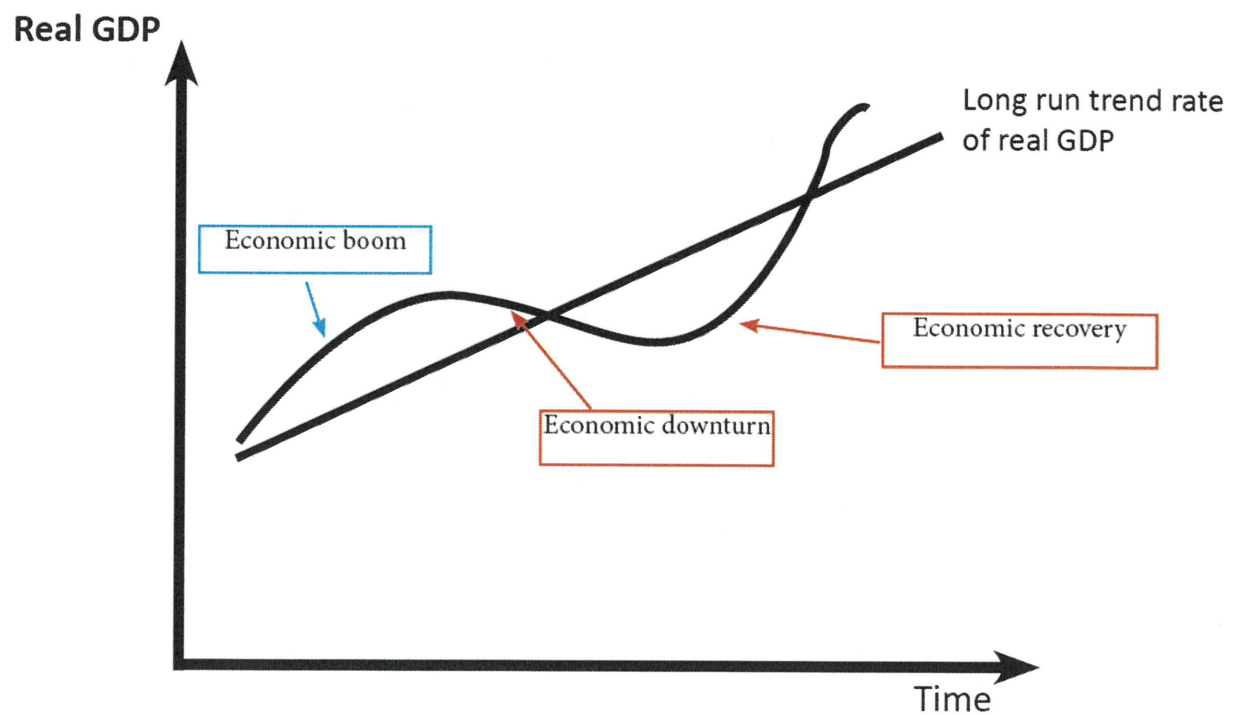




**City of Palmer**  
**Board of Economic Development**

**October 9, 2023**



**BOARD OF ECONOMIC DEVELOPMENT  
REGULAR MEETING  
OCTOBER 9, 2023, 6 P.M.  
CITY COUNCIL CHAMBERS  
231 W. EVERGREEN AVENUE, PALMER  
[www.palmerak.org](http://www.palmerak.org)**



CHAIRMAN	Lorie Koppenberg
BOARD MEMBER	Christopher Chappel
BOARD MEMBER	Trisha Sims
BOARD MEMBER	Barbara Hunt
BOARD MEMBER	Janet Kincaid
BOARD MEMBER	SARAH TUDOR
BOARD MEMBER	LOUIS YOUNG

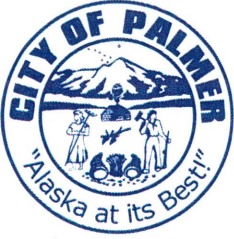
EX-OFFICIO MEMBERS:  
CITY MANAGER – John Moosey

## **AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Approval of Minutes of Previous Meetings
- F. Reports – Staff
  - 1. Palmer Planning and Zoning Commission's IM-23-015 consideration of text amendment to Title 17 PMC
  - 2. Library Update
- G. Audience Participation
- H. Unfinished Business
- I. New Business
  - 1. Committee of the Whole: Discuss IM 23-003, Discussion of City of Palmer's Central Downtown parking requirements (note: action may be taken by the board following the committee of the whole)
- J. Board Member Comments
- K. Adjournment



## Reports



**CITY OF PALMER**  
**PLANNING & ZONING COMMISSION**  
**INFORMATION MEMORANDUM 23-015 (FORMERLY IM 23-007)**

**SUBJECT:** Consideration of Recommendation of a Text Amendment to Amend Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency and amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix

**AGENDA OF:** August 17, 2023 & September 14, 2023

**ACTION:** Review, comment and if approved, send a recommendation to the City Council for adoption

**Attachment(s):** 1) Proposed Ordinance No. 23-0XX

**Summary:** **UPDATE:** Based on previous discussion, changes have been made to the ordinance and are highlighted in yellow. Homeless Shelter and Homeless Shelter, Emergency, have been left blank on the matrix indicating it is not a permitted or conditional use.

This item was previously discussed during committee of the whole as former IM 23-007 reviewing code language regarding residential care facilities in residential districts. Based on prior discussions, a Residential Land Use Matrix has been created along with amending pertinent definitions and deleting redundant definitions.

The Residential Land Use Matrix was created to simplify uses and be consistent with our Commercial Land Use Matrix. Within the matrix, we tried to take our existing definitions and uses and consider new potential land uses and districts. Please review the matrix to ensure completeness and accuracy.

Additionally, please review your understanding of these complex land uses relating to homelessness and ADA compliance and their appropriateness within the different zoning districts.

**Recommendation:** Community Development recommends approval of the proposed text amendment to enact Palmer Residential Land Use Matrix and amend definitions as appropriate, and the forwarding of a recommendation supporting the requested changes to City Council.



**City of Palmer**  
**Ordinance No. 23-00X**

**Subject:** Amending Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency, amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix

**Agenda of:** \_\_\_\_\_, 2023 – Introduction

**Council Action:**    ☐ **Adopted**                      ☐ **Amended:** \_\_\_\_\_  
                                 ☐ **Defeated**

**Originator Information:**

**Originator:**    Brad Hanson, Director Community Development

**Department Review:**

<b>Route to:</b>	<b>Department Director:</b>	<b>Signature:</b>	<b>Date:</b>
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

**Certification of Funds:**

Total amount of funds listed in this legislation:    \$ 0.00

This legislation (√):

<input type="checkbox"/>	Creates revenue in the amount of:	\$	_____
<input type="checkbox"/>	Creates expenditure in the amount of:	\$	_____
<input type="checkbox"/>	Creates a saving in the amount of:	\$	_____
<input checked="" type="checkbox"/>	Has no fiscal impact		

Funds are (√):

<input type="checkbox"/> Budgeted	Line item(s):	_____
<input type="checkbox"/> Not budgeted		_____

Director of Finance Signature: \_\_\_\_\_

**Approved for Presentation By:**

	<b>Signature:</b>	<b>Remarks:</b>
City Manager	_____	_____
City Attorney	_____	_____
City Clerk	_____	_____

**Attachment(s):**

1. Ordinance No. 23-00X
2. Planning and Zoning Minutes for April 20, June 15, July 20, and August 17, 2023

**Summary Statement/Background:**

The recent discussion and approval of a conditional use permit for a residential care facility for five residents in an R-2 Low Density Residential District, prompted the Planning and Zoning Commission to review the code definitions and language regarding residential care facilities and group living in residential districts.

