

CITY OF PALMER, ALASKA  
ORDINANCE NO. 95

AN ORDINANCE REPEALING ORDINANCES NUMBERED 36 AND 71,  
AND PROVIDING GENERAL SUBDIVISION REGULATIONS.

THE CITY OF PALMER ORDAINS:

Section A. Ordinances numbered 36 and 71 are hereby repealed.

ARTICLE I. GENERAL

Section A. PURPOSE

Land Subdivision is the first step in the process of community development. Once land has been divided into streets, lots and blocks and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is therefore to the interest of the public, the developer and the future owners that the subdivision be conceived, designed and developed in accordance with sound rules and proper minimum standards.

The purpose of these regulations is to promote an adequate and efficient street and road system, to prevent congestion on streets and promote traffic safety, to secure desirable public spaces, to insure the proper distribution of population, to provide for adequate utilities and public improvements, to insure the accurate survey and proper preparation of plats, and to protect and improve the health, safety and general welfare of the people.

Section B. JURISDICTION

These regulations shall govern all subdivisions of land within the Palmer City Limits. Any subdivision of land into two or more parcels, resubdivided, or vacated shall be submitted to the Palmer Planning Commission. No subdivision, resubdivision or vacation may be filed for record until approved by both the City Council and Commission and sealed by said Commission. (Also see Article VII of these Regulations.)

Section C. AUTHORITY

In accordance with Ordinance No. 75, City of Palmer, Chapter 115 SLA 1953, Chapter 95 SLA 1955 and any future amendments, the following regulations are hereby adopted and shall govern all subdivisions within the City of Palmer.

Section D. DEFINITIONS

For the purpose of these Regulations, certain words and phrases used herein are defined as follows:

1. ALLEY: A permanent service right-of-way providing a secondary or access to abutting properties.
2. BLOCK: A unit of lots.
3. COMMISSION: City of Palmer Planning Commission.
4. CROSSWALK: A public right-of-way, eight feet or more in width, between property lines, which provides pedestrian passage through a block.
5. CUL-DE-SAC: A street having one end open to traffic and being terminated at the other end by a vehicular turn-around.
6. DEAD END STREET: Same as Cul-de-sac, except it has no vehicular turn-around.
7. DEPTH OF LOT: The average distance from street right-of-way to the rear lot line, which is the lot line opposite and most distant from said street right-of-way line.
8. EASEMENT: A right granted to use certain land for specific purposes.
9. GENERAL PLAN: Includes the comprehensive plan for the City and such preliminary Planning Commission reports as have been approved by the

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City Council as comprehensive plan reports. Also includes the Official Map, if such exists.

10. IMPROVEMENTS: Street grading, street surfacing and paving, curb and gutter, sidewalks, crosswalks, water mains and lines, sanitary sewers, drainage facilities, culverts, bridges, utilities.
11. LOT: A portion of a subdivision intended as a unit for transfer of ownership or for building development.
12. MONUMENT AND MARKER: Article III Section B Sub-section 3 of these Regulations shall be applicable to this section.
13. PLANTING STRIP: A strip of land between the roadway and the sidewalk site.
14. RESUBDIVISION: The subdivision or change in arrangement of any previously subdivided lots and blocks into two or more new lots, plots, sites or other divisions of land, not involving the dedication of new streets, other rights-of-way or other public areas, nor involving any change in existing streets.
15. ROADWAY: The portion of a street designated for vehicular traffic; where curbs are laid, the portion between curbs.
16. SIDEWALK: The portion of a street or crosswalk intended for pedestrian use only.
17. STREET: A general term used to describe a right-of-way serving as a means of vehicular and pedestrian travel, also furnishing space for sewers, public utilities and shade trees; includes avenues, boulevards, roads, lanes and other ways. The streets are classified by function as follows:
  - a. THOROUGHFARES AND PRIMARY HIGHWAYS are those which are used primarily for fast or heavy traffic.
  - b. MAJOR STREETS OR SECONDARY HIGHWAYS are streets, of considerable continuous alignment, served by Collector Streets and carrying large volumes of traffic from one section of the City to another, either directly or by connecting to freeways or expressways.
  - c. COLLECTOR STREETS are those which carry traffic from minor streets to the major street system of arterial streets and highways, including the principal entrance streets of a residential development and streets for circulation within such a development.
  - d. BUSINESS STREETS are those which are used primarily to provide access to abutting commercial or industrial properties.
  - e. RESIDENTIAL STREETS are those which are used primarily for access to abutting residential properties.
  - f. MARGINAL ACCESS STREETS are minor streets which are parallel with and adjacent to arterial streets and highways, and which provide access to abutting properties and protection from through traffic.
18. SUBDIVIDER: Any person, group, corporation or other entity acting as a unit, or any agent thereof, dividing or proposing to divide lands so as to constitute a subdivision as defined herein.
19. SUBDIVISION: The division of a tract or parcel of land into two or more lots, sites, or other divisions for the purpose, whether immediate or future, of sale or building development, and includes resubdivision and when appropriate to the context, relates to the process of subdividing or to the land or area being subdivided, and further includes the dedication to public use of a street or other specified area through or in a tract of land, regardless of area.

