



City of Palmer
Planning and Zoning Commission Packet
February 18, 2021





AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
 - 1. Regular Meeting of January 21, 2021
- F. Persons to be Heard
- G. Public Hearings
 - 1. IM 21-001: Amending Palmer Municipal Code Chapter 17.32 to allow retail marijuana as a permitted use and amend 17.36 and 17.57 to allow marijuana cultivation, testing and manufacturing as a permitted use
- H. Unfinished Business
- I. New Business
- J. Plat Reviews
 - 1. IM 21-007: Pre-application request to create 35 lots by a three-phase master plan from Tax Parcel C30 to be known as Green Acres Master Plan
- K. Public Comments
- L. Staff Report
- M. Commissioner Comments
- N. Adjournment

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Minutes

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PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA

REGULAR MEETING
THURSDAY, JANUARY 21, 2021
7:00 P.M. - COUNCIL CHAMBERS

A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Vice Chair Peterson at 7:00 p.m. Welcome to new Commissioners Linda Combs, Lisbeth Jackson, and Pamela Melin.

B. ROLL CALL:

Present and constituting a quorum were Commissioners:

Casey Peterson, Vice Chair	Josh Tudor (via teleconference)
Kristy Thom Bernier (via video-conference)	Sabrina Shelton (via teleconference)
Linda Combs	Lisbeth Jackson (via teleconference)
Pamela Melin	

Also present were:

Brad Hanson, Community Development Director
Nichole Degner, Community Development Specialist
Pam Whitehead, Minutes Recorder (via teleconference)

C. PLEDGE OF ALLEGIANCE: The Pledge was performed.

D. ORGANIZATION OF THE COMMISSION:

1. Election of Chair:

Following nomination:

Main Motion: To elect Commissioner Casey Peterson to serve as Chair for the ensuing term.

Moved by:	Thom Bernier
Seconded by:	Combs
Vote:	Unanimous
Action:	Motion Carried by roll call vote.

2. Election of Vice Chair:

Following nomination:

Main Motion: To elect Commissioner Josh Tudor to serve as Vice Chair for the ensuing term.

Moved by:	Shelton
Seconded by:	Combs
Vote:	Unanimous
Action:	Motion Carried by roll call vote.

E. APPROVAL OF AGENDA:

The agenda was unanimously approved, as Amended, moving J New Business items 2, 3, and 4 to be heard after G, Persons to be Heard. There were no objections.

[Jackson, Melin, Combs, Shelton, Thom Bernier, Tudor, Peterson]

F. MINUTES OF PREVIOUS MEETING:

The minutes of the **November 19, 2020 Regular Meeting** were unanimously approved as amended to reflect the Minutes were approved the 21st day of January, 2021 (not the December 17, 2020 meeting which had been cancelled).

[Jackson, Melin, Combs, Shelton, Thom Bernier, Tudor, Peterson]

G. PERSONS TO BE HEARD: None.

[The following **New Business** items were moved forward per Amended Agenda]:

1. **Resolution No. 21-001:** A Resolution of the Palmer Planning and Zoning Commission in Appreciation of the Contributions of Planning and Zoning Commission Member Richard Benedetto.

Main Motion: For approval of Resolution No. 21-001.

Moved by:	Combs
Seconded by:	Thom Bernier
Vote:	Unanimous
Action:	Motion Carried by roll call vote.

Commissioner Thom Bernier and Commissioner Combs spoke in appreciation of Commission Member Richard Benedetto's service to the P&Z Commission and City of Palmer.

Richard Benedetto (telephonically) thanked everyone and spoke in appreciation of his time on the P&Z Commission and the relationships gained.

2. **Resolution No. 21-002:** A Resolution of the Palmer Planning and Zoning Commission in Appreciation of the Contributions of Planning and Zoning **Commission Member Gena Ornquist.**

Main Motion: For approval of Resolution No. 21-002.

Moved by:	Thom Bernier
Seconded by:	Shelton
Vote:	Unanimous
Action:	Motion Carried by roll call vote.

Commissioner Thom Bernier spoke in appreciation for the contributions of Commission Member Gena Ornquist during her time on the Commission.

Gena Ornquist (telephonically) thanked everyone and spoke in appreciation of her time on the Commission.

3. **Resolution No. 21-003:** A Resolution of the Palmer Planning and Zoning Commission in Appreciation of the Contributions of Planning and Zoning **Commission Member Dan Lucas.**

Main Motion: For approval of Resolution No. 21-003.

Moved by:	Thom Bernier
Seconded by:	Tudor
Vote:	Unanimous
Action:	Motion Carried by roll call vote.

Commissioner Combs spoke in high appreciation for Commission Member Dan Lucas not only for his contributions to the Commission but also for his expertise in bridging with the City Council. Chair Casey

Peterson also commented in appreciation for Dan’s expertise as Chair of the Commission. He will be missed.

H. PUBLIC HEARINGS:

1. **IM 21-001:** Amending 17.08 Definitions and Palmer Municipal Code Chapter 17.32 General Commercial to allow retail Marijuana as a permitted use and amend 17.36 Industrial and 17.57 Agricultural to allow marijuana cultivation, testing and manufacturing as a permitted use.

Chair Peterson opened the public hearing for public testimony:

Gena Ornuist, Palmer resident, testified raising concerns about reported offensive odors coming from some of the buildings or premises that house marijuana retail or cultivation; recommended that the Commission take this into consideration when deciding where to allow these particular businesses.

Janet Kincaid, Palmer property and business owner, also voiced concerns about the offensive smells involved with marijuana businesses to surrounding businesses and neighborhoods; also recommended this be taken into consideration when deciding permitted locations, that it is very important to the future image of our community; advocated for not allowing in Downtown Palmer, suggesting the Industrial Park.

Commissioner Combs inquired of staff if anyone contacted the office with any comment. Director Hanson responded that no one contacted his office with any comments.

There being no other public testimony, Chair Peterson closed public testimony at 7:32 p.m.

Staff Report: Director Hanson summarized current status of the Ordinance. See page 11 of the packet for a summary statement and other information, stating on October 6, 2020 voters of Palmer passed a referendum repealing the prohibition of marijuana cultivation, manufacturing, testing and retail stores. The referendum called for all four licensing types to be legal within the city. The recommendation is to review the draft ordinance and if approved, move forward to the City Council with a recommendation for adoption.

Chair Peterson called for the motion to be put on the table for discussion:

Main Motion: For adoption of proposed Ordinance 21-0XX, Amending 17.08 Definitions and PMC Chapter 17.32 General Commercial to allow retail Marijuana as a permitted use and amend 17.36 Industrial and 17.57 Agriculture to allow marijuana cultivation, testing and manufacturing as a permitted use.

Moved by:	Tudor
Seconded by:	Melin

Lengthy open discussion and questions of staff took place regarding the steps necessary to implement the ballot proposition and the standards for marijuana businesses to be put in place. It was determined that additional research is needed regarding on-site consumption and definitions for schools, including pre-school and daycare centers.

Main Motion: To postpone further discussion or vote on IM 21-001 until the next meeting on February 18, 2021 to allow further research.

Moved by:	Combs
Seconded by:	Tudor
Vote:	Unanimous
Action:	Motion Carried by roll call vote.

Main Motion: To direct Staff to research the definition of schools and the ability to prohibit on-site use in a marijuana establishment.

Moved by:	Combs
Seconded by:	Shelton
Vote:	Unanimous
Action:	Motion Carried by roll call vote.

I. UNFINISHED BUSINESS: None.

J. NEW BUSINESS:

1. A Committee of the Whole: Discussion of IM 21-002 regarding Community and Economic Analysis for evaluation of an Annexation petition (note: action may be taken by the Commission following the committee of the whole).

Main Motion: To enter Committee of the Whole for discussion on IM 21-002.

Moved by:	Shelton
Seconded by:	Molin
Vote:	Unanimous
Action:	Motion Carried by roll call vote.

[The Commission entered Committee of the Whole at 8:35 p.m.; exited at 9:07 p.m.]

Staff Report: Director Hanson introduced Heather Stewart, Consultant with Agnew::Beck, who has been selected by the City Council to conduct a community and economic analysis regarding annexation. A printed copy of the presentation is included in the packet (pp 21-33). The Commission is to provide comments where necessary should further action be requested.

Director Hanson and Ms. Stewart led the Commission through the presentation, discussing Economic Analysis, Palmer's Goals for Annexation, and Study Areas. A number of virtual Zoom public meetings are planned, the first to be held February 4, 2021. The survey will also be reopened January 25 through February 19, 2021. The project website is PalmerAnnexStudy.org.

Director Hanson cautioned that the Open Meetings Act still governs virtual meetings, so only three Commissioners at a time can participate.

It was recommended for Commissioners to get the word out to as many members of the public as possible to participate in the virtual meetings as well as the survey.

There being no additional comments, Chair Peterson declared exit of Committee of the Whole at 9:07 p.m.

K. PLAT REVIEWS:

1. **IM 21-003:** Pre-application request to create a utility lot and a remainder tract from Tract C-1, Brittany Estates Addition 1, Phase 3, Plat No. 2005-802.

Director Hanson provided a staff report, noting the pre-application packet has been distributed through city departments for comments, which stated no changes necessary.

The Commission had no additional comments.

2. **IM 21-004:** Pre-application request to create 27 lots from Tract 1-C, Country Addition to Eve's Eye, Plat No. 98-94.

Director Hanson provided a staff report, noting City Departments reviewed the pre-application packet and had the following comments:

Building Inspector and Fire Chief: TR 1-B appears to be land locked with access easement only. Access easement should be developed in accordance to fire code. IFC appendix D. See D102 & D103. This is to ensure the fire department can access the area at all times.

Other departments: No changes necessary.

The Commission had no additional comments.

3. **IM 21-005:** Pre-application request to vacate a 4' x 63' portion of the alleyway North of Lot 16, Block 1, Riverside, Plat 7-160 and add to Lot 16.

Director Hanson provided a staff report, noting City Departments reviewed the pre-application packet and commented: No changes necessary.

The Commission had no additional comments.

4. **IM 21-006:** Pre-application routing slip to create 82 lots from Tracts 1-3, Cedar Hills #2 Ph 1, Plat No. 2017-15 and Tract J, Cedar Hills #2 Ph 1, Plat No. 2000-66.

Director Hanson provided a staff report, noting City Departments reviewed the pre-application request and commented as follows:

Public Works and Community Development: Developer will be required to enter into a Subdivision Agreement with COP and either provide City Utilities to propose a different plan for water and sewer services to the City Manager for approval. Septic and well systems require approval from the City Manager for deviation from PMC requirements. As part of the Subdivision Agreement, the developer is required to follow City Development Standards and Standard Specifications for all other requirements (roads, lighting, and traffic control).

The Commission had no additional comments.

K. PUBLIC COMMENTS: There were no members of the public in attendance.

M. STAFF REPORT: Director Hanson had no additional staff report.

N. COMMISSIONER COMMENTS:

Commissioner Thom Bernier:

- Commented thank you to Dan Lucas, Gena Ornquist, and Richard Benedetto for their service on the Commission and welcome to new Commissioners Jackson, Melin, and Combs.
- Congratulations to Chair Peterson and Vice Chair Tudor.

Commissioner Combs:

- Commented she is honored to start a term on the Planning & Zoning Commission and is honored to serve with the rest of the Commissioners;
- Thank you for a great meeting.

Commissioner Jackson:

- Commented Aloha from Hawaii, noting feels she has some big shoes to fill from the retiring Commissioners;
- Noted she is thankful for the opportunity to serve the City of Palmer and to hopefully contribute a little more in the future.

Commissioner Melin:

- Commented she is grateful to be part of the Commission; looks forward to working with everyone.

Chair Peterson:

- Commented welcome to the new Commissioners and hopes to worthy of the nomination as Chair for the remainder of the year.

O. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 9:20 p.m.

APPROVED by the Planning and Zoning Commission this 18th day of February, 2021.

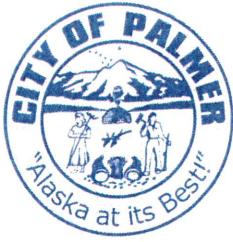
Casey Peterson, Chair

Brad Hanson, Community Development Director



Public Hearings

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-001**

SUBJECT: Consideration of text amendment to Palmer Municipal Code Chapter 17.32.020 to allow retail of marijuana and PMC 17.36.020 and 17.57.020 marijuana cultivation, manufacturing and testing.