Some of the language in the definitions relating to group living in residential districts is outdated or redundant and confusing. It was also noted there is no code language or definitions regarding homeless shelters and in which districts they can be located.

The proposed amendments to the definitions and addition of the residential land use matrix are to promote housing opportunities and compatible values of the residential districts. The amendments are designed to eliminate confusing and redundant language; and to promote a diverse range of allowable land use activities within different residential land use districts to form a community to serve the needs of all people with or without disabilities.

An overview of the text amendments is listed below:

- Delete "day care" definition because it is redundant, since childcare definition is in code.
- Created definitions for homeless shelter and homeless shelter, emergency to accommodate different situations of homelessness and placed in appropriate districts.
- Better defined difference in the residential and commercial land use matrix between assisted living home as small-scale group living permitted in all residential areas for people needing some assistance, and residential care facilities as a larger scale operation more appropriately placed as a conditional use in the central business district and general commercial district.
- Created residential land use matrix to show permitted and conditional uses.

The adoption of the City of Palmer residential land use matrix should be more convenient for citizens to understand land use and their appropriate zoning district. Land uses are organized by district to allow a discernable comparison by zoning district.

**Administration's Recommendation:**

Adopt Ordinance No. 23-00X amending Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency and amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix.

**LEGISLATIVE HISTORY**

Introduced by:

Date:

Public Hearing:

Action:

Vote:

Yes:

No:

CITY OF PALMER, ALASKA

**Ordinance No. 23-00X**

**An Ordinance of the Palmer City Council Amending Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency and amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix**

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 proposes text amendments to Palmer Municipal Code Title 17 for the promotion of Palmer's unique character and general welfare; and

WHEREAS, the commission has reviewed and discussed the city of Palmer's residential districts and shortage of housing options comparing our residential districts to other residential codes in other cities and drafted code language to allow for more flexibility and housing choices that are compatible with residential land uses; and

WHEREAS, the commission determined there is a need to expand housing opportunities for community residences through sound land use principals and projects that contain a compatible mix of single-family and residential group living land 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 17.08.032 is hereby amended as follows (new language is underlined and deleted language is stricken):

**17.08.032 Assisted living home.**

"Assisted living home" means a residential facility, currently and duly licensed by the state of Alaska as an assisted living home, which combines housing, food service, general protective oversight and personalized assistance with the activities of daily living tasks such as eating, bathing, dispensing of medicines, housekeeping and other tasks and is compatible with the residential district.

Section 4. Palmer Municipal Code Section 17.08.113 is hereby deleted as follows (new language is underlined and deleted language is stricken):

**~~17.08.113 Day Care.~~**

~~"Day care" means providing care and supervision services for compensation between 6:00 a.m. and 10:00 p.m.~~

Section 5. Palmer Municipal Code Section 17.08.212 Homeless shelter is hereby added as follows (new language is underlined and deleted language is stricken):

**17.08.212 Homeless shelter.**

"Homeless shelter" means a building used primarily to provide on-site meals, shelter and secondary personal services such as showers and haircuts to the homeless and the needy on a nonpermanent basis.

Section 6. Palmer Municipal Code Section 17.08.214 Homeless shelter, emergency is hereby added as follows (new language is underlined and deleted language is stricken):

**17.08.214 Homeless shelter, emergency.**

"Homeless shelter, emergency" means a building offering temporary housing for residents on a nonpermanent basis solely as an accessory use to places of religious worship.

Section 7. Palmer Municipal Code Section 17.08.217 is hereby amended as follows (new language underlined and deleted language is stricken):

**17.08.217 Home based commercial business.**

"Home based commercial business" means an activity conducted for profit by the residents of a property in a rural residential district which has received a conditional use permit for operation of the business, unless activity is a permitted use. The business shall be secondary to the use of the dwelling for living purposes and shall be conducted in a manner that does not reasonably interfere with the primary residential character of the area.

Section 8. Palmer Municipal Code Section 17.08.380 is hereby amended as follows (new language underlined and deleted language is stricken):

**17.08.380 Residential care facility.**

"Residential care facility" means a ~~place~~ facility, currently and duly licensed by the State of Alaska, which provides 24-hour care for one or more people who are not related by blood, marriage or legal adoption to the owner or operator and includes facilities called group homes and institutions.

Section 9. Palmer Municipal Code Section 17.08.339 Senior Citizen Housing is hereby deleted as follows (new language is underlined and deleted language is stricken):

**~~17.08.339 Senior citizen housing.~~**

~~"Senior citizen housing" means housing in which each dwelling unit is occupied by individuals representing one or more of the following classifications:~~

~~A. One or more senior citizens;~~

~~B. The surviving spouse of a senior citizen who was, at the time of his or her death, living in the dwelling unit with the surviving spouse;~~

~~C. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are related to the senior citizen within two degrees of consanguinity and nieces and nephews;~~

~~D. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are essential to the care or well-being of the senior citizen.~~

Senior citizen housing also includes individuals who meet the eligibility requirements of a state or federal senior housing program that provides financing for projects so long as at least 80 percent of the units in the project are occupied exclusively by individuals who satisfy the requirements of subsection ~~(A), (B), (C), or (D)~~ of this section.

Section 10. Palmer Municipal Code Section 17.08.424 Special needs housing is hereby deleted as follows (new language is underlined and deleted language is stricken):

**~~17.08.424 — Special needs housing.~~**

~~"Special needs housing" means a residential facility where tenants are physically or mentally disabled or are senior citizens.~~

Section 11. Palmer Municipal Code Section 17.20.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.20.020 Permitted uses.**

Permitted principal uses and structures in the R-1 district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. One single-family dwelling per lot;~~

~~B. Gardens and greenhouses when incidental to residential use;~~

~~C. Home occupations;~~

~~D. Accessory buildings and uses not used or operated for gain nor used as a dwelling;~~

~~E. Parks and playgrounds;~~

~~F. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters.~~

Section 12. Palmer Municipal Code Section 17.20.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.20.030 Conditional uses.**

Uses which may be permitted in the R-1 district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to an adjoining lot or street line;~~

~~B. Utility substation;~~

~~C. Child care facilities operating as a day care only; and provided, that no part of any building shall be located nearer than 30 feet to an adjoining lot or street line;~~

~~D. Special needs day care facilities; provided, that no part of any building shall be located nearer than 30 feet to an adjoining lot or street line.~~

Section 13. Palmer Municipal Code Section 17.24.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.24.020 Permitted uses.**

Permitted principal uses and structures in the R-2 district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section



17.18.020.

