

CITY OF PALMER, ALASKA

ORDINANCE NO. 248

AN ORDINANCE AMENDING SECTION 3.08.020 OF CHAPTER 13 OF THE PALMER MUNICIPAL CODE RELATING TO INITIATION OF SERVICE - CONNECTIONS - FEES.

THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be of a permanent nature and shall become a part of the City of Palmer Code of Ordinances.

Section 2. Severability. If any provisions of this ordinance, or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. That Section 13.08.020 of the Palmer Municipal Code is hereby amended to include the addition of the following subsections:

13.08.020 Initiation of Service - Connections - Fees.

- F. A sewer permit fee of \$40.00 and a water permit fee of \$25.00 shall be for each connection to the sanitary sewer system and public water supply.
- G. For all land that is subdivided or replatted inside the city limits but outside the following described area, there shall be a \$500.00 per acre, or proportion thereof, fee charged:

The City of Palmer located in Sections 3, 4 and 5, Township 17 North, Range 2 East, Seward Meridian and Sections 28, 32, 33 and 34, Township 18 North, Range 2 East, Seward Meridian, Alaska Third Judicial District, Palmer Recording District, and more particularly described as follows:

Beginning at the corner common to Sections 28, 29, 32 and 33, Township 18 North, Range 2 East, Seward Meridian, Alaska, thence along the section line common to said Sections 28 and 29 North 630.00 feet, thence East 325.00 feet, thence N 85°56'02" E 75.14 feet, thence N 85°56'04" E 210.61 feet, thence South to the section line common to said Sections 28 and 33 650.37 feet, thence along said line S 89°59'23" E 1,353.87 feet to the center of track of the Alaska Railroad, thence S 13°05'11" W along said center of track 430.16 feet, thence S 89°58'56" E 1,466.12 feet, thence S 00°10'24" E 212.66 feet, thence East 1,337.52 feet, thence N 00°13' W 190.58 feet, thence meandering the Matanuska River as shown on plat 71-84 Palmer Recording Office East 82.25, thence N 84°34' E 58.08 feet, thence S 86°54' E 201.30 feet, thence S 85°00' E 209.22 feet, thence S 07°30' E 176.88 feet, thence S 27°52'20" E 102.60 feet to the section line common to said Sections 33 and 34, thence along said line S 00°05' E 588.98 feet to the North 1/16 Corner, thence continuing along said line S 00°05' E 1,320.68 feet to the 1/4 Corner common to said Sections 33 and 34, thence S 89°59' E along the center section line of said Section 34 674.08 feet, thence S 00°05' E 1,253.45 feet, thence East 300.20 feet to a meander line of the Matanuska River, thence upon said meander line S 17°00' W 304.17 feet, thence continuing upon said meander line S 03°15' W 60.10 feet, thence S 87°56'07" W 235.03 feet, thence S 16°15'30" E 348.02 feet, thence S 04°03'43" W 694.82 feet to the Section line common to said Sections 3 and 34, thence S 89°58'57" E 95.92 feet, thence S 00°11' E 1012.25 feet, thence S 89°59' E 279.95 feet to the said meander line, thence upon said meander line S 10°45' W 154.10 feet, thence continuing upon said meanders S 04°30' W 270.60 feet, thence S 21°30' E 323.40 feet, thence S 27°15' E 239.58 feet, thence S 27°30' E 153.78 feet, thence S 25°15' E 116.82 feet, thence S 30°00' E 130.68 feet, thence S 26°15' E 275.22 feet, thence S 32°45' E 127.38 feet, thence S 35°30' E 318.78 feet, thence S 27°15' E 147.18 feet, thence S 33°15' E 1,094.40 feet, thence leaving the said meanders, N 89°59' W 1,144.95 feet, thence S 00°11' E 1,320.00 feet to the section line common to Sections 3 and 10, Township 17 North, Range 2 East, Seward Meridian, Alaska, thence upon said section line N 89°59' W 1,320.00 feet to the section corner common to Sections 3, 4, 9, and 10, Township 17 North, Range 2 East, Seward Meridian, thence along the section line common to said Sections 4 and 9, S 89°58' W 1,637.99 feet, thence N 00°13' W 2,141.01 feet, thence N 89°55' W 1,000.00 feet to the center section line of said Section 4, thence along said