AGENDA OF: January 21, 2021
February 18, 2021

ACTION: Review and make recommendation

Attachment(s): 1) Draft CC Ordinance No. 21-0XX
2) Ordinance No. 21-0XX Enacting standards for marijuana businesses
3) Chapter 7 of 3 AAC 306 Regulations for the Marijuana Control Board

Summary: At the January meeting planning and zoning asked for additional information and an updated school definition. Included is a proposed ordinance that will amend PMC Chapter 5 enacting standards for operations for marijuana business establishments and marijuana license application review process. PMC Title 5, Business License and Regulations will have the standards for operation and PMC Title 17 will permit the use within zoning districts for the City of Palmer.

3 AAC 306 Alaska State Regulations for Marijuana Control Board Chapter 7 is included as an attachment to highlight how marijuana business establishments are regulated statewide. PMC Chapter 5, authorized by AS 17.38 local control, will place additional requirements of business establishments to preserve the public safety, health and welfare.

On October 6, 2020 voters of Palmer passed a referendum repealing the prohibition of marijuana cultivation, manufacturing, testing and retail stores. In order to implement the intent of the ballot proposition Palmer Municipal Code needs to be amended to all the use within zoning districts.

The ballot proposition which passed allowed for all State of Alaska licensing types. Considering the difference between the scale and scope of the licensing types, Planning and Zoning should distinguish between type of license and zoning district. Staff has proposed to allow for retail marijuana businesses as a permitted use within the General Commercial zoning district and marijuana cultivation, manufacturing and testing in the Industrial and Agriculture zoning districts.

Educational institutions have taken different forms and characteristics, differentiation is necessary to identify those institutions that may be impacted by the location of a retail marijuana store. Proposed definitions for schools are presented in the packet for commission consideration.

Recommending to City Council for the adoption of this ordinance is one of the necessary steps to implementing the ballot proposition. Other considerations are taxation and licensing or permitting requirements.

Recommendation: Review draft Ordinance No. 20-XX and if approved, move forward to City Council with recommendation for adoption.

**City of Palmer
Ordinance No. 21-0XX**

Subject: Amending Palmer Municipal Code Title 5.32 definitions and enacting 5.32.030 standards for marijuana businesses, 5.32.040 marijuana businesses license review, 5.32.050 consuming marijuana in a public place and 5.32.060 marijuana oil, flammable extraction prohibited

Agenda of: Month Day, Year

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

Originator Information:

Originator: Brad Hanson, Director Community Development

Department Review:

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

Certification of Funds:

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

- This legislation (√):
- Creates revenue in the amount of: \$ _____
 - Creates expenditure in the amount of: \$ _____
 - Creates a saving in the amount of: \$ _____
 - Has no fiscal impact

Funds are (√):

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

Director of Finance Signature: _____

Approved for Presentation By:

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

Attachment(s):

1. Ordinance No. 21-0xx
2. Title 17 Ordinance Allowing the operation of marijuana businesses

Summary Statement/Background:

On October 6, 2020 residents of Palmer passed Referendum Ordinance No. 20-004 Repealing Palmer Municipal Code (PMC) Chapter 5.32 Marijuana Businesses, Prohibiting the Operation of Marijuana Cultivation Facilities, Marijuana Manufacturing Facilities, Marijuana Testing Facilities, and Retail Marijuana Stores Pursuant to AS 17.38.110 Local Control, but Not Restricting Industrial Hemp as Defined Herein.

This ordinance creates standards for operation of marijuana establishment businesses in the City of Palmer. The ordinance utilizes the language of the State of Alaska enacting regulations 3 AAC 306, regulations for Marijuana Control Board for AS 17.38 as a foundation for regulating marijuana establishment businesses in Palmer. 3 AAC 306 provides definitions, licensing types, general license requirements, operational controls, proximity requirements for four classifications of land use activities, signage, and odor. This ordinance adds childcare facilities to the activities that require a buffer for the operation of the license type.

This ordinance prohibits on-site consumption as an authorized use in the city. On-site consumption requires an additional endorsement to a retail marijuana license from the State of Alaska Marijuana Control Board and is subject to the same local control option the state authorizes in 17.38.110. The Palmer Planning and Zoning Commission considered the on-site endorsement when determining where marijuana licensing types should be permitted and determined because of the City of Palmer smoking ban and the prohibition of smoking in a public place in Chapter 8 it would be in conflict with current code.

Chapter 5 of Palmer Municipal code addresses different licensing activities the city regulates. Standards for operation and licensing review procedures are proposed to be enacted to supplement existing code language.

This ordinance distinguishes marijuana definitions as well as the process for marijuana business licensing and standards for marijuana businesses. The intent of this ordinance to implement the statutes and regulations from PMC and the recent approval of permitting the operation, cultivation, manufacturing, testing and retail sale stores of marijuana.

Administration's Recommendation:

Adopt Ordinance No. 21-0XX Amending Palmer Municipal Code Title 5.32 definitions and enact standards for marijuana establishment licensing operations.

LEGISLATIVE HISTORY

Introduced by:

Date:

Public Hearing:

Action:

Vote:

Yes:

No:

CITY OF PALMER, ALASKA

Ordinance No. 21-0XX

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Title 5.32 definitions and enacting 5.32.030 standards for marijuana businesses, 5.32.040 marijuana businesses license review

WHEREAS, on November 4, 2014 the voters of the State of Alaska passed Ballot Measure 2, an Act to Tax and Regulate the Production, Sale, and Use of marijuana, codified as Alaska Statute 17.38; and

WHEREAS, Alaska Statute 17.38.210 states in part that a "local government" may enact ordinances or regulations not in conflict with this chapter or with regulations enacted pursuant to this chapter; and

WHEREAS, in October 2020 City of Palmer residents voted by referendum to repeal previously enacted referendum prohibiting the operation of marijuana businesses

WHEREAS, the City of Palmer as a home rule municipality, has the authority to provide responsible standards of operation of marijuana businesses that protect the public peace, health, safety and welfare

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 5.32.011 definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

"Consume" means the act of ingesting, inhaling, or otherwise introducing marijuana into the human body.
"Local regulatory authority" means the office or entity designated to process marijuana establishment applications by a local government.
"Marijuana" means all parts of the plant of the genus cannabis whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marijuana concentrate; "marijuana" does not include fiber produced from the stalks, oil or cake made from the seeds of the plant, sterilized seed of the plant that is incapable of germination, the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products, or industrial hemp.

Section 4. Palmer Municipal Code Section 5.32.030 standards for marijuana businesses is hereby amended to read as follows (new language is underlined and deleted language is stricken):

5.32.030 Standards for Marijuana businesses

A. No person may operate a marijuana business within the City without a current City of Palmer business license and a license and associated endorsements under AS 17.38 from the State of Alaska Marijuana Control Board. Licensee must be in compliance of all requirements of AS 17.38.

B. Marijuana businesses must be permitted under PMC 17.28.020 as provided in the City of Palmer's Commercial Land Use Matrix and the provisions of this section. On-site consumption endorsements are not an approved use in the city of Palmer.

C. Buffer distances shall be measured as the closest distance from the perimeter of a stand-alone marijuana business structure to the outer boundaries of the school, youth recreation center, childcare facility, the main public entrance of a church, or a correctional facility. If the marijuana establishment occupies only a portion of a structure, buffer distances are measured as the closest distance from the perimeter of the closest interior wall segregating the marijuana business from other uses, or available uses in the structure, or an exterior wall if closer, to the outer boundaries of the school, youth recreation center, child care facility, the main public entrance of a church or correctional facility.

The following buffer zones shall be applied to all marijuana businesses in all districts:

1. Schools: 500 feet.
2. Churches: 500 feet.
3. Jail: 500 feet.
4. Youth recreation center: 500 feet.
5. Childcare facility: 500 feet

D. Licensed premises may not be open between the hours of 2:00 a.m. and 8:00 a.m., Monday through Sunday. No marijuana may be distributed, sold or dispensed at a licensed premise when the licensed premises is required to be closed pursuant to this section.

E. Upon denial or revocation of a marijuana establishment license issued by the State of Alaska, any license issued by the City under this article shall be null and void. If a court of competent jurisdiction determines that the issuance of local licenses violates State or federal law, all licenses issued under this article shall be deemed immediately revoked by operation of law, with no grounds for appeal or redress on behalf of the licensee.

F. Licensee must be in compliance with all standards and requirements of AS 17.38 relating to odor, security alarm systems, marijuana inventory tracking systems, health and safety standards, waste disposal, transportation and business records.

G. Signs. Signs shall comply with AS 17.38 and Palmer Municipal Code Title 14. No temporary signs are permitted.

H. If city administration obtains evidence that a marijuana business has violated a provision of AS 17.38, this chapter, or any provision of PMC 17.28.020, it shall so notify the State Marijuana Control Board.

Section 5. Palmer Municipal Code Section 5.32.040 marijuana license application review process is hereby amended to read as follows (new language is underlined and deleted language is stricken):

5.32.040 Marijuana license application review process

A. Council is designated as the local regulatory authority.

B. The State of Alaska Marijuana Control Board will transmit to the City all applications for marijuana businesses under AS 17.38 for review. City Administration shall review all applications for compliance with PMC Code and AS 17.38 and provide written comments to city council.

C. Upon receipt of the application and written comments, Council shall consider whether or not to protest the application at its next duly noticed regularly scheduled meeting. Council may protest any application under this section or may recommend that an application under this section be approved subject to conditions.

E. The review of an application under this section shall not be subject to formal rules of evidence or procedure and Council may consider any facts or factors it deems relevant to its review so long as such facts or factors are not arbitrary, capricious or unreasonable.

F. Council's decision regarding whether or not to protest an application under this section shall be final and is not subject to appeal.

Section 6. Effective Date. Ordinance No. 21-0XX shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this ____ day of ____, 2021.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

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**City of Palmer
Ordinance No. 21-0XX**

Subject: Amending Palmer Municipal Code Chapter (PMC) 17.08 definitions, 17.32.020 Adding Retail Marijuana establishments as a Permitted Use in CG – General Commercial and PMC 17.36.020 and 17.57.020 Adding Marijuana Cultivation, Testing and Manufacturing facilities establishments as a permitted use in the Industrial District and Agriculture District

Agenda of: , 2021

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

Originator Information:

Originator: Brad Hanson, Director Community Development

Department Review:

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

Certification of Funds:

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

This legislation (√):

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

Funds are (√):

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

Director of Finance Signature: _____

Approved for Presentation By:

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

Attachment(s):

1. Ordinance No. 21-0xx
2. Planning and Zoning Minutes of February 18, 2021

Summary Statement/Background:

On October 6, 2020 Palmer voters passed a Referendum Ordinance No. 20-004 Repealing Palmer Municipal Code (PMC) Chapter 5.32 Marijuana Businesses, Prohibiting the Operation of Marijuana Cultivation Facilities, Marijuana Manufacturing Facilities, Marijuana Testing Facilities, and Retail Marijuana Stores Pursuant to AS 17.38.110 Local Control, but Not Restricting Industrial Hemp as Defined Herein.

This ordinance distinguishes which State of Alaska licensed marijuana establishment business may operate within different zoning districts in the City of Palmer as a permitted use; all other districts they are a prohibited use. Definitions are added to PMC Chapter 17 of the four licensed marijuana establishment types. Palmer Planning and Zoning Commission has reviewed and considered the licensing type as defined by the State of Alaska Marijuana Control Board. Additionally, the Planning and Zoning commission reviewed the intent of each City of Palmer zoning district to determine the most appropriate districts to enact the citizen referendum Ordinance No. 20-004.

The State of Alaska authorizes the regulation of marijuana establishments AS 17.38. Any community allowing the operation of marijuana establishments may exercise local control of the issuance of licenses. The City of Palmer in PMC Chapter 5 establishes additional standards for operation of marijuana establishments and licensing review requirements. These additional code requirements will supplement State of Alaska requirements to protect the public peace, health, safety, and welfare of the general public.

Administration's Recommendation:

Adopt Ordinance No. 21-0XX Amending Palmer Municipal Code to add marijuana definitions and adding marijuana retail, cultivation, manufacturing and testing as permitted use in 17.32.020, 17.36.020 and 17.57.020.

LEGISLATIVE HISTORY

Introduced by:

Date:

Public Hearing:

Action:

Vote:

Yes:

No:

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CITY OF PALMER, ALASKA

Ordinance No. 21-0XX

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Title 17.08 definitions and enacting 17.36.020 Industrial and 17.57.020 Agriculture as a permitted use

WHEREAS, Palmer voters by referendum repealed Palmer Municipal Code Chapter 5.32 prohibiting the operation of marijuana cultivation facilities, marijuana manufacturing facilities, Marijuana testing facilities and retail marijuana stores pursuant to AS 17.38.110 local control; and

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

WHEREAS, the Commission has discussed the various types of licenses and their impacts based on scale and scope of their compatibility with City of Palmer zoning districts.