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The subdivider is invited to discuss informally his preliminary studies and layout with the Commission in order to facilitate his preparation of the required plans and plats in accordance with these regulations.

Section B. PROCEDURE

1. The subdivider shall prepare a Preliminary Plat of his proposed subdivision, which shall comply with the requirements of Section C of this article, and with other pertinent provisions of these regulations.
2. The purpose for submitting the Preliminary Plat is to afford the subdivider an opportunity of receiving preliminary review of his plat and to prevent the unnecessary expenditure of money and time that would be necessitated if major changes were required by the Commission in case a final and surveyed plat were submitted directly to the Commission.
3. To receive consideration at a regular meeting of the Commission, 7 copies of the Preliminary Plat must be filed with the City Clerk not less than 15 days prior to such regular meeting.
4. The City Clerk within three days shall forward, for purposes of information and comment, one copy of the Preliminary Plat to the City Engineer and Matanuska Electric Association. The City Clerk shall request each agency to whom a Preliminary Plat is referred to submit its comments to the City Clerk within ten days. If such comments are not received within ten days, the Commission may deem that the agency not replying favors the approval of the Preliminary Plat as submitted.
5. Following review of the Preliminary Plat as to proposed plan and compliance with these Regulations, and after such negotiations with the applicant for changes in the subdivision plan as the Commission may deem advisable, the Commission shall express its approval, or, if disapproval, shall express disapproval and its reasons therefor in writing within sixty days of receipt. The applicant shall have the privilege of appealing the Commission's ruling to the City Council.
6. The action of the Commission shall be noted on two copies of the Preliminary Plat, referenced and attached to any conditions determined. Both copies shall be referred to the City Council for action. Two copies shall be returned to the subdivider and the other retained by the Commission.
7. Conditional approval of the Preliminary Plat shall not constitute final approval of the Plat. Rather, it shall be deemed an expression of approval to the proposal submitted on the Preliminary Plat as a guide to the preparation of the Final Plat.

Section C. REQUIREMENTS - PRELIMINARY PLAT

The Preliminary Plat should show the following information:

1. Name of the Subdivision.
2. Legal Description of Location, and total area in acres or fractional part thereof, of the proposed subdivision.
3. Name and address of owner and subdivider and name of engineer or land surveyor of the Preliminary Plat.
4. The horizontal scale shall be 100 feet or less to the inch.
5. Date and North Point.
6. The locations, width and names of all existing or platted streets or other public ways within or adjacent to the tract, and roads within one hundred feet of the tract, existing permanent buildings, railroad rights-of-way and other important features, such as section lines, political subdivision, or corporation lines and school district boundaries.

