 200 Hygrade Lane, Wasilla, AK 99654

The request is to create one lot from Lots 8 and 9, Block 1, Gold Key Est Add # 1, Plat 83-107, to be known as Martha's View Estate, containing .37 acres +/- . The property is located directly west of N. Gulkana Street and directly south of E. Falcon Court, located within the SW ¼ Section 28, Township 18 North, Range 02 East, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **December 15, 2023** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **January 3, 2024**.

Sincerely,

Chris Curlin  
Platting Technician  
(907)861-7873  
[chris.curlin@matsugov.us](mailto:chris.curlin@matsugov.us)

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*

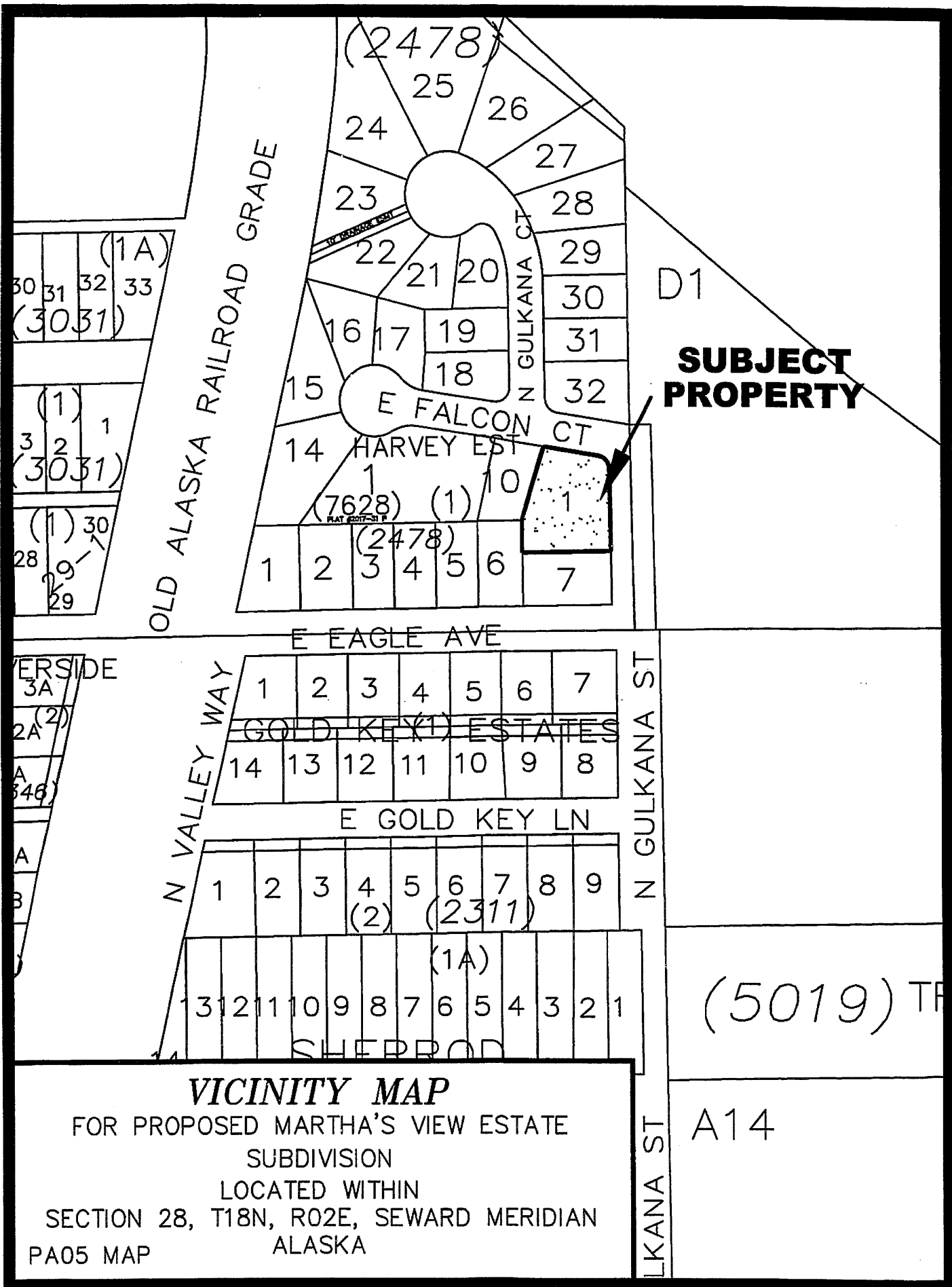
Case #: 2023-145

Tax ID: 2478B01L008 & 2478B01L009

Tax Map #: PA05

Pre-App Date: N/A





CERTIFICATE OF PAYMENT OF TAXES

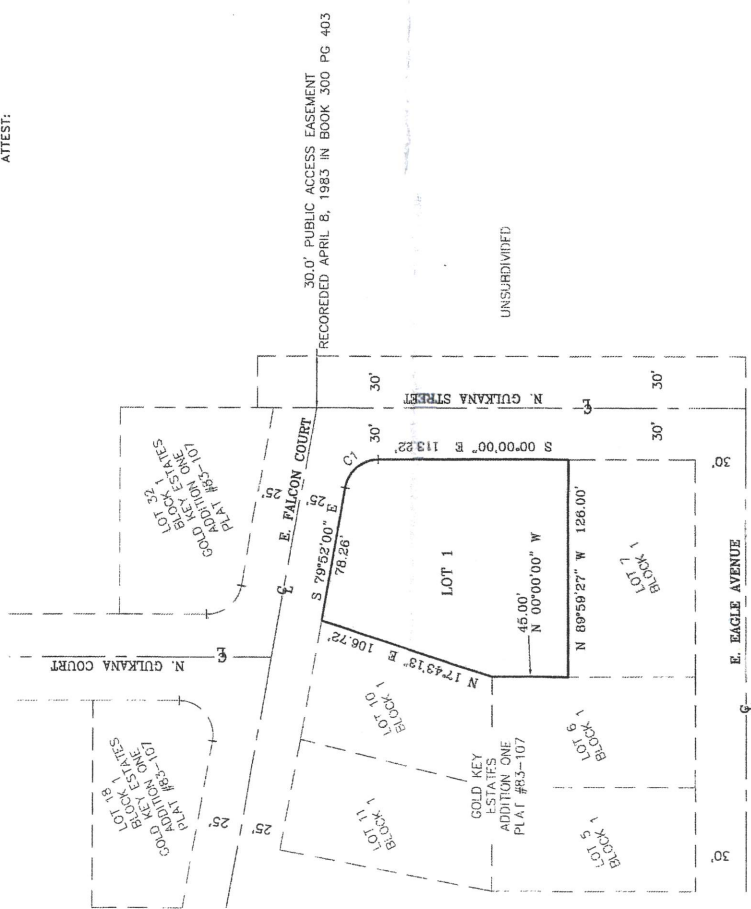
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ BOROUGH TAX COLLECTION OFFICIAL \_\_\_\_\_

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_ CITY OF PALMER TAX COLLECTION OFFICIAL \_\_\_\_\_



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND REGULATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
3. NOTES AS SHOWN ON THE PLAT OF GOLD KEY ESTATES, ADDITION ONE, PLAT NO. 83-107, TO THE RECORD OF WHICH REFERENCE IS HEREBY MADE.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, INCLUDING TERMS AND PROVISIONS THEREOF, AS CONTAINED IN INSTRUMENT SET OUT BELOW:  
RECORDED: JUNE 22, 1963 IN BOOK 308, PAGE 176.

PRELIMINARY



SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT #83-107

OWEN THOMAS DICKS, P.L.S.  
LS-184515 PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA - SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY

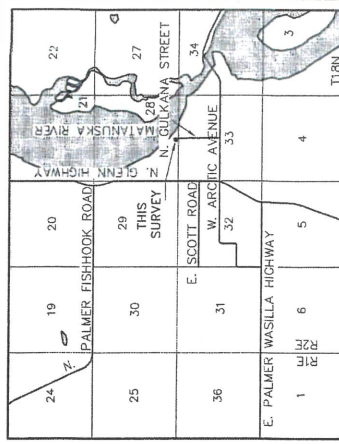
PLAT RESOLUTION NO. \_\_\_\_\_

DATED \_\_\_\_\_ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLATTING CLERK \_\_\_\_\_

Received  
DEC 04 2023  
City of Palmer



VICINITY MAP: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP

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

HENRY J. GUINOTTE  
549 E. ARCTIC AVE  
PALMER, ALASKA 99645

DATE \_\_\_\_\_

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
FOR HENRY J. GUINOTTE

NOTARY FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_

RECEIVED