THE CITY OF PALMER, ALASKA, ORDAINS:

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

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

Section 3. Palmer Municipal Code Section 17.08 Definitions is hereby added as follows (new language is underlined and deleted language is stricken):

17.08.291 Marijuana cultivation facility

An entity registered to cultivate, prepare, and package marijuana and to sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

Section 4. Palmer Municipal Code Section 17.08 Definitions is hereby added to read as follows (new language is underlined and deleted language is stricken):

17.08.292 Marijuana manufacturing facility

An entity registered to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

Section 5. Palmer Municipal Code Section 17.08 Definitions is hereby added to read as follows (new language is underlined and deleted language is stricken):

17.05.293 Marijuana retail store

An entity registered to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities, and to sell marijuana and marijuana products to consumers.

Section 6. Palmer Municipal Code Section 17.08 Definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.08.294 Marijuana testing facility

An entity registered to analyze and certify the safety and potency of marijuana.

Section 7. Palmer Municipal Code Section 17.32.0xx Definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

29. Retail Marijuana Stores

29.30. Accessory uses customarily incidental to any of the above uses.

Section 8. Palmer Municipal Code Section 17.36.020 Industrial is hereby amended to read as follows (new language is underlined and deleted language is stricken):

28. Marijuana Cultivation, Manufacturing, and Testing Facilities.

~~28.~~ 29. Other comparable uses.

Section 9. Palmer Municipal Code Section 17.57.020 Agriculture is hereby amended to read as follows (new language is underlined and deleted language is stricken):

P. Marijuana Cultivation, Manufacturing, and Testing Facilities.

Section 10. Effective Date. Ordinance No. 21-0XX shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this _____ day of _____, 2021.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

Article 7

Operating Requirements for All Marijuana Establishments

3 AAC 306.700. Marijuana handler permit

(a) Each agent of the marijuana establishment who sells, cultivates, manufactures, tests, or transports marijuana or a marijuana product, or who checks the identification of a consumer or visitor, and each licensee and employee must obtain a marijuana handler permit from the board before being licensed or beginning employment at a marijuana establishment.

(b) To obtain a marijuana handler permit, a person must complete a marijuana handler permit education course approved by the board, pass a written test demonstrating an understanding of the course material, and obtain a certificate of course completion from the course provider.

(c) To obtain a marijuana handler permit, a person who has completed the marijuana handler permit education course described in 3 AAC 306.701 shall present the course completion certificate to the director. The director shall issue a marijuana handler permit card valid for three years from the date of issue of the course completion certificate. A person may renew a card issued under this section by taking a marijuana handler permit education course approved by the board and passing a written test demonstrating an understanding of the course subjects.

(d) A licensee, employee, or agent of a marijuana establishment shall keep the marijuana handler permit card described in (c) of this section in that person's immediate possession or a valid copy on file on the premises at all times when on the licensed premises of the marijuana establishment.

(e) Repealed 8/21/2019.

(f) The board will not issue a marijuana handler permit to a person who

(1) has been convicted of a felony in the state and either

(A) less than five years have elapsed from the time of the person's

conviction; or

(B) the person is currently on probation or parole for that felony,

(2) has within the two year period immediately preceding submission of an

application, been convicted of a class A misdemeanor in the state involving a controlled substance other than a Schedule VIA controlled substance, under AS 11.71.190,

(3) has within the two year period immediately preceding submission of an application, been convicted of a class A misdemeanor in the state relating to selling, furnishing, or distributing marijuana; or,

(4) is currently under indictment for an offense listed in this section. (Eff. 2/21/2016, Register 217; am 5/23/2018, Register 226; am 9/7/2018, Register 227; am 2/21/2019, Register 229; am 8/21/2019, Register 231)

3 AAC 306.701. Marijuana Handler Permit Education Course

(a) The board shall approve all marijuana handler permit education courses before a course provider may issue a marijuana handler permit.

(b) The topics that an approved marijuana handler permit education course covers must include

- (1) AS 17.37, AS 17.38, and this chapter;
- (2) the effects of consumption of marijuana and marijuana products;
- (3) how to identify a person impaired by consumption of marijuana;
- (4) how to determine valid identification;
- (5) how to intervene to prevent unlawful marijuana consumption; and
- (6) the penalty for an unlawful act by a licensee, an employee, or an agent of a marijuana establishment.

(c) An approved course provider shall update the course with any applicable change to AS 17.37, AS 17.38, and this chapter within 10 days of the effective date of the change. Notification of a change to an approved course shall be provided to the board within 3 days of the change.

(d) The board will review an approved marijuana handler permit education course at least once every three years, and may rescind approval of the course if the board finds that the education course contents are insufficient or inaccurate.

(e) An approved course provider shall provide continuous access to the course to the board and the director for the purpose of reviewing course materials at any time.

(f) The fee for a new marijuana handler permit education course and for a three-year review of a marijuana handler permit education course is \$500. (Eff. 8/21/2019, Register 231)

3 AAC 306.703. Operations

A licensed marijuana establishment shall operate in accordance with the operating plan approved by the board. The licensee may request an operating plan change in accordance with 3 AAC 306.100(c). (Eff. 5/9/2019, Register 230)

3 AAC 306.705. Licensed premises; alteration

(a) A marijuana establishment license will be issued for specific licensed premises. Specific licensed premises must constitute a place clearly designated in a license application and described by a line drawing submitted with the license application. The licensed premises must

- (1) have adequate space for its approved operations, including growing, manufacturing, processing, packaging, or storing marijuana or marijuana products; and
- (2) be located and constructed to facilitate cleaning, maintenance, and proper operation.

(b) A marijuana establishment's license must be posted in a conspicuous place within the licensed premises.

(c) A holder of a marijuana establishment license may not alter the functional floor plan or reduce or expand the area of the licensed premises without first obtaining the director's written approval. A marijuana establishment license holder seeking to change or modify the licensed premises must submit a request for approval of the change on a form prescribed by the board, along with

- (1) the fee prescribed in 3 AAC 306.100;
- (2) a drawing showing the proposed change;
- (3) evidence that the proposed change conforms to any local restrictions; and
- (4) evidence that the licensee has obtained any applicable local building permit.

(Eff. 2/21/2016, Register 217)

3 AAC 306.710. Restricted access areas

(a) A marijuana establishment shall restrict access to any part of the licensed premises where marijuana or a marijuana product is grown, processed, tested, stored, or stocked.

(b) Except as provided in 3 AAC 306.325 for a retail marijuana store, each entrance to a restricted access area must be marked by a sign that says "Restricted access area. Visitors must be escorted." A marijuana establishment shall limit the number of visitors to not more than five visitors for each licensee, employee, or agent of the licensee who is actively engaged in

supervising those visitors.

(c) In a restricted access area, a licensee, employee, or agent of the marijuana establishment shall wear a current identification badge bearing the person's photograph. A person under 21 years of age may not enter a restricted access area. Any visitor to the restricted access area must

(1) show identification as required in 3 AAC 306.350 to prove that person is 21 years of age or older;

(2) obtain a visitor identification badge before entering the restricted access area;
and

(3) be escorted at all times by a licensee, employee, or agent of the marijuana establishment. (Eff. 2/21/2016, Register 217)

3 AAC 306.715. Security alarm systems and lock standards

(a) Each licensee, employee, or agent of a marijuana establishment shall display an identification badge issued by the marijuana establishment at all times when on the marijuana establishment's licensed premises.

(b) The licensed premises of a marijuana establishment must have

(1) exterior lighting to facilitate surveillance;

(2) a security alarm system on all exterior doors and windows; and

(3) continuous video monitoring as provided in 3 AAC 306.720.

(c) A marijuana establishment shall have policies and procedures that

(1) are designed to prevent diversion of marijuana or marijuana product;

(2) prevent loitering;

(3) describe the use of any additional security device, such as a motion detector, pressure switch, and duress, panic, or hold-up alarm to enhance security of licensed premises;
and

(4) describe the actions to be taken by a licensee, employee, or agent of the marijuana establishment when any automatic or electronic notification system alerts a local law enforcement agency of an unauthorized breach of security.

(d) A marijuana establishment shall use commercial grade, non-residential door locks on all exterior entry points to the licensed premises.

(e) A marijuana establishment shall notify the Department of Commerce, Community,

and Economic Development, Alcohol and Marijuana Control Office as soon as reasonably practical and in any case not more than 24 hours after any unauthorized access to the premises or the establishment's knowledge of evidence or circumstances that reasonably indicate theft, diversion, or unexplained disappearance of marijuana, marijuana products, or money from the licensed premises. (Eff. 2/21/2016, Register 217; am 5/25/2018, Register 226)

3 AAC 306.720. Video surveillance

(a) A marijuana establishment shall install and maintain a video surveillance and camera recording system as provided in this section. The video system must cover

(1) each restricted access area and each entrance to a restricted access area within the licensed premises;

(2) each entrance to the exterior of the licensed premises; and

(3) each point-of-sale area.

(b) At a marijuana establishment, a required video camera must be placed in a way that produces a clear view adequate to identify any individual inside the licensed premises, or within 20 feet of each entrance to the licensed premises. Both the interior and the exterior of each entrance to the facility must be recorded by a video camera.

(c) Any area where marijuana is grown, cured, or manufactured, or where marijuana waste is destroyed, must have a camera placement in the room facing the primary entry door, and in adequate fixed positions, at a height that will provide a clear, unobstructed view of the regular activity without a sight blockage from lighting hoods, fixtures, or other equipment, in order to allow for the clear and certain identification of any person and activity in the area at all times.

(d) Surveillance recording equipment and video surveillance records must be housed in a locked and secure area or in a lock box, cabinet, closet or other secure area that is accessible only to a marijuana establishment licensee or authorized employee, and to law enforcement personnel including a peace officer or an agent of the board. A marijuana establishment may use an offsite monitoring service and offsite storage of video surveillance records if security requirements at the offsite facility are at least as strict as onsite security requirements as described in this section.

(e) Each surveillance recording must be preserved for a minimum of 40 days, in a format that can be easily accessed for viewing. All recorded images must clearly and accurately display the time and date, and must be archived in a format that does not permit alteration of the recorded image, so that the images can readily be authenticated. After 40 days, a marijuana

establishment may erase video recordings, unless the licensee knows or should know of any pending criminal, civil, or administrative investigation for which the video recording may contain relevant information. (Eff. 2/21/2016, Register 217)

3 AAC 306.725. Inspection of licensed premises

(a) A marijuana establishment or an applicant for a marijuana establishment license under this chapter shall, upon request, make the licensed premises or the proposed licensed premises, including any place for storage, available for inspection by the director, an employee or agent of the board, or an officer charged with the enforcement of this chapter. The board or the director may also request a local fire protection agency or any other state agency with health and safety responsibilities to inspect licensed premises or proposed licensed premises.

(b) Inspection under this section includes inspection of the premises, facilities, qualifications of personnel, methods of operation, business and financial records, marijuana inventory tracking system, policies, and purposes of any marijuana establishment and of any applicant for a marijuana establishment license. (Eff. 2/21/2016, Register 217)

3 AAC 306.730. Marijuana inventory tracking system

(a) A marijuana establishment shall use a marijuana inventory tracking system capable of sharing information with the system the board implements to ensure all marijuana cultivated and sold in the state, and each marijuana product processed and sold in the state, is identified and tracked from the time the marijuana is a seed or cutting to a completed sale of marijuana or a marijuana product, or disposal of the harvest batch of marijuana or production lot of marijuana product.

(b) Marijuana delivered to a marijuana establishment must be weighed on a scale registered in compliance with 3 AAC 306.745. (Eff. 2/21/2016, Register 217; am 10/20/2018, Register 228)

3 AAC 306.735. Health and safety standards

(a) A marijuana establishment is subject to inspection by the local fire department, building inspector, or code enforcement officer to confirm that health or safety concerns are not present.