- ~~A. No more than a total of four dwelling units per lot. This may be a combination of single family dwellings, two family dwellings and/or multiple family dwellings with four or fewer units;~~
- ~~B. Boarding and roominghouses with four or fewer units;~~
- ~~C. Home occupations;~~
- ~~D. Parks and playgrounds;~~
- ~~E. Child care facilities and preschools, both operating as day care only;~~
- ~~F. Other compatible uses;~~
- ~~G. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;~~
- ~~H. Gardens and greenhouses when incidental to residential use;~~
- ~~I. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structures used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;~~
- ~~J. Short term rentals, Type 1, Type 2, and Type 4 shall meet the requirements of PMC 17.89.070.~~

Section 14. Palmer Municipal Code Section 17.24.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.24.030 Conditional uses.**

Uses which may be permitted in an R-2 district by obtaining a conditional use permit are:

- A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.
- ~~A. Public and private schools;~~
- ~~B. Public buildings and structures;~~
- ~~C. Residential planned unit development;~~
- ~~D. Residential care facilities for four or fewer patients and special needs day care facilities;~~
- ~~E. Utility substation;~~
- ~~F. Short term rentals, Type 5 shall meet the requirements of PMC 17.89.070.~~

Section 15. Palmer Municipal Code Section 17.26.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.26.020 Permitted uses.**

Permitted principal uses and structures in the R-3 district are:

- A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.
- ~~A. No more than a total of eight dwelling units per lot. This may be a combination of single family dwellings, two family dwellings and/or multiple family dwellings with eight or fewer units;~~
- ~~B. Boarding and roominghouses with eight or fewer units;~~
- ~~C. Home occupations;~~
- ~~D. Parks and playgrounds;~~
- ~~E. Child care facilities and preschools, both operating as day care only;~~
- ~~F. Other compatible uses and accessory uses, such as storage structures for use by residents of the development;~~
- ~~G. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;~~
- ~~H. Gardens and greenhouses when incidental to residential use;~~
- ~~I. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;~~
- ~~J. Short term rentals, Type 1, Type 2, Type 3, and Type 4 shall meet the requirements of PMC 17.89.070.~~

Section 16. Palmer Municipal Code Section 17.26.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.26.030 Conditional uses.**

Uses which may be permitted by the R-3 district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. Public and private schools;~~

~~B. Public buildings and structures;~~

~~C. Residential planned unit development meeting the requirements of Chapter 17.84 PMC;~~

~~D. Mobile homes that are used for occupancy in a mobile home court;~~

~~E. Residential care facilities with eight or fewer patients and special needs day care facilities;~~

~~F. Utility substation;~~

~~G. Short term rentals, Type 5 shall meet the requirements of PMC 17.89.070.~~

Section 17. Palmer Municipal Code Section 17.27.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.27.020 Permitted uses.**

Permitted principal uses and structures in the R-4 district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. One family dwellings;~~

~~B. Two family dwellings;~~

~~C. Multiple family dwellings;~~

~~D. Boarding and roominghouses;~~

~~E. Home occupations;~~

~~F. Parks and playgrounds;~~

~~G. Child care facilities and preschools, both operating as day care only;~~

~~H. Other compatible uses and accessory uses such as storage structures for use by residents of the development;~~

~~I. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;~~

~~J. Gardens and greenhouses when incidental to residential use;~~

~~K. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;~~

~~L. Short term rentals, Type 1, Type 2, Type 3, Type 4, and Type 5 shall meet the requirements of PMC 17.89.070.~~

Section 18. Palmer Municipal Code Section 17.27.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.27.030 Conditional uses.**

Uses which may be permitted by the R-4 district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. Public and private schools;~~

~~B. Public buildings and structures;~~

~~C. Residential planned unit development meeting the requirements of Chapter 17.84 PMC;~~

~~D. Mobile homes that are used for occupancy in a mobile home court;~~

~~E. Residential care facilities with eight or fewer patients and special needs day services facilities;~~

~~F. Utility substation.~~

Section 19. Palmer Municipal Code Section 17.28.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.28.020 Commercial land uses.**

Public Assembly	CBD Overlay	C-L	C-G	BP	I	P	A
Assembly halls – auditorium, civic center, concert hall, performing arts center, theaters, senior, youth	P	P	P			P	
<u>Homeless shelter</u>							
<u>Homeless shelter, emergency</u>							
<del>Humanitarian service and shelter facilities, including- Residential care facilities and nursing homes</del> – long-term	C		C			<u>P</u>	
Funeral parlors and mortuaries	P		P				
Libraries, museums, art galleries	P		P			P	P
Recreational facilities – ice arena, swimming pools	P					P	
Private clubs or lodges with alcohol	P		P				
Private clubs or lodges without alcohol	P	P	P				
Racetrack – nonmotorized				C	C		C
Racetrack – motorized						C	C
Place of worship – churches	P	C	P				P
Outdoor concert venue	P		P	P			

Public Assembly	CBD Overlay	C-L	C-G	BP	I	P	A
Center – youth, senior	P	P	P				

Section 20. Palmer Municipal Code Section 17.52.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.52.020 Permitted uses.**

Permitted principal uses and structures in the R-1E district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. One-family dwellings;~~
- ~~B. Bed and breakfast establishments;~~
- ~~C. Parks and playgrounds;~~
- ~~D. Recreational courts, including, but not limited to, tennis and other similar uses;~~
- ~~E. One temporary subdivision sales office per subdivision in a residential structure, when located within the subdivision, and provided such use is discontinued when all lots have been sold and provided it complies with PMC 15.08.3103, Temporary buildings or structures.~~

Section 21. Palmer Municipal Code Section 17.52.030 is hereby deleted as follows (new language is underlined and deleted language is stricken):

~~**17.52.030 Permitted accessory uses and structures.**~~

~~The following accessory uses and structures are permitted in the R-1E district:~~

- ~~A. Uses and structures customarily accessory to a permitted use;~~
- ~~B. Gardens and greenhouses when incidental to residential use;~~
- ~~C. Home occupations;~~
- ~~D. Travel trailers, campers and motor homes not used or occupied as living quarters.~~

Section 22. Palmer Municipal Code Section 17.52.040 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.52.040 Conditional uses.**

Uses which may be permitted in the R-1E district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. Churches and related buildings, provided no part of any church building shall be located nearer than 30 feet to an adjoining lot or street line;~~
- ~~B. Public utility installations and substations;~~
- ~~C. Country clubs and golf courses;~~
- ~~D. Community and publicly owned recreational centers;~~
- ~~E. Public and private schools;~~
- ~~F. Cemeteries;~~
- ~~G. Child care facilities operating as a day care only; provided, that no part of any building is located nearer than 30 feet of a lot or street line;~~
- ~~H. Special needs day care facilities; provided, that no part of any building is located nearer than 30 feet from a lot or street line.~~