NOV 28 2023

Agenda Copy

PLATTING

A PLAT OF

MARTHA'S VIEW ESTATE

A REPLAT OF:

LOTS 8 & 9, BLOCK 1  
GOLD KEY ESTATES ADDITION ONE  
PLAT #83-107

LOCATED WITHIN:

SECTION 28, T18N R2E  
SEWARD MERIDIAN, ALASKA  
PALMER RECORDING DISTRICT  
THIRD JUDICIAL DISTRICT  
STATE OF ALASKA  
CONTAINING 0.37 ACRES MORE OR LESS

BULL MOOSE SURVEYING LLC

200 HYGRADE LANE  
WASILLA, ALASKA 99654  
OFFICE: (907) 357-6957  
office@bullmoosesurveying.com  
DRAWN BY: RSD  
DATE: 11/27/2023  
1"=50'

CHECKED BY: TGC/OTD

SHEET  
1 OF 1



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 23-021**

**SUBJECT:** Pre-Application Routing Slip Review: Lots 8-13, Virgil Eckert

**AGENDA OF:** December 21, 2023

**ACTION:** Review and comment

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

**Summary:** The request is to create three lots from Lots 8-13, Virgil Eckert subdivision, Plat No. 10-139, to be known as Virgil Eckert Resub, 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

Nathaniel Ouzts  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
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](http://www.palmerak.org)

# MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Kimberly McClure, Community Development  
DATE: December 15, 2023  
LOCATION: Lots 8-13, Virgil Eckert subdivision  
SUBJECT: Pre-Application Routing Slip – PA20230173  
TAX ACCT#: 5006000L008-L013  
☒ Inside City Limits ☐ Outside City Limits

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

1. City Manager: No comments.
2. Building Inspector:
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. Lots 8-13 are zoned R-1, Single-family Residential and would take access from S. Gulkana Street. The newly created lots will need to meet the minimum required lot width of 60' and minimum required lot area of 8,400sf for each new lot of record. Proposed Lots 2 and 3 are Flag Lots. Flag lots must meet the required lot minimum width of 60 feet with a minimum lot area of 8,400 square feet and **does not include the strip (pole)**. Flag lots containing two and one-half acres or less, the minimum pole width is 30 feet where two or more poles are adjoining.
4. Fire Chief: No changes necessary.
5. Public Works:
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the December 15, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.



MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
PRE-APPLICATION ROUTING SLIP

Received  
DEC 05 2023  
CC  
City of Palmer

DUE DATE: **December 15, 2023**  
MEETING DATE: **December 22, 2023**  
TIME: **email only**  
PETITIONER / #: **Wade Stahle** PHONE#: **(907) 354-7992**  
EMAIL: **-**  
OWNER(s): **Precision Frontiers, LLC**  
SEC/TWP/RNG: **SEC 4, T17N, R02E** TAX MAP: **PA 12**  
SUBDIVISION: **Eckert Virgil (Plat# 10-139)** RSA#: **N/A**  
TAX ID: **500600L008 - L013** CITY OF: **Palmer**  
REQUEST: **To create three lots from Lots 8 - 13, Eckert Virgil (Plat #10-139). Proposed lots will take access from S. Gulkana Street, a City of Palmer owned and maintained road.**

**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, PERMIT CENTER  
LIDS, MARCIA VONEHR  
CITY OF PALMER, BRAD HANSON, KIMBERLY MCCLURE

COMMUNITY DEVELOPMENT, MARGIE COBB,  
& ERIC PHILLIPS  
PUBLIC WORKS,  
O & M DIVISION, TOM ADAMS  
PRE-DESIGN & ENGINEERING DIVISION, BRAD  
SWORTS, JAMIE TAYLOR, DANIEL DAHMS,  
ELAINE FLAGG & TAMMY SIMMONS  
EMS SERVICES, FIRE CODE

**COMMENTS:**

PA20230173 **PLT-21-8-2951**

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

Pre-Application Request Form

CC  
PA12

Name of Requestor: Wade Stahl  
Mailing Address: 8660 E. Empire Cir.  
Palmer, AK 99645  
Phone Number: 907-354-7412  
Email: \_\_\_\_\_

Owner's name (if different): \_\_\_\_\_

Surveyor's name (if hired already):

John O'Connor

*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: 50060002008-1013

1. ☒ Fee of \$50.00. Payable to MSB. TRS: S17N02E04 ☐ TAX MAP # PA12
2. ☒ Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):  
Virgil Ektut Lts 8-13
3. ☒ Provide **Basic dimensions** of the lots to be created, the road to be built, the area to be vacated, etc.
4. ☒ Show existing rights of way with road names.
5. ☒ **If eliminating lot lines or vacating easements or right-of-ways:** show the area of vacation or the lot line to be eliminated.
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.:

Lot line elimination to make three, road accessible lots

*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.**

Provide if available:

