

**STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MAY 5, 2021**

PRELIMINARY PLAT:       **SOUTH DENALI RSB B/1 L/5-7**

LEGAL DESCRIPTION:       **SEC 4, T17N, R2E S.M., AK**

PETITIONER:               **HAROLD & VERDA LEWIS**

SURVEYOR:                 **BULL MOOSE SURVEYING**

ACRES: .74                 **PARCELS: 1**

REVIEWED BY: **KIMBERLY MCCLURE & CHERYL SCOTT**               **CASE: 2021-047**

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**REQUEST:**

The request is to combine Lots 5, 6 & 7, Block 1, South Denali, Plat #84-316 into one lot to be known as **LOT 5A**, containing .74 +/- . The property is located east of S. Chugach Street, west of S. Denali Street and north of E. Commercial Drive lying within the SW¼ Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska.

**EXHIBITS:**

Vicinity Maps	<b>Exhibit A</b>
City of Palmer	<b>Exhibit B</b>

**DISCUSSION:** The subject property is located within the City of Palmer. The proposed subdivision heard under MSB 43.15.025, *Abbreviated Plats* and MSB 43.15.054(G), exemptions for elimination of common lot lines is exempt from survey and monumentation requirements and allows the surveyor to use record information from the prior plat.

**COMMENTS:**

City of Palmer Public Works noted, if driveways remain, submit new driveway applications and drawing with new address. **(Exhibit B)**

There were no other comments received at the time of this staff report.

**CONCLUSION**

The plat of South Denali RSB B/1 L/5-7 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats* and MSB 43.15.054(G) *Exemptions for elimination of common lot lines*. Plats to remove lot lines are exempt from provisions of the code, which require soils report submittals, legal and physical access, as-built survey, and topographic information. There were no objections received from borough departments, outside agencies or the public at the time of this staff report.

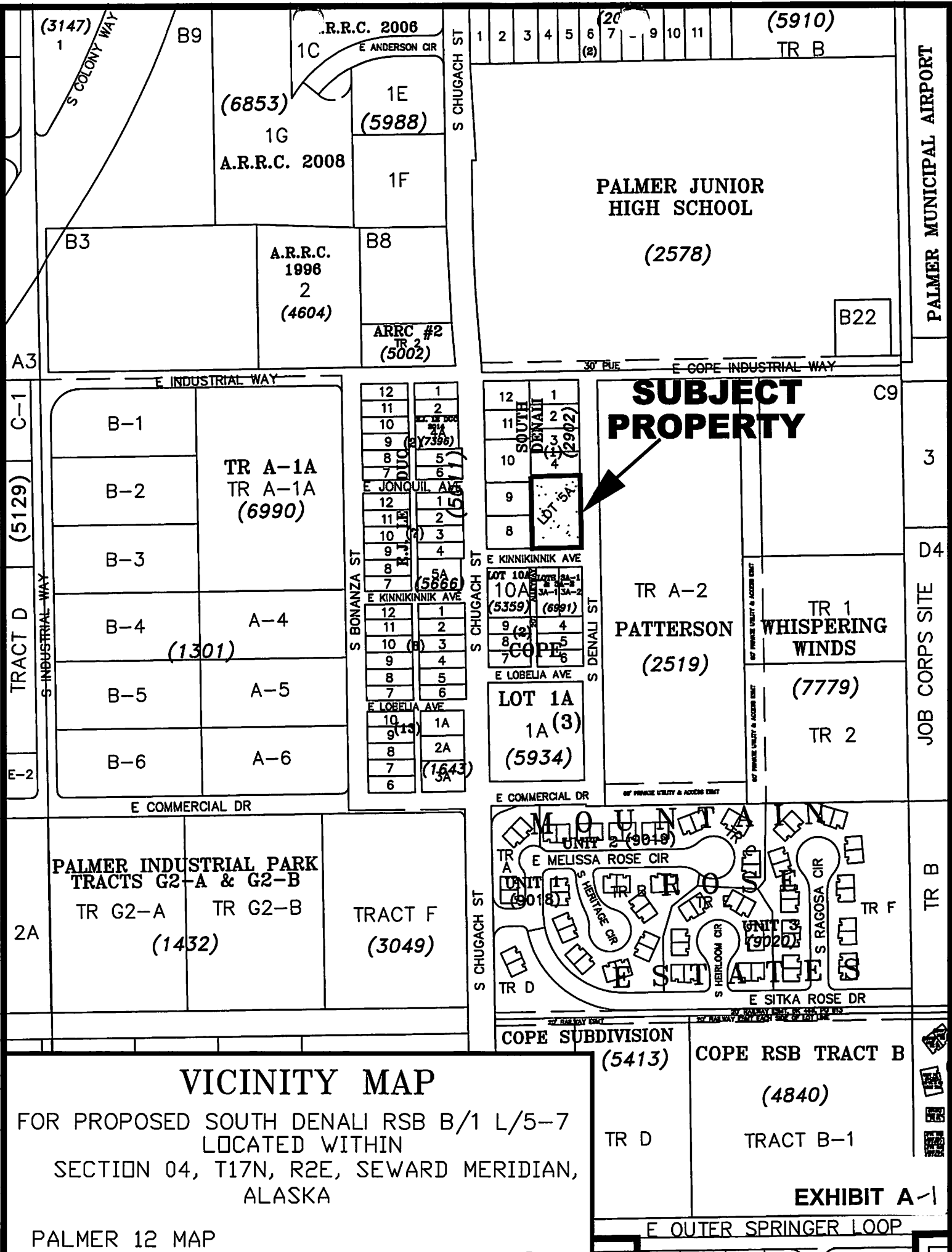
**FINDINGS of FACT:**

1. The abbreviated plat of South Denali RSB B/1 L/5-7 is consistent with AS 29.40.070 *Platting Regulations*, MSB 43.15.025 *Abbreviated Plats*, and MSB 43.15.054(G) *Exemptions for elimination of common lot lines*.
2. This plat combines three lots within South Denali subdivision, lessening the lot density in the area.
3. There were no objections from any borough departments, outside agencies or the public.
4. An elimination of common lot line plat is exempt from provisions of the code, which require soils report submittals, legal and physical access requirements, as-built survey or topographic information.
5. MSB 43.15.054(G) allows the surveyor to use record information from the recorded plat of South Denali Subdivision, Plat #84-316, and does not require additional monumentation.

**RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of the abbreviated plat of South Denali RSB B/1 L/5-7 contingent on the following recommendations:

1. Pay postage and advertising fee.
2. Provide updated Certificate to Plat executed within 7 days prior to recording and provide beneficiary affidavits from holders of beneficial interest, if any.
3. Submit a copy of the recorded Power of Attorney for Noel Woods, beneficiary.
4. Taxes and special assessments must be paid in full prior to recording the plat, per MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs) by certified funds or cash.
5. Submit recording fee payable to DNR.
6. Submit final plat in full compliance with Title 43.



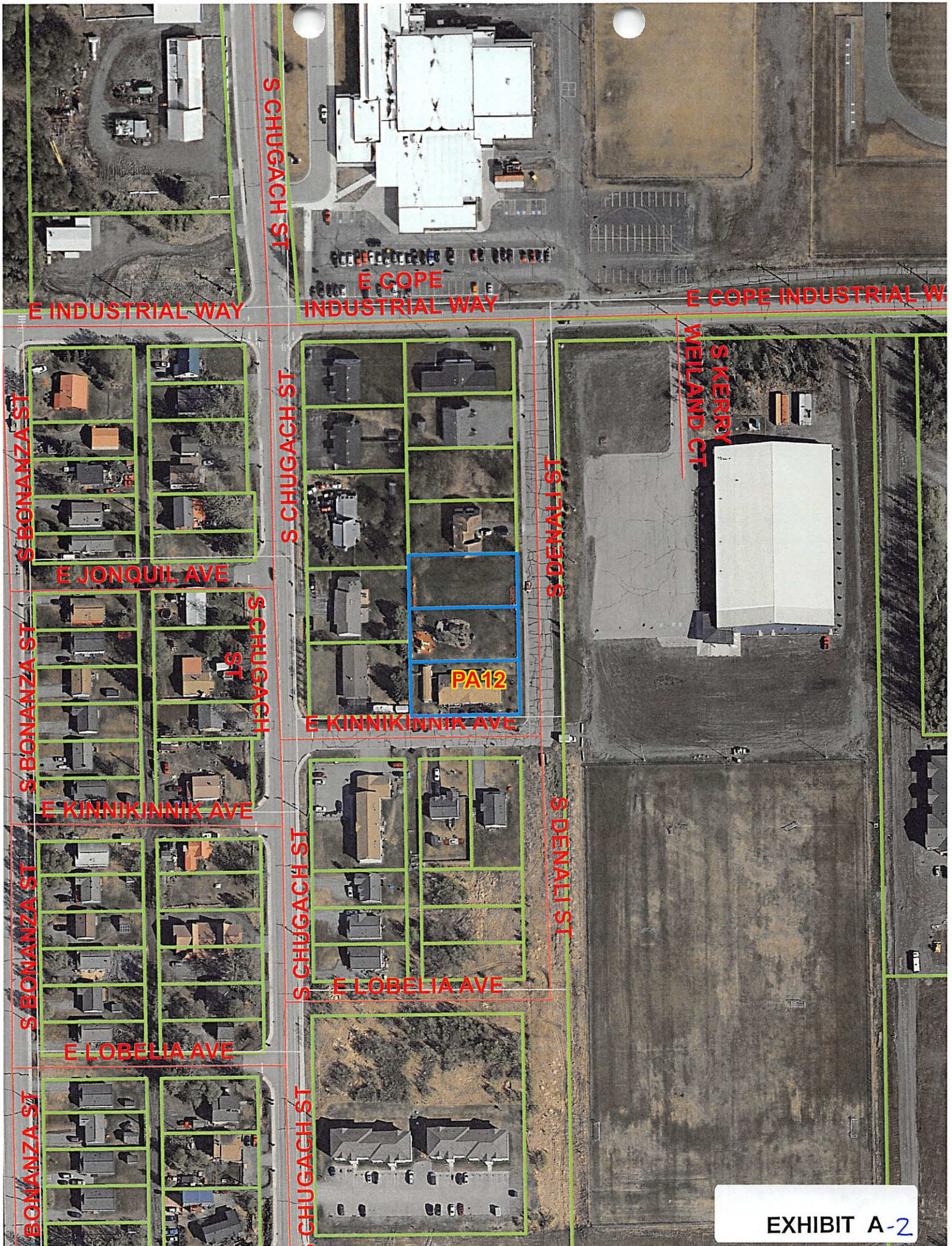
### VICINITY MAP

FOR PROPOSED SOUTH DENALI RSB B/1 L/5-7  
 LOCATED WITHIN  
 SECTION 04, T17N, R2E, SEWARD MERIDIAN,  
 ALASKA

PALMER 12 MAP

EXHIBIT A-1









## MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Nichole Degner, Community Development  
DATE: April 28, 2021  
SUBJECT: Pre-Application Plat Review South Denali Lot 5A

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 comment.
2. Building Inspector: No changes necessary.
3. Community Development: No changes necessary.
4. Fire Chief: Concur with Public Works
5. Public Works: Are all driveway going to be retained when combined into one lot? If they are to remain please submit new driveway applications and drawing with new address.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the May 20, 2021 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.