Section 23. Palmer Municipal Code Section 17.54.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.54.020 Permitted uses.**

Permitted principal uses and structures in the RR district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. One family dwellings;~~
- ~~B. One accessory dwelling unit;~~
- ~~C. Two family dwellings;~~
- ~~D. Bed and breakfast;~~
- ~~E. Child care facilities and preschools, both operating as day care only;~~
- ~~F. Churches, synagogues, temples, chapels, mosques or similar places of worship and related structures;~~
- ~~G. Greenhouses, truck gardens, raising of bush and tree crops, flower gardens and nurseries, when incidental to residential use;~~
- ~~H. Home occupations;~~
- ~~I. Parks and playgrounds;~~
- ~~J. Recreational shop buildings not used for commercial purposes;~~
- ~~K. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters, not to include commercial storage;~~
- ~~L. Storage sheds;~~
- ~~M. Senior care facility operating up to a 24-hour basis;~~
- ~~N. Assisted living centers operating on a 24-hour basis;~~
- ~~O. Hospice facilities.~~

Section 24. Palmer Municipal Code Section 17.54.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.54.030 Conditional uses.**

Uses which may be permitted in the RR district by obtaining a conditional use permit are uses such as, but not limited to, the following:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. Community and publicly owned recreational centers;~~
- ~~B. Driving ranges and golf courses;~~
- ~~C. Home-based commercial business;~~
- ~~D. Public and private schools and learning centers;~~
- ~~E. Public facilities such as fire stations, libraries and museums;~~
- ~~F. Public utility installations and substations, but not including corporate offices, storage or repair yards, warehouses, and similar uses;~~
- ~~G. Seasonal roadside stands for the sale of produce and flowers;~~
- ~~H. Special needs day care facilities.~~

Section 25. Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix is hereby added to read as follows (new language is underlined and deleted language is stricken):



**17.18.020 Residential land uses.**

**City of Palmer  
Residential Land Use Matrix**

<b>Residential</b>	<b>R-1</b> Max is one dwelling unit	<b>R-2</b> Max is four dwelling units	<b>R-3</b> Max is eight dwelling units	<b>R-4</b>	<b>R-1E</b> Max is one dwelling unit	<b>RR</b>
<b>Dwelling Units, Types:</b>						
Dwelling unit, Single-family	P	P	P	P	P	P
Dwelling units, Two-family		P	P	P		P
Dwelling units, Multiple family		P	P	P		
<u>Dwelling unit, Accessory, must meet requirements of PMC 17.86 Permit required</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P
Mobile homes used for occupancy in mobile home court <u>must meet requirements of PMC 17.92</u>			CUP	CUP		
<b>Accessory Uses:</b>						
Accessory buildings and uses not used or operated for gain nor used as a dwelling	P	<u>P</u>	P	P	P	P
Gardens and greenhouses when incidental to residential use	P	P	P	P	P	P
Home based commercial business						CUP
Home Occupations	P	P	P	P	P	P
<u>Home Child Care as a Home Occupation (max is 6 children)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Home Special Needs Care as a Home Occupation (max is 5 people)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recreational shop buildings not used for commercial purposes</u>						P
Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters, <u>not to include commercial storage</u>	P	P	P	P	P	P
Truck gardens, raising of bush and tree crops, flower gardens and nurseries, when incidental to residential use						P
<b>Group Residences:</b>						
Assisted Living Centers operating on a 24-hour basis						P
Assisted living home	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Homeless shelter</u>						
<u>Homeless shelter, emergency</u>						
Hospice Facilities						P
Residential Care Facilities		CUP	CUP	CUP		

<b>Residential</b>	<b>R-1</b> Max is one dwelling unit	<b>R-2</b> Max is four dwelling units	<b>R-3</b> Max is eight dwelling units	<b>R-4</b>	<b>R-1E</b> Max is one dwelling unit	<b>RR</b>
Residential Planned Unit Development meeting requirements of PMC 17.84	<u>CUP</u>	CUP	CUP	CUP		
Senior care facility operating up to a 24-hour basis						P
<b>Temporary Lodging:</b>						
Bed and breakfast establishments					P	P
Boarding and roominghouses		P	P	P		
Short-term Rentals shall meet requirements of PMC 17.89, see matrix*	*	*	*	*	*	*
<b>Community and Education Services:</b>						
Child care facilities and <u>preschools</u> operating as a day care only (1)	CUP	P	P	P	CUP	P
Public and private schools and <u>learning centers</u>		CUP	CUP	CUP	CUP	CUP
Special needs day care facilities for more than five people (1)	CUP	CUP	CUP	CUP	CUP	CUP
Cemeteries					CUP	<u>CUP</u>
<b>Recreational and Cultural Land Uses:</b>						
Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures (1)	CUP	P	P	P	CUP	P
Community and publicly-owned recreational centers					CUP	CUP
Country clubs and Golf courses					CUP	<u>CUP</u>
Driving ranges and golf courses						CUP
Parks and Playgrounds <u>and other similar uses</u>	P	P	P	P	P	P
Recreational courts, including, but not limited to, tennis and other similar uses					P	
<b>Government and Business Services:</b>						
One temporary subdivision sales office per subdivision in a residential structure (2)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	<u>P</u>
Public buildings and structures		CUP	CUP	CUP	CUP	CUP
Seasonal roadside stands for sale of produce and flowers						CUP
Utility substation	CUP	CUP	CUP	CUP	CUP	CUP

Zoning District Matrix Key:

R-1 = Single-family Residential  
R-4 = High Density Residential

R-2 = Low Density Residential  
R-1E = Single-family Residential Estate

R-3 = Medium Density Residential  
RR = Rural Residential

P = Permitted Use  
C = Conditional use  
Blank= Not permitted

- (1) Provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to an adjoining lot or street line
- (2) When located within the subdivision, and provided such use is discontinued when all lots have been sold and provided it complies with PMC 15.08.3103, Temporary buildings or structures

Section 26. Palmer Municipal Code Chapter 17.18.021 Compatibility of land uses not defined is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.18.021 Compatibility of land uses not defined.**

Where a proposed use is not specifically identified or is unclear as to whether the use is allowed in a particular zone, the zoning administrator may find, based on a finding of facts, the use is similar to another use that is permitted, allowed conditionally or prohibited in the subject zone and apply code accordingly. Land use findings by the zoning administrator will be based on zoning district compatibility, intensity of use and comparison to like activities or land use. 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.

Section 26. Effective Date. Ordinance No. 23-0XX shall take effect upon adoption by the city of Palmer City Council.

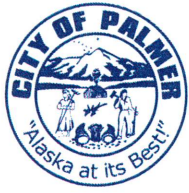
**Passed and approved** this \_\_\_\_ day of \_\_\_\_, 2023.

