



City of Palmer
Joint Meeting
Planning and Zoning Commission &
Board of Economic Development Packet
December 2, 2019

Seasons Greetings



**CITY OF PALMER, ALASKA
SPECIAL BOARD OF ECONOMIC DEVELOPMENT and
PLANNING & ZONING COMMISSION
MONDAY, DECEMBER 2, 2019, AT 6:00 PM
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.palmerak.org**

AGENDA

A. Call to Order

B. Roll Call

Board of Economic Development:

Dusty Silva, Chairperson
Christopher Chappel
Peter Christopher
Barbara Hunt
Janet Kincaid
Lorie Koppenberg

Planning & Zoning Commission:

Dan Lucas, Chairperson
Richard Benedetto
Kristy Thom Bernier
Gena Ornquist
Casey Peterson
Sabrina Shelton
Josh Tudor

C. Pledge of Allegiance

D. Approval of Agenda

E. Audience Participation

F. New Business

1. Committee of the Whole: (note: action may be taken by the board following the committee of the whole)
 - a. Discussion of proposed City of Palmer Downtown Central Business District overlay zoning.
 - b. Matters related to the Board of Economic Development.
 - c. Matters related to Planning & Zoning Commission.

G. Record of Items Placed on the Table

H. Council and Commission Member Comments

I. Adjournment

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New Business

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CITY OF PALMER
JOINT MEETING OF PLANNING AND ZONING AND BOARD OF
ECONOMIC DEVELOPMENT
INFORMATION MEMORANDUM 19-001

SUBJECT: Discussion of Recreational Tourism in Palmer

AGENDA OF: December 2, 2019

ACTION: Review and make recommendations

Attachment(s): 1) Draft CC Ordinance No. 19-0xx
2) Draft CBD Ordinance from 2014

Summary: The proposed CC Ordinance No. 19-0xx creates an overlay district encompassing the traditional downtown area. This area is comprised of many different zoning districts, ranging from R-2 – Industrial with special limitations, however much of the area shares the same characteristics. This ordinance would create a Central Business District (CBD) overlay zone that will expand the residential and business opportunities in downtown. The net effect will be to increase density creating a more vibrant, economically diverse downtown. Additionally, it will allow for development and redevelopment to be scalable to City of Palmer values.

Currently, the CBD is only used for relaxation of the parking requirements for downtown. redevelopment within the CBD was not achievable because parking requirements could not be met. As a compromise, City Council developed policy standards that could be met, and redevelopment could occur.

For comparison, an proposed ordinance from 2014 is included in the packet for reference.

Recommendation: Review draft Ordinance and determine if implementing an overlay district or creating a different zoning district entirely for the CBD, is the proper mechanism for increasing residential and commercial opportunities in downtown Palmer.

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**City of Palmer
Ordinance No. 19-00X**

Subject: An Ordinance of the Palmer City Creating a Central Business District Within Palmer Municipal code Title 17, Zoning.

Agenda of: _____, 2019 – Introduction
 _____, 2019 – Public Hearing

Council Action: **Adopted** **Amended:** _____
 Defeated

Originator Information:

Originator: Brad Hanson, Director Community Development

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager	_____	_____
City Attorney	_____	_____
City Clerk	_____	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ _____

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted

Director of Finance Signature: _____

Attachment(s):

- Ordinance No. 19-00X
- Planning and Zoning Minutes of November 21, 2019 (draft copy)

Summary Statement/Background:

During Planning and Zoning Commission's review of PMC Title 17, it became apparent the need to establish consistent procedures and standards for the traditional downtown within the city of Palmer. The central business district is unique and special consideration should be given due to their character, historical importance and the city's economic well-being. The overlay districts will assist Palmer to promote and protect the public health, safety, comfort, character, convenience and general welfare in the Central Business District (CBD) overlay zone while meeting the goals established in the comprehensive plan. The general purpose of the overlay district in the city of Palmer is:

1. To allow for the establishment of other appropriate uses which are determined to be compatible with the intent of the district.
2. To promote additional opportunities for investment and reinvestment by allowing higher intensity of development.
3. To promote the integrity of transportation corridors in the town through motorized and nonmotorized access and beautification improvements.
4. To expand opportunities to create high level development through sound land use practices.
5. Encouraging development and redevelopment that contains a compatible mix of residential and nonresidential uses within proximity to each other, rather than separating uses.
6. Promoting flexibility to encourage quality, scale, and character of development consistent with downtown's existing or planned uses.