Easement Documentation  
As-Built Survey

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

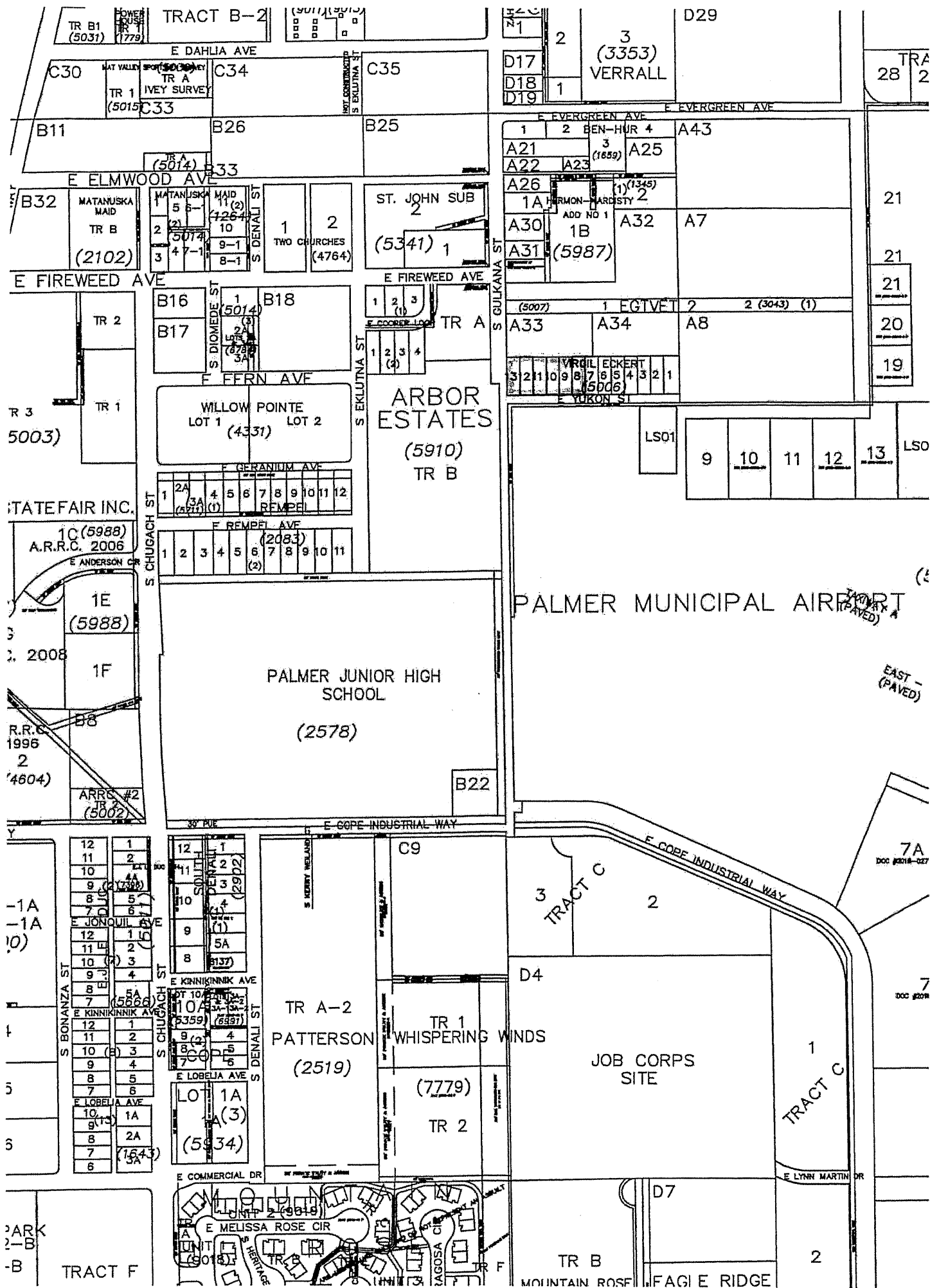
*For Office Use Only:*

Date Rcvd: 12-1-23

How Paid: CK 450

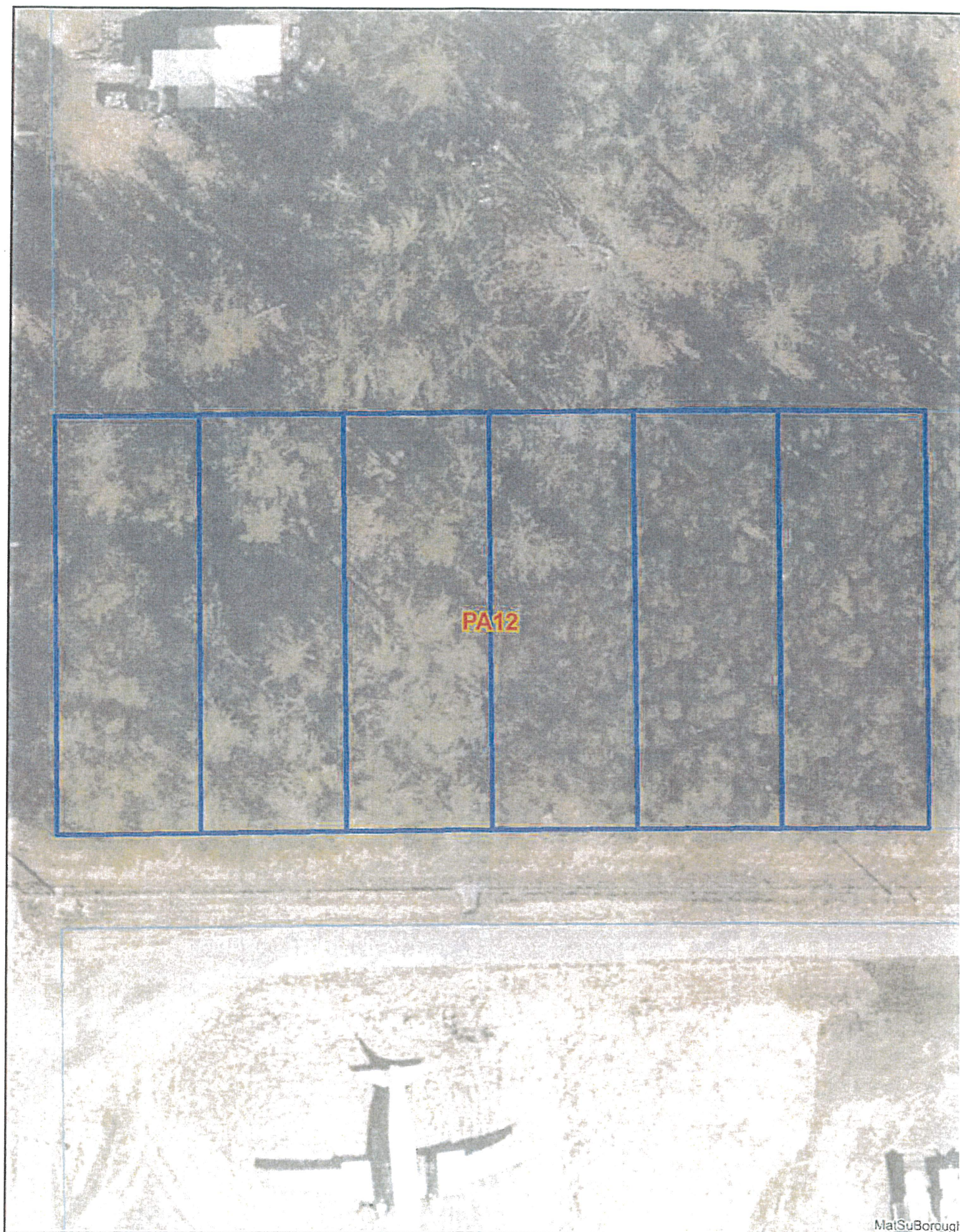
Initials: JK











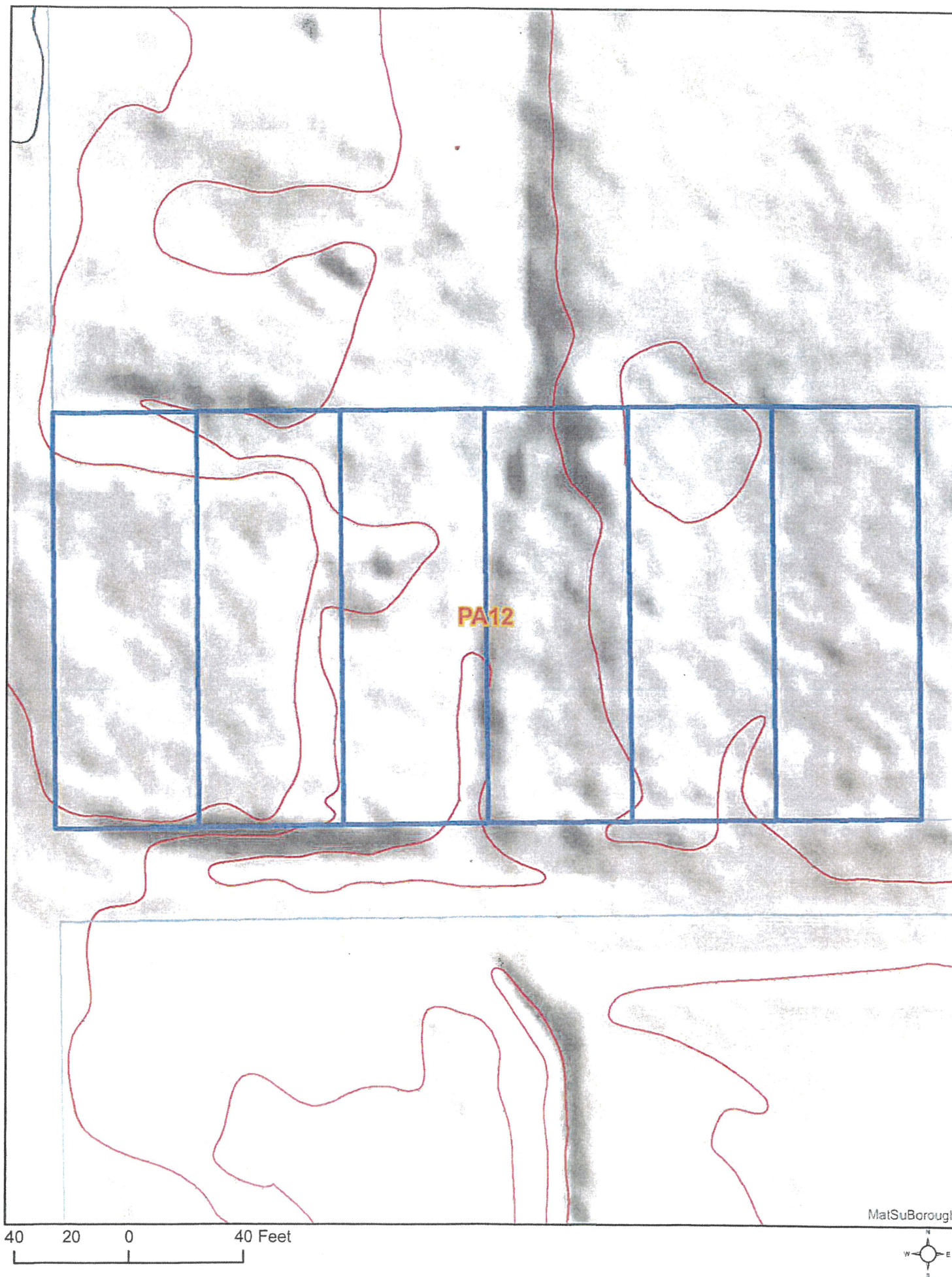
PA12

40 20 0 40 Feet

MatSu Borough











225 112.5 0 225 Feet

MatSu Borough





# Cartegraph Road Information

## Road Info

Road Number:	003162	Road Name:	Yukon Street	RSA #:	5	PALMER RSA
Surface Type:	Unconstructed	Certified:	0	Map #:	PA12	
TRS:	S17N02E04	TRS Left:		TRS Right:		
ROW Width:	30	Length:	0.12	Classification:	Residential	
Route Back:	Gulkana Street	Route Ahead:	End	Travel Direction:	East	
Custodian:	City of Palmer	RSA Superintendent:		Contractor:	City of Palmer	
OSHP:	Local Road	MSB Functional Classification:	Local	SCM:		
Status:		Certified Value of 1 denotes Certified.				