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center line N 00°13' W 500.00 feet to the Center 1/4 corner of said Section 4 S 89°58'16" W 982.23 feet, thence S 00°14' E 1,322.23 feet, thence N 89°57'37" W 340.00 feet to the SW 1/16 corner of said Section 4, thence S 00°14'09" E 1,321.50 feet to the W 1/16 corner common to said Sections 4 and 9, thence on the section line common to said Sections 4 and 9, N 89°55'24" W 1,320.62 feet to the section corner common to said Sections 4, 5, 8, and 9, thence along the section line common to said Sections 4 and 9, N 89°59'27" W 1,945.14 feet, thence N 32°58'57" E 3,147.78 feet, thence N 32°59'17" E 401.53 feet, thence N 32°59'11" E 289.57 feet, to the beginning of a curve, concave to the southeast having a radius of 2,964.79 feet, thence northeasterly 820.55 feet along said curve through a central angle of 15°51'27", thence S 89°59'08" W 507.61 feet, thence S 89°58'58" W 1,320.07 feet to the northeast 1/16 of said Section 5, thence N 00°12'14" W 1,320.40 feet, thence N 00°08'44" W 2,642.47 feet to the EC 1/16 corner of said Section 32, thence N 89°55'59" E 1,320.71 feet to the 1/4 corner common to said Sections 32 and 33, thence N 00°07'50" W 2,638.27 feet to the Point of Beginning.

Excluding the following described Parcels:

Parcel A: Commencing at the Center 1/4 Corner, Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska, thence S 89°59'10" E 661.00 feet to the True Point of Beginning; thence S 00°10'24" E 250.42 feet, thence N 89°57'03" W 1,338.50 feet, thence S 00°10'24" E 1,071.03 feet, thence East 1,339.61 feet, thence S 00°10'24" E 2,391.43 feet, thence S 89°59' E 709.60 feet, thence N 00°13' W 1,070.00 feet, thence N 89°59' W 80.01 feet, thence N 00°07'35" W 2,641.75 feet, thence N 00°07'42" W 1,320.36 feet, thence N 89°59'35" W 633.09 feet, thence S 00°10'24" E 1,320.29 feet to the True Point of Beginning, containing 107.718 acres more or less.

Parcel B: Commencing at the Center 1/4 Corner, Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska, thence S 89°59'10" E 1,698.98 feet to the True Point of Beginning, thence S 89°59'48" E 330.00 feet, thence N 00°13' W 660.02 feet, thence West 330.00 feet, thence S 00°13' E 660.00 feet to the True Point of Beginning, containing 5.000 acres more or less.

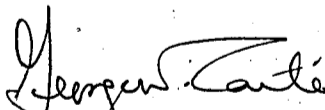
The afore-described parcel of land less the above-described parcels A and B contains 1,408.547 acres more or less.

Section 4. Publication and Effective Date. This ordinance shall become effective ten days after its adoption and publication shall be by posting a copy hereof on the City Hall bulletin board for a period of ten days following its adoption, and it shall be published by being printed and included in the Palmer Municipal Code at its next regular supplementation and printing. A notice of public hearing shall be given by such posting at least five days before final passage.

First Reading: March 23, 1982

Public Hearing &
Second Reading: May 11, 1982

Passed and approved by the City Council of the City of Palmer, Alaska, this 11th day of May, 1982.



GEORGE W. CARTE, MAYOR

DAVID L. SOULAK, CITY CLERK

Title 15BUILDINGS AND CONSTRUCTIONChapters:

<u>15.04</u>	<u>Building Code</u>	<u>- 1979 Edition</u>
<u>15.08</u>	<u>Housing Code</u>	<u>- 1979 Edition</u>
<u>15.12</u>	<u>Mechanical Code</u>	<u>- 1979 Edition</u>
<u>15.16</u>	<u>Electrical Code</u>	<u>- 1981 Edition</u>
<u>15.20</u>	<u>Plumbing Code</u>	<u>- 1979 Edition</u>
<u>15.24</u>	<u>Fire Code</u>	<u>- 1979 Edition</u>
<u>15.28</u>	<u>Dangerous Buildings</u>	<u>- 1979 Edition</u>
<u>15.32</u>	<u>Penalties</u>	

Chapter 15.04BUILDING CODESections:

- 15.04.010 Adoption.
- 15.04.020 Modifications.
- 15.04.030 Appeals.
- 15.04.040 Building permits--Compliance with comprehensive plan.
- 15.04.050 Moving buildings.