Administration's Recommendation:

Adopt Ordinance No. 19-00X enacting Palmer Municipal Code Chapters 17.30, Central Business District.

LEGISLATIVE HISTORY

Introduced by:

Date:

Public Hearing:

Action:

Vote:

Yes:

No:

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CITY OF PALMER, ALASKA

Ordinance No. 19-00X

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Title 17 Zoning by enacting 17.30 Central Business District

WHEREAS, the Planning and Zoning Commission proposes and recommends text amendments as necessary to Title 17, Zoning to ensure that the regulations and standards are applicable to the current needs of the community, and;

WHEREAS, the Commission has reviewed and determined enacting Palmer Municipal Code Chapter 17.30 Central Business District overlay zoning district can promote downtown Palmer's unique character and general welfare, and;

WHEREAS, the Commission has reviewed and discussed Central Business Districts from other similar communities and has drafted code language to allow for the establishment of other compatible uses, and;

WHEREAS, the Commission has determined there is a need to expand opportunities to create high level development through sound land use principals, encouraging development and redevelopment that contains a compatible mix of commercial and residential uses.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

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

Section 3. Palmer Municipal Code Section 17.08 Definitions is hereby amended to include a definition for the Central Business District as follows (new language is underlined, and deleted language is stricken):

17.08.xxx Central Business District.

Central Business District (CBD) means an overlay district created to assist Palmer to promote and protect the public health, safety, comfort, character, convenience and to encourage economic growth in the downtown core both commercially and residentially. The boundaries are those described in PMC 17.30.050-3.

Section 4. Palmer Municipal Code Chapter 17.30 Central Business District is hereby enacted to read as follows:

Sections:

- 17.30.010 Purpose and intent.
- 17.30.020 Permitted uses.
- 17.30.025 Compatibility of uses not defined
- 17.30.027 Appeal of Compatibility of use
- 17.30.030 Conditional uses.
- 17.30.040 Prohibited uses.
- 17.30.050 General provisions.

17.30.010 Purpose and intent.

The intent of this chapter is to establish consistent procedures and standards for the traditional downtown in the city of Palmer that is unique or requires additional consideration due to their character, historical importance or importance to the town's economic well-being. The overlay districts will assist Palmer to promote and protect the public health, safety, comfort, character, convenience and general welfare in the Central Business District (CBD) overlay zone while meeting the goals established in the comprehensive plan.

17.30.020 Permitted uses.

Permitted principal uses in the Central Business District (CBD) are:

- A. One single-family dwelling per lot;
 - 1. Accessory Dwelling Unit as an accessory use within the CBD.
- B. Single- or multiple-family dwellings as part of a mixed-use development on and above the second floor or below the ground level of the structure;
- C. Banks and financial services;
- D. Bars and lounges, including wineries, brewpubs and microbreweries;
- E. Business support services;
- F. Day care centers;
- G. Convenience markets
- H. Commercial communication services;
- I. Fitness centers;
- J. grocery stores;
- K. Furniture, furnishings, and equipment stores;
- L. Libraries and museums;
- M. Microbreweries, brewpubs, and wineries,
- N. Medical offices and clinics;
- O. Nurseries, retail;
- P. Offices, professional, medical, engineering, public;
- Q. Commercial parking lots;
- R. Personal services;
- S. Post offices;
- T. Recreation centers and facilities;
- U. Rental centers, household;
- V. Repair and maintenance, consumer products;
- W. Café and restaurants;
- X. Retail and general merchandise stores;
- Y. Schools, specialized, small;
- Z. Temporary commercial uses and events;

- AA. Theaters and meeting halls with an assembly occupant load of less than 50 persons in each room;
- AB. Veterinary hospitals;
- AC. Telecommunication facility, Telecommunication Facilities;
- AD. Hotels and motels;
- AE. Membership organization facilities;
- AF. Child care facilities;
- AG. Laundry mats, dry-cleaning;
- AH. Accessory uses customarily incidental to any of the above uses.