\_\_\_\_\_  
Steve Carrington, Mayor

\_\_\_\_\_  
Shelly M. Acteson, CMC, City Clerk



## **New Business**



**CITY OF PALMER  
BOARD OF ECONOMIC DEVELOPMENT  
INFORMATION MEMORANDUM 23-003**

**SUBJECT:** Discussion of Palmer Municipal Code 17.64 Parking and loading

**AGENDA OF:** October 9, 2023

Chairperson Koppenberg has requested that this item is on the agenda for discussion. Included in the packet is a parking study conducted by City Manager Moosey regarding potential solutions to event parking issues.





**John Moosey**  
**City Manager**

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## MEMORANDUM

TO: Palmer City Council  
FROM: City Manager  
DATE: May 18, 2023  
SUBJECT: Addressing Challenges and Opportunities in City Parking

### I. SUMMARY

The City of Palmer is facing familiar parking challenges, characteristic of many growing communities. While additional parking spaces might seem like an easy solution, we must also consider aesthetics, business activity, and the optimal utilization of our limited space. Our focus should not only be on increasing parking infrastructure, but on effective parking management strategies that enhance our city's functionality and attractiveness.

### II. CHALLENGES AND POTENTIAL SOLUTIONS

Managing parking in a growing suburban city like Palmer requires careful planning, collaboration between city officials, residents, businesses, and strategic decisions by the City Council. Here are the challenges and potential solutions we should consider:

1. **Lack of Parking Infrastructure:** As we grow, we should explore creative solutions such as multi-level parking structures, shared parking agreements, and better public transportation to reduce the dependency on cars.
2. **Parking Restrictions:** We must ensure that parking restrictions are clear, consistent, and well-communicated to avoid confusion and accidental violations.
3. **Parking Enforcement:** Consideration should be given to outsourcing parking enforcement to a professional service, which can operate more effectively and efficiently than our current resources allow.
4. **Parking for Businesses:** We need to work closely with businesses to identify their parking needs and offer feasible solutions such as parking permit programs, shared parking agreements or off-site parking facilities.

### III. CENTRAL BUSINESS DISTRICT PARKING

The Central Business District is particularly affected by these parking issues. Although our residential population is declining, business activities, recreation, and special events have significantly increased. This growth and influx of visitors puts pressure on our limited parking resources, which must be managed effectively to prevent any negative impact on our city's vibrant downtown culture.

#### Challenging Questions:

1. What is the City's responsibility to create more parking? Currently, we have 185 public parking spaces. Should we invest more?
2. How can we balance limited downtown space for business opportunities against space for cars?
3. How does parking enhance or detract from business growth, given that our City's revenue is primarily based on sales tax?
4. What is the proper balance between what the city receives from its business community (sales tax) and what the city invests in business opportunities?

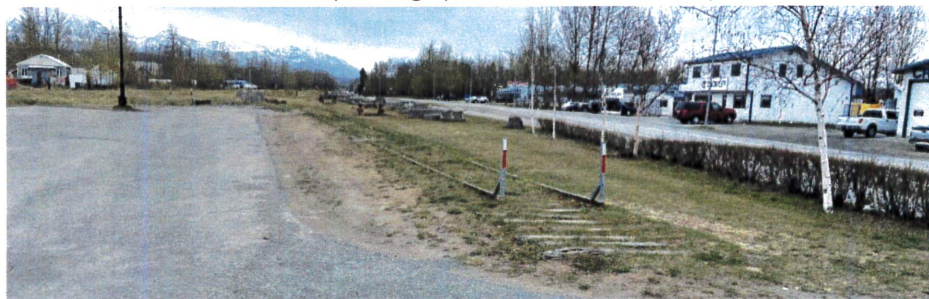
### IV. CASE STUDIES AND QUESTIONS FOR CONSIDERATION

Please refer to the detailed descriptions and challenging questions raised in the attached document for specific case studies including the Eagle Hotel Parking Lot, the conflict between a new successful business and a neighboring establishment, and the effects of community events on parking.

### V. CITY MANAGER RECOMMENDATIONS

#### Immediate Actions:

- A. Seek the Council's input on balancing commercial investment and city requirements like parking, landscaping, and accessibility.
- B. Ask the Planning Commission to review our current parking code, last revised in 2020.
- C. Create 12 new downtown parking spaces north of the depot.



- D. Require Palmer Area Chamber of Commerce to provide offsite parking for Friday Flings and Colony Days.

Short Term Actions:

- A. Act on results of the City of Palmer Downtown Public Outreach.
- B. Hire a third-party firm to analyze the feasibility and impact of the 557-train operation downtown.
- C. Consider a shuttle service between downtown and the MTA Center.

Long Term Actions:

- A. Create a two-sided angled car park along Colony Way for increased downtown parking.



- B. Negotiate with the Eagle Hotel to improve their extra required parking lot, providing an additional 18 prime parking spots.

The City of Palmer's continued economic growth depends heavily on effective parking management. Thoughtful investment and planning are critical to ensure our community's prosperity. Parking challenges must be carefully considered and remain a priority for our downtown area.

Attachments:

- 1. Addendum 1: Parking Numbers
- 2. Addendum 2: City of Palmer Parking Code
- 3. Addendum 3: Case Studies and Questions for Consideration

Let's address these challenges and opportunities together, aiming to create a balanced, effective parking solution for our city.

Thank you for your attention to this important issue.

Best regards,

A handwritten signature in black ink, appearing to be 'John Moosey'.

John Moosey, City Manager



## ADDENDUM 3: CASE STUDIES AND QUESTIONS FOR CONSIDERATION

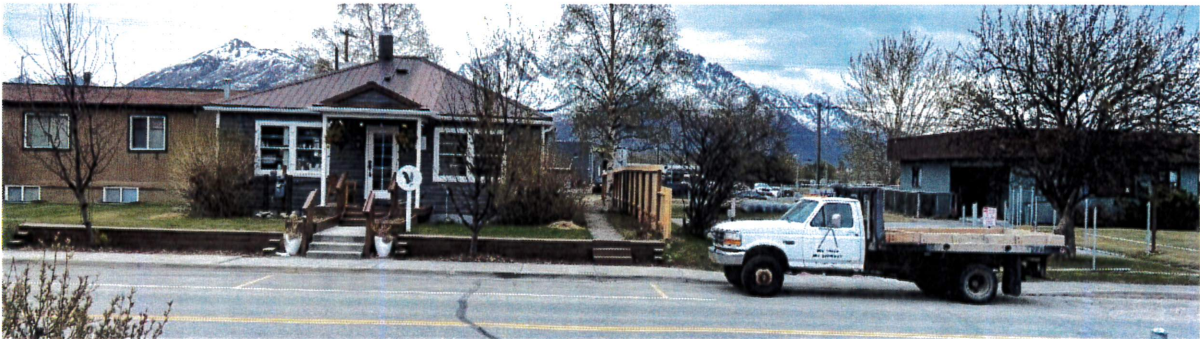
### PARKING CASE STUDIES AND QUESTIONS FOR CONSIDERATION

#### 1. EAGLE HOTEL PARKING LOT



In 20XX, Eagle Hotel was required by the city code to create additional parking. As a solution, they acquired a lot which currently sits vacant, used only occasionally for transient parking and vehicle storage. Despite being unsightly and attracting unsavory activities, this lot has potential to be an asset to the city's parking resources. However, it needs significant improvements to ensure it meets city aesthetic standards and discourages illicit activities. Future decisions need to focus on how to transform this lot into a valuable parking asset while considering safety and aesthetic elements.

