Cedar Park

Supplemental Information

Proposed 83

Large Lot Subdivision

Supplemental Information related to Cedar Park

the Proposed 83 large lot subdivision

I. Introduction

The proposed Cedar Park Subdivision consists of eighty-nine acres located off the Marsh Road and the Old Glenn Highway. It is the largest land holding within the city limits of Palmer and the most northern parcel. It is to the north of draft study areas for annexation B and C which are currently undeveloped. The owner of Cedar Park Subdivision is Connie Yoshimura, an investor in the land for over twenty years and now the sole owner of Cedar Park Development, LLC. She has over 30 years of residential development experience in Anchorage and Eagle River, including communities Heritage Estates, Turnagain View Estates, Potter Creek, Huffman Timbers and most recently Sandhill Reserve at the corner of W. 80th and Sand Lake Road in Anchorage.

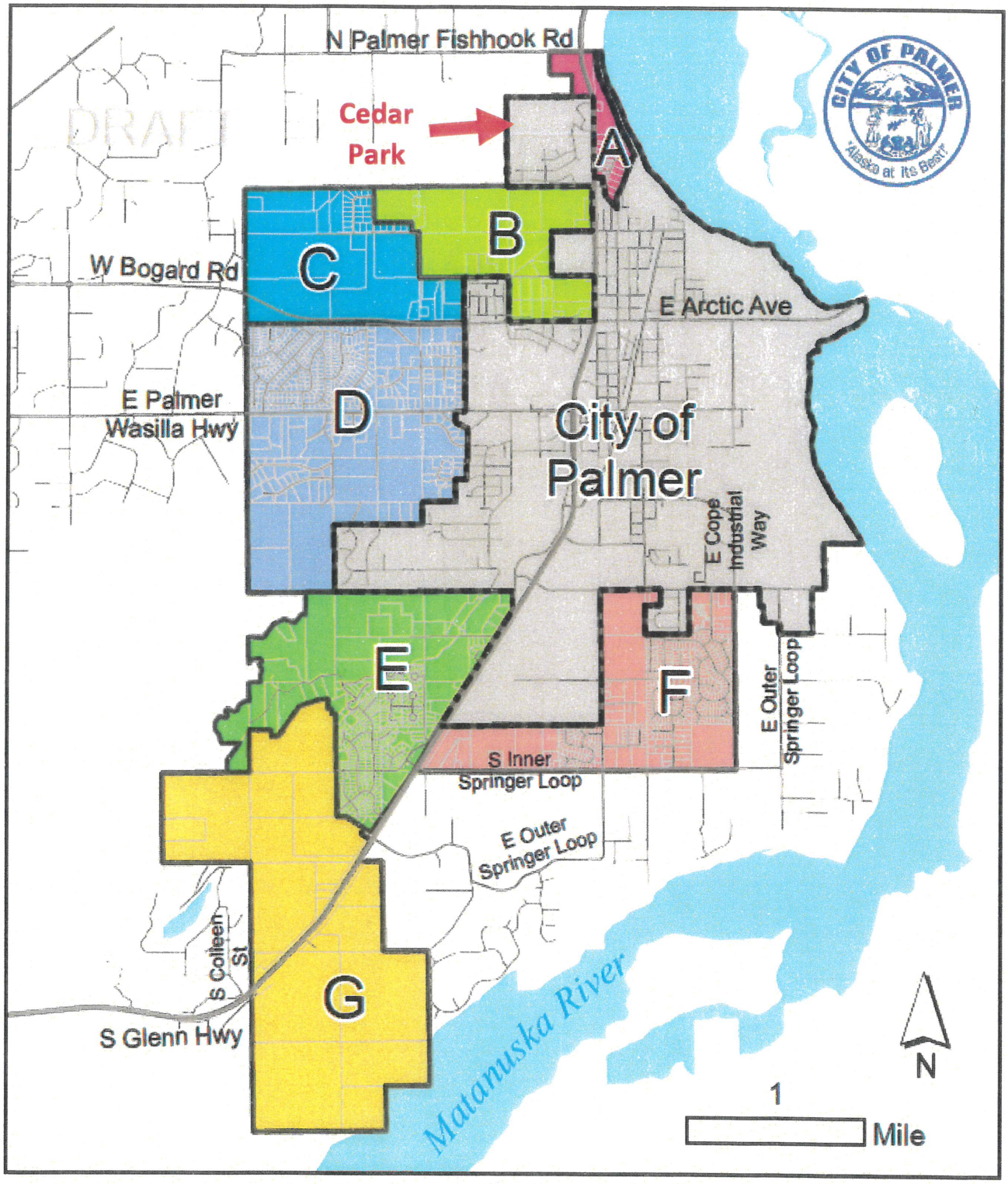
II. Annexation

A. The choices made on this subdivision application will reverberate throughout the annexation process and for the next five to ten years. Your vote to support this subdivision and requested variances will demonstrate a willingness to work with landowners and favorable and responsible, high-quality development to those sixty-five percent of residents who do not support annexation.

B. Palmer is a community where residents enjoy the unique character, lifestyle, and community values that have been in existence for decades. The developers goal is to retain the unique lifestyle and community values while adding additional housing for the economic benefit of the community. Larger homesites offer privacy and the ability to plant more trees, shrubs and enjoy a garden plot in keeping with the agriculture history of Palmer.

C. The City's granting of variances, reconsideration, and revision of certain existing land use policies and related codes are critical for future development and annexation success. The development codes that have been designed for the current City need to be refashioned to accommodate the more rural/suburban growth likely to occur on the remaining residential land in the City of Palmer and the annex areas.

D. Cedar Park will add 83 new homes that will contribute to the community as a whole and conserve the unique character and quality of a natural, community life that residents of Palmer and the surrounding area now enjoy, including that rural residential feel with larger homesites and 2.5 acres of open space.



City of Palmer

2020 Annexation Study

Date: 10/26/2020 5:43 PM
Source Data:
Matanuska Susitna Borough GIS

Draft Study Areas

A C E G
B D F Palmer City Limits

II. Real Estate Market Conditions

A. The City of Palmer housing needs have been historically underdeveloped. Just 3.79-percent (73) of new construction homes built between 2015 and 2020 in the Mat Su Borough (1,976) have been constructed within the City limits.

B. According to the U.S. Census Borough, 53% of homes in Palmer were built before 1989, and only 2.1% built in 2014 or later.

C. According to the Alaska Multiple Listing Service, there were 333 new construction homes sold in the Mat-Su Borough in 2020. In the City of Palmer, there were seven new construction homes built in 2020.

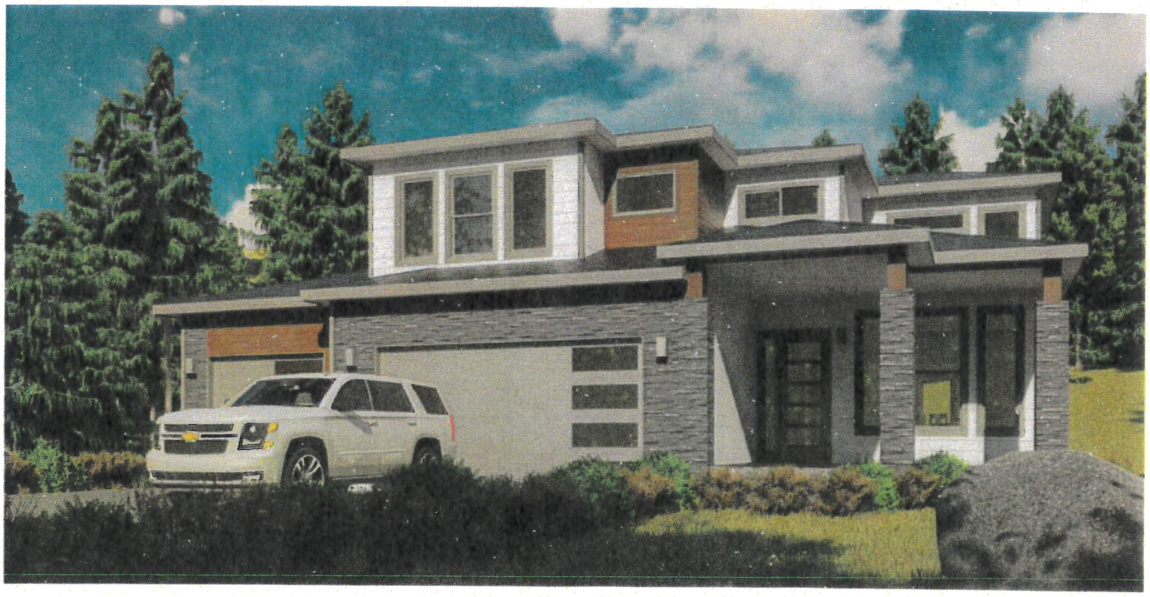
D. Due to the lack of buildable land and the requirements associated with development, the City of Palmer is not keeping pace with its neighbors in the Borough and the opportunity to increase the tax base that comes with new home construction.