(b) A marijuana establishment shall take all reasonable measures and precautions to ensure that

(1) any person who has an illness, an open sore or infected wound, or other potential source of infection does not come in contact with marijuana or a marijuana product while the illness or source of infection persists;

(2) the licensed premises have

(A) adequate and readily accessible toilet facilities that are maintained in good repair and sanitary condition; and

(B) convenient handwashing facilities with running water at a suitable temperature; the marijuana establishment shall require employees to wash or sanitize their hands, and shall provide effective hand-cleaning, sanitizing preparations, and drying devices;

(3) each person working in direct contact with marijuana or a marijuana product conforms to good hygienic practices while on duty, including

(A) maintaining adequate personal cleanliness; and

(B) washing hands thoroughly in an adequate hand-washing area before starting work, after using toilet facilities, and at any other time when the person's hands may have become soiled or contaminated;

(4) litter, waste, and rubbish are properly removed; the waste disposal equipment must be maintained and adequate to

(A) avoid contaminating any area where marijuana or any marijuana product is stored, displayed, or sold;

(B) prevent causing odors or attracting pests;

(5) floors, walls, and ceilings are constructed to allow adequate cleaning, and are kept clean and in good repair;

(6) adequate lighting is installed in any area where marijuana or a marijuana product is stored, displayed, or sold, and where any equipment or utensil is cleaned;

(7) screening or other protection adequately protects against the entry of pests;

(8) each building, fixture, and other facility is maintained in sanitary condition;

(9) each toxic cleaning compound, sanitizing agent, and pesticide chemical is identified and stored in a safe manner to protect against contamination of marijuana or a marijuana product and in compliance with any applicable local, state, or federal law;

(10) adequate sanitation principles are used in receiving, inspecting, transporting,

and storing marijuana or a marijuana product; and

(11) marijuana or a marijuana product is held in a manner that prevents the growth of bacteria, microbes, or other undesirable microorganisms.

(c) A marijuana establishment shall ensure that any marijuana or marijuana product that has been stored beyond its usable life, or was stored improperly, is not salvaged and returned to the marketplace. In this subsection, "stored improperly" means being exposed to extremes in temperature, humidity, smoke, fumes, pressure, or radiation due to a natural disaster, fire, accident, or equipment failure.

(d) If a marijuana establishment does not have reliable information about the age or storage conditions of marijuana or a marijuana product in its possession, the marijuana establishment may salvage the marijuana only if

(1) a licensed marijuana testing facility determines from quality assurance testing that the marijuana or marijuana product meets all applicable standards of moisture, potency, and contaminants;

(2) inspection of the premises where a disaster or accident occurred shows that the marijuana or marijuana product stored there was not adversely affected by the disaster or accident; and

(3) the marijuana establishment maintains a record of the salvaged marijuana or marijuana product in its marijuana inventory tracking system, including the name, lot number, and final disposition. (Eff. 2/21/2016, Register 217)

3 AAC 306.740. Waste disposal

(a) A marijuana establishment shall store, manage, and dispose of any solid or liquid waste, including wastewater generated during marijuana cultivation production, processing, testing, or retail sales, in compliance with applicable federal, state, and local statutes, ordinances, regulations, and other law.

(b) Marijuana waste must be rendered unusable for any purpose for which it was grown or produced before it leaves a marijuana establishment. Marijuana waste includes

(1) marijuana plant waste, including stalks, leaves, and stems that have not been processed with solvent;

(2) solid marijuana sample plant waste in the possession of a marijuana testing facility;

(3) marijuana or a marijuana product that has been found by the licensee unfit for sale or consumption;

(4) expired marijuana products; and

(5) other waste as determined by the board.

(c) A marijuana establishment shall

(1) give the board notice, on a form prescribed by the board, not later than three days before making the waste unusable and disposing of it; however, the director may authorize immediate disposal on an emergency basis;

(2) record the waste in the marijuana inventory tracking system required under 3 AAC 306.730; and

(3) keep a record through the marijuana inventory tracking system of the final destination of marijuana waste made unusable.

(d) Marijuana plant waste must be made unusable by grinding the marijuana plant waste and mixing it with at least an equal amount of other compostable or non-compostable materials. A marijuana establishment may use another method to make marijuana waste unusable if the board approves the method in advance. Material that may be mixed with the marijuana waste includes

(1) compostable materials including food waste, yard waste, vegetable based grease or oils, or other wastes approved by the board when the mixed material can be used as compost feedstock or in another organic waste method such as an anaerobic digester with approval of any applicable local government entity; or

(2) non-compostable materials including paper waste, cardboard waste, plastic waste, oil, or other wastes approved by the board when the mixed material may be delivered to a permitted solid waste facility, incinerator, or other facility with approval of any applicable local government entity.

(e) If marijuana or a marijuana product is found by, or surrendered to, a law enforcement officer including a peace officer or an airport security officer, the officer may dispose of the marijuana or marijuana product as provided in this section or by any method that is allowed under any applicable local ordinance. (Eff. 2/21/2016, Register 217; am 10/20/2018, Register 228)

3 AAC 306.745. Standardized scales

A marijuana establishment shall use registered scales in compliance with AS 45.75.080 (Weights and Measures Act). A marijuana establishment shall

(1) maintain registration and inspection reports of scales registered under AS 45.75.080 and 17 AAC 90.920 - 17 AAC 90.935; and

(2) upon request by the board or the director, provide a copy of the registration and inspection reports of the registered scales to the board or the director for review. (Eff. 2/21/2016, Register 217)

3 AAC 306.750. Transportation

(a) Marijuana or a marijuana product may only be transported to a licensed marijuana establishment by a licensee or an agent or employee of a licensee.

(b) A marijuana establishment from which a shipment of marijuana or marijuana product originates is responsible for preparing, packaging, and securing the marijuana or marijuana product during shipment, for recording the transfer in the marijuana inventory tracking system, and for preparing the transport manifest. An individual transporting marijuana in compliance with this section shall have a marijuana handler permit required under 3 AAC 306.700.

(c) When marijuana or a marijuana product is transported, the marijuana establishment that originates the transport shall use the marijuana inventory tracking system to record the type, amount and weight of marijuana or marijuana product being transported, the name of the transporter, the time of departure and expected delivery, and the make, model, and license plate number of the transporting vehicle. A complete printed transport manifest on a form prescribed by the board must be kept with the marijuana or marijuana product at all times.

(d) During transport, the marijuana or marijuana product must be in a sealed package or container and in a locked, safe, and secure storage compartment in the vehicle transporting the marijuana or marijuana product. The sealed package may not be opened during transport. A vehicle transporting marijuana or a marijuana product must travel directly from the shipping marijuana establishment to the receiving marijuana establishment, and may not make unnecessary stops in between except to deliver or pick up marijuana or a marijuana product at another licensed marijuana establishment.

(e) When a marijuana establishment receives marijuana or a marijuana product transported in compliance with this section, the recipient of the shipment shall use the marijuana inventory tracking system to report the type, amount, and weight of marijuana or marijuana

product received. The recipient shall refuse to accept any shipment of marijuana or marijuana product that is not accompanied by the transport manifest.

(f) A marijuana establishment shall keep records of all marijuana or marijuana products shipped from or received at that marijuana establishment as required under 3 AAC 306.755.

(g) A marijuana establishment may transport marijuana or a marijuana product to and from a trade show or similar industry event in accordance with 3 AAC 306.760 and this section. (Eff. 2/21/2016, Register 217; am 10/11/2017, Register 224; am 8/11/2018, Register 227)

3 AAC 306.755. Business records

(a) A marijuana establishment shall maintain in a format that is readily understood by a reasonably prudent business person

(1) all books and records necessary to fully account for each business transaction conducted under its license for the current year and three preceding calendar years; records for the last six months must be maintained on the marijuana establishment's licensed premises; older records may be archived on or off premises;

(2) a current employee list setting out the full name and marijuana handler permit number of each licensee, employee, and agent who works at the marijuana establishment;

(3) the business contact information for vendors that maintain video surveillance systems and security alarm systems for the licensed premises;

(4) records related to advertising and marketing;

(5) a current diagram of the licensed premises including each restricted access area;

(6) a log recording the name, and date and time of entry of each visitor permitted in a restricted access area;

(7) all records normally retained for tax purposes;

(8) accurate and comprehensive inventory tracking records that account for all marijuana inventory activity from seed or immature plant stage until the retail marijuana or retail marijuana product is sold to a consumer, to another marijuana establishment, or destroyed; and

(9) transportation records for marijuana and marijuana products as required under 3 AAC 306.750(f).

(b) A marijuana establishment shall provide any record required to be kept on the licensed premises to an employee of the board upon request. Any record kept off premises must

be provided to the board's employees not later than three business days after a request for the record.

(c) A marijuana establishment shall exercise due diligence in preserving and maintaining all required records. Loss of records and data, including electronically maintained records, does not excuse a violation of this section. The board may determine a failure to retain records required under this section to be a license violation affecting public safety. (Eff. 2/21/2016, Register 217)

3 AAC 306.760. Trade Shows

(a) Licensed marijuana establishments must comply with this section when participating in trade shows and similar industry events.

(b) A licensed cultivation facility may bring one plant to the trade show or event for display. The removal from and return of the plant to the licensed premises must be tracked in the inventory tracking system. Any marijuana removed from the plant at the event must be retained by the licensee and returned to the licensed premises.

(c) A licensed cultivation facility and a licensed retail facility may bring up to one ounce of marijuana to the trade show or event for display. The removal from and return of the marijuana to the licensed premises must be tracked in the marijuana inventory tracking system. The marijuana shall be contained so that the marijuana may not be removed from the display's immediate vicinity by a member of the public.

(d) A licensed product manufacturing facility and a licensed retail facility may bring one sample package of each marijuana product made or sold by the facility to the event for display. The removal from and return of the marijuana product to the licensed premises must be tracked in the marijuana inventory tracking system. The marijuana product must remain packaged in the approved packaging throughout the duration of the event.

(e) A licensed testing facility may not perform required tests on samples from a licensed facility at any trade show or similar event.

(f) No marijuana or marijuana product may be sold or distributed by a licensee at the event.

(g) Marijuana and marijuana product displayed at an event by a licensee must be handled only by a licensee, or employee or agent of a licensee, who holds a valid marijuana handler permit.

(h) Advertising or promotions displayed or distributed at the event by a licensee shall comply with the requirements of this chapter. (Eff. 8/11/2018, Register 227)

3 AAC 306.770. Signs, merchandise, advertisements, and promotions

(a) Business cards and merchandise, including t-shirts, hats, and stickers, that are distributed by a licensed marijuana establishment and contain only the business name and logo, license name, and location and contact information, are not advertising or promotions.

(b) A licensed marijuana establishment may have not more than three signs that are visible to the general public from the public right-of-way. Two of the three signs may only be placed in the marijuana facility's window or attached to the outside of the licensed premises. The size of each sign may not exceed 4,800 square inches. A sign meeting these requirements is not advertising or promotions.

(c) An advertisement for a licensed marijuana establishment and for marijuana or a marijuana product must include the business name and license number.

(d) An advertisement for a licensed marijuana establishment is exempt from providing the warning statement in (g) of this section if

(1) the advertisement contains only the business name, logo, business type, contact information, location, and hours of operation; and

(2) the advertisement does not contain any written information about marijuana or a marijuana product or any photographic or illustrative depictions of marijuana or a marijuana product, other than depictions contained within the established business name font and logo.

(e) A logo or an advertisement for a licensed marijuana establishment and for marijuana or a marijuana product may not contain a statement or illustration that

(1) is false or misleading;

(2) promotes excessive consumption;

(3) represents that the use of marijuana has curative or therapeutic effects;

(4) depicts a person under 21 years of age consuming marijuana; or

(5) includes any object or character, including a toy, a cartoon character, or any other depiction that appeals to a person under 21 years of age.

(f) An advertisement for a licensed marijuana establishment and for marijuana or a marijuana product may not be placed

(1) within 1,000 feet of the perimeter of any child-centered facility, including a

school, a child care facility or other facility providing services to children, a playground or recreation center, a public park, a library, or a game arcade that is open to persons under 21 years of age, except when included in an established publication intended for general readership;

- (2) on or in a public transit vehicle or public transit shelter;
- (3) on or in a publicly owned or operated property;
- (4) within 1,000 feet of a substance abuse or treatment facility; or
- (5) on a campus for postsecondary education.

(g) An advertisement for marijuana or any marijuana product must contain each of the following warnings, that must be plainly visible and at least half the font size of an advertisement on a sign, and no smaller than size nine font when the advertisement is in printed form; warnings in audio advertisements must be intelligible and played at the same speed as the advertisement;

- (1) “Marijuana has intoxicating effects and may be habit forming and addictive.”;
- (2) “Marijuana impairs concentration, coordination, and judgment. Do not operate a vehicle or machinery under its influence.”;
- (3) “There are health risks associated with consumption of marijuana.”;
- (4) “For use only by adults twenty-one and older. Keep out of the reach of children.”;
- (5) “Marijuana should not be used by women who are pregnant or breast feeding.”

(h) A licensed marijuana establishment that advertises by means of a web page must utilize appropriate measures to ensure that individuals visiting the web page are 21 years of age or older.

(i) A licensed marijuana establishment may not engage in advertising by means of marketing directed towards location-based devices, including cellular phones, unless the marketing is a mobile device application installed on the device by the owner of the device who is 21 years of age or older and the application includes a permanent and easy opt-out feature.