#### 2. NEW SUCCESSFUL BUSINESS UPSETS NEIGHBOR



In 2022, a new business, a small restaurant with a seating capacity for 35, opened in a General Commercial district. The restaurant's success, especially during breakfast and lunch hours, has stirred the ire of a neighboring business owner. Despite the restaurant's parking plan, which complies with city regulations and includes a mix of on-site and street parking, the level of activity has disrupted the peace for the neighbor. This case highlights the dilemma between fostering business growth and maintaining harmony among neighboring establishments. Despite meeting the city code, a successful business can become a burden for others if its operations disrupt the neighborhood's balance.



## ADDENDUM 3: CASE STUDIES AND QUESTIONS FOR CONSIDERATION

### 3. FRIDAY FLINGS AND COLONY DAYS



Summer events such as Friday Flings and Colony Days bring an influx of visitors to Palmer, increasing demand for parking in the Central Business District. Streets closures during these events further reduce available parking. Street vendors also occupy prime parking spots, leaving less space for visitors. The challenge is to balance the city's desire for these revenue-generating events with the necessity for adequate parking. Potential solutions include creating more nearby parking, requiring vendors to park elsewhere, relocating these events, or investing in a shuttle service to make better use of parking at the MTA Center and Palmer Junior Middle School.

### 4. ABANDONED AUTO DETAIL LOT



The site of an Auto Detail business that burned down in 2018 has remained vacant and unmaintained. The city could benefit from putting this lot into commercial use, but strict on-site parking regulations could deter potential development. A small building of 4000 square feet would require ten on-site parking spaces, resulting in paving most of the lot. These extensive requirements, coupled with construction costs and utility connections, can be daunting for potential developers. The city must balance the need for adequate parking with encouraging private investment and development.



## ADDENDUM 3: CASE STUDIES AND QUESTIONS FOR CONSIDERATION

### 5. INCREASED PARKING REQUIREMENTS

In 2005, the city increased downtown parking requirements due to a lack of investment. Properties couldn't be redeveloped due to inadequate parking. As a result, many buildings downtown are not fully compliant with the parking codes and, thus, could not be legally occupied. The city code requires parking and other site plan requirements to be reevaluated with any change of use or occupancy. This case study underscores the delicate balance between encouraging full occupancy and economic opportunities and maintaining appropriate parking standards.

## Chapter 17.64

### PARKING AND LOADING

#### Sections:

- 17.64.005 Intent.**
- 17.64.015 General provisions.**
- 17.64.021 Parking lot design standards.**
- 17.64.031 Parking spaces required.**
- 17.64.035 Off-site parking.**
- 17.64.041 Shared use parking.**
- 17.64.050 Central business district.**
- 17.64.060 Off-street loading.**
- 17.64.070 Development plan requirements.**
- 17.64.080 Landscaping requirements.**

#### **17.64.005 Intent.**

The intent of this chapter is to promote the safety, convenience, comfort and common welfare of the public by providing minimum standards to regulate vehicle parking in a safe and efficient manner, to avoid the unnecessary congestion and interference with public rights-of-way, to reduce traffic hazards, and to provide safe operation of traffic circulation. (Ord. 06-017 § 3, 2006; Ord. 05-036 § 4, 2005)

#### **17.64.015 General provisions.**

- A. Permanently maintained parking facilities for the use of occupants, employees and patrons of buildings shall be provided for all new buildings at the time of construction.
- B. Outside the central business district, free parking shall be required for any addition or enlargement of an existing building and for any change in the use of any building that would result in additional parking space being required. The number of parking spaces shall be that specified in this chapter unless it is demonstrated to the zoning administrator that the addition or enlargement of the existing building or the change in the use of any proposed building will not increase parking demand or reduce the total number of pre-existing required parking spaces and that the amount of proposed off-street parking is within 90 percent of the total requirement for all proposed uses and structures, including the enlargement of the existing building.

C. The intended use of all parking spaces required in this chapter is the temporary use by operable vehicles. Parking spaces shall not be used for the storage of delivery vehicles or trailers, motor homes, campers, dumpsters or other objects.

D. No existing parking area and no parking area provided for the purpose of complying with the provisions of this title shall, after January 17, 1978, be relinquished or reduced in any manner below the requirements established in this title. (Ord. 21-006 § 3, 2021; Ord. 06-017 § 3, 2006; Ord. 05-036 § 6, 2005)

### **17.64.021 Parking lot design standards.**

A. Standard parking stalls shall be a minimum of nine feet in width and 20 feet in length.

B. Parking lots with 90-degree parking stalls shall have a minimum aisle width of 25 feet.

C. All parking areas, except for single- and two-family dwellings, shall be designed so no parking space requires the backing of a vehicle into public rights-of-way, except for alleys in the central business district, or across a sidewalk.

D. Turning and maneuvering space shall be located entirely on private property. Vehicles backing into central business district alleys or departing single- and two-family dwellings are exempt from this requirement.

E. Ingress and egress to parking facilities shall be designed to maintain adequate sight distance and safety.

F. A secured wheel bumper to prevent encroachment of vehicles on pedestrian, bicycle or traffic routes shall be provided in parking stalls which are perpendicular to building fronts or abut property lines. This requirement does not apply when a fence or sight-obscuring landscaping occupies the same property line of the parking area or to single-family and two-family residences. The bumper shall not be less than six inches high.

G. No wall, post, guardrail or other obstruction that will restrict car door opening shall be permitted within five feet of the centerline of a parking space.

H. Parking lots shall be designed to avoid erosion damage to grading and surrounding landscaping.

I. Accessible parking for persons with disabilities shall be designed in accordance with the Accessibility Guidelines for Buildings and Facilities for Americans with Disabilities Act.

1. An access aisle shall be provided of not less than five feet in width for each space, except accessible parking spaces may share a common access aisle.

2. Accessible space shall be designated by the international symbol of accessibility.

3. Accessible spaces shall be located near building entrances and have an unobstructed route to accessible entrances and along a path at least 36 inches in width without going behind parked cars.

4. One in every eight accessible spaces, but not less than one, shall be served by an access aisle with a width of at least eight feet and shall be designated "van accessible."

<b>Total Parking Spaces in Lot</b>	<b>Minimum Required Accessible Spaces</b>
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1,000	2 percent of total spaces

J. Prior to approval by the city for use, all parking facilities within the city shall be permanently surfaced with a suitable gravel base or paved with concrete or asphalt compound.

K. Parking facilities which adjoin the side of a lot in residential districts shall be separated from the residential district by a fence or sight-obscuring landscaping. Fences shall be six feet in height; landscaping shall not be less than four feet. The fence or landscaping shall be maintained in good condition and shall comply with the requirements of PMC 17.60.070.