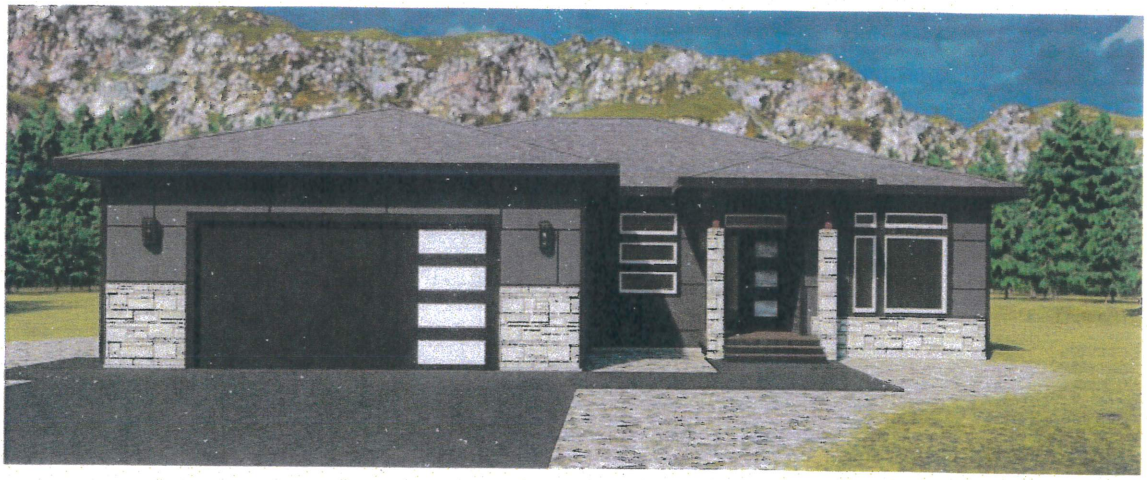
III. Economic Impact of Residential Construction

A. The positive impact of new residential construction is far-reaching, bringing benefits to families, businesses, and services through the community immediately, as well as for years to come. The economic impact includes shopping at local stores, eating at local restaurants, hiring local companies to maintain their homes, such as landscaping, house cleaning, and pet sitters. The children enroll in local schools. This increases enrollment, meaning more teachers, janitors, cafeteria workers, and other school support staff. These kids also join sports leagues and other activities, buy equipment and pay registration fees. All of this economic activity puts income into the pockets of local business owners and their families, who can then afford to go out and spend money themselves, which recycles even more cash into the community's economy.

B. The new families also pay state and local taxes. These tax revenues help pay for a wide range of government services, including school teachers, police departments, refuse collection, park maintenance, and road repairs. Over the long term, as the families who move into new homes become part of the community, their positive impact continues. With 83 new homes with an assessed value of $400,000, annual property taxes will provide $442,622 in revenue when built out.

C. Families who buy a newly built home enjoy the benefits, including safety, amenities, energy efficiency, and floor plans to fit a modern lifestyle. But the advantages of new homes extend far beyond the buyers and the builders – residential construction has a positive, direct impact on the local community for years.



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IV. The Desirability of Large Homesites

A. According to Alaska MLS, in 2020, 270 of the 333 or 81-percent of new construction homes sold in the Mat-Su Borough were located on homesites above 30,000 square feet.

B. Cedar Park will have lot sizes ranging from 30,000 to 43,000 square feet with lot widths of approximately one hundred twenty-five feet and minimum side-yard setbacks of twenty-five feet, increasing the minimum space between homes seventy to one hundred twenty feet apart.

V. Appraisals and Financing

A. Fire sprinklers add a minimum of $25,000 to the cost of a home in Alaska. Appraisers do not consider that value while appraising a home. Appraisals on homes with fire sprinkler mandates will not meet the purchase price, and as a result, many homebuyers will not be able to complete their purchase.

B. Institutional financing options like V.A., FHA, and USDA loans are based on an appraised value, as the mortgage is secured on the asset's value. Most times, the institution rules will not allow, or the buyers do not have the cash to pay the difference between the appraisals and agreed-upon purchase price for sprinklers.

VI. Cedar Park Homeowners Association

A. Cedar Park will have a Homeowners Association which mandatory membership by all homesites is required.

B. The homeowners association will be a non-profit corporation registered with the State of Alaska.

C. The association is run by a Board of Directors of at least three property owners within the community.

D. A professional Association Management Company handles the day-to-day operations of the association, with an Association Manager assigned to the community.

E. The Board of Directors and the Association Manager work as a team to enforce the rules outlined in the Covenants, Codes, and Restrictions (CCRs) of the community. These CCRs include design criteria, landscaping requirements, recreational vehicle parking, and number of pets, along with other community safety and appearance regulations.

VI. Variances Requested

A. Street Lights – The Developer of Cedar Park requests an exemption regarding installing traditional street lights. Instead, we envision each home having a driveway entrance light at the end of their driveway. The homeowners association for Cedar Park will have design specifications for these lights. Below is a sample of driveway entrance lights

B. Curb & Gutter – No curb and gutters will be needed due to the drainage plan designed by Holler Engineering directing water flow in Cedar Park into multiple infiltration points, either the right-of-way or in drainage easements that supports the natural shape of the ground. Infiltration points are a method that has been proven in the general area. Snow storage will be substantially improved over Cedar Hills, which has no ditches.

C. Wells and Septics – The homesites in Cedar Park have been designed to accommodate private water and sewer systems. Twenty-three soil tests have been conducted, and test wells have been drilled on three lots. Lot 78 is 301' deep and produces 30-gallons per minute. Lot 74 is 281' deep and produces 25-gallons per minute, and Lot 4 is 109' deep and flows at 10 gallons per minute. These soil tests and wells were drilled to ensure the homesites are capable of private systems. There is no need for extensions of the public utilities to Cedar Park.

D. Fire Hydrants/Sprinklers

I. Modifications Request

1. It is reasonable and appropriate to adjust provisions of the International Fire Code (IFC) as needed, to allow construction of the proposed low-density lots without piped hydrants, sprinklers, or oversized cul-de-sacs.

Based on the minimal nationwide support for the complete IFC, the precedents set by the State of Alaska, the Municipality of Anchorage, and many other states,

2. The proximity of the fire stations,

3. The low density,

4. and practical limits,

II. International Fire Code (IFC)

A. Seven states have not adopted the IFC. Delaware, Florida, Hawaii, Maine, Maryland, Vermont, and West Virginia.

B. 29 states, including Alaska, (SB130 signed into law by Governor Sean Parnell on 08/24/2011) prohibits local governments from requiring home fire sprinklers without "engaging in a more extensive public hearing and comment process." See Appendix A.

C. Anchorage removed the residential fire sprinkler code requirement in 2020 (Anchorage Ordinance 2020-85). See Appendix B.

D. North Carolina has a statewide ban on local governments instituting residential sprinkler requirements. They adopted the IRC but revised the code to mandate sprinklers for townhomes only.

E. Per the National Fire Protection Association (NFPA), Only four states/regions requiring fire sprinklers in new, one-and two-family homes: California, Maryland, and Washington D.C.

F. Per the NFPA, Twenty-nine states prohibited statewide and new, local adoptions of fire sprinkler requirements in new, one-and two-family homes:

Alaska, Alabama, Arizona, Connecticut, Delaware, Georgia, Hawaii, Idaho, Indiana, Kansas, Kentucky, Louisiana, Massachusetts, Michigan, Minnesota, Missouri, New Hampshire, New Jersey, New York, North Carolina, North Dakota, Ohio, Pennsylvania, South Carolina, Texas, Utah, Virginia, West Virginia, and Wisconsin.

III. The Disadvantages of Fire Sprinklers in Single Family Homes

A. According to the National Fire Prevention Association, ninety-three percent of sprinkler failures are due to human error.

59% - System shut off

17% - Manual intervention defeated the system

10% - Lack of maintenance

7% - Inappropriate system for the type of fire

7% - System components damaged

B. Leaks in sprinkler pipes cost an average of $1,000 to repair. Replacing ruptured pipes averages $7.00 per square foot.

C. During a natural disaster such as an earthquake, fire sprinklers can cause extensive water damage. For example, after the 2018 earthquake, one of the most costly problems that emerged was water damage. More than 200 sprinkler systems in buildings broke, causing flooding. Also, power can be out for hours or days. When the temperature of the home plummets to sub-freezing levels, the water within the sprinkler system begins to freeze and turn to ice. When the water turns to ice, it expands and breaks the sprinkler pipe causing a freeze break, causing catastrophic water damage in the home.