(j) As long as no more than 30 percent of the event’s participants and audience is reasonably expected to be under 21 years of age, a licensed marijuana establishment may sponsor

- (1) an industry trade show;
- (2) a charitable event;
- (3) a sports event or competition;

(4) a concert; or

(5) any other even approved in advance by the board.

(k) A licensed marijuana establishment may not encourage the sale of marijuana or a marijuana product

(1) by using giveaway coupons for marijuana or a marijuana product as promotional materials;

(2) by conducting games or competitions related to the consumption of marijuana or a marijuana product;

(3) by providing promotional materials or activities of a manner or type that would be especially appealing to children; or

(4) by holding promotional activities outside of the licensed premises. (Eff. 10/17/2018, Register 228)

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Plat Reviews

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MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue – Palmer AK 99645

Phone (907) 861-7874 – Fax (907) 861-8407

Comments Due: February 11, 2021

Date: January 15, 2021

Preliminary Plat Request for Comments

AK Dept of Transportation – Anchorage	MSB – Emergency Services
AK Dept of Transportation – Palmer	MSB – Community Development
AK Dept of Transportation – Aviation	MSB – Cultural Resources
AK DNR, Division of Mining/Land/Water	MSB – Capital Projects, Engineering
AK DNR, Public Access Defense	MSB – Public Works, O&M
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Management & Permitting	MSB – Code Compliance
ADF&G, Division of Sport Fish	MSB – Planning Division
AK Railroad, Engineering Department	MSB – Pre-Design Division
US Army Corps of Engineers	MSB – Permit Center
U.S. Postmaster	MEA
City of: Palmer	MTA
Community Council:	Enstar
Fire Service Area:	GCI
Road Service Area:	Assembly District #2 Stephanie Nowers
MSB – Borough Attorney	bc: Platting Board

Title:	GREEN ACRES MASTER PLAN
Location:	SEC 05, T17N, R02E, S.M., AK
Petitioners:	WM CONSTRUCTION LLC PO BOX 4042 PALMER AK 99645
Surveyor/Engineer:	HANSON LAND SURVEYING 305 W. FIREWEED AVENUE PALMER AK 99645

The request is to create 35 lots, by a three-phase master plan, from Tax Parcel C30, to be known as **GREEN ACRES MASTER PLAN**, containing 11.06 acres +/- . The plat is located north of E. Helen Drive and east of S. Felton Street, within the city limits of Palmer; within the SW ¼ Section 05, Township 17 North, Range 02 East, Seward Meridian, Alaska. Lots will be served by City of Palmer water and sewer.

Please submit your comments in writing, specifying any easements or other requirements your Department or agency may need or any data, which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **February 11, 2021** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **March 4, 2021**.