L. All parking areas in nonresidential use districts and parking areas which serve nonresidential uses shall have lighting which meets the level of illumination, uniformity ratios and minimum lumen intensities specified in the illumination guidelines set by the Illuminating Engineering Society of North America. The lighting system shall be designed to prevent glare to motorists on public rights-of-way and shall be arranged to reflect the light away from adjoining premises and streets.

M. Signage or other provisions designating parking lot layout shall be required if the city determines that the layout is not apparent to the general public. (Ord. 17-014 § 3, 2017; Ord. 07-032 § 3, 2007; Ord. 06-017 § 3, 2006; Ord. 05-036 § 8, 2005)

**17.64.031 Parking spaces required.**

A. The following minimum number of free parking spaces shall be provided for all structures and uses. For uses not specifically identified in this section, the requirement for free off-street parking shall be the same as for the use duly determined by the zoning administrator to be the most similar.

Use	Parking Requirement
Airport use	One parking space for each 1,600 square feet of gross floor area
Automobile service stations, repair garages	Four parking spaces for each vehicle repair bay, plus three parking spaces
Churches, auditoriums, theaters and other similar places of assembly	One parking space for every four seats in the principal auditorium or assembly room
Dance hall, bowling alley or skating rink	One parking space for each 400 square feet of gross floor area
Hospitals, nursing, convalescent homes	One parking space for each three beds based on maximum capacity
Hotel	One parking space for each two guest rooms
Laundromat	One parking space for each 250 square feet of gross floor area
Manufacturing uses; industrial, research, testing, processing, assembling, all industries	One parking space for each 500 square feet of gross floor area, plus one parking space for each 300 square feet of office gross floor area

<b>Use</b>	<b>Parking Requirement</b>
Medical offices and clinic	One parking space for each 300 square feet of gross floor area
Mortuary	One parking space for each four seats in the principal seating area
Motel	One parking space for each guest room
Post office	One parking space for each 100 square feet of gross floor area
Professional, offices, financial institutions	One parking space for each 300 square feet of gross floor area
Residences, multifamily	One and one-half parking spaces for each one-bedroom unit; two parking spaces for two-bedroom units; two and one-half parking spaces for each three-bedroom unit, plus one guest parking space for each five units
Residences, single-family and two-family	Two parking spaces per dwelling unit up to 1,800 square feet and three parking spaces for each dwelling unit over 1,800 square feet
Restaurants and bars	One parking space for each four seats based on maximum seating capacity

<b>Use</b>	<b>Parking Requirement</b>
Retail space, under 1,000 square feet	One parking space for each 500 square feet of gross floor area
Retail space, over 1,001 square feet	One parking space for each 350 square feet of gross floor area
Retail space, for furniture, large appliances, carpets or similar use	One parking space for each 500 square feet of gross floor area
Retail, shopping center	One parking space for each 350 square feet of gross leasable space
Rooming houses or boardinghouses	One parking space for every two guestrooms
Schools – Elementary	Two parking spaces for each classroom
Schools – Middle	Three parking spaces for each classroom
Schools – Senior high	One parking space for every three students based on the proposed building capacity at the time of initial construction
Self-storage facilities	One parking space for each 2,000 square feet of gross floor area, plus one parking space for each 300 square feet of gross floor area used for offices

Use	Parking Requirement
Swimming pools	One parking space for every four persons based on pool capacity
Warehouses, storage and wholesale businesses	One parking space for each 2,000 square feet of gross floor area, plus one parking space for each 300 square feet of gross floor area used for offices, or a minimum of three, whichever is greater

**B. Calculation of Amounts of Required Parking.**

1. Unless a specific use is listed above, the required number of parking spaces shall be the sum of the combination of uses on the lot.
2. If the calculation of required spaces results in a fraction of a parking space, the number shall be rounded up to the nearest whole number. (Ord. 21-006 § 4, 2021; Ord. 06-017 § 3, 2006; Ord. 05-036 § 10, 2005)

### **17.64.035 Off-site parking.**

A. All parking spaces provided shall be on the subject lot with the main building they serve, except that the commission, by conditional use, may permit the parking spaces to be on an abutting lot or any lot within 300 feet of the building if it determines that it is impracticable to provide parking on the subject lot.

1. Effective March 27, 2001, if the commission permits parking spaces to be on a lot other than the subject lot, then the commission, as a matter of law, shall require at a minimum the following conditions: that the off-site lot be made subject to duly recorded enforceable covenants running with the land reasonably acceptable to the city, which covenants:
  - a. Burden the off-site lot to the extent necessary to provide adequate incremental parking for the benefit of the subject lot;
  - b. Make the city a third-party beneficiary of the covenants;
  - c. Prohibit the termination, amendment, or subordination of the covenants without council approval; and



- d. Have a priority position prior to any deed of trust, mortgage or other encumbrance that can foreclose out the covenants.
2. The required priority position of the covenants may be obtained by due subordination of any existing encumbrance.
3. Upon the recording of the covenants, the owner of the subject lot must reimburse the city for obtaining a title policy on the off-site lot showing the covenants have the required priority position.
4. The owner of the subject lot shall post and maintain signs on the subject lot and on the off-site lot informing the public of the off-site parking relationship between the off-site lot and the subject lot.
5. If through change of use of the subject lot or otherwise the off-site parking is no longer required or if the extent of such requirement is significantly reduced, then the city, upon the written request duly signed by both the owner of the subject lot and the owner of the off-site lot and delivered to the city manager, shall in due course and after council action allow the termination or amendment of the covenants to meet the then-current requirements for parking for the subject property. (Ord. 06-017 § 3, 2006; Ord. 05-036 § 11, 2005)

#### **17.64.041 Shared use parking.**

Joint use of off-street parking facilities within 600 feet may be permitted by the commission subject to the following conditions:

- A. The off-street parking requirements for buildings of limited uses, for example churches, auditoriums, clubs, or lodges, may be supplied through the use of off-street parking facilities provided for other uses, for example, business offices, retail stores, and manufacturing or wholesale buildings whose operations are not normally conducted during the same hours.
- B. Off-street parking space designated for joint use shall meet all other requirements as set out in this chapter.
- C. Sufficient evidence shall be presented to the commission to demonstrate that there will be no substantial conflict in the principal operating hours of the use or structures for which the joint use is proposed.
- D. The owner of the parcel seeking a shared parking agreement has adequate area on the lot or within 300 feet of the lot which could be used for parking in the event it is no longer possible to obtain shared parking.
- E. The use of off-street parking space for joint use shall be subject to the prior approval of the commission. (Ord. 06-017 § 3, 2006; Ord. 05-036 § 13, 2005)

#### **17.64.050 Central business district.**

In order to encourage economic growth in the downtown core and permit the redevelopment of property to its highest commercial use, parking requirements may be waived after review by the city council. It is the intent of

this clause to provide as much off-street parking as practical while allowing commercial development in the core area. The central business district is described as follows:

