



I. 4.

Palmer City Council Meeting

Meeting Date: 06/11/2024
Submitted For: Crystal Dermer, Administrative Assistant
Department: Public Works
Agenda Category: Action Memorandum
Legislation Number: AM 24-031

Approved

Subject

Action Memorandum No. 24-031: Authorizing Utility Water and Sewer Connections for Breezy Meadows Multifamily Development located at 12697 E. Scott Rd., Palmer, Alaska.

Summary Statement/Background

The Breezy Meadows Multifamily Development has acquired the neighboring property located at 12697 E. Scott Rd., Palmer, Alaska, located outside of Palmer city limits, and are requesting permission to connect to the City of Palmer water and sewer systems. This development will be a benefit to the City's water and sewer enterprise operations.

Administration's Recommendation:

Approve Action Memorandum No. 24-031.

Fiscal Impact

Total Amount of funds listed in this legislation: Unknown

Line Item(s): Increase in Water and Sewer Revenues to the Water-Sewer Fund

Attachments

12697 E. Scott Rd. Utility Connection Request
Scott Road Map



The Boutet Company, Inc.
1508 E Bogard Rd., Unit 7
Wasilla, Alaska 99654

Phone 907.357.6770
www.tbca.com

Jude Bilafer
Public Works Director
City of Palmer
231 W. Evergreen Ave.
Palmer, AK 99645

April 24, 2024

RE: 12697 E. Scott Rd Water Extension

Dear Mr. Bilafer,

Thank you for helping us work through the approval to extend the City's water and sewer lines to phases 1 and 2 of the Breezy Meadows Multifamily development located at 12811 E. Scott Road. Since that time, the owner has acquired the neighboring lot at 12697 E. Scott Road having legal description Township 18N Range 2E Section 32 Lot A37. TBC has been retained by AMG & Associates to design civil improvements for another two phase multifamily development. A conceptual site plan is attached. This development will construct a total of 8 twelve-unit buildings (Type A buildings), 4 eight-unit buildings (Type B buildings) and a community structure (Type C Building) with an additional eight units for a total of 76 units on the 5 acre parcel. This property is just outside of Palmer City limits.

On behalf of the developer, we would like to request that the project be served by City of Palmer's Water and sewer systems. The connection to the system would require connecting to the newly extended water main on the neighboring parcel extended from the Church on the Road and connecting to the pressure sewer main extended along Scott Road to serve phases 1 and 2 on 12811 Scott Road. We plan to extend where the 8" water main was stopped for the previous phases and create a loop through the site to eliminate any dead-end lines and reduce pressure loss. The dual 3" pressure sewer newly installed along Scott Road is adequate to serve this lot as well. A new pump vault and connection to the main will be installed for this development.