Sincerely,

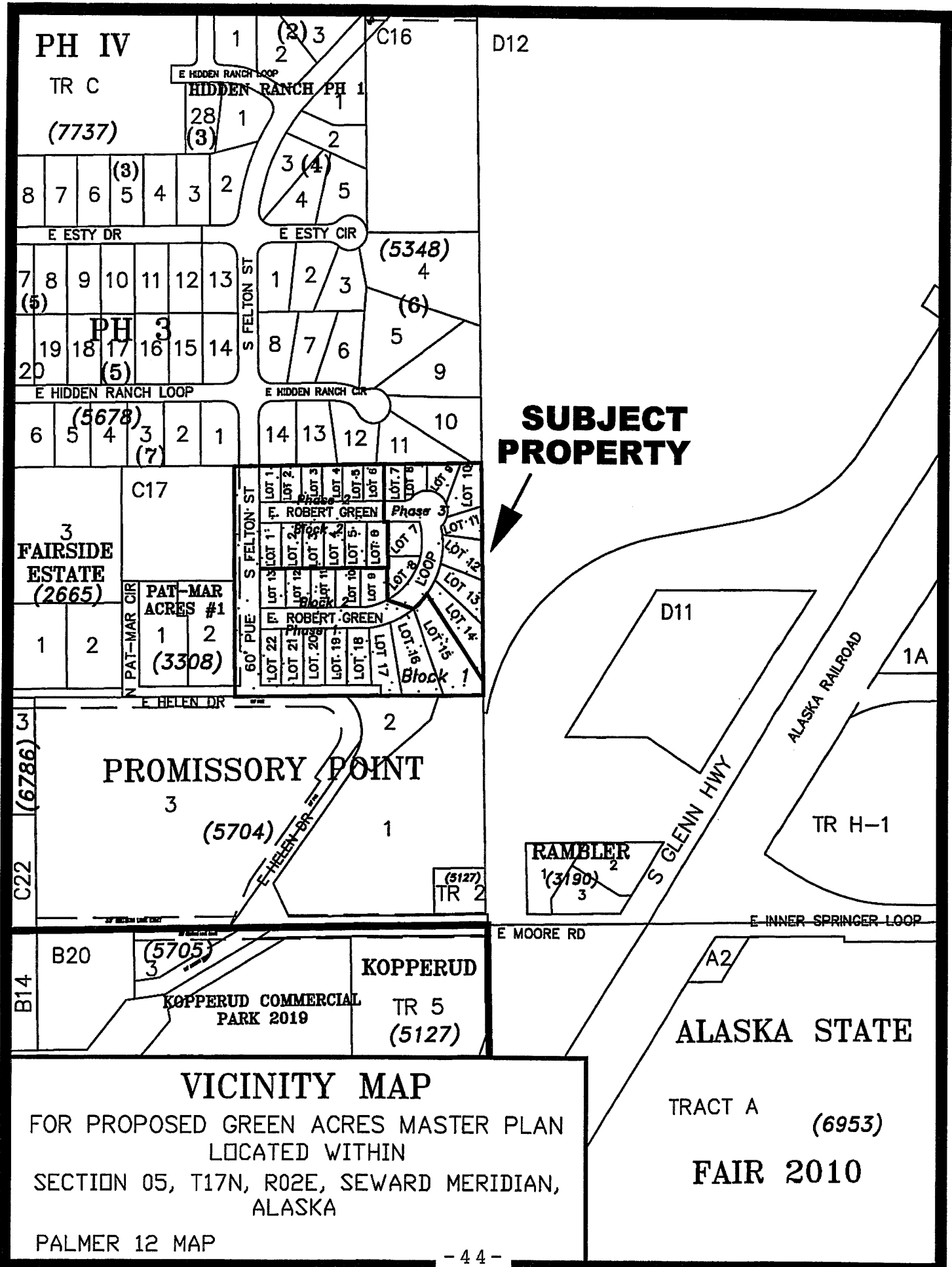


Amy Otto-Buchanan

Platting Technician

Direct line: 861-7872

amy.otto-buchanan@matsugov.us



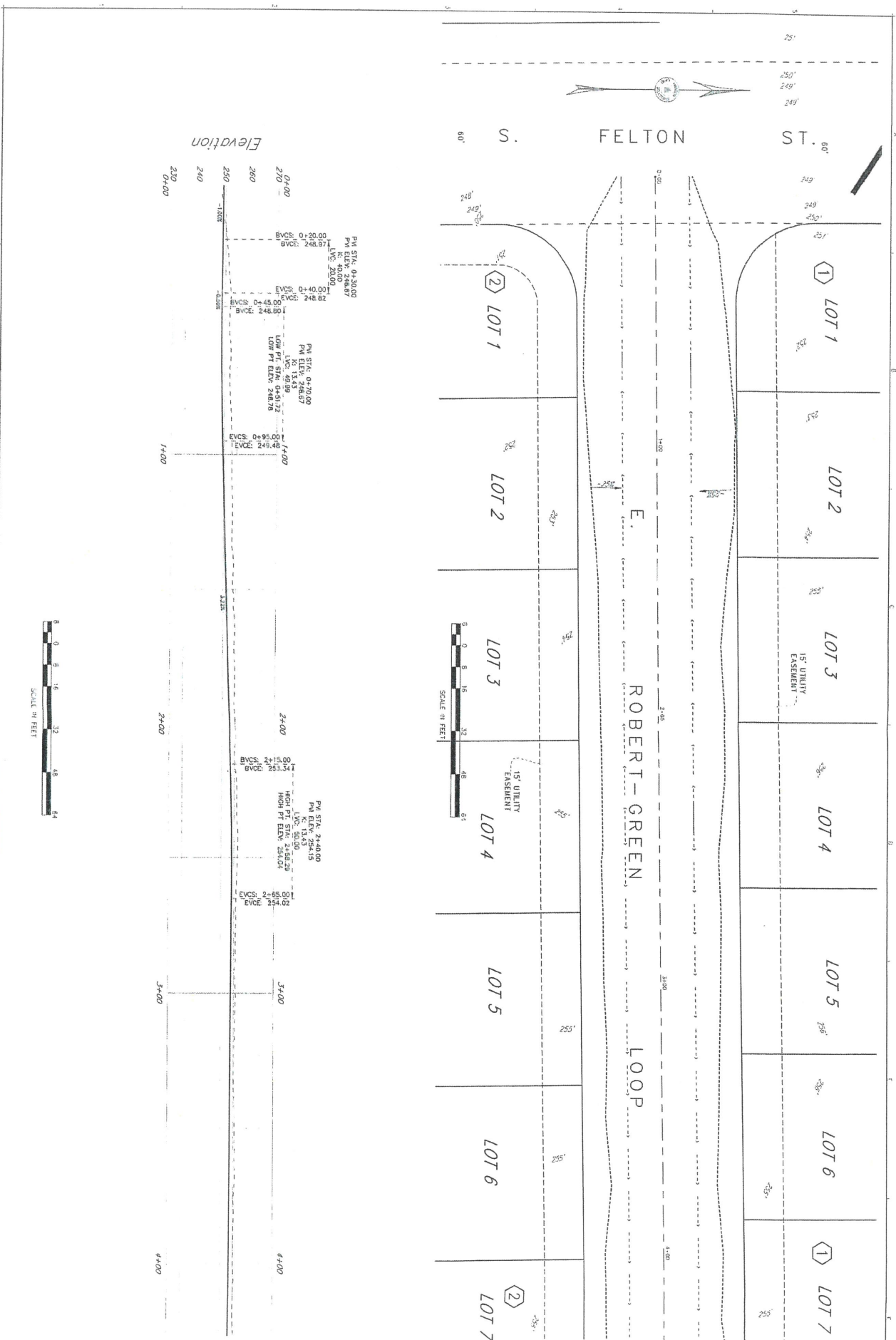
**SUBJECT
PROPERTY**



VICINITY MAP

FOR PROPOSED GREEN ACRES MASTER PLAN
 LOCATED WITHIN
 SECTION 05, T17N, R02E, SEWARD MERIDIAN,
 ALASKA

PALMER 12 MAP

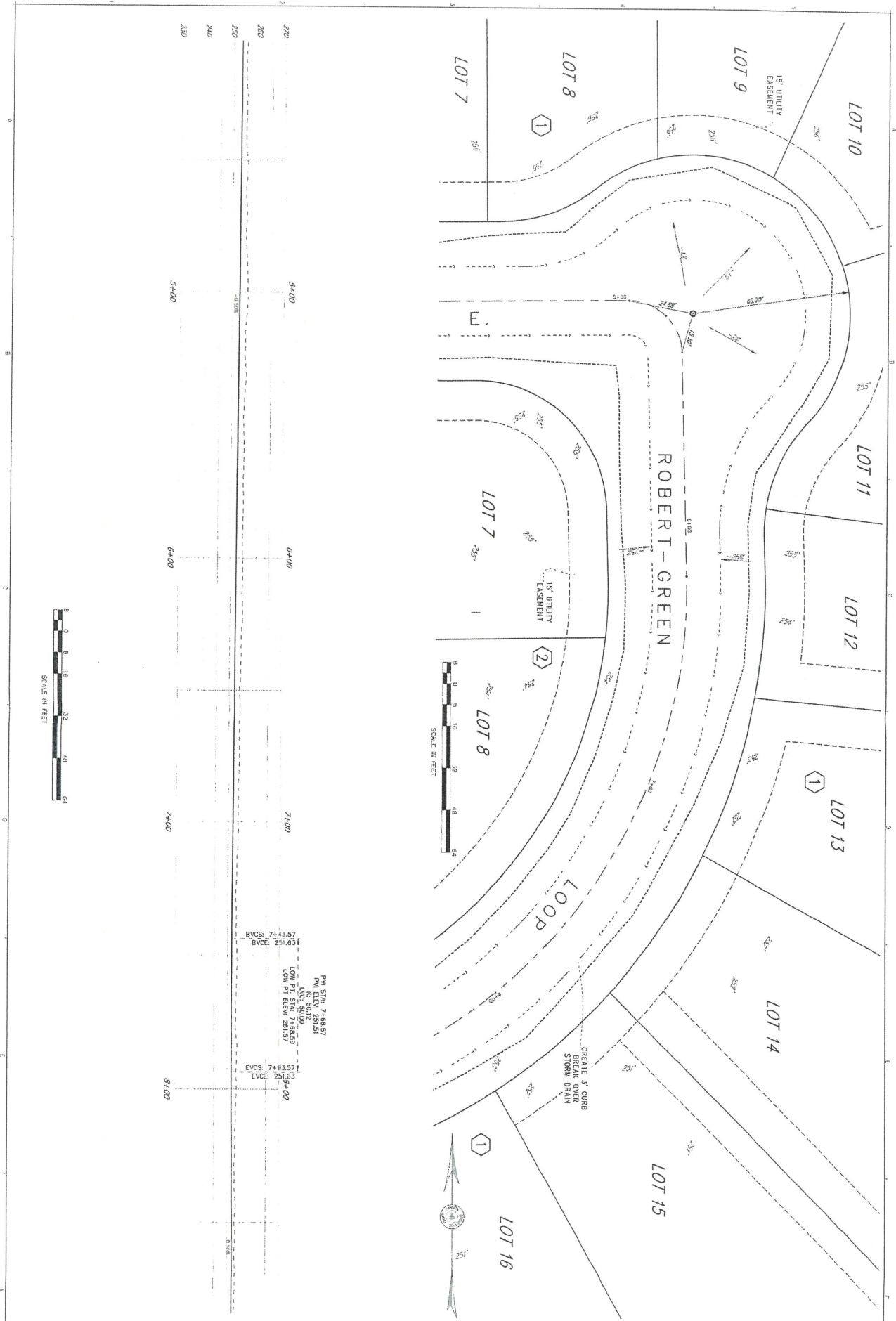


DWG. #: 20-747C
 DESIGNER: CEH
 CHECKED BY: SBN
 DRAWN BY: CEH
 SCALE: 1" = 32'
 DATE: 12-18-20
 REFERENCE NUMBER: C-31
 SHEET 5 OF 37

PALMER, ALASKA
GREEN ACRES
 PLAN AND PROFILE - DESIGN
 ROBERT GREEN LOOP

NOTES:
 1. THE ORIGINAL GROUND CONTOURS SHOWN HEREIN ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH, LIDAR/IMAGERY PROJECT.
 2. DESIGN CONTOURS ARE DISPLAYED AT 1' INTERVALS.





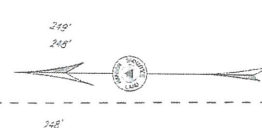
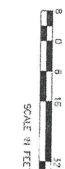
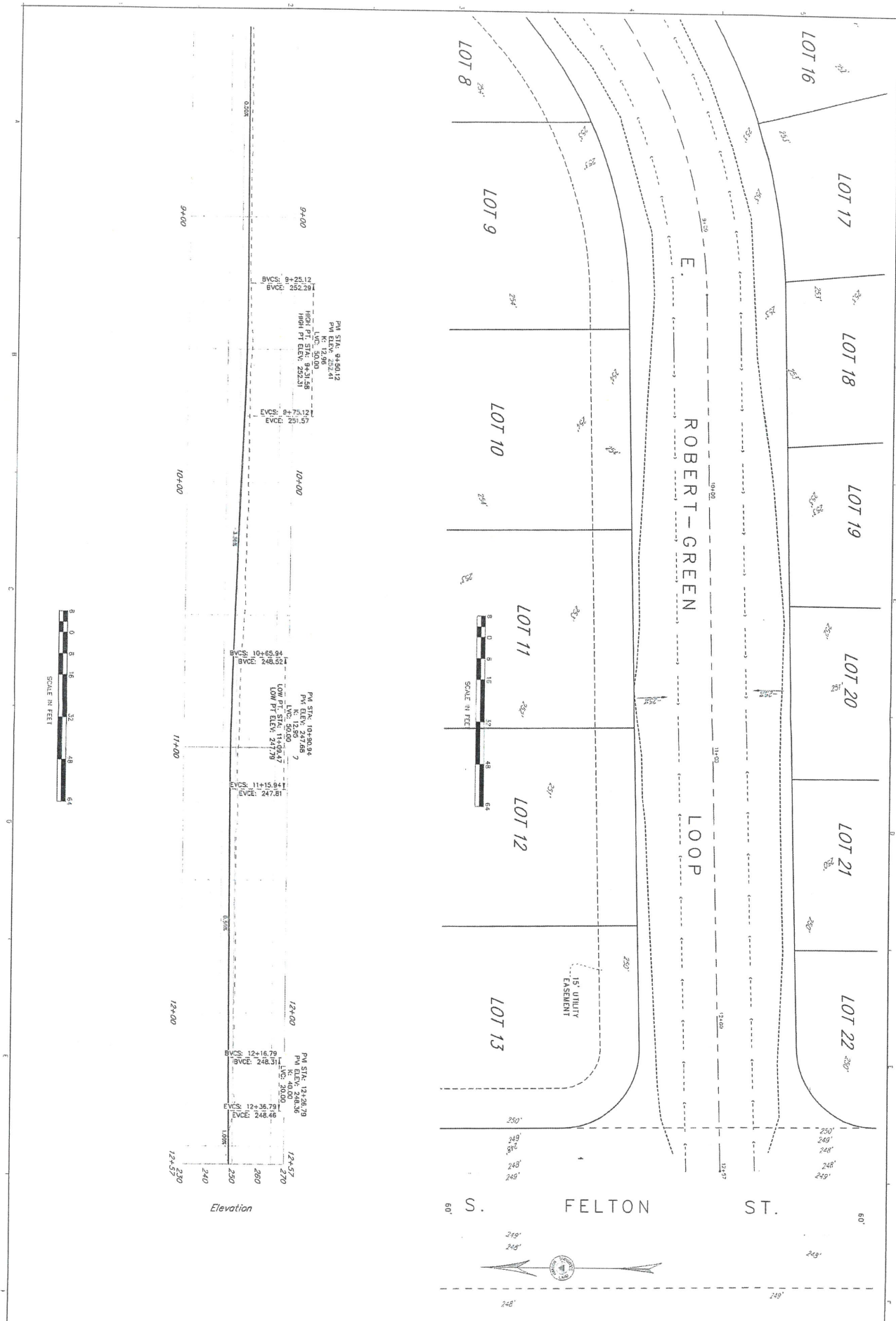
PALMER, ALASKA
GREEN ACRES
 PLAN AND PROFILE - DESIGN
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NOTES
 1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATAMUSKA SUBINA BOROUGH LIBRARY/MAGERY PROJECT
 2. DESIGN CONTOUR

STATE OF ALASKA
 ENGINEER
 MANNING
 AND SOLUTIONS
 PALMER, ALASKA 99774
 (907) 264-7718

SHEET 6 OF 27
 REFERENCE NUMBER: C-32

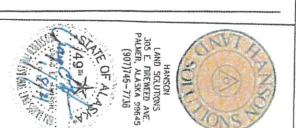
DATE: 11-14-20
 DESIGN: CCH
 DRAWN BY: SON
 CHECKED: CCH
 REVISION DATE: 11-10-20

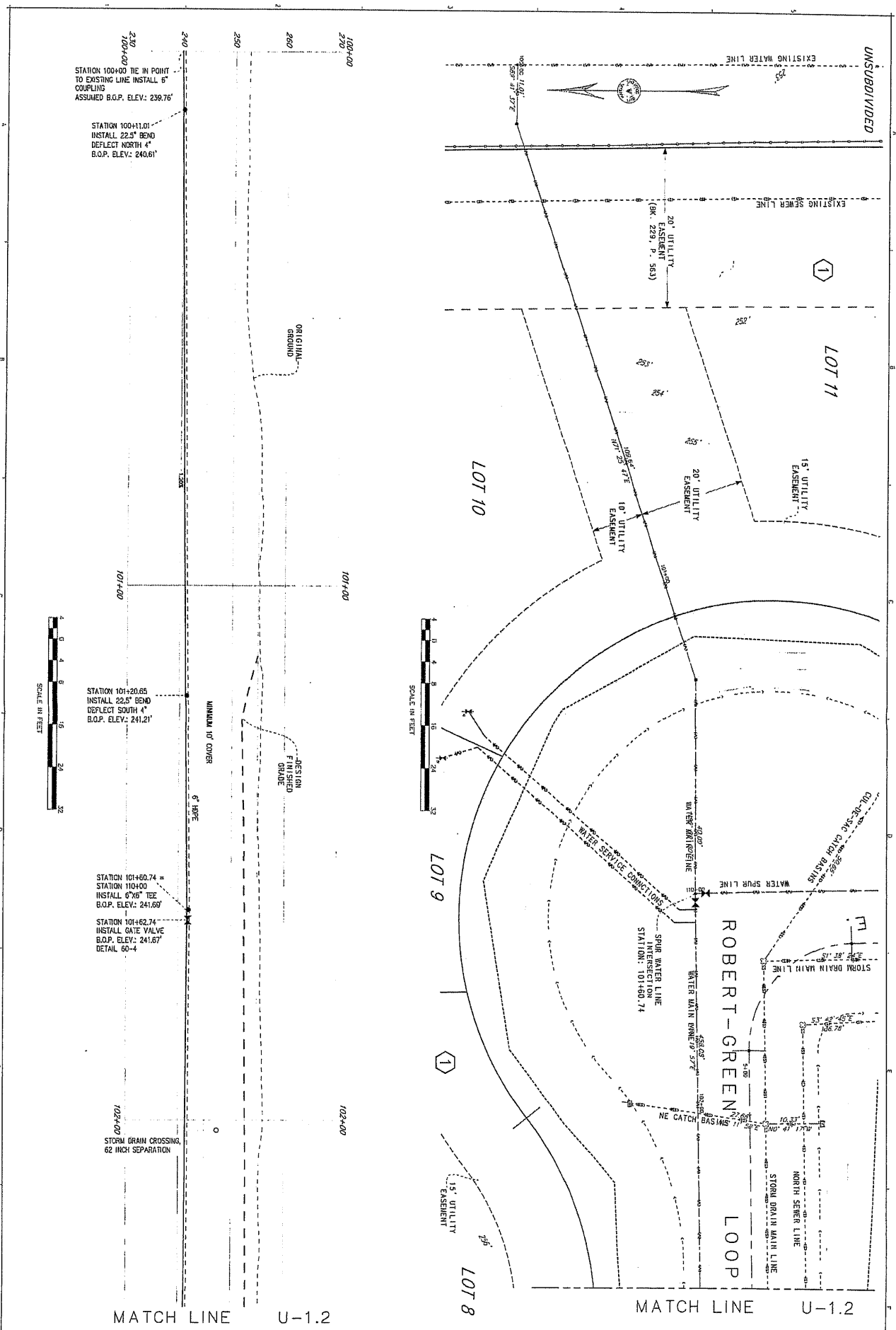


ENGINE: 20-242C
 DESIGN: J.E.L.
 DRAWN BY: SDW
 CHECKED: CEH
 SCALE: 1"=40'
 22'x34" 1"=11'
 REVISION DATE:
 12-18-20

PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 ROBERT GREEN LOOP

NOTES
 1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANISKA, SUSITNA BOROUGH, LORAIN/MAGERY PROJECT OF 2011/2012.
 2. DESIGN CONTOUR - 48 - JUNCTION CONTOURS ARE DISPLAYED AT 1"





STATION 100+00 TIE IN POINT TO EXISTING LINE INSTALL 6" COUPLING ASSUMED B.O.P. ELEV.: 239.76'

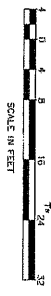
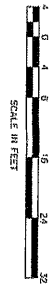
STATION 100+1.01 - INSTALL 22.5" BEND DEFLECT NORTH 4' B.O.P. ELEV.: 240.61'

STATION 101+20.65 - INSTALL 22.5" BEND DEFLECT SOUTH 4' B.O.P. ELEV.: 241.21'

STATION 101+60.74 = STATION 110+00 - INSTALL 5" 90° TEE B.O.P. ELEV.: 241.69'