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- 7. All parcels of land intended to be dedicated for public use or reserved in the deeds for the uses of all property owners in the proposed subdivision, together with the purpose or conditions or limitations of such reservations, if any.
- 8. The layout, numbers, and approximate dimensions of proposed lots.
- 9. The location, names, width of proposed streets and alleys and existing and proposed easements within the subdivision.
- 10. Space for approval of the Commission with additional space for date and seal.
- 11. Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto, with pipe sizes, grades and locations indicated. Existing pole lines should also be shown.
- 12. The names of adjacent recorded subdivisions, and owners of adjacent land not subdivided, giving book and page where recorded.
- 13. The Commission may waive the following at its discretion:
  - a. Profiles, and accompanying data.

ARTICLE III. FINAL PLAT

Section A. PROCEDURE

- 1. The Final Plat shall conform to the Preliminary Plat as approved by the Commission and if desired by the subdivider, it may constitute only that portion of the approved Preliminary Plat which he proposed to record and develop at the time, provided, however, that such portion conforms to all requirements of these regulations.
- 2. The Final Plat shall be submitted within one year after the approval of the Preliminary Plat. Otherwise, the approval of the Preliminary Plat shall become null and void unless an extension of time is granted by the Commission in writing.
- 3. To receive consideration at the next regular meeting of the Commission, the Final Plat must be filed with the City Clerk not less than 10 days prior to such regular meeting.
- 4. Fees - A fee of twenty-five dollars (\$25.00) plus one dollar (\$1.00) per lot for first ten lots, and fifty cents (\$0.50) a lot for additional lots shall be paid to the Clerk at the time of submission, and receipt for same must be attached to plat for consideration by the Commission, together with written application for Planning Commission approval.
- 5. The Final Plat shall be submitted to the Commission on tracing cloth, in ink, together with eight prints, and any other information that may be required by the Commission.
- 6. The Final Plat shall be drawn to scale of one inch equals one hundred feet with an option of using 1" equals 40' on sheets of one of two sizes: 17"x22" or 22" x 34", unless otherwise approved by the Commission. When more than one sheet is required, an index shall be filed showing the entire subdivision with the sheets in numerical order, and each sheet showing the total number (e.g. sheet 1 of 3). When more than one sheet is submitted, all sheets shall be the same size.
- 7. The Commission shall approve or disapprove the plat of subdivision or dedication within 60 days after the filing thereof with the City Clerk, or shall return such plat to the applicant for modification or correction within 60 days after the filing thereof; otherwise, such plat shall be deemed to have been approved and a certificate to that effect shall be issued by the Commission on demand; provided, however, that the applicant for plat approval may consent to the extension of such period and further provided the actual signing of the approval certificate shall not be completed until the plat is approved by motion of the City Council.

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The ground of disapproval of any plat shall be stated upon the record of the Commission and the applicant shall be advised of the Commission's disapproval in writing with the return of seven copies of the plat.

8. When the Final Plat has been approved by the Commission, two copies shall be returned to the subdivider, with the approval of the Commission certified thereon, one for filing with the office of the Precinct Recorder and the other to be returned to the Commission with the Precinct Recorder's certification of Recording appearing thereon. The original tracing containing the certification by the Commission will be retained by the City Clerk. Prints will be furnished by the City at cost.

Section B. REQUIREMENTS, FINAL PLAT

1. The Final Plat shall include all information covered under Article II, Section C, Sub-sections 1 to 13, inclusive.
2. In addition thereto, the following information shall be shown on the Final Plat:
  - a. The length of all arcs, radii, internal angles, points of curvature, length and bearing of tangents.
  - b. Boundary lines of the proposed subdivision with length and bearing of line which must close within the limits of 1 to 10,000 adjusted to zero closure on paper.
  - c. All lines of lots and other parcels of land with accurate dimensions and area in feet and hundredths and with bearings or angles to street and alley lines. Lot lines must close to 1 to 20,000, adjusted to zero closure on paper.
  - d. All easements as required by the Commission.

