



DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kalea Myers, Community Development Specialist
DATE: July 17, 2026
LOCATION: Lot 1A, Air Liquide Industrial Park Subdivision, in Section 05,
Township 17 North, Range 2 East
SUBJECT: Abbreviated Plat RFC – Create two lots
TAX ACCT#: 7167000L002A
☒ Inside City Limits ☐ Outside City Limits

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

1. City Manager: No comment.
2. Building Inspector: No comment.
3. Community Development: No comment.
4. Fire Chief: No comment.
5. Public Works: As part of this action, connection to City of Palmer water and sewer is required. No on-site water wells or septic systems are authorized.
6. Planning and Zoning Commission: ~~The proposed platting action is scheduled to be reviewed at the July 16, 2026, Planning & Zoning Commission meeting; any additional comments will be forwarded at this time.~~
The Planning & Zoning Commission suggests the MSB Platting Board consider requiring the two properties have a joint access easement.

HANDOUT # 1
Air Liquide Industrial Park Lot 3A & Lot 4A
CASE # 2026-073
MEETING DATE: JULY 22, 2026

RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Air Liquide Industrial Park Lot 3A & Lot 4A, Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska, contingent on staff recommendations:

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Work with City of Palmer to dedicate a joint access easement.
4. Pay postage and advertising fees.
5. Show all easements of record on final plat.
6. Submit recording fees, payable to Department of Natural Resources (DNR).
7. Submit final plat in full compliance with Title 43.

**HANDOUT # 2
Air Liquide Industrial Park Lot 3A & Lot 4A
CASE # 2026-073
MEETING DATE: JULY 22, 2026**