STATION 101+62.74 - INSTALL GATE VALVE B.O.P. ELEV.: 241.67' DETAIL 60-4

STORM DRAIN CROSSING 62 INCH SEPARATION



MATCH LINE U-1.2

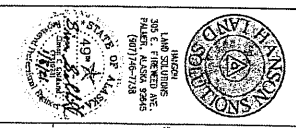
MATCH LINE U-1.2

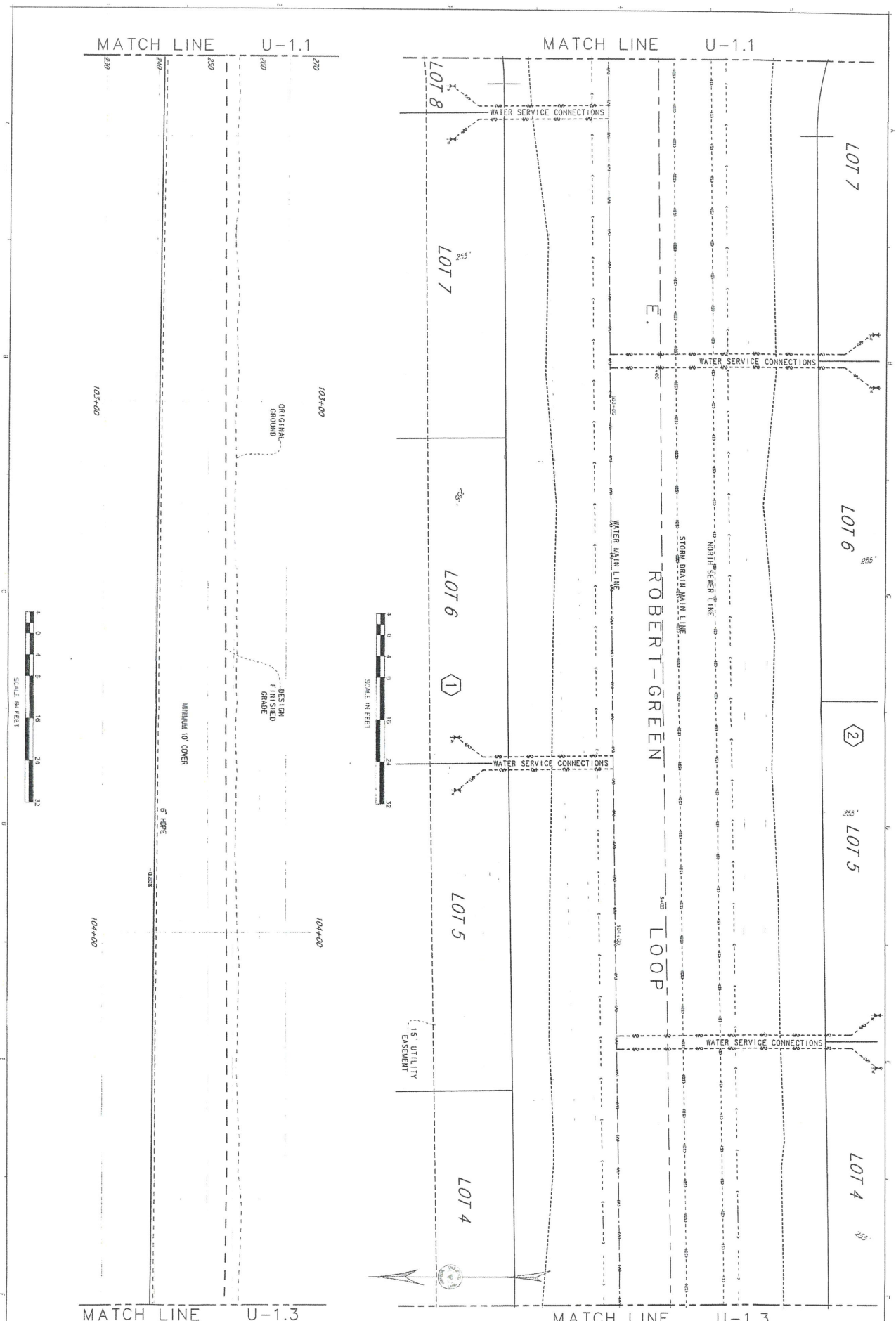
DATE: 20-2-2020
 DESIGNER: SGC
 DRAWN BY: SGN
 SCALE: 1"=16'
 SHEET NO: 9 OF 27
 PROJECT NO: U-11

PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 WATER MAIN LINE

NOTES
 1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE HATAHUSKA SHELINA BURROUGH LOCAL/HAGERY PROJECT
 2. DESIGN CONTOURS ARE DISPLAYED AT 1" CONTOUR

- 49 -

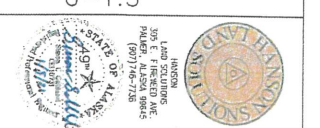




DWG. # 20-242C
 DESIGN: SEG
 DRAWN BY: SON
 SCALE: CH
 DATE: 11/17/16
 22336-1-8
 12-18-20

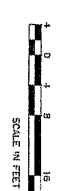
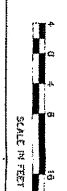
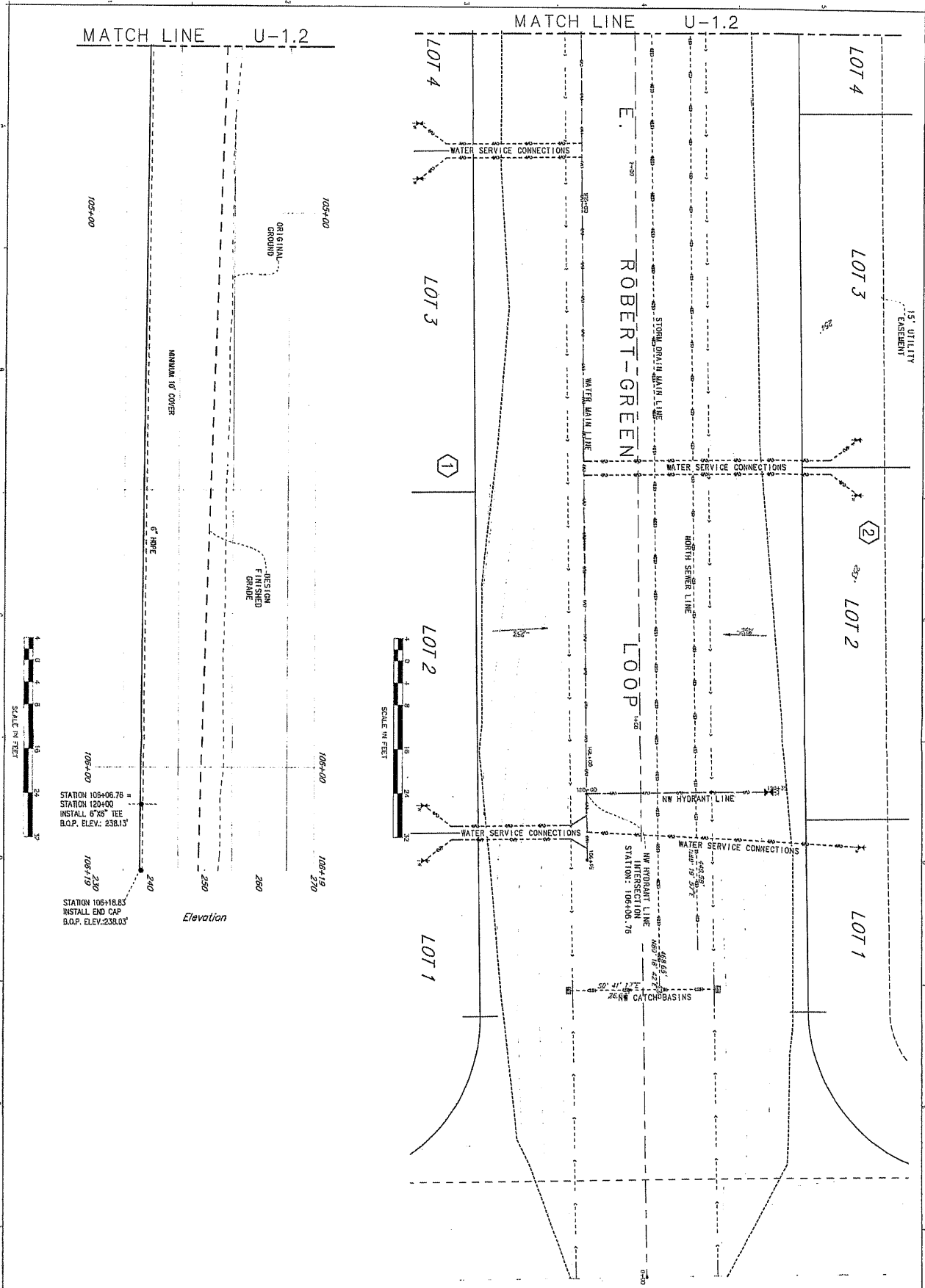
PALMER, ALASKA
GREEN ACRES
 PLAN AND PROFILE - DESIGN
 WATER MAIN LINE

NOTES
 1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH. LOAD/IMAGERY PROJECT
 - 50 -
 2. DESIGN CONTOURS ARE DISPLAYED AT 1"



REFERENCE NUMBER:
 U-12
 SHEET 9 OF 27

MATCH LINE U-1.2



STATION 105+00
INSTALL 90° TEE
B.O.P. ELEV.: 238.13'

STATION 106+06.76
INSTALL END CAP
B.O.P. ELEV.: 238.03'

Elevation

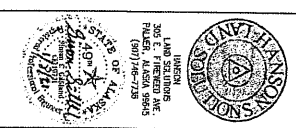
S. FELTON ST.

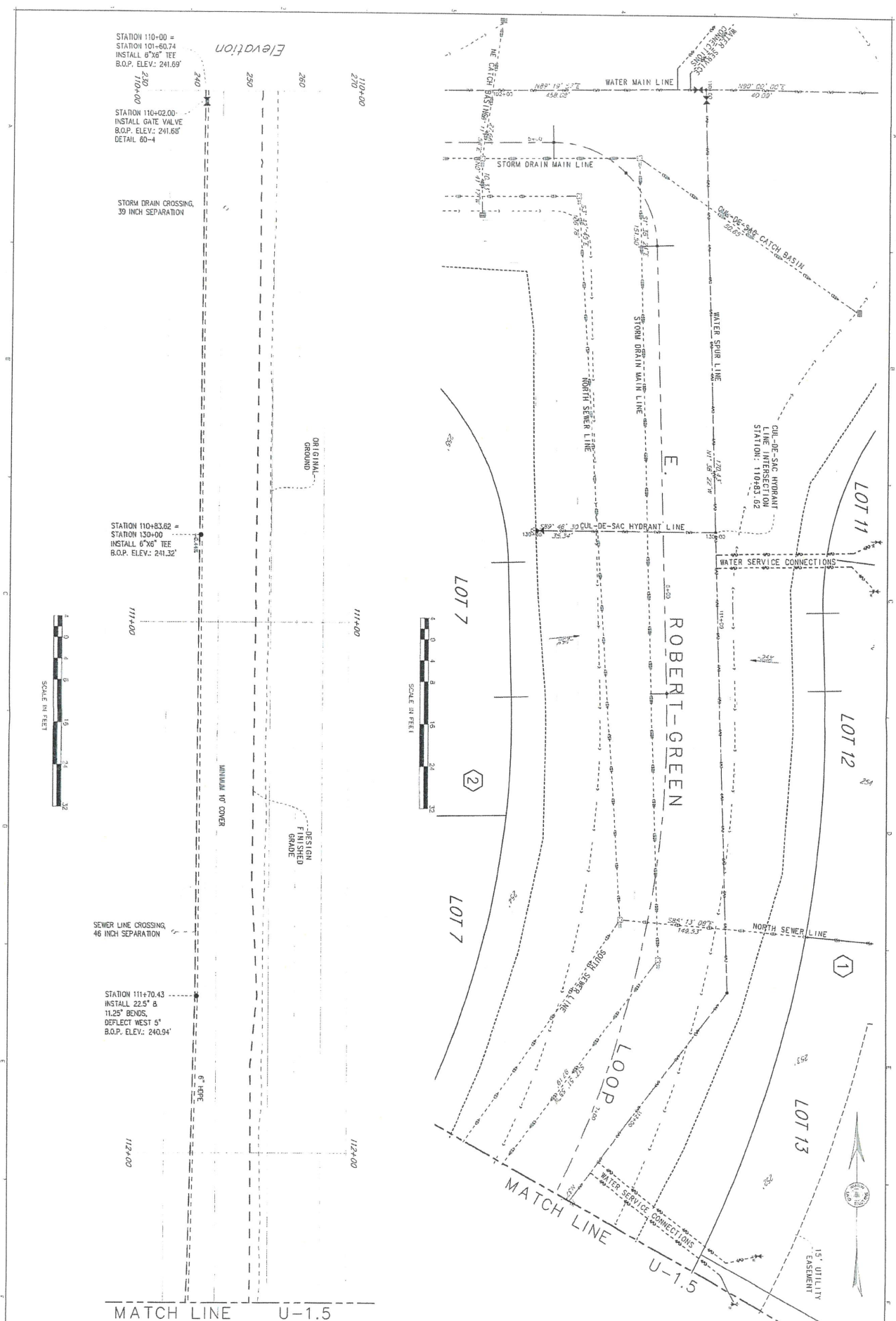
REFERENCE NUMBER: U-1.3
SHEET 10 OF 27

Palmer, Alaska
GREEN ACRES
PLAN AND PROFILE - DESIGN
WATER MAIN LINE

NOTES
1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE PALMER, ALASKA SUBSIDIARY THROUGH LAND SURVEYING
2. DESIGN CONTOURS ARE DISPLAYED AT 1'