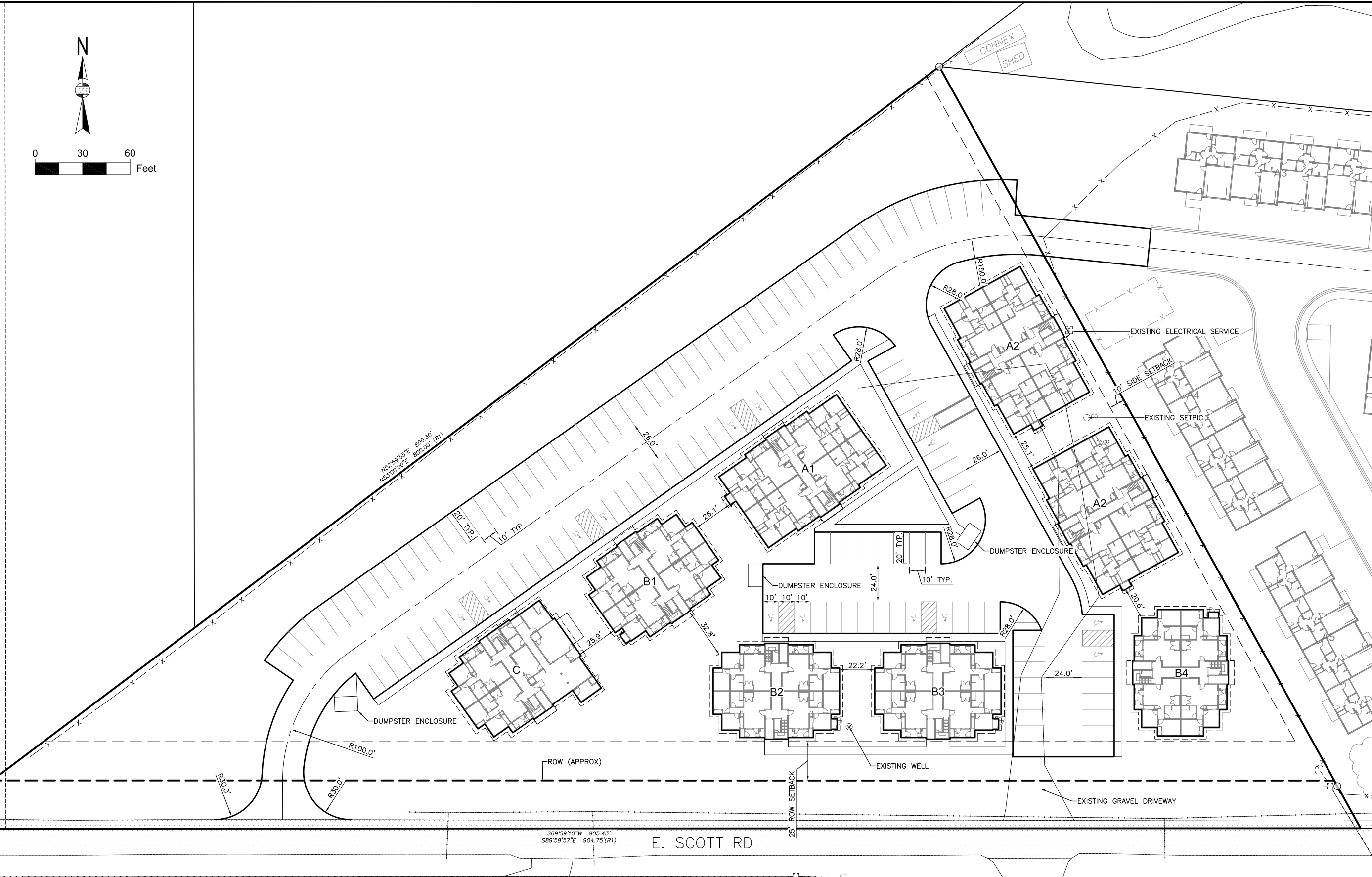
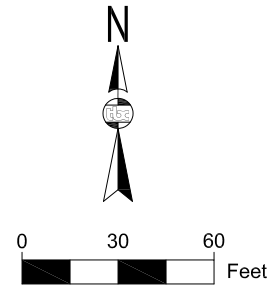
Design will be completed as required by your department, per the City of Palmer's standard specifications and taking guidance from the Anchorage Water and Wastewater Utility's Design and Construction Practices Manual (AWWU DCPM). The preliminary plan and profile for the extension is attached.

We appreciate the consideration by CoP to serve this development. Please contact myself or Hans Hill at (907) 357-6770 with an questions or request further information.

Sincerely,

Tim Alley, PE
Principal/Wasilla Office Manager
The Boutet Company, Inc

FILE: W:\WASILLAFILES\13 INVESTMENT\BREEZY MEADOWS PHASE 3\CAD\BM3 CONCEPT.DWG | DATE/TIME: 01/24/2024 | LAYOUT | DESIGNED: HJH | CHECKED: TJA | DRAFTED: HJH