3. MONUMENTS

- a. Minimum Requirements: Monuments shall consist of a brass cap two and one half inches in diameter riveted to a three-fourth inch galvanized iron pipe thirty inches or more long. The lower three inches of the pipe should be split, and after beating, spread out at right angles to the pipe. The pipe shall be thoroughly tamped when set. Where monuments are set in untravelled areas, the brass cap should be from two to six inches above the ground. Markers consisting of a one-half inch rod driven well below the surface may be placed in roadways or travelled ways. Where markers are placed in roadways or travelled ways there should be at least two reference monuments set ninety (90) degrees apart and equidistant from the Marker. Reference monuments should be placed on property lines and outside of graded areas. If the grading is liable to extend to or beyond the property line, then the reference monument shall be placed behind or beyond the property line.
- b. Every subdivision shall have at least two adjacent monuments set in concrete, not less than 10 inches in diameter and 36 inches deep, located preferably at exterior angles farthest from existing City or Government Monuments. Monuments shall be set at all exterior angle points in a subdivision, a three-quarter inch by thirty inch galvanized iron pipe shall be set in a manner similar to that described above at all block corners which are not monumented. The line of sight between adjacent monuments shall be unobstructed. The distance and bearings between monuments shall be shown. The distance between adjacent monuments shall not exceed 400 feet. No part of any subdivision shall be further than 400 feet from a monument. All monuments shall be tied to the subdivision lines and identified on the plat. All lot corners shall be marked in a professional manner.

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c. Brass caps used as monuments shall be purchased at cost from the City Clerk. The brass caps will bear the following wording: "Official Survey Monument--Penalty for Disturbing." Brass caps for reference markers shall bear the following wording, "Official Survey Reference Monument--Penalty for Disturbing." Reference monuments shall not be buried but shall be set flush with the ground. Monuments of particular importance should be set in concrete. The exact transit point should be shown on the monument by a punch mark. Reference monuments should be similarly marked. Each monument shall be clearly lettered or numbered by stamping with steel so that it may be easily identified in the field. The letters or numbers shown on the monument shall also be delineated on the plat. Where monuments or reference monuments are located on the exterior lines of a subdivision the name or initials of the subdivision shall be shown. The year that the monument or reference monument is set shall be shown. The surveyor may, if he desires, add other pertinent information such as his initials or registration number.

4. RELATIONSHIP TO KNOWN MONUMENT. True bearings and distances shall be shown to the nearest established street lines, and to official G. L. O., City of Palmer Boundary, or B. L. M. monuments, which shall be accurately described and delineated on the plat.
5. BOUNDARY LINES. The boundary lines with accurate distance and bearings shall be shown with the exact location and width of all existing or recorded streets intersecting the boundary of the tract.
6. PUBLIC LAND. The outline of all property which is offered for dedication for public use shall be shown with the purposes indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
7. PLAT RESTRICTIONS. The plat shall have reference data showing recorded date of restrictions which shall include the book and page number where recorded, and shall have a copy of said restrictions shown on or attached to the plat.
8. IDENTIFICATION SYSTEM. All lots in each block shall be numbered in a simple consecutive manner which will be easy to follow. Where there are two or more blocks in a subdivision they shall be numbered in a similar manner.
9. CERTIFICATE OF OWNERSHIP AND DEDICATION. The following certificate shall be printed on the Plat and signed by the owner or owners. The Certificate as shown here may be amended if circumstances of ownership warrant. Any signatures appearing on the Certificate shall be notarized by a Notary Public for the State of Alaska.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I(we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

\_\_\_\_\_ 19\_\_\_\_\_  
Date

Witnessed by:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Owner

Notary's Acknowledgment:

10. ENGINEER CERTIFICATE. The following Certificate shall be printed and properly signed by the Engineer or Surveyor making the survey:

CERTIFICATE OF REGISTERED ENGINEER OR SURVEYOR:

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I hereby certify that I am a registered professional civil engineer, or land surveyor, and that this Plat represents the survey made by me or under my direct supervision, and the monuments shown thereon actually exist as located, and that all dimensional and other details are correct to the best of my knowledge and belief.