# Cartegraph Road Information

## Road Info

<b>Road Number:</b> 004821	<b>Road Name:</b> Gulkana Street	<b>RSA #:</b> 5	
<b>Surface Type:</b> 3" Gravel Avg	<b>Certified:</b> 0	<b>Map #:</b> PA05	PALMER RSA
<b>TRS:</b> S17N02E04	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 60	<b>Length:</b> 0.07	<b>Classification:</b> Residential	UNS Unsurfaced
<b>Route Back:</b> Yukon Street	<b>Route Ahead:</b> Fireweed Avenue	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>OSHHP:</b>	<b>MSB Functional Classification:</b> Local	<b>SCM:</b>	
<b>Status:</b> Active	<i>Certified Value of 1 denotes Certified.</i>		
<b>Road Number:</b> 004821	<b>Road Name:</b> Gulkana Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b>	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S17N02E04	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 60	<b>Length:</b> 0.12	<b>Classification:</b> Residential	
<b>Route Back:</b> Fireweed Avenue	<b>Route Ahead:</b> Evergreen Avenue	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>OSHHP:</b> Major Collector	<b>MSB Functional Classification:</b> Local	<b>SCM:</b>	
<b>Status:</b> Active			
<b>Road Number:</b> 004821	<b>Road Name:</b> Gulkana Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 3" Gravel Avg	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S17N02E04	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 30	<b>Length:</b> 0.13	<b>Classification:</b> Residential	UNS Unsurfaced

# Cartegraph Road Information

## Road Info

Road Number: 004816	Road Name: Fireweed Avenue	RSA #: 5	PALMER RSA
Surface Type:	Certified: 0	Map #: PA12	
TRS: S17N02E04	TRS Left:	TRS Right:	
ROW Width: 80	Length: 0.15	Classification:	Residential
Route Back: Valley Way	Route Ahead: Chugach Street	Travel Direction:	East
Custodian: City of Palmer	RSA Superintendent:	Contractor:	City of Palmer
OSHP: Major Collector	MSB Functional Classification:	SCM:	
Status: Active	Certified Value of 1 denotes Certified.		
Road Number: 004816	Road Name: Fireweed Avenue	RSA #: 5	PALMER RSA
Surface Type:	Certified: 0	Map #: PA12	
TRS: S17N02E04	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.18	Classification:	Residential
Route Back: Lucas Way	Route Ahead: Colony Way	Travel Direction:	East
Custodian: City of Palmer	RSA Superintendent:	Contractor:	City of Palmer
OSHP: Local Road	MSB Functional Classification:	SCM:	
Status: Active			
Road Number: 004816	Road Name: Fireweed Avenue	RSA #: 5	PALMER RSA
Surface Type:	Certified: 0	Map #: PA12	
TRS: S17N02E04	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.24	Classification:	Residential

**Road Info**

<b>Route Back:</b>	Chugach Street	<b>Route Ahead:</b>	Gulkana Street	<b>Travel Direction:</b>	East	
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer	
<b>OSHP:</b>	Major Collector	<b>MSB Functional Classification:</b>	Local	<b>SCM:</b>		
<b>Status:</b>	Active					



# Cartegraph Road Information

## Road Info

**Road Number:** 000598  
**Surface Type:**  
**TRS:** S17N02E05  
**ROW Width:** 100  
**Route Back:** Glenn Highway  
**Custodian:** City of Palmer  
**OSHP:** Major Collector  
**Status:**

**Road Name:** Colony Way  
**Certified:** 0  
**TRS Left:**  
**Length:** 0.27  
**Route Ahead:** Glacier View Avenue  
**RSA Superintendent:**  
**MSB Functional Classification:** Minor Collector  
*Certified Value of 1 denotes Certified.*

**RSA #:** 5  
**Map #:** PA12  
**TRS Right:**  
**Classification:** Minor Collector  
**Travel Direction:** Northeast  
**Contractor:** City of Palmer  
**SCM:**

**Road Number:** 000598  
**Surface Type:**  
**TRS:** S18N02E33  
**ROW Width:** 100  
**Route Back:** Dahlia Avenue  
**Custodian:** City of Palmer  
**OSHP:** Local Road  
**Status:**

**Road Name:** Colony Way  
**Certified:** 0  
**TRS Left:**  
**Length:** 0.3  
**Route Ahead:** Blueberry Avenue  
**RSA Superintendent:**  
**MSB Functional Classification:** Local

**RSA #:** 5  
**Map #:** PA12  
**TRS Right:**  
**Classification:** Residential  
**Travel Direction:** Northeast  
**Contractor:** City of Palmer  
**SCM:**

**Road Number:** 000598  
**Surface Type:**  
**TRS:** S17N02E04  
**ROW Width:** 100

**Road Name:** Colony Way  
**Certified:** 0  
**TRS Left:**  
**Length:** 0.4

**RSA #:** 5  
**Map #:** PA12  
**TRS Right:**  
**Classification:** Minor Collector

PALMER RSA

PALMER RSA

**Road Info**

<b>Route Back:</b>	Glacier View Avenue	<b>Route Ahead:</b>	Evergreen Avenue	<b>Travel Direction:</b>	Northeast	
<b>Custodian:</b>	City of Palmer	<b>RSA Superintendent:</b>		<b>Contractor:</b>	City of Palmer	
<b>OSHP:</b>	Major Collector	<b>MSB Functional Classification:</b>	Minor Collector	<b>SCM:</b>		
<b>Status:</b>						



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55006000L008

### Site Information

Account Number	55006000L008	Subdivision	ECKERT VIRGIL
Parcel ID	79420	City	Palmer
TRS	S17N02E04	Map PA12	Tax Map
Abbreviated Description (Not for Conveyance)	ECKERT VIRGIL LOT 8		