15.04.010 Adoption. The bound volumes containing the code known as the Uniform Building Code, 1979 Edition, of the International Conference of Building Officials, including the appendix, shall constitute the laws of the city relating to building regulations, except where the Uniform Building Code conflicts with this code, in which case this code shall prevail, and except those portions of the Uniform Building Code for which substitutions are made or which portions are modified, deleted or amended by this code. Three copies of the Uniform Building Code and the amendments thereto shall be filed in the office of the city clerk.

15.04.020 Modifications. The building official shall have the power to modify any of the provisions of the Uniform Building Code adopted by this chapter upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the building official

thereon shall be entered upon the records of the department, and a signed copy shall be furnished the applicant.

15.04.030 Appeals. Whenever the building official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decisions of the building official to the city council within thirty days from the date of the decision.

15.04.040 Building permits--Compliance with comprehensive plan. It is established that no permit will be issued for the construction of new buildings or building, within the corporate limits of the city, that does not allow for sidewalks and/or for the widening of the streets within the city under the comprehensive plan of the city, as the same may be amended from time to time, and as is set forth in Chapter 17.56.

15.04.050 Moving buildings. No building of any kind or nature shall be moved to a location in the city from outside the limits of the city without approval of the building official, and, in the event any persons move into the city a building from a location outside the city, he or they shall not be permitted to use said building either for residential or business purposes until the building official has approved said building for the purpose intended.

Chapter 15.08

HOUSING CODE

Sections:

- 15.08.010 Adoption.
- 15.08.020 Modifications.
- 15.08.030 Appeals.

15.08.010 Adoption. The bound volumes containing the code known as the Uniform Housing Code, 1979 Edition, of the International Conference of Building Officials, and every part thereof, shall constitute the laws of the city relating to housing. Three copies of the referenced Uniform Housing Code shall be on file in the office of the city clerk.

15.08.020 Modifications. The building official shall have power to modify any of the provisions of the Uniform Housing Code adopted by this chapter, upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished the applicant.

15.08.030 Appeals. Whenever the building official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the building official to the city council within thirty days from the date of the decision.

Chapter 15.12

MECHANICAL CODE

Sections:

- 15.12.010 Adoption.
- 15.12.020 Modifications.
- 15.12.030 Appeals.

15.12.010 Adoption. The bound volumes containing the code known as the Uniform Mechanical Code, 1979 Edition, of the International Conference of Building Officials, and every part thereof, shall constitute the laws of the city relating to mechanical work. Three copies of the referenced Uniform Mechanical Code shall be on file in the office of the city clerk.

15.12.020 Modifications. The building official shall have the power to modify any of the provisions of the Uniform Mechanical Code adopted by this chapter, upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished the applicant.

15.12.030 Appeals. Whenever the building official dis-approves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decisions of the building official to the city council within thirty days from the date of the decision.

Chapter 15.16

ELECTRICAL CODE

Sections:

- 15.16.010 Adoption--Additions.
- 15.16.020 Modifications.
- 15.16.030 Appeals.

15.16.010 Adoption--Additions. The bound volumes containing the code known as the National Electrical Code, 1981 Edition, of the National Fire Protection Association, and every part thereof, shall constitute the laws of the city relating to electrical installations. Three copies of the referenced National Electrical Code shall be on file in the office of the city clerk. The code is, however, amended by an addition as follows:

A. Article 336-3 is amended by adding the following paragraph:

"The use of non-metallic sheathed cable (Romex) shall be restricted to the following:"

Single and multi-family dwellings not exceeding three units.

15.16.020 Modifications. The building official shall have the power to modify any of the provisions of the National Electrical Code adopted by this chapter, upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished the applicant.

15.16.030 Appeals. Whenever the building official dis-approves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code have been misconstrued or wrongly interpreted, the applicant

may appeal from the decisions of the building official to the city council within thirty days from the date of the decision.

Chapter 15.20

PLUMBING CODE

Sections:

- 15.20.010 Adoption.
- 15.20.020 Modifications.
- 15.20.030 Appeals.

15.20.010 Adoption. The bound volumes containing the code known as the Uniform Plumbing Code, 1979 Edition, of the International Association of Plumbing and Mechanical Officials, and the whole thereof, shall constitute the laws of the city relating to plumbing installations and conditions. Three copies of the referenced Uniform Plumbing Code shall be on file in the office of the city clerk.

15.20.020 Modifications. The building official shall have the power to modify any of the provisions of the Uniform Plumbing Code adopted by this chapter, upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished the applicant.