\_\_\_\_\_ 19 \_\_\_\_\_  
Date

Seal:

\_\_\_\_\_  
Registered Engineer or Surveyor

11. CERTIFICATION OF PAYMENT OF TAXES: The following certificate shall be submitted to the Commission with the Final Plat. Forms may be obtained from the Assessor for the City of Palmer.

CERTIFICATE

UNITED STATES OF AMERICA )  
STATE OF ALASKA ) ss

I, the undersigned, being duly appointed and qualified and acting Assessor for the City of Palmer, do hereby certify that, according to the records of the City of Palmer Tax Office, the following described property is carried on the Tax Records in the name of:

\_\_\_\_\_  
Description

and that, according to the records in my possession, all taxes assessed against said lands and in favor of the City of Palmer are paid in full: that current taxes for the year \_\_\_\_\_ will be due on or before \_\_\_\_\_ 19\_\_.

\_\_\_\_\_  
Assessor  
City of Palmer

12. CERTIFICATION OF APPROVAL BY THE COMMISSION. The following form of certification shall be printed on the Final Plat by the person preparing the Plat, to be filled in after approval by the Commission.

CERTIFICATION OF APPROVAL BY THE COMMISSION

I hereby certify that the Subdivision Plat shown hereon has been found to comply with Subdivision Regulations, Ordinance No. 95, of the City of Palmer Planning Commission, and that said Plat has been approved by the Commission by Plat Resolution No. \_\_\_\_\_ dated \_\_\_\_\_ 19\_\_\_\_, and that the Plat shown hereon has been approved for recording in the office of the Precinct Recorder, Palmer, Alaska.

\_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_  
Chairman  
City of Palmer Planning Commission

ATTEST:

\_\_\_\_\_  
Secretary

ARTICLE IV. GENERAL REGULATIONS  
AND STANDARDS

Section A. GENERAL

1. CONFORMITY TO THE GENERAL PLAN: Subdivisions shall, where practical, be in harmony with the Official Map and the General Plan if such exists.
2. BASIC CONSIDERATIONS: The Commission will take into consideration the general requirements of the community, the particular requirements of the neighborhood, and the best use of the land to be subdivided. Particular attention may be given to specific requirements for parks, playgrounds, school sites, public building sites, major streets, sewer and water, and

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adequacy of street connections and the suitability of the land for development.

3. LARGE LOTS: If a tract is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged to allow the opening of future streets and logical further subdivision.
4. RESERVED STRIPS: There shall be no reserve strips controlling access to land dedicated or intended to be dedicated to public use, except when the control and disposition of land comprising such strips are placed within the jurisdiction of the public under conditions specified by the Commission and attached to the Final Plat.