- 51 -





Dwg. # - 20-242C
 DESIGNER - SGC
 DRAWN BY - SON
 CHECKED BY - CEH
 11/17/11 - 11:16"
 22.5441' - 48"
 REVISION DATE
 12-15-20

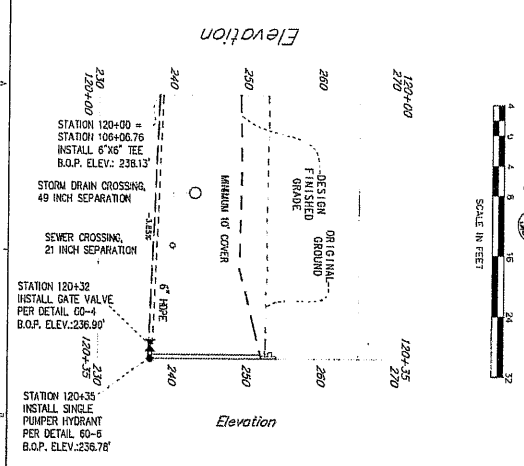
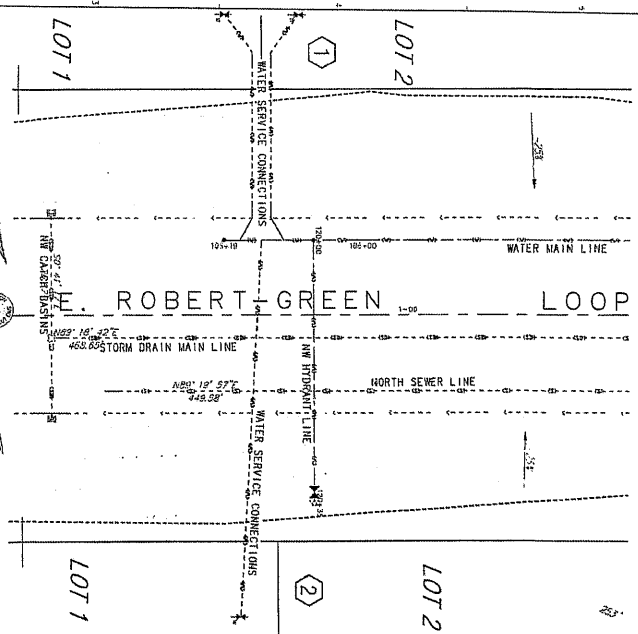
PALMER, ALASKA
GREEN ACRES
 PLAN AND PROFILE - DESIGN
 WATER SPUR LINE

NOTES
 1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATAMUSKA SUSLINA BOROUGH LAP/IMAGERY PROJECT
 2. DESIGN CONTOUR
 - 52 -
 CONSTRUCTION CONTOURS ARE DISPLAYED AT 1'

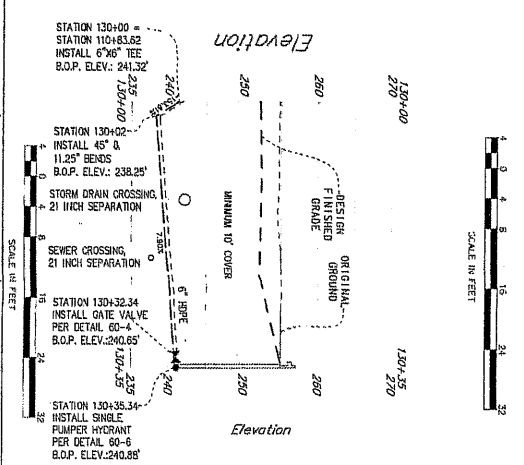
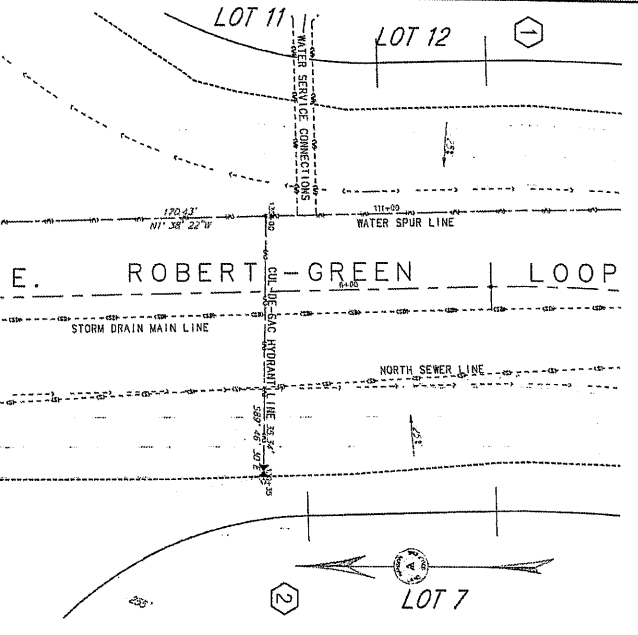


REFERENCE NUMBER: U-14
 SHEET 11 OF 27

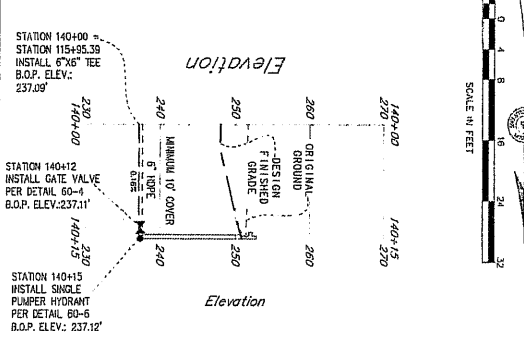
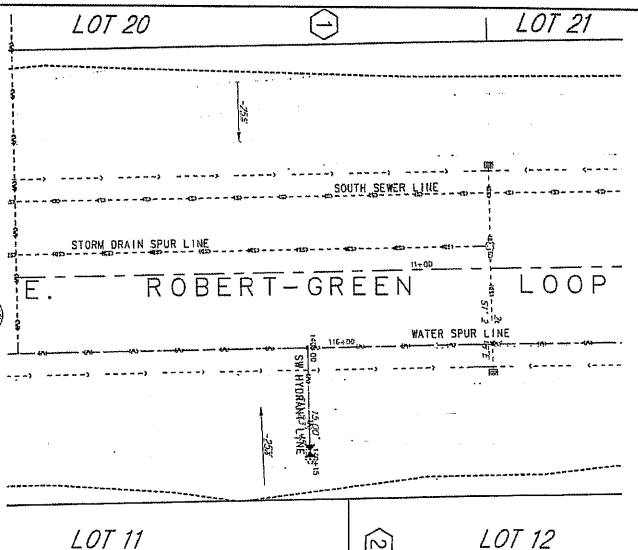
NW HYDRANT



CUL-DE-SAC HYDRANT



SW HYDRANT



DATE: 10-24-06
DESIGN: SGC
DRAWN BY: SGR
CHECKED: CBR
10/17/06
22:24:11
REVISION DATE:
12-18-08

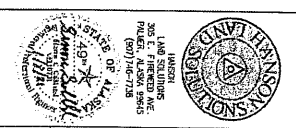
REFERENCE:
NUMBER:
U-17

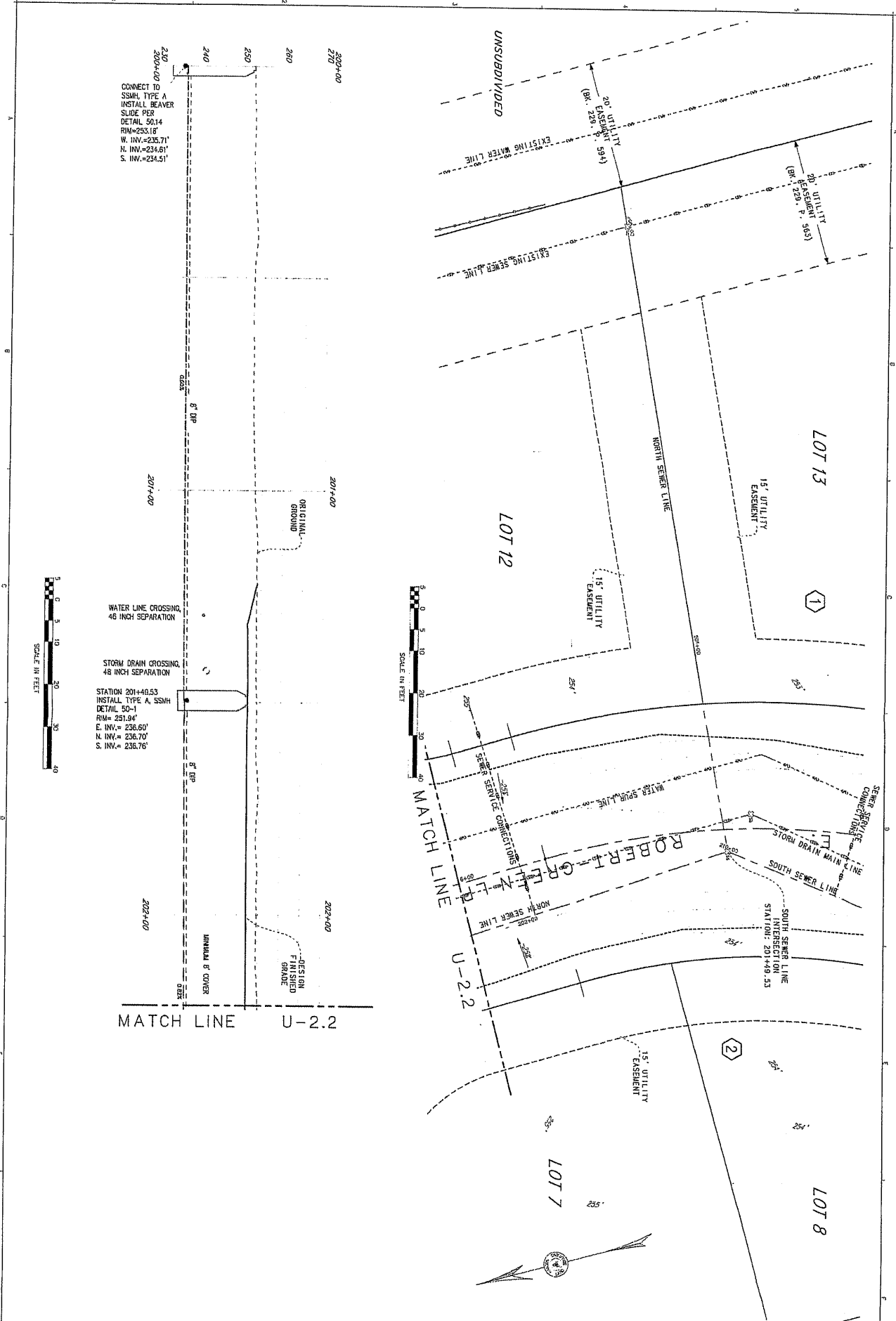
SHEET 14 OF 27

PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
HYDRANT LINES

NOTES
1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH LAND/HAZARD PROJECT
2. DESIGN CONTOURS ARE DISPLAYED AT 1'

- 53 -



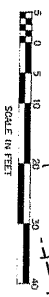
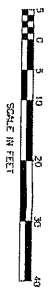


CONNECT TO SSMH, TYPE A
 INSTALL BEAVER
 SLIDE PER
 DETAIL 50.14
 RIM=253.18'
 W. INV.=235.71'
 N. INV.=234.81'
 S. INV.=234.51'

WATER LINE CROSSING,
 48 INCH SEPARATION

STORM DRAIN CROSSING,
 48 INCH SEPARATION

STATION 201+48.53
 INSTALL TYPE A, SSMH
 DETAIL 50-1
 RIM= 251.94'
 E. INV.= 236.60'
 N. INV.= 236.70'
 S. INV.= 236.76'



PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 NORTH SEWER LINE