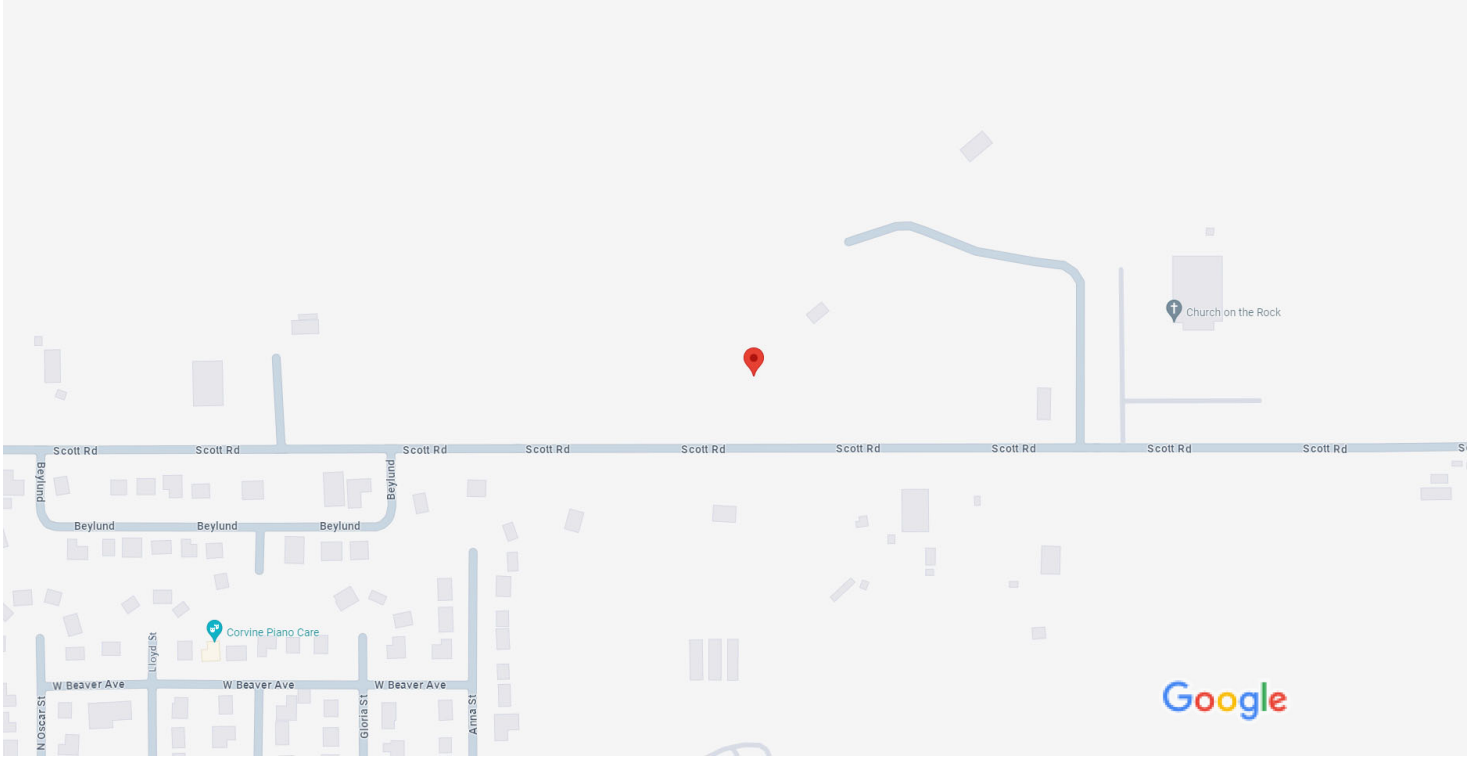
tlc
 The Boutet Company, Inc.
 601 E. 57th Place #102
 Anchorage, AK 99518
 Ph. 907-522-6776
 License No. AECC957

SEAL

CONSULTANT

TOWNSHIP 18N RANGE 2E SECTION 32 LOT A37
 AFFORDABLE HOUSING LAND CONSULTANTS, LLC
BREEZY MEADOWS PHASE 3
PRELIMINARY SITE PLAN






HORIZ SCALE:	DATE: 02/07/2024	SHEET OF 1
VERT SCALE:		




Map data ©2024 Google 200 ft



12697 Scott Rd

-  Directions
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 12697 Scott Rd, Palmer, AK 99645

 JV69+7R Palmer, Alaska