Section B. STREETS

1. Arrangement, character, extent, width, grade and location of all streets shall be considered in relation to the General Plan, to existing and planned streets, to topographic conditions; and in relation to the proposed uses of the land to be served thereby.
2. Where a pattern is not shown on the General Plan, or the pattern shown conflicts with existing property uses, the arrangement of streets in a subdivision shall either:
  - a. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas at a width at least as great as such continued or projected streets, or
  - b. Conform to a plan for the neighborhood adopted by the Commission to meet a particular situation where topographic or other conditions make continuance or conformance to existing or planned streets impractical.
3. RESTRICTIONS OF ACCESS TO MAJOR ROADS. When a tract fronting on a major road for a distance of five hundred (500) feet or more and an average depth from the major road of more than three hundred and fifty (350) feet is to be subdivided into more than eight residential lots, the Commission may require such residential lots adjoining the major road to be provided with frontage on a secondary or interior street.
4. DISCOURAGEMENT OF TRAFFIC. Residential streets shall be so laid out that their use by through traffic will be discouraged.
5. FUTURE STREETS. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective future street and utility system of the unsubmitted part shall be furnished, and the street and utility system of the submitted part shall be considered in the light of proposed plans for the entire area.
6. INTERSECTIONS. There shall be a minimum number of intersections or residential streets with Arterial streets or Major streets.
7. ALLEYS. Alleys of twenty (20) feet minimum width shall be provided to the rear of all lots zoned for business purposes and shall not be provided in residential blocks, except where the Commission requests for public safety and/or for possible future business use, or the subdivider produces evidence satisfactory to the Commission of the need for alleys.
8. STREET GRADES. Grades may not exceed eight percent (8%) unless limited by topography and approved by Council.
9. CUL-DE-SACS. Streets designed to have one end permanently closed (dead end streets) shall be no more than four hundred (400) feet long and shall be provided at the closed end with a suitable turn-around with a maximum radius of forty-five (45) feet to the property line.
10. HALF STREETS. Whenever there exists a dedicated or platted half street or alley adjacent to the tract to be subdivided, the other half of the street or alley shall be platted or dedicated.
11. VERTICAL CURVES. All changes in street grades shall be connected by vertical curves of a minimum length equivalent to twenty times the algebraic difference in the rate of grade for arterial and collector streets and one half of this minimum for all other streets.

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12. **ALIGNMENT AND VISIBILITY.** Street jogs shall be discouraged on all but residential streets. Clear visibility, measured along the center line shall be provided for at least six hundred (600) feet on the Arterial Streets; four hundred (400) feet on collector streets; and at least two hundred (200) feet on all other streets.
13. **STREET WIDTHS.** The minimum right-of-way width of proposed streets shall be as follows:
- |                               |          |
|-------------------------------|----------|
| Thoroughfare - - - - -        | 150 feet |
| Primary Highway- - - - -      | 100 feet |
| Secondary Highway- - - - -    | 86 feet  |
| Collector Streets- - - - -    | 60 feet  |
| Business Streets - - - - -    | 60 feet  |
| Residential Streets - - - - - | 54 feet  |
14. **CURVES.** Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets sixty (60) feet or more in width, the center line radius of curvature shall be not less than three hundred (300) feet; on other streets not less than one hundred (100) feet.
15. **REVERSE CURVE.** Between reversed curves on all streets there should be a tangent at least one hundred (100) feet long where possible.
16. **STREET INTERSECTIONS.** Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle of less than forty-five (45) degrees.
17. **GRADE AT INTERSECTIONS.** Flat grades are preferred from 50 to 100 feet away from an intersection, but in no case shall grades exceed four percent (4%) for a distance of at least 100 feet from all intersections.
18. **TEMPORARILY DEAD ENDED STREETS.** Streets which are sub streets designed to provide future connection with adjoining unsubdivided areas must provide some type of temporary turn around at the sub end.
19. **STREET NAMES.** Streets shall be named in such manner as to conform to adjacent areas and particular attention shall be given to avoid duplication.

**Section C. BLOCKS.**

1. **LAYOUT.** The length, width and shapes of blocks shall be determined with due regard to the special needs of the type of use contemplated; to needs for convenient access and circulation; to topography; and to the conservation of building sites.
2. **WIDTH.** Blocks shall be wide enough to allow two (2) tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the Commission may approve a single tier or lots of minimum depth.
3. **RESIDENTIAL.** Blocks planned for residential use shall not exceed one thousand (1000) feet nor be less than three hundred (300) feet in length.
4. **BUSINESS.** Blocks planned for business use shall not exceed six hundred (600) feet nor be less than three hundred (300) feet in length.
5. **CROSSWALKS.** Pedestrian crosswalks not less than eight (8) feet wide may be required in blocks longer than six hundred (600) feet where deemed essential to provide reasonable circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

**Section D. LOTS**

1. **GENERAL.** The shape of lots and their orientation shall be appropriate to the location of the proposed subdivision and to the type of development contemplated.