### Ownership

Owners	PRECISION FRONTIERS LLC	Buyers	
Primary Owner's Address	8660 E EMPIRE CIR PALMER AK 99645	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2023	\$6,800.00	\$0.00	\$6,800.00	2023	\$6,800.00	\$0.00	\$6,800.00
2022	\$6,800.00	\$0.00	\$6,800.00	2022	\$6,800.00	\$0.00	\$6,800.00
2021	\$6,800.00	\$0.00	\$6,800.00	2021	\$6,800.00	\$0.00	\$6,800.00

### Building Information Building Item Details

Building Number	Description	Area	Percent Complete			
<b>Tax/Billing Information</b>						
Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2023	Yes	0012	11.396	\$77.49	4/18/2023 WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2023-006326-0</a>
2022	Yes	0012	11.901	\$80.93	10/4/2022 QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2022-022926-0</a>
2021	Yes	0012	12.942	\$88.01	6/16/2009 WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2009-013135-0</a>

### Tax Account Status \*

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total *	LID Exists
PLEASE CALL	\$74.94	\$0.00	\$0.00	\$0.00	\$0.00	No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.16	0.16	Assembly District 002	25-320	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

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

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

\* If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 12/4/2023 10:00:00 AM

NO Community Council

NO SPUB





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55006000L009

### Site Information

Account Number	55006000L009	Subdivision	ECKERT VIRGIL
Parcel ID	8805	City	Palmer
TRS	S17N02E04	Map PA12	Tax Map
Abbreviated Description (Not for Conveyance)	ECKERT VIRGIL LOT 9		

### Ownership

Owners	PRECISION FRONTIERS LLC	Buyers	
Primary Owner's Address	8660 E EMPIRE CIR PALMER AK 99645	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2023	\$6,800.00	\$0.00	\$6,800.00	2023	\$6,800.00	\$0.00	\$6,800.00
2022	\$6,800.00	\$0.00	\$6,800.00	2022	\$6,800.00	\$0.00	\$6,800.00
2021	\$6,800.00	\$0.00	\$6,800.00	2021	\$6,800.00	\$0.00	\$6,800.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete
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### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2023	Yes	0012	11.396	\$77.49	4/18/2023	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2023-006326-0</a>
2022	Yes	0012	11.901	\$80.93	10/4/2022	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2022-022926-0</a>
2021	Yes	0012	12.942	\$88.01	6/16/2009	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2009-013135-0</a>

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
PLEASE CALL	\$74.94		\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area
0.16	0.16	Assembly District 002	25-320	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>

### Road Service Area

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

Last Updated: 12/4/2023 10:00:00 AM

<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.

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

NO Community Council

NO SMO



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55006000L010

### Site Information

Account Number	55006000L010	Subdivision	ECKERT VIRGIL
Parcel ID	7773	City	Palmer
TRS	S17N02E04	Map PA12	Tax Map
Abbreviated Description (Not for Conveyance)	ECKERT VIRGIL LOT 10		

### Ownership

Owners	PRECISION FRONTIERS LLC	Buyers	
Primary Owner's Address	8660 E EMPIRE CIR PALMER AK 99645	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2023	\$6,800.00	\$0.00	\$6,800.00	2023	\$6,800.00	\$0.00	\$6,800.00
2022	\$6,800.00	\$0.00	\$6,800.00	2022	\$6,800.00	\$0.00	\$6,800.00
2021	\$6,800.00	\$0.00	\$6,800.00	2021	\$6,800.00	\$0.00	\$6,800.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete
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#### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)	
					Date	Type	
2023	Yes	0012	11.396	\$77.49	4/18/2023	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2023-006326-0</a>
2022	Yes	0012	11.901	\$80.93	10/4/2022	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2022-022926-0</a>
2021	Yes	0012	12.942	\$88.01	6/16/2009	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2009-013135-0</a>

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
PLEASE CALL		\$74.94	\$0.00	\$0.00	\$0.00	\$0.00 No

#### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.16	0.16	Assembly District 002	<a href="#">25-320</a>	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	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 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.

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

Last Updated: 12/4/2023 10:00:00 AM

NO Community Council

NO SPD



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55006000L011

### Site Information

Account Number	55006000L011	Subdivision	ECKERT VIRGIL
Parcel ID	22632	City	Palmer
TRS	S17N02E04	Map PA12	
Abbreviated Description (Not for Conveyance)	ECKERT VIRGIL LOT 11		Tax Map

### Ownership

Owners	PRECISION FRONTIERS LLC	Buyers	
Primary Owner's Address	8660 E EMPIRE CIR PALMER AK 99645	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2023	\$6,800.00	\$0.00	\$6,800.00	2023	\$6,800.00	\$0.00	\$6,800.00
2022	\$6,800.00	\$0.00	\$6,800.00	2022	\$6,800.00	\$0.00	\$6,800.00
2021	\$6,800.00	\$0.00	\$6,800.00	2021	\$6,800.00	\$0.00	\$6,800.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete
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#### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2023	Yes	0012	11.396	\$77.49	4/18/2023 WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2023-006326-0</a>
2022	Yes	0012	11.901	\$80.93	10/4/2022 QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2022-022926-0</a>
2021	Yes	0012	12.942	\$88.01	6/16/2009 WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2009-013135-0</a>

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
PLEASE CALL	\$74.94		\$0.00	\$0.00	\$0.00	\$0.00 No

#### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.16	0.16	Assembly District 002	<a href="#">25-320</a>	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	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 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.