15.20.030 Appeals. Whenever the building official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the building official to the city council within thirty days from the date of the decision.

Chapter 15.24

FIRE CODE

Sections:

- 15.24.010 Adoption.

- 15.24.020 Municipality defined.
- 15.24.030 Hazardous materials storage limits established.
- 15.24.040 Modifications.
- 15.24.050 Appeals.
- 15.24.060 Burning restrictions.
- 15.24.070 Fire hydrants.
- 15.24.080 Smoking prohibitions.
- 15.24.090 Interference with fire department prohibited.
- 15.24.100 Enforcement.

15.24.010 Adoption. The bound volumes containing the code known as the Uniform Fire Code, 1979 Edition, of the International Conference of Building Officials, including the appendices, except such portions as are amended in this chapter, shall constitute the laws of the city relating to conditions hazardous to life and property from fire or explosion. Three copies of the referenced Fire Code shall be on file in the office of the city clerk.

15.24.020 Municipality defined. Whenever the word "municipality" is used in the Fire Code, it is held to mean the city of Palmer.

15.24.030 Hazardous materials storage limits established. The limits referred to in the Fire Code, 1979 Edition, referring to storage of flammable liquids in outside above-ground tanks and in which bulk storage of liquefied petroleum gas is restricted and the storage of explosives and blasting agents is prohibited, apply to the total corporate limits of the city.

15.24.040 Modifications. The chief of the fire department shall have power to modify any of the provisions of the Fire Code adopted by this chapter, upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the chief of fire department thereon shall be entered upon the records of the department, and a signed copy shall be furnished the applicant.

15.24.050 Appeals. Whenever the chief of the fire department disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decisions of the chief of the fire department to the city council within thirty days from the date of the decision.

15.24.060 Burning restrictions. A. No person shall burn trash, lumber, leaves, straw or any other combustible material on the ground or in a burn barrel within the city without a permit from the fire chief or his authorized representatives.

B. No person shall kindle or start a stove, a furnace fire, or a fire in any other thing, except oil burners, by means of the use of flammable liquids.

C. No person shall use blowtorches or other types of equipment utilizing an open flame for the purpose of thawing pipes or sewer lines. All thawing equipment shall be of a type approved in writing by the fire chief.

15.24.070 Fire hydrants. In no case shall any wrench or tool be used on any fire hydrant other than a regulation fire department hydrant wrench.

15.24.080 Smoking prohibitions. See Article 13 of the 1979 Uniform Fire Code.

15.24.090 Interference with fire department prohibited. See Article 11, Division III of the 1979 Uniform Fire Code.

15.24.100 Enforcement. See Article 2, Division I of the 1979 Uniform Fire Code.

Chapter 15.28

DANGEROUS BUILDINGS

Sections:

- 15.28.010 Adoption.
- 15.28.020 Modifications.
- 15.28.030 Appeals.

15.28.010 Adoption. The bound volumes containing the code known as the Uniform Code for the Abatement of Dangerous Buildings, 1979 Edition, of the International Conference of Building Officials, and every part thereof, shall constitute the laws of the city relating to the abatement of dangerous buildings. Three copies of the referenced Uniform Code for the Abatement of Dangerous Buildings shall be on file in the office of the city clerk.

15.28.020 Modifications. The building official shall have the power to modify any of the provisions of the Uniform

Code for the Abatement of Dangerous Buildings adopted by this chapter, upon application in writing by the owner or lessee or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code is observed, public safety secured and substantial justice done. The particulars of such modification, when granted or allowed, and the decision of the building official thereon shall be entered upon the records of the department, and a signed copy shall be furnished the applicant.

15.28.030 Appeals. Whenever the building official disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decisions of the building official to the city council within thirty days from the date of the decision.

Chapter 15:32

PENALTIES

Sections:

15.32.010 Violation--Penalty.

15.32.010 Violation--Penalty. A. Any person who violates any of the provisions of this title or of the codes adopted by reference in this title, or any person who violates or fails to comply with any order made thereunder or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, or who fails to comply with such an order as affirmed or modified by the city council or by a court of competent jurisdiction, within the time fixed in this title, shall severally, for each and every such violation and noncompliance, respectively, be an ordinance violator, punishable by a fine of not more than three hundred dollars. The imposition of a fine for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and, when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the penalty set forth in subsection A of this section shall not be held to prevent the enforced removal of prohibited conditions.