17.30.025 Compatibility of use not defined

A. Where a proposed use is not specifically identified by this ordinance or the ordinance is unclear as to whether the use is allowed in a particular zone, the zoning administrator may find the use is similar to another use that is permitted, allowing conditionally, or prohibited in the Central Business District and apply the ordinance accordingly. Land use rulings that require discretion on the part of the zoning administrator shall be confirmed by the Planning and Zoning Commission at the next regular meeting that allows due public notice.

17.30.027 Appeal of compatibility of use

A. In the event the petitioner disagrees with the confirmation of the planning and zoning they may appeal to the Palmer City council for final city evaluation. Any subsequent appeal will be the Alaska Superior Court, in Palmer Alaska

17.30.030 Conditional Uses.

A. The following conditional uses are allowed in the CD district upon the granting of a conditional use permit, in accordance with the provisions of Chapter 17.72 of this chapter, and include:

- 1. Propane and butane service;
- 2. Car washes;
- 3. Crematory;
- 4. Welding service and supplies;
- 5. Mental health facility;
- 6. Residential care facility;

17.30.040 Prohibited uses

- 1. Connex

17.30.050 General provisions.

A. Applicability.

- 1. The overlay district is created as a special area to be superimposed on the underlying districts by approval of the city council as appropriate.
- 2. Boundaries of the overlay district(s) are shown on the zoning map but may be modified from time to time by the city of Palmer.
- 3. The Central Business District is defined as Follows:

Beginning at the intersection of the Palmer/Wasilla Highway and the Glenn Highway centerlines, then north along the centerline of the Glenn Highway to the centerline of W. Auklet Avenue, then east along the centerline of W. Auklet to the east side of parcel 18N02E33 Tract 1-A, then south along the east side of said parcel until the centerline of the alleyway, then east along the centerline of the alleyway to the centerline of N. Bonanza Street, then south along centerline of N. Bonanza Street to the centerline of E.

Arctic Avenue, then east along the centerline of E. Arctic Avenue to the centerline of S. Denali Street, then south along the centerline of S. Denali Street to the centerline of E. Cottonwood, then east to the centerline of S. Gulkana Street, then south along the centerline of S. Gulkana to the southeast corner of Tract A, Arbor Estates, then west along the south property line of Tract A to Lot 4, Block 2, Arbor Estates, then south to the southeast corner of Lot 4, Block 2, Arbor Estates, then west along the south property lines of Lots 4, 3, 2, and 1, Block 2, Arbor Estates to the centerline of S. Eklutna Street, then north along the centerline of S. Eklutna Street to the centerline of E. Fireweed Avenue, then west along the centerline of E. Fireweed to the centerline of S. Colony Way, then south along the centerline of S. Colony Way to the junction of S. Colony Way and the Glenn Highway centerlines, then north along the centerline of the Glenn Highway to the point of beginning.

4. Land use standards provided herein are intended to supplement those permitted in the underlying zoning classification and in most cases may be more restrictive than those of the underlying zoning district.

5. Wherever there exists a conflict between the requirements of the underlying zoning and those of the overlay district, the requirements for the overlay district shall prevail.

B. District Boundaries, Zoning Map. The plan commission shall recommend the boundaries of the overlay districts as part of their establishment. Such boundaries shall be delineated on the zoning map, with the identifying name (Central Business District).

C. Lot, Yard, setbacks, and open space requirements. Any lot, yard, or development standards established by an overlay district shall apply as follows:

1. All lot, yard, setback and open space requirements established by an underlying zoning district shall apply unless alternate standards are provided by the overlay district(s).

D. Accessory Buildings and Uses. All accessory buildings and uses which are permitted in the underlying primary zoning district(s) shall be permitted, except that any accessory building shall have on all sides the same building and architectural features, construction materials, and in general be compatible with the principal building(s) with which it is associated.

1. Building heights shall be as provided in the underlying primary zoning district except as established herein.

E. Other Requirements.

1. Outside Storage.

F. Parking. Parking in this overlay district shall be in accordance with provisions of Chapter 17.64

Section 5. Palmer Municipal Code Section 17.30 Accessory Dwelling Units classifications are hereby amended to read as follows (new language is underlined, and deleted language is stricken):

Section 6. Effective Date. Ordinance No. 19-00X shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this ____ day of _____, 2019.

Edna B. DeVries, Mayor

An ordinance of the Palmer City Council Establishing the Central Business Overlay District

THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provision 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. Chapter 17.xx is hereby enacted to read as follows:

Chapter 17. __
CBD - Central Business Overlay District

17. __.010 Intent and purpose.

A. The CBD - Central Business District Overlay District is established to create a district which promotes and encourages the revitalization and growth of downtown as a desirable high density mixed-use area, insuring a high degree of compatibility between new and existing uses, promoting mixed use developments, encouraging development of pedestrian scale and oriented projects, and ensuring quality development that is in keeping with Palmer's traditional downtown.

B. The specific intent in establishing this district is to ensure development based on the following principals:

1. A diverse mix of land uses shall always be permitted in the downtown area;
2. The market place, not regulations, should be the primary force driving the mix of land uses;
3. Quality public spaces such as streets, sidewalks, parks, and squares where citizens come to know each other will be developed;
4. Development regulations shall promote the continued use and redevelopment of historical and older structures,

C. Boundary

17. __.015 Relationship to underlying zoning district.

The regulations of this overlay district shall supersede or supplement, as applicable, the regulations of the base zoning district. Where conflict results between the regulations of the overlay zone and the provisions of the base zoning district, the provisions of the overlay district shall control.

17.__.020 Permitted uses.

A. The uses permitted by right are listed as Permitted Uses found in the base zoning district.

B. In addition to the uses already permitted by the underlying base zoning district, the following uses are all permitted in the Central Business overlay District.

1. Retail sales of food, wearing apparel, toys, sundries and notions, books and stationary, jewelry stores, electronic repairs, art, camera and photographic supplies, sporting goods, hobby shops, and pet shops, musical instruments, florist or gift shops, delicatessens, bakeries, home furnishing and appliances, office merchandise, hardware, new automobile parts;
2. Service establishments such as barber and beauty shops, shoe repair shops, interior decorators, gymnasiums, tailors or dressmakers, radio and television broadcasting offices and studios, funeral homes, travel agencies, employment offices and similar uses;
3. Other service establishment including rental of automotive vehicles, laundry or dry cleaners pick-up or drop off establishments with no cleaning to occur on the premises;
4. Restaurants including the outdoor sale and service of food;
5. Banks, loan companies, mortgage brokers, stockbrokers, and similar financial institutions;
6. Professional and business offices;
7. Museums, art galleries and similar uses;
8. Hotels and motels;
9. Medical or dental clinics;
10. Residential uses including single-family and multifamily dwellings.

17.--.030 Conditional uses.

The uses permitted by conditional use permit listed as Conditional uses found in the base zoning district.

17.__.050 Building height limit.

Buildings within the Central Business District Core Overlay Zone shall not exceed fifty feet (50').

1. The height shall be measured from the existing ground elevation to the highest pitch of the roof.
2. All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet, walls or other building elements that appear as integral elements of the overall building.
3. Any uninhabitable spaces on top of the roof such as bell towers or cupolas are permitted as long as they do not exceed twenty percent (20%) of the length of the roof line.

17.__.060 Lot area restrictions.

Minimum lot width fifty feet (50')

17.__.064 Setback requirements.

The entire building façade of non residential or mixed use building must abut front and street side property lines or be located within ten feet (10') of such property lines.

1. Single family residential uses shall meet the requirements of 17.24.064 for side and rear yards and have a minimum of twenty feet (20') front yard.

17.__.070 Parking.

No off-street parking is required for non residential uses in the Central Business District Overlay District unless such use exceeds 3,000 square feet of gross floor area, in which case off-street parking must be provided in accordance with PM 17.64.050 for the gross floor area in excess of 3,000 square feet.

Section 4. Effective date. Ordinance No. _____ shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this _____ day of _____, 2015.

DeLena Goodwin Johnson, Mayor

Janette M. Bower, CMC, City Clerk