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

Last Updated: 12/4/2023 10:00:00 AM

No Community Council

No SPW



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55006000L012

### Site Information

Account Number	55006000L012	Subdivision	ECKERT VIRGIL
Parcel ID	80687	City	Palmer
TRS	S17N02E04	Map PA12	Tax Map
Abbreviated Description (Not for Conveyance)	ECKERT VIRGIL LOT 12		

### Ownership

Owners	PRECISION FRONTIERS LLC	Buyers	
Primary Owner's Address	8660 E EMPIRE CIR PALMER AK 99645	Primary Buyer's Address	

### Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2023	\$6,800.00	\$0.00	\$6,800.00	2023	\$6,800.00	\$0.00	\$6,800.00
2022	\$6,800.00	\$0.00	\$6,800.00	2022	\$6,800.00	\$0.00	\$6,800.00
2021	\$6,800.00	\$0.00	\$6,800.00	2021	\$6,800.00	\$0.00	\$6,800.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete
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### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2023	Yes	0012	11.396	\$77.49	4/18/2023 WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2023-006326-0</a>
2022	Yes	0012	11.901	\$80.93	10/4/2022 QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2022-022926-0</a>
2021	Yes	0012	12.942	\$88.01	6/16/2009 WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2009-013135-0</a>

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>3</sup>	LID Exists
PLEASE CALL	\$74.94		\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
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0.16	0.16	Assembly District 002	<a href="#">25-320</a>	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400
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<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.

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

Last Updated: 12/4/2023 10:00:00 AM

No community council

No SPUD





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55006000L013

### Site Information

Account Number	55006000L013	Subdivision	ECKERT VIRGIL
Parcel ID	83599	City	Palmer
TRS	S17N02E04	Map PA12	Tax Map
Abbreviated Description (Not for Conveyance)	ECKERT VIRGIL LOT 13		

### Ownership

Owners	PRECISION FRONTIERS LLC	Buyers	
Primary Owner's Address	8660 E EMPIRE CIR PALMER AK 99645	Primary Buyer's Address	

### Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2023	\$6,800.00	\$0.00	\$6,800.00	2023	\$6,800.00	\$0.00	\$6,800.00
2022	\$6,800.00	\$0.00	\$6,800.00	2022	\$6,800.00	\$0.00	\$6,800.00
2021	\$6,800.00	\$0.00	\$6,800.00	2021	\$6,800.00	\$0.00	\$6,800.00

### Building Information

#### Building Item Details

Building Number	Description	Area	Percent Complete				
<b>Tax/Billing Information</b>							
Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2023	Yes	0012	11.396	\$77.49	4/18/2023	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2023-006326-0</a>
2022	Yes	0012	11.901	\$80.93	10/4/2022	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2022-022926-0</a>
2021	Yes	0012	12.942	\$88.01	6/16/2009	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2009-013135-0</a>

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

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total <sup>1</sup>	LID Exists
PLEASE CALL		\$74.94	\$0.00	\$0.00	\$0.00	\$0.00 No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.16	0.16	Assembly District 002	<a href="#">25-320</a>	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400 Last Updated: 12/4/2023 10:00:00 AM

<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.

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

No Community Council

No SPD



CERTIFY THIS SUBMISSION PLAY HAS BEEN FOUND TO COMPLY WITH THE LAID  
COMMISSION REGULATIONS OF THE MATANUSKA-SITKINA BOROUGH AND THAT  
THE PLAY HAS BEEN APPROVED BY THE PLAYING AUTHORITY BY PLAY REGULATION  
NUMBER \_\_\_\_\_ DATE \_\_\_\_\_ AND THAT THIS PLAY HAS  
BEEN APPROVED FOR HOLDING IN THE OFFICE OF THE RECORDER IN THE PALMER  
CORDING DISTRICT THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

ARTIST:

HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS,  
DUE ON THE PROPERTY, HAVE BEEN PAID.

TY OF PALMER

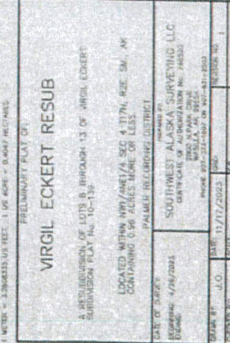
WE HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, DUE TO DATE, AMONGST THE PROPERTY INCLUDED

STANUSKA-SUTINIA, BOROUGH

647 2°

- RECOVERED 5" ALUMINUM CAP ON 5/8" REBAR  
PLASTIC CAP ON 5/8" REBAR RECOVERED. THIS SURVEY  
5/8" REBAR RECOVERED THIS SURVEY  
MEASURED DATA THIS SURVEY  
RECORD DATA (PALMER EXISTENT PLAT NO.10-129)  
RECORD DATA (PALMER ORIGINAL APPROP PLAT NO. 2008-15)  
RECORD DATA (ANCHOR ESTATES PLAT NO. 2008-122)  
UTILITY BOX  
LIGHT POLE  
SEWER MAN HOLE  
POWER POLE  
DOWN LIGHT FIXTURE

1" ALUMINUM CAR ON EIGHTING 5/10" WHEELS 1/2" COM

[illegible]

City of Palmer