D. Homeowner maintenance of the system is crucial. Painting of the heads, hanging items from them and placing items under them that obstruct the water discharge pattern is common within a home.

Also, The National Fire Protection Association (NFPA) requires monthly inspection of:

All valves to ensure they are open - monthly

Testing of pumps to make sure they operate and not trip a circuit breaker when starting - monthly

Ongoing visual inspection of all sprinklers to ensure they are not obstructed, damaged, corroded, covered with foreign materials, painted, showing signs of leaking, and that decorations are not attached to them.

Annually, fully open the test connection downstream of any pressure-reducing or pressure-regulating value, and make sure the pressure gauge reads a reasonable value.

IV. Hydrant/Sprinkler Service & Secondary Egress Availability

A. Anchorage modified their municipal code to remove the sprinkler requirement for any home without hydrant service. See Appendix B.

B. It is not a requirement in the 2018 IFC that all houses are sprinkled; instead, if a subdivision has more than 30 lots, **AND** if that subdivision has only one access, the houses have to be sprinkled **OR** a second access must be constructed. The code section allows only one access without sprinkling **IF** future road connections are platted or proposed. In our case, the proposed Cedar Park is designed with a loop road working in conjunction with the existing Cedar Hills subdivision **AND** contains multiple paths, **AND** we have provided connections to the adjoining properties to facilitate future connections.

C. The proposed, non-hydrant served cul-de-sacs or temporarily dead-ending streets will have 5, 7, 6, 6, 5, and 4 lots each; this is far less than the 30 lot maximum the IFC writers decided was a concern.

V. Lot Size

A. Cedar Park will have lot sizes ranging from 30,000 to 43,000 square feet with lot widths of approximately one hundred twenty-five feet and minimum side-yard setbacks of twenty-five feet, increasing the **minimum space between homes seventy to one hundred twenty feet apart.**

VI. Proximity to Fire Stations

A. Cedar Park lies 1.7 miles from Fire Station 31 and 2.1 miles from Station 32, with correspondingly favorable response times.

VII. Cedar Park Density

A. Developing a low-density project on this particular site will result in approximately 83 versus the Master Plan of 265 homes. Lower density translates to a 69% reduction in future emergency responses for the site. The farthest any lot is from a hydrant is 2450 feet, and all but seven lots are within 2000 feet.

VIII. Exterior Fire Safety Features

Cedar Park, LLC is willing to put Exterior Fire Safety Features into the CCRs for the community. These shall include:

A. Firewise Community – HOA required. See Appendix C.

1. Defensible space thirty-feet around the home to include:

A three-foot nonflammable barrier around the home, such as a rock & herb garden or flower beds.

Remove trees and branches within ten-feet of a structure, deck, or roof.

Plant ground covers and low-growing, herbaceous perennials, which retain more moisture than grass.

Remove lower branches on mature trees.

2. Firewise landscaping from 30 to 100-feet beyond the home with fire-resistant plants, including:

Planting deciduous trees and shrubs and a few widely spaced conifers.

Remove tree branches within eight feet of the ground; thin trees so that crowns remain fifteen feet apart at maturity.

Use flower gardens and nonflammable features, such as rock, to break up areas of vegetation.

Stack all woodpiles at least thirty-feet from any structure.

Clear away any flammable vegetation.

IX. Property Access & Signs – HOA required

1. All of the streets and roads shall be labeled.

2. House numbers to be posted at the end of the driveway.

3. Every dead-end street or long driveway shall have a turnaround area designed as either a "T" or a circle large enough to allow fire equipment to turn around. Fire engines need a minimum turnaround radius of sixty-feet on dead-end roads and cul-de-sacs.

4. Improve visibility for emergency personnel by clearing away flammable vegetation at least 5 – 10 feet from all roads and driveways.

5. A two-way driveway shall be at least eighteen feet wide and have an all-weather surface to accommodate fire engines.

Overhanging branches shall be trimmed to allow at least fifteen feet of overhead clearance.

X. Firewise Exterior Materials – HOA recommended

1. Encourage the use of non-combustible material, including metal or Class A shingle roofing and fiber-cement siding. Metal and cultured stone accents.

2. Metal-screened eaves, soffits, and vents.

XI. Interior Fire Safety Features – HOA and Homeowner Requirements

A. Smoke detectors in each bedroom. Builder requirement in HOA Design Specifications

B Semiannual reminder email from the HOA to change batteries.

C. Fire extinguishers on each level, in kitchen and garage. Builder requirement in HOA Design Specifications

D. Require annual cleaning of clothes dryer vents and fireplace/wood stove chimneys. HOA requirement.

E. Disallow storage of gasoline on the property, except for a small amount for personal machinery use. HOA requirement.

XII. 96-foot Cul-de-sac Bulbs

A. In comparison to previous versions, the newer 2018 version of the IFC has re-arranged the presentation of the turnaround construction requirements. It indicates that these requirements are only applicable if hydrant service is provided.

B. The State has not adopted the requirement for more extensive turnarounds. All residential bulbs have been constructed at 80-foot or 85-foot in diameter, including 19 completed road projects MSB approved in 2020.

C. The recently adopted Borough *Subdivision Construction Manual* now requires 85-feet for any new bulbs, after decades of constructing virtually all permanent and temporary bulbs at 80-feet.

D. Larger bulbs and ditches do not fit within the 120-foot diameter ROW, particularly in cut or fill areas, and will generate more snow to be removed and stored.

XIII. Recap

A. When he signed SB130 into law, Governor Parnell noted that "local governments choosing to pursue residential fire sprinkler systems engage in a more extensive public hearing and comment process" before mandating their installation, without exceptions.

B. The result of a fire sprinkler mandate makes homes within the City of Palmer an unviable option for builders and home buyers, with the ultimate consequence concluding in a loss of a tax base for the City.

C. The Palmer City Code adoption of 15.44.010-030 consists of 3 parts. The section entitled "Modifications" affirms that modifications are expected.

VII. Conclusion:

Cedar Park Development, LLC respectfully requests modifications to the existing subdivision requirements as discussed in this report. As identified, these modifications will provide much needed housing and an increased tax base. It will also send a clear signal to those that are concerned about the proposed annexation that the city of Palmer will work to accommodate future growth in a reasonable manner.

Several years ago, I was the developer for Eastbrook Subdivision in East Anchorage for Carr Gottstein Properties. When I presented my plan to Barney Gottstein and Larry Carr, Mr. Gottstein wanted to know all about the absorption, velocity and rate of return. Mr. Carr never spoke until the end of the presentation and I will always remember what he said, "In ten years, when I drive through the subdivision make sure I feel a sense of pride." For thirty years, that has been my guiding light for residential development. And that is my promise to the City of Palmer.

Additional guidance from the ICC/IFC is given below.

****IFC References 2-4-2021:**

" The International Fire Code is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small…This code is revised on a three-year cycle … The International Fire Code (IFC) is in use or adopted in 42 states…..As a model code, the IFC is intended to be adopted in accordance with the laws and procedures of a governmental jurisdiction. When adopting a model code like the IFC, some jurisdictions amend the code in the process to reflect local practices and laws" See https://www.iccsafe.org/products-and-services/i-codes/2018-i-codes/ifc/

Kansas and Wyoming are the apparent only states that have adopted the 2018 IFC without substantial modifications. See https://up.codes/code/international-fire-code-ifc-2018

"Appendix A"

Alaska State Legislature

Legislature(2011 - 2012)

Full Journal pdf

2011-08-24 **House Journal** **Page 1309**
HB 130
The following letter dated July 13, 2011, was received:

2011-08-24 **House Journal** **Page 1310**
"Dear Speaker Chenault:

On this date, I have signed the following bill passed by the first session of the Twenty-Seventh Alaska State Legislature and am transmitting the engrossed and enrolled copies to the Lieutenant Governor's Office for permanent filing:

CS FOR HOUSE BILL NO. 130(L&C)
"An Act relating to municipal building code requirements for fire sprinkler systems in certain residential buildings."

Chapter No. 26, SLA 2011
[Effective Date: October 11, 2011]

While HB 130 does not require residential fire sprinklers, it does mandate that local governments choosing to pursue residential fire sprinkler systems engage in a more extensive public hearing and comment process.

Sincerely,
/s/
Sean Parnell
Governor"

-LAWS OF ALASKA

2011

Source
CSHB 130(L&C)

Chapter No.
_____

AN ACT

Relating to municipal building code requirements for fire sprinkler systems in certain residential buildings.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

THE ACT FOLLOWS ON PAGE 1

AN ACT

Relating to municipal building code requirements for fire sprinkler systems in certain residential buildings.