Beginning at the intersection of the Palmer/Wasilla Highway & the Glenn Highway centerlines, then north along the centerline of the Glenn Highway, then east to the northwest corner of parcel 18N02E32 Lot D9, then east along the north side of parcels 18N02E32 Lot D9, Tract B, Colony Fair, 18N02E32 Lot D8, 18N02E32 Lot D7, then north along the west side of parcel Tract A-1, Colony Fair RSB T/A & C, then east along the north side of said parcel to the centerline of S. Cobb St., then north along the centerline of S. Cobb St., to the centerline of W. Blueberry Ave., then east along the centerline of W. Blueberry Ave., then southeast to the centerline of E. Blueberry Ave., then east along the centerline of E. Blueberry Ave., then crossing over S. Colony Way to continue east along the centerline of E. Blueberry Ave., to the centerline of S. Denali St., then south along the centerline of S. Denali St., to the centerline of E. Cottonwood Ave., then east along the centerline of E. Cottonwood Ave., to the centerline of S. Gulkana St., then south along the centerline of S. Gulkana St., 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, then west to the junction of S. Eklutna & E. Fern Ave., then west along the centerline of E. Fern Ave., to the centerline of S. Chugach St., then north along the centerline of S. Chugach St., to the centerline of E. Fireweed Ave., then west along the centerline of E. Fireweed Ave., to the centerline of S. Colony Way, then south along the centerline of S. Colony Way, then west to the southeast corner of parcel 17N02E04 Lot B4, then west along the south side of said parcel, to the centerline of S. Cobb St., then north along the centerline of S. Cobb St., to the centerline of W. Fern Ave., then west along the centerline of W. Fern Ave., to the centerline of S. Dimond St., then north along the centerline of S. Dimond St., to the centerline of W. Elmwood Ave., then west along the centerline of W. Elmwood Ave., to the junction of W. Elmwood and the Glenn Highway, then north along the centerline of the Glenn Highway to the point of beginning.

- A. The following minimum number of parking spaces shall be provided for all structures and uses in the central business district only. For uses not specifically identified in this section, the requirement for parking shall be the same as for the use duly determined by the zoning administrator to be the most similar.

Use	Parking Requirement
Churches, auditoriums, theaters and other similar places of assembly	One parking space for every five seats in the principal auditorium or assembly room

Use	Parking Requirement
Dance hall, bowling alley or skating rink	One parking space for each 500 square feet of gross floor area
Hospitals, nursing, convalescent homes	One parking space for each four beds based on maximum capacity
Hotel	One parking space for each three guest rooms
Laundromat	One parking space for each 350 square feet of gross floor area
Medical offices and clinics	One parking space for each 400 square feet of gross floor area
Mortuary	One parking space for each five seats in the principal seating area
Professional, offices, financial institutions	One parking space for each 400 square feet of gross floor area
Residences, multifamily	One parking space per dwelling unit.
Residences, single-family and two-family	Two parking spaces per dwelling unit.
Restaurants and bars	One parking space for each five seats based on maximum seating capacity

Use	Parking Requirement
Retail space, all types	One parking space for each 500 square feet of gross floor area

- B. No required existing parking spaces in the downtown district shall be relinquished as a result of this section.
- C. In areas with designated public on-street parking, each 25 feet in front of a lot will be counted towards the parking requirement for the lot.
- D. *Repealed by Ord. 21-006.*
- E. *Repealed by Ord. 21-006.*
- F. To promote growth in the central business district, the city council may waive the fee-in-lieu fees. (Ord. 21-006 § 5, 2021; Ord. 16-015 § 4, 2016; Ord. 06-017 § 3, 2006; Ord. 05-036 § 14, 2005)

### **17.64.060 Off-street loading.**

- A. All uses involving the receipt of or distribution of materials or merchandise by vehicles shall provide and maintain sufficient off-street loading space on the premises so as not to obstruct the freedom of traffic movement on public rights-of-way.
- B. On the same lot or premises with every building structure or part thereof erected and occupied for commercial, manufacturing or industrial use, or other uses similarly involving the receipt of or distribution of materials or merchandise by vehicles, there shall be provided and permanently maintained adequate space for standing of vehicles and unloading services in such manner as not to obstruct the freedom of traffic movement upon public rights-of-way. The space shall not be less than 15 feet wide by 25 feet long with a 14-foot height clearance and shall have access to an alley or street. (Ord. 06-017 § 3, 2006; Ord. 05-036 § 16, 2005)

### **17.64.070 Development plan requirements.**

Plans for all parking and loading areas shall accompany the building plans when the application for a building permit is made. Such plans shall show the following:

- A. Area of the lot involved;
- B. Layout and dimensions of each parking space;
- C. Entrance and exit to the parking area and the direction of traffic;
- D. Widths of all curb cuts, entrances, exits and driveways serving each parking or loading area;

- E. Lighting plan (see item in parking lot standards);
- F. Landscaping (see PMC 17.64.080). (Ord. 06-017 § 3, 2006; Ord. 05-036 § 17, 2005)

### **17.64.080 Landscaping requirements.**

- A. All parking lots shall have landscaping as required by this section, except those parking lots for single-family and two-family dwellings.
- B. All required parking lots of five spaces or more shall provide a landscape buffer at least five feet in width along any property line adjacent to a street, except for those in the airport commercial, airport industrial, airport mixed use, business park, and industrial districts where they do not border a residential district.
- C. For parking lots containing less than five spaces, an area equal to at least five percent of the parking lot shall be in landscaping which is visible to the street, except in the airport commercial, airport industrial, airport mixed use, business park, and industrial districts.
- D. For parking lots containing five or more spaces, an area equal to at least 10 percent of the parking area shall be in landscaping which is visible to the street, except in the airport commercial, airport industrial, airport mixed use, business park, and industrial districts.
  - 1. Any interior landscaping planter counted towards the percentage requirement must have a minimum five-foot-wide area exclusive of any vehicle overhang. Only low-level shrubs, ground cover and grass shall be used in vehicle overhang areas.
  - 2. Any landscaping between the building and the parking lot counted towards the percentage requirement must have a minimum five-foot-wide area exclusive of any vehicle overhang. Only low-level shrubs, ground cover, and grass shall be used in vehicle overhang areas.
- E. No parking lot shall contain 45 or more contiguous parking spaces without a curbed planting area. Interior landscaping planters shall be dispersed throughout the entire parking lot area. Parking lots in the industrial and business park zoning districts may be exempt from interior landscaping requirements. Applications may be submitted to the commission requesting substitution of interior landscaping in exchange for common use area(s) for employees, such as a picnic or exercise area. (Ord. 21-006 § 7, 2021; Ord. 06-017 § 3, 2006; Ord. 05-036 § 18, 2005)

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**The Palmer Municipal Code is current through Ordinance 23-004-A, passed July 25, 2023.**

Disclaimer: The city clerk's office has the official version of the Palmer Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: [www.palmerak.org](http://www.palmerak.org)

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