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2. LOT DIMENSIONS. Varying dimensions of lots are recommended but the minimum dimensions of lots for residential use shall be sixty (60) feet in width at the property line and one hundred twenty (120) feet in depth. In areas where no public sewage disposal system is available, the lots shall be large enough to afford the construction of septic tanks and seepage pits in accordance with the regulations and specifications of the Alaska Department of Health.
3. MINIMUM SIZE. Lots to be used primarily for residential purposes must contain a minimum of seven thousand two hundred (7200) square feet.
4. ACCESS TO STREET. Each lot shall abut on a dedicated street.
5. CORNER LOTS. The minimum dimensions of a corner lot shall be at least sixty-five (65) feet in width.
6. SIDE LOT LINES. Side lines of lots shall be approximately at right angles or radial to the street line.
7. ARRANGEMENT OF LOTS. The shape of lots and their orientation shall be appropriate to the location of the proposed subdivision and to the type of development contemplated.
8. THROUGH LOTS. Double frontage lots, other than corner lots, will be permitted only under unusual conditions.
9. LOTS ON ARTERIAL STREETS. Where a new subdivision involves frontage on an arterial street, lots fronting on said arterial street must conform to the following requirements unless marginal access streets are provided.
  - a. The lots must be at least 20% deeper than the average lot in the subdivision.
  - b. An Alley along the rear of the said lots must be provided to offer access to the lots.

(Note: The Commission recommends that all drives enter from said alley to insure more safety to the property owners, and increase the traffic capacity of the arterial streets.)

Section E. PUBLIC USE AND SERVICE AREAS

1. EASEMENTS. Rights-of-way or easements at least twenty (20) feet wide, ten (10) feet on each side of the rear or side property lines of lots, together with the right of ingress and egress thereto and therefrom, shall be provided where necessary for public utilities. Likewise, an anchor pole easement ten (10) feet wide, twenty-five (25) feet deep appropriately placed, together with the right of ingress and egress thereto and therefrom shall be provided where necessary for public utilities.
2. PUBLIC SPACES. Due consideration should be given to the allocation of suitable areas for schools, parks, playgrounds, and other areas to be dedicated for public use or reserved for future acquisition by a public body.
3. NATURAL FEATURES. Outstanding natural and cultural features such as scenic spots, water-courses and historic sites, shall be reserved insofar as possible.

Section F. MONUMENTS.

Article III, Section B. Sub-section 3 of these Regulations shall be applicable to this section.

ARTICLE VI. VARIANCES

Section A. Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or conditions that the strict application of the provisions of these Regulations shall result in substantial hardship, the Commission may vary or modify such requirements to the end that the subdivision may be developed consistent with public welfare and safety.

ARTICLE VII. VIOLATIONS - PENALTIES

Section A. Whoever, being the owner or agent of the owner of any land located within the City, shall subdivide and transfer, sell or agrees, or enters into a contract to sell any land in such subdivision, whether by reference to or by use of a plat of such subdivision or otherwise, unless and until a plat of such subdivision has been prepared in full compliance with the provisions of this ordinance and of the regulations adopted hereunder and has been approved by the Commission and has been recorded in the office of the Precinct Recorder for the Palmer Recording Precinct, as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not exceeding \$300.00 for each lot or parcel so transferred or sold or agreed or included in a contract to be sold; and the description of such land by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring shall not exempt the transaction from such penalty or from the limits herein provided.

ARTICLE VIII. VALIDITY

Section A. Should any section or provision of these regulations be decided by the courts to be invalid, such decision shall not affect the validity of the regulations as a whole or any part thereof other than the part so decided to be invalid.

First Reading: November 22, 1960

Second Reading: December 13, 1960

Passed and approved this 27th day of December, 1960.

*Charles E. Logsdon*  
 \_\_\_\_\_  
 Charles E. Logsdon, Mayor

ATTEST:

*Emilie St. Pierre*  
 \_\_\_\_\_  
 Emilie St. Pierre, City Clerk