*** Section 1.** AS 29.10.200 is amended by adding a new paragraph to read:

(62) AS 29.35.144 (sprinkler fire protection systems).

*** Sec. 2.** AS 29.35 is amended by adding a new section to read:

Sec. 29.35.144. Sprinkler systems in certain residential buildings. (a) Except as provided by (b) of this section, a municipality may not require a sprinkler fire protection system to be included in the construction of all new single-family residential buildings or in the construction of all new residential buildings with not more than two dwelling units.

(b) A municipality may, by ordinance, require a sprinkler fire protection system to be included in the construction of all new single-family residential buildings, in the construction of all new residential buildings with not more than two

dwelling units, or in both types of buildings. Before adopting an ordinance to implement this subsection, or before amending an ordinance to extend its coverage to residential buildings described in this subsection, in addition to complying with the other requirements relating to the adoption of an ordinance, the governing body of the municipality shall

(1) notwithstanding the publication requirement in AS 29.25.020(b)(3) or a comparable notice publication requirement of a home rule municipality, at least 30 days before the first scheduled public hearing for the ordinance, publish

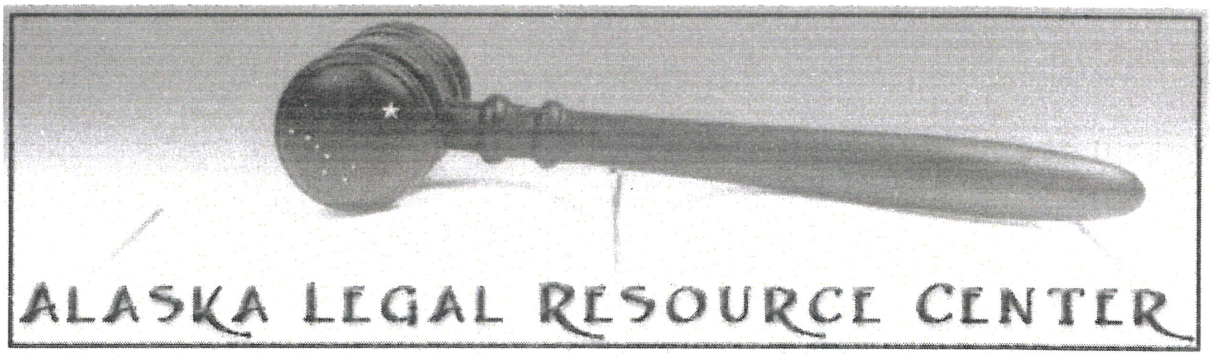
(A) a summary of the ordinance or ordinance amendment; and

(B) a notice of the time and place of each scheduled public hearing on the proposed ordinance or amendment; and

(2) notwithstanding the public hearing schedule requirement of AS 29.25.020(b)(6) or comparable public hearing scheduling requirement of a home rule municipality, schedule at least three public hearings on the proposed ordinance or ordinance amendment to be held within a period of not less than 60 days and not more than 180 days.

(c) This section applies to home rule and general law municipalities.

Alaska Statutes: AS 29.25.020. Ordinance Procedure.



Alaska Statutes.
Title 29. Municipal Government
Chapter 25. Municipal Enactments
Section 20. Ordinance Procedure.

previous: Section 10. Acts Required to Be By Ordinance.
next: Section 30. Emergency Ordinances.

(a) An ordinance is introduced in writing in the form required by the governing body.
(b) The following procedure governs the enactment of all ordinances, except emergency ordinances:
(1) an ordinance may be introduced by a member or committee of the governing body, or by the mayor or manager;
(2) an ordinance shall be set by the governing body for a public hearing by the affirmative vote of a majority of the votes authorized on the question;
(3) at least five days before the public hearing a summary of the ordinance shall be published together with a notice of the time and place for the hearing;
(4) copies of the ordinance shall be available to all persons present at the hearing, or the ordinance shall be read in full;
(5) during the hearing the governing body shall hear all interested persons wishing to be heard;
(6) after the public hearing the governing body shall consider the ordinance, and may adopt it with or without amendment;
(7) the governing body shall print and make available copies of an ordinance that is adopted.

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(c) An ordinance takes effect upon adoption or at a later date specified in the ordinance.
(d) This section does not apply to an ordinance proposed under AS 04.11.507(d).

Note to HTML Version:

This version of the Alaska Statutes is current through December, 2007. The Alaska Statutes were automatically converted to HTML from a plain text format. Every effort has been made to ensure their accuracy, but this can not be guaranteed. *If it is critical that the precise terms of the Alaska Statutes be known, it is recommended that more formal sources be consulted.* For statutes adopted after the effective date of these statutes, see, Alaska State Legislature If any errors are found, please e-mail Touch N' Go systems at E-mail. We hope you find this information useful.

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"Appendix B"

23.25.609.11 Pipe insulation.
Delete section. Refer to the IECC for insulation requirements.

23.25.609.12 Crawlspace water supply access.
Amend section 609 by adding section 609.12 as follows:

609.12 Crawlspace water supply access.
An unobstructed clear passageway no less than 40 inches high by 22 inches wide is required from the crawlspace access to the water supply line entrance.

23.25.610.8 Size of meter and building supply pipe using Table 610.4.
Amend by replacing the last sentence of section 610.8 with the following:
No new street service or building supply pipe shall be less than 1-inch in diameter.

23.25.612.0 Residential fire sprinkler systems.
Delete section 612.0. Required residential fire sprinkler systems shall comply with the International Fire Code.

23.25.613.0 Indoor water meter setter.
Amend Chapter 6 by adding section 613 as follows:

613.0 Indoor water meter setter.
All newly constructed single family, duplex and triplex residences shall install an approved indoor water meter setter with meter idler or a removable section of pipe to facilitate the future installation of water meters in a horizontal position. It shall be located in the vicinity of the main supply full-way valve, ahead of any branch lines and shall also have a valve on the outlet side. An easily accessible frost-proof area with adequate clearances shall be provided for meter installation, maintenance or removal. "Easily accessible" shall be considered an open area not concealed by an appliance, furnace, water heater or standard building material. When the meter is installed in a crawlspace, the maximum distance from the access opening to the meter shall not exceed 10-feet.

A horizontal section of pipe may be used in lieu of the indoor meter setter provided the pipe is equal in length to a water meter of the same size including meter couplings, but in no case shall it be less than 24 inches in length. The piping shall be supported to provide a permanent support for the water meter when installed.

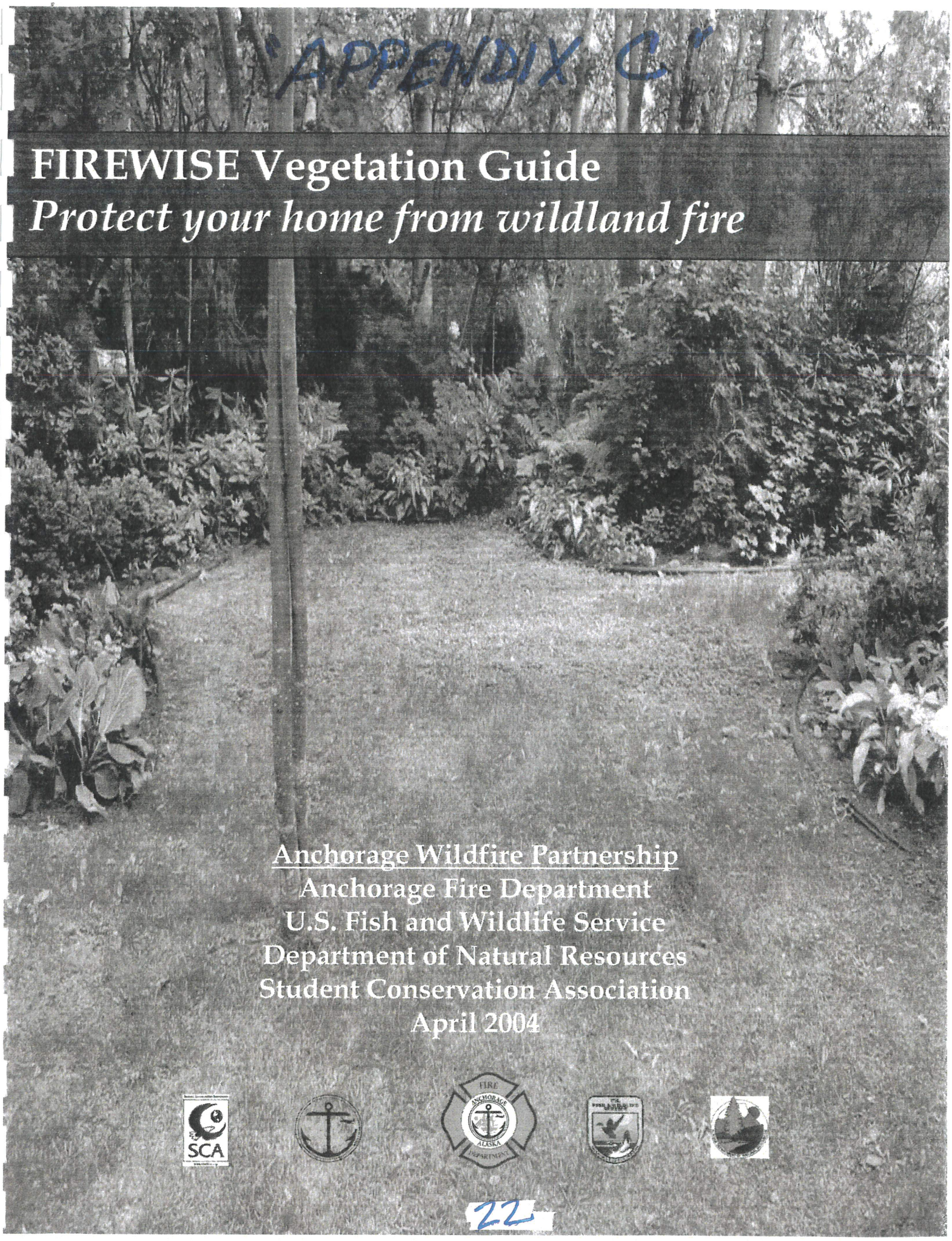
When the water tariff is revised to allow the metering of these residences, the utility shall furnish two meters and remote feed-outs at its expense and its crews shall install remote read-out meters at the time of actual meter installation.

23.25.704.3 Commercial Sinks.
Amend the second sentence in paragraph 704.3 to read as follows:
A floor drain or flush mounted floor sink shall be provided within 5 feet of

APPENDIX C

FIREWISE Vegetation Guide

Protect your home from wildland fire



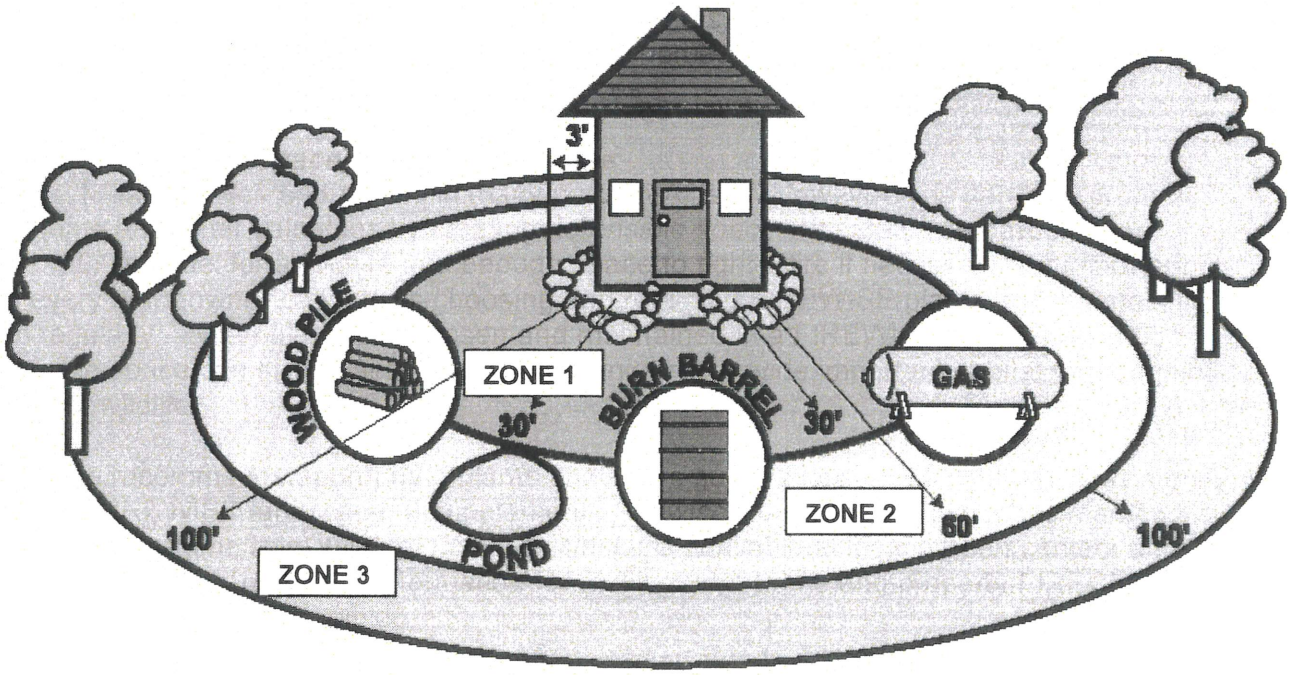
Anchorage Wildfire Partnership
Anchorage Fire Department
U.S. Fish and Wildlife Service
Department of Natural Resources
Student Conservation Association
April 2004

Anchorage Wildfire Partnership
The Anchorage Wildfire Partnership is an effort by local, state, and federal agencies to reduce the threat of wildfire within the Municipality of Anchorage. The partnership follows the principles set by FIREWISE and the Alaska Wildland Fire Coordinating Group.

Human caused fires accounted for 64% of wildfire events in Southcentral Alaska in 2002. The vegetation and wildlife in parks, campgrounds and adjacent residential areas would more likely be destroyed by a fire resulting from human carelessness than a natural event, such as a lightning strike. Creating defensible space around homes will decrease its potential for ignition and also protects a community's natural resources.

Creating *defensible space* around your home
Wildfire threatens lives and homes in many parts of Alaska. However, you can help protect your home and other valuables by creating *defensible space* – a safety zone around your home with little fuel for a wildfire and enough space to fight a fire if necessary. An important step every homeowner can take is choosing and retaining FIREWISE plants and maintaining them regularly. When plants are chosen and maintained in a FIREWISE manner, your defensible space can still be aesthetically pleasing and provide important habitat for songbirds and other wildlife.

This guide recommends appropriate plants and offers suggestions on using them to create an attractive FIREWISE landscape. It supplements *Firewise Alaska*, which describes many ways to protect your home from wildfire. *Firewise Alaska* is available at local garden centers and fire stations. Additional sources of information for making your home and property FIREWISE are listed on pages 9-10 of this guide.



Zone 1 Within 30 feet of structures

This is the minimum area needed for firefighters to protect a structure from wildfire. On a slope, increase the distance to 100 feet downhill from any structure you want to protect.

- Plant ground covers and low-growing, herbaceous perennials, which retain more moisture than turf grass. Use only plants less than 18 inches tall near buildings.
- Trees may be present in Zone 1 if the trunks are 20 feet apart and crowns are at least 10 feet apart at maturity. For trees taller than 20 feet, remove branches within eight feet of the ground.
- Plant only small shrubs spaced so they are several feet apart at maturity.
- Use rock or herb gardens and flower beds to create islands of vegetation.
- Use stone, gravel, concrete and other non-flammable materials in walls, walkways, and borders around structures to create fire breaks.
- Do not use a wooden walkway, fence, or wood chips in a way that could lead a fire to any structure you want to protect.
- Remove conifers and their branches growing within 10 feet of a building and any tree or shrub that drops debris on the roof or in gutters.
- In the event that a tree is left within the 10 foot zone, it should be pruned to no more than 30% the height of the tree and all ladder fuels should be removed.
- Keep vegetation healthy and tidy by watering, pruning, and mowing as needed. Areas should be free of debris, needles, and dead vegetation.

Zone 2 30 – 60 feet from structure

- Deciduous trees and shrubs and widely-spaced conifers may be planted in Zone 2.
- Remove branches within eight feet of the ground (no more than 30% the height of the tree) and space trees so that crowns remain 10 feet apart at maturity.
- Space shrubs or groups of shrubs a distance of two to three times their height apart.
- Small evergreen shrubs may be used with proper spacing and maintenance.
- Thin dense areas of shrubs and remove tall grass and dead trees.
- Use flower and vegetable gardens and non-flammable features such as rock to break up areas of vegetation.
- Remove all vegetation from around flammable materials such as wood piles and propane tanks for at least 10 feet.

Zone 3 60+ feet from structure

Only slight modifications may be needed in some natural woodlands in Zone 3.

- Retain deciduous trees and shrubs but thin areas of dense shrubs.
- Thin spruce to reduce the density of stands and remove lower branches.
- Mow tall grass or replace with less flammable broad-leafed plants.
- Retain healthiest plants and a variety of species and ages.
- A trail in Zone 3 can serve as a fire break.

Maintenance - *the key to a FIREWISE landscape*

- Separate islands of vegetation with less flammable material to eliminate a continuous fuel source from wildlands to structures and to slow the spread of fire.
- Place groups of plants with similar needs together to allow for easier watering and maintenance.
- Keep all vegetation well-watered throughout the season. Plants will be healthier and less likely to burn.
- Prune lower branches of large trees to eliminate ladder fuels — ground vegetation that grows under larger trees should be trimmed to keep fire from climbing into trees.
- When pruning, do not remove more than one-quarter of the live crown. Prune lower limbs from spruce in late summer or fall. A tree wounded in the spring may attract spruce bark beetles. Information on proper pruning is available from the Alaska Community Forestry Program.

Fire Resistant Vegetation

All plants will burn under extreme wildfire conditions, but fire resistant plants burn at a lower intensity, with slower rates of spread, and with shorter flame lengths. All of these factors contribute to the potential for home ignitions during a wildfire.

Characteristics of plants that ignite readily and burn intensely:

- Resinous plants, such as spruce, pine, juniper, and fir
- Leaves and wood containing waxes or oils
- Gummy, resinous sap with a strong odor, like sap from a spruce tree
- Coniferous trees that retain their needles in winter
- Stiff, leathery, fine, or lacy leaves
- Leaves that emit a strong odor when crushed

Characteristics of fire resistant plants:

- High water content and supple, moist leaves.
- Water-like, thin sap, similar to sap from a birch tree
- Little or no accumulation of dead vegetation on the plant or on the ground

Following is a list of FIREWISE plants that are hardy in most of Southcentral Alaska. However, there are different temperature zones even within Anchorage and some plants that are hardy in west Anchorage may not be hardy on the upper hillside. Ask your favorite garden center for plants that are best suited for your location. There are many other plants appropriate for FIREWISE landscaping; use this list as a guide. Many of the plants recommended here are native to Alaska.

Ground Covers and Herbaceous Perennials

Native

Columbine – *Aquilegia formosa*
Height: 8-36" Spread: 10"

Kinnikinnick – *Arctostaphylos uva-ursi*
Height: 8-12" Spread: 24-36"

Artemisia / wormwood – *Artemisia*
Height: 8-10" Spread: 8-15"

Dwarf dogwood / bunchberry – *Cornus canadensis*
Height: 4-6" Spread: 24"

Ferns – Various species (Wood, Lady, Ostrich)
Height: 1-4' Spread: 1-3'

Wild Strawberry – *Fragaria virginiana*
Height: 8-12" Spread: 12"

Chocolate lily – *Fritillaria camschatcensis*
Height: 5-18" Spread: 4-10"

Geranium / cranesbill – *Geranium*
Height: 10-18" Spread: 18-24"

Iris – *Iris setosa*
Height: 12-24" Spread: 6-10"

Lupine – *Lupinus arcticus*
Height 1-3' Spread 1'

Forget-me-not – *Myosotis alpestris*
Height: 6-12" Spread: 6-12"

Jacob's ladder – *Polemonium*
Height: 1-3' Spread: 1'

Nagoon berry – *Rubus arcticus*
Height: 2-4" Spread: 2-5"

Red raspberry – *Rubus idaeus*
Height: 2-4' Spread: 6-8'

Speedwell – *Veronica*
Height: 6-24" Spread: 6-10"

Violet – *Viola*
Height: 6-12" Spread: 6-12"

Non-Native

Bishop's weed – *Aegopodium podagraria*
Height: 6-12" Spread: 6-12"

Astilbe – *Astilbe*
Height: 2' Spread: 2'

Bergenia – *Bergenia* (E)
Height 12-20" Spread 10-20"

Lily of the valley – *Convallaria majalis*
Height: 6-8" Spread: 10"

Bleeding heart – *Dicentra spectabilis*
Height: 2'-4' Spread: 2'-4'

Hosta – *Hosta*
Height: 1-3' Spread: 1-3'

Iris sibirica
Height: 1-2' Spread: 1-2'

Tulip – *Tulipa*
Height 8-12" Spread: 6"

Shrubs

Native

Serviceberry – *Amelanchier*
Height: 3-13' Spread: 3-8' shrub or small tree

Red-twig dogwood – *Cornus stolonifera*
Height: 3-12' Spread: 4-12'

Sweet gale – *Myrica gale*
Height: 1-4' Spread: 2-6'

Potentilla – *Potentilla fruticosa*
Height: 2-5' Spread: 2-4'

Currant – *Ribes*
Height: 3-6' Spread: 3-5'

Prickly rose – *Rosa acicularis*
Height: 1-4' Spread: 3-4'

Willow – *Salix*
Height: 3 -30' Spread: 3-20'

Red Elder – *Sambucus racemosa*
Height: 4-12' Spread: 8'

Spirea – *Spiraea*
Height: 1–4' Spread: 2-4'

Blueberry – *Vaccinium alaskaense*
Height: 1-5' Spread: 2-4'

High bush cranberry – *Viburnum edule*
Height: 4-8' Spread: 2-4'

Non-Native

Amur maple – *Acerginnala*
Height: 10-20' Spread: 15-20' shrub or small tree

Nanking cherry – *Prunus tomentosa*
Height: 6-8' Spread: 6-8'

Flowering almond / rose tree of China – *Prunus triloba*
Height: 12' Spread: 12'

Rugosa rose / Sitka rose - *Rosa rugosa*
Height: 5-7' Spread: 5-7'

Meyer lilac / dwarf Korean lilac – *Syringa meyeri*
Height: 4-8' Spread: 8-10'

American cranberry bush – *Viburnum trilobum*
Height: 3-12' Spread: 3-12'

Trees

Native

Alaska paper birch – *Betula papyrifera* var. *neoalaskana*
Height: 20-80' Spread: 15-30'

Balsam Poplar – *Populus balsamifera*
Height: 30-90' Spread: 20-60'

Quaking aspen – *Populus tremuloides*
Height: 40-80' Spread: 20-25'

Black Cottonwood – *Populus trichocarpa*
Height: 40-90' Spread: 20-60'

Mountain ash – *Sorbus*
Height: 10-40' Spread: 10-30'

Non-Native

Flowering crabapple – *Malus*
Height: 10-30' Spread: 8-25'

Chokecherry – *Prunus virginiana*
Height: 20-30' Spread: 18-25'

Ussurian pear – *Pyrus ussuriensis*
Height: 30-40' Spread: 20-30'

Japanese tree lilac – *Syringa reticulata*
Height: 20-30' Spread: 15-25'

CAUTION: THE FOLLOWING PLANTS CAN INCREASE THE INTENSITY AND RATE OF SPREAD OF A WILDFIRE AND REQUIRE SPECIAL CARE AND PLACEMENT IF THEY ARE RETAINED WITHIN 30 FEET OF THE HOME.

Bluejoint reedgrass *Calamagrostis canadensis* is a tall grass that is a fire hazard in the spring before green-up. Dead grass burns readily and intensely and can carry fire very quickly. Cut and rake the dead grass each spring and fall; mow or separate it from other plants throughout the summer.

White spruce *Picea glauca* have been devastated throughout Southcentral Alaska by spruce bark beetles. The dead trees pose an additional fire hazard and should be removed, especially if located within Zone 1 or 2. Residual live trees will burn readily under dry conditions. Cultural practices such as pruning and water will reduce their potential to burn. Lower branches of live trees should be removed in late summer or fall, not in spring.

Black spruce *Picea mariana* are very volatile. Remove dead and lower branches which act as ladder fuels within Zone 1 and 2. Thin stands of black spruce where they occur within 100 feet of the structure.

Native plants

There are many benefits to choosing plants native to your neighborhood. They will be hardy, compatible with the other vegetation, and provide important food and shelter for songbirds and other wildlife. Although many native plants are not commonly available in garden centers, there are places where they can be gathered. The best spot may be in your own yard, where you can transplant them. Anywhere birch and spruce trees are growing, you will find seedlings in flower beds, gardens, or other places where the soil has been disturbed. These can be potted or moved to a protected site until they are large enough to plant into the ground.

Places to gather native plants for transplanting:

- Areas where roads are being built or widened. Contact the Department of Transportation's Regional Right-of-Way Office.
- Construction sites, especially large areas such as new subdivisions and schools. Call the contractor to ask for permission.
- On state land, 150 feet from roads, trails, or other facilities. (Not in state parks.)
- Check with local nurseries for plants and seeds.
- Watch for garden club sales in the spring.

Gathering plants is not allowed in:

- City, state, or national parks
- Campgrounds
- Portage Valley
- Turnagain Pass, between the pass and Bertha Creek
- Eklutna Flats
- Hatcher Pass from the Motherlode Lodge on the east side to Little Willow Creek, west of the pass

Transplanting tips:

- Some species transplant easily and others almost never survive a move. Ask a nursery employee, Native Plant Society member or the UAF Cooperative Extension which plants to gather.
- Take plenty of soil with the plant. Some will have deep roots in dry areas. In the forest, roots will grow in the top few inches of soil and spread far beyond the plant. Pruning clippers are useful for making clean and sharp cuts on the roots.
- Pack plants close together and water frequently until planted again.
- Plant as soon as possible.
- Plants transplant better when they are not in bloom
- Move plants to a site similar to the one they were growing in. A shade-loving plant will seldom thrive in an open, sunny area.
- Trees up to four feet tall are fairly easy to transplant. The roots are likely to be shallow and widespread. Make sharp cuts in the roots and keep them moist while they are exposed. Plant in a wide, shallow hole in which roots can spread.
- Tree and roots should be planted at the same depth from which they were removed. Water several times per week for the first two growing seasons.

Editors:
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Patricia Joyner, Education Coordinator, Community Forestry Program, Alaska Department of Natural Resources
Maureen deZeeuw, Fish and Wildlife Biologist, US Fish & Wildlife Service
Bill Sobers, Executive Director, Anchorage Soil and Water Conservation District

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Christine Dickenson, student, Florida Institute of Technology
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Additional information and resources are available from:
Anchorage Fire Department
Wildfire Mitigation Office
100 E. 4th Avenue
Anchorage, AK 99501
(907) 267-4956
www.muni.org/fire1/wildfire.cfm

University of Alaska Fairbanks Cooperative Extension Service
2221 E. Northern Lights Blvd, Suite #118
Anchorage, AK 99508
(907) 786-6300
http://www.uaf.edu/coop-ext/

Alaska Department of Natural Resources
Division of Forestry, Community Forestry Program
550 W. 7th Avenue, Suite 1450
Anchorage, AK 99501-3566
(907) 269-8465
www.dnr.state.ak.us/forestry

Alaska Native Plant Society
http://www.alaskakrafts.com/pages/anps.htm

US Fish & Wildlife Service
Anchorage Fish & Wildlife Field Office
605 West 4th Ave, Rm G-61
Anchorage, AK 99501
(907) 271-2888
http://alaska.fws.gov/

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CITY OF PALMER

231 W. Evergreen Avenue • Palmer • Alaska • 99645
• Telephone 907·761-1322•

SUBDIVISION PERMIT

#_____-_____

Date: _____

SUBDIVISION INFORMATION:	
Name of Proposed Subdivision: Cedar Park	
Property tax # 528748, 528749, 528750, 16089	
Legal Description: CEDAR HLS #2 PH 1 RSB T/A-1 TRACT 1, CEDAR HLS #2 PH 1 RSB T/A-1 TRACT 2, CEDAR HLS #2 PH 1 RSB T/A-1 TRACT 3, CEDAR HLS #2 PH I TRACT J	
General location of property: Old Glenn Highway and Marsh Road	
Total acres in proposed subdivision: 89 acres	Total Number of Lots/Parcels Proposed: 83 homesites
Access to the subdivision is from: Marsh Road and Old Glenn Highway	
Proposed source of Water: □ City of Palmer Water Utility X Individual Well □ Other _____	Proposed wastewater disposal: □ City of Palmer Wastewater Utility X On-site sewage system □ Other _____

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Cedar Park Properties, LLC	Name: Natalie Travers-Smyre
Mailing Address: 561 E 36th Avenue, Suite 200 Anchorage, AK 99503	Mailing Address: 561 E 36th Avenue, Suite 200 Anchorage, AK 99503
Contact Phone: 907-229-2703	Contact Phone: 907-727-4970
FAX:	FAX:
E-mail: cyoshimura@gci.net,	E-mail: natalie@bhhsalaska.com

*Attach list of additional owners if any.

ENGINEER/LAND SURVEYOR	
Name: Gary LaRusso Keystone Engineering & Curt Holler Holler Engineering	
Mailing Address: PO Box 2216 Palmer, AK 99645 & 3375 Sams Drive Wasilla, AK 99654	Contact Phone: 907-355-6780 Gary & 907-232-0510 Curt
	FAX:
E-mail: gary@mtaonline.net holler@mtaonline.net	E-mail:

Signature of Applicant: _____ Date: 3/4/21

Signature of Owner: _____ Date: _____
(If different then Applicant)

LID Assessments on property: □ There are no LID assessments due on this parcel □ LID assessments have been paid. □ LID assessments have not been paid.	Finance Office: Initials: _____ Date: _____
Comments on proposed: **Right-of-Way: Sewer** **and Water: Road** **Construction:** **Drainage:** **Lighting:**	Public Works Office: Initials: _____ Date: _____

Comments from Community Development Department on continuation of MSB Subdivision process:

_____
Date

❑ Recommend Approval*
❑ Recommend Denial

_____
Signature

* Condition(s) for Recommendation of Approval:
(1) Completion of Matanuska-Susitna Borough Title 43 (formerly Title 16 & 27) Platting Process
(2)
(3)

City of Palmer
Department of Community Development
645 E. Cope Industrial Way • Palmer, Alaska 99645
Phone: 907-745-3709 Fax: 907-745-5443
www.cityofpalmer.org

Variance Application Form

Palmer Municipal Code (PMC) 17.76

Applicant: Cedar Park, LLC

Property Location(s): Off Marsh Road and Old Glenn Highway

Owner of Record: Cedar Park, LLC

Legal Description (lot, block): Cedar Hills #2 Ph 1 Tract 1, Cedar Hills #2 Tract 2, Cedar Hills #2 Ph 1 Tract 3, Cedar Hills #2 Phase 1 Tract J

How is the property zoned?: R1

Request variance from PMC: 13.16.065

Reason for variance request:

It is not a requirement in the 2018 International Fire Code that al houses are sprinkled; instead, if a subdivision has more than 30 lots, AND if that subdivision has only one access, the houses have to be sprinkled OR a second access must be constructed. The code section allows only one access without sprinkling IF future road connections are platted or proposed. The proposed cedar park is designed with a loop road working in conjunction with the existing Cedar Hills, AND contains multiple paths, AND we have provided connections to the adjoining properties to facilitate future connections. Please see attached supplement.

Please attach any plans or document pertinent to the request.

In additional the above information, please provide a written explanation stating how each of the following requirements has been met:

A. There are unusual circumstances applying to the property that do not apply generally to other properties in the same vicinity and that the problem of the applicant is not the result of his own action (PMC 17.76.020);

No. There are many reasons why the City of Palmer would benefit from lower density development. Please see attached supplement.

B. The strict interpretation of this title would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of this title (PMC 17.76.020);

No. If granted, this variance is the minimum variance that will make possible a reasonable use of the land. In addition, the homeowner association will require Firewise landscaping, street address signage, and recommend supplemental interior & exterior firewise materials. Please see attached supplement.

C. The authorization of the variance will not be injurious to nearby property nor harmful to the public welfare (PMC 17.76.020);

This condition is met. The variance if granted, will not adversely affect the health, safety, and welfare of the public.

D. The granting of the variance will be in harmony with the objectives of this title and of the comprehensive plans (PMC 17.76.020);

This condition is met. If granted, the variance does not change the objectives of the title or comprehensive plans.

E. The application is due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable (PMC 17.76.020);

This application is not due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable.

F. That the granting of the variance will not permit a land use in a district in which that use is prohibited (PMC 17.76.020).

This condition is met. If granted the variance does not change the character of the district, keeps the intent of the code, and does not permit a use not otherwise permitted in the R1 land use district.

Application date: 3/4/21

Signature of owner's authorized representative:

Mailing Address 561 E 36th Ave, Ste 200

City Anchorage State AK Zip 99503

Phone/Contact Number(s): 907-229-2703

$250 Nonrefundable Application Filing Fee Submitted:

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Department of Community Development
645 E. Cope Industrial Way • Palmer, Alaska 99645
Phone: 907-745-3709 Fax: 907-745-5443
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How is the property zoned?: R1

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D. The granting of the variance will be in harmony with the objectives of this title and of the comprehensive plans (PMC 17.76.020);

This condition is met. If granted, the variance does not change the objectives of the title or comprehensive plans.

E. The application is due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable (PMC 17.76.020);

This application is not due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable.

F. That the granting of the variance will not permit a land use in a district in which that use is prohibited (PMC 17.76.020).

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Legal Description (lot, block): Cedar Hills #2 Ph 1 Tract 1, Cedar Hills #2 Tract 2, Cedar Hills #2 Ph 1 Tract 3, Cedar Hills #2 Phase 1 Tract J

How is the property zoned?: R1

Request variance from PMC: 12.12.035

Reason for variance request:

The drainage plan desiged by Holler Engineering directing water flow in Cedar Park into multiple infiltration points, either in the right-of-way or in drainage easements that supports the natural shape of the ground.

Please attach any plans or document pertinent to the request.

In additional the above information, please provide a written explanation stating how each of the following requirements has been met:

A. There are unusual circumstances applying to the property that do not apply generally to other properties in the same vicinity and that the problem of the applicant is not the result of his own action (PMC 17.76.020);

No. If granted, Cedar Park's surface water will drain into infiltration points throught the community. Snow storage will be improved by the location of the infiltration points. Please see attached supplement.

B. The strict interpretation of this title would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of this title (PMC 17.76.020);

No. The utilization of infiltration points have been proven effective in the general area. Please see attached supplement.

C. The authorization of the variance will not be injurious to nearby property nor harmful to the public welfare (PMC 17.76.020);

This condition is met. The variance if granted, will not adversely affect the health, safety, and welfare of the public.

D. The granting of the variance will be in harmony with the objectives of this title and of the comprehensive plans (PMC 17.76.020);

This condition is met. If granted, the variance does not change the objectives of the title or comprehensive plans.

E. The application is due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable (PMC 17.76.020);

This application is not due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable.

F. That the granting of the variance will not permit a land use in a district in which that use is prohibited (PMC 17.76.020).

This condition is met. If granted the variance does not change the character of the district, keeps the intent of the code, and does not permit a use not otherwise permitted in the R1 land use district.

Application date: 3/4/21

Signature of owner's authorized representative:

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Legal Description (lot, block): Cedar Hills #2 Ph 1 Tract 1, Cedar Hills #2 Tract 2, Cedar Hills #2 Ph 1 Tract 3, Cedar Hills #2 Phase 1 Tract J

How is the property zoned?: R1

Request variance from PMC:

Reason for variance request:

The state has not adopted the requirement for more extensive turnarounds. All residential bulbs have been constructed at 80-foot or 85-foot diameter, including nineteen completed road projects approved in the MSB in 2020.

Please attach any plans or document pertinent to the request.

In additional the above information, please provide a written explanation stating how each of the following requirements has been met:

A. There are unusual circumstances applying to the property that do not apply generally to other properties in the same vicinity and that the problem of the applicant is not the result of his own action (PMC 17.76.020);

No. Larger bulbs and ditches do not fit within the 120-foot diameter right-of-way, particularly in cut or fill areas, and will generate more snow to be removed and stored.

Please see attached supplement.

B. The strict interpretation of this title would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of this title (PMC 17.76.020);

Yes. If granted, this variance is the minimum variance that will make possible a reasonable use of the land.

Please see attached supplement.

C. The authorization of the variance will not be injurious to nearby property nor harmful to the public welfare (PMC 17.76.020);

This condition is met. The variance if granted, will not adversely affect the health, safety, and welfare of the public.

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E. The application is due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable (PMC 17.76.020);

This application is not due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable.

F. That the granting of the variance will not permit a land use in a district in which that use is prohibited (PMC 17.76.020).

This condition is met. If granted the variance does not change the character of the district, keeps the intent of the code, and does not permit a use not otherwise permitted in the R1 land use district.

Application date: 3/4/21

Signature of owner's authorized representative:

Mailing Address 561 E 36th Ave Ste 200

City Anchorage State AK Zip 99503

Phone/Contact Number(s): 907 229 2703

$250 Nonrefundable Application Filing Fee Submitted:

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Legal Description (lot, block): Cedar Hills #2 Ph 1 Tract 1, Cedar Hills #2 Tract 2, Cedar Hills #2 Ph 1 Tract 3, Cedar Hills #2 Phase 1 Tract J

How is the property zoned?: R1

Request variance from PMC: 13.16.020, 13.16.025, 13.16.030

Reason for variance request:

The homesites within Cedar Park have been designed to accommodate private water & sewer systems. Twenty-three soils test have been conducted, and test wells have been drilled.

Lot 78 is 301' deep and produces 30-gallons per minute. Lot 74 is 281' deep and produces 25-gallons per minute, and Lot 4 is 109' deep and flows at 10 gallons per minute.

These soil tests and wells were drilled to ensure the homesites are capable of private systems.There is no need for extensions of the public utilities to Cedar Park.

Please attach any plans or document pertinent to the request.

In additional the above information, please provide a written explanation stating how each of the following requirements has been met:

A. There are unusual circumstances applying to the property that do not apply generally to other properties in the same vicinity and that the problem of the applicant is not the result of his own action (PMC 17.76.020);

Yes. Cedar Park will be a community with a rural feel, with homesites ranging from 30,000 - 45,000 square feet and

widths of approximately one hundred twenty-five feet and minimum side-yard setbacks of twenty-five feet.

These large homesites accommodate private water and sewer systems. Please see attached supplemental.

B. The strict interpretation of this title would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of this title (PMC 17.76.020);

Yes. Per PMC 13.16.025 & 16.16.030 when a lot in a proposed subdivision has an area of 20,000 sqft or more,

connection to the city water and sewer systems are not required, if the lot can support a private system.

The lots in Cedar Park fulfill this requirement. Please see attached supplemental.

C. The authorization of the variance will not be injurious to nearby property nor harmful to the public welfare (PMC 17.76.020);

This granting of this variance will not be injious to nearby property nor harmful to the public welfare.

D. The granting of the variance will be in harmony with the objectives of this title and of the comprehensive plans (PMC 17.76.020);

The granting of this variance will be in harmony with the objective of this title and the comprehensive plans by creating more housing, tax base, and population growth to the city of Palmer.

E. The application is due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable (PMC 17.76.020);

This application is not due to unusual lot shape, topographic conditions, or governmental action or regulations which render the property unusable.

F. That the granting of the variance will not permit a land use in a district in which that use is prohibited (PMC 17.76.020).

The granting of this variance will not permit a land use in a district that use is prohibited.

Application date: 3/4/21

Signature of owner's authorized representative:

Mailing Address 561 E 36th Ave, 200

City Anchorage State AK Zip 99503

Phone/Contact Number(s): 907-229-2703

$250 Nonrefundable Application Filing Fee Submitted:

City of Palmer
Department of Community Development
645 E. Cope Industrial Way • Palmer, Alaska 99645
Phone: 907-745-3709 Fax: 907-745-5443
www.cityofpalmer.org

Variance Application Form

Palmer Municipal Code (PMC) 17.76

Applicant: Cedar Park, LLC

Property Location(s): Off Marsh Road and Old Glenn Highway

Owner of Record: Cedar Park, LLC

Legal Description (lot, block): Cedar Hills #2 Ph 1 Tract 1, Cedar Hills #2 Tract 2, Cedar Hills #2 Ph 1 Tract 3, Cedar Hills #2 Phase 1 Tract J

How is the property zoned?: R1

Request variance from PMC: 13.16.065

Reason for variance request:

The developer is requesting this variance to cut down on the light pollution which is given off by traditional street lights. In lieu of traditional street lights, it will be a homeowner association design requirement tat all homesites install a driveway entrance light at the end of the driveway to light the street. The lights will add a rural feel to the community and prevent light pollution. Please see attached supplement.

Please attach any plans or document pertinent to the request.

In additional the above information, please provide a written explanation stating how each of the following requirements has been met:

A. There are unusual circumstances applying to the property that do not apply generally to other properties in the same vicinity and that the problem of the applicant is not the result of his own action (PMC 17.76.020);

No. If granted, the amount of light pollution will be reduced and maintain the rural feel of the community. Please see attached supplement.

B. The strict interpretation of this title would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of this title (PMC 17.76.020);

No. Please see attached supplement.

C. The authorization of the variance will not be injurious to nearby property nor harmful to the public welfare (PMC 17.76.020);

The variance if granted, will not adversely affect the health, safety, and welfare of the public.

D. The granting of the variance will be in harmony with the objectives of this title and of the comprehensive plans (PMC 17.76.020);

If granted, the variance does not change the objectives of the title or comprehensive plans.

E. The application is due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable (PMC 17.76.020);

This application is not due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable.

F. That the granting of the variance will not permit a land use in a district in which that use is prohibited (PMC 17.76.020).

If granted the variance does not change the character of the district, keeps the intent of the code, and does not permit a use not otherwise permitted in the R1 land use district.

Application date: 3/4/21

Signature of owner's authorized representative:

Mailing Address 561 E 36th Ave, Ste 200

City Anchorage State AK Zip 99503

Phone/Contact Number(s): 907-229-2703

$250 Nonrefundable Application Filing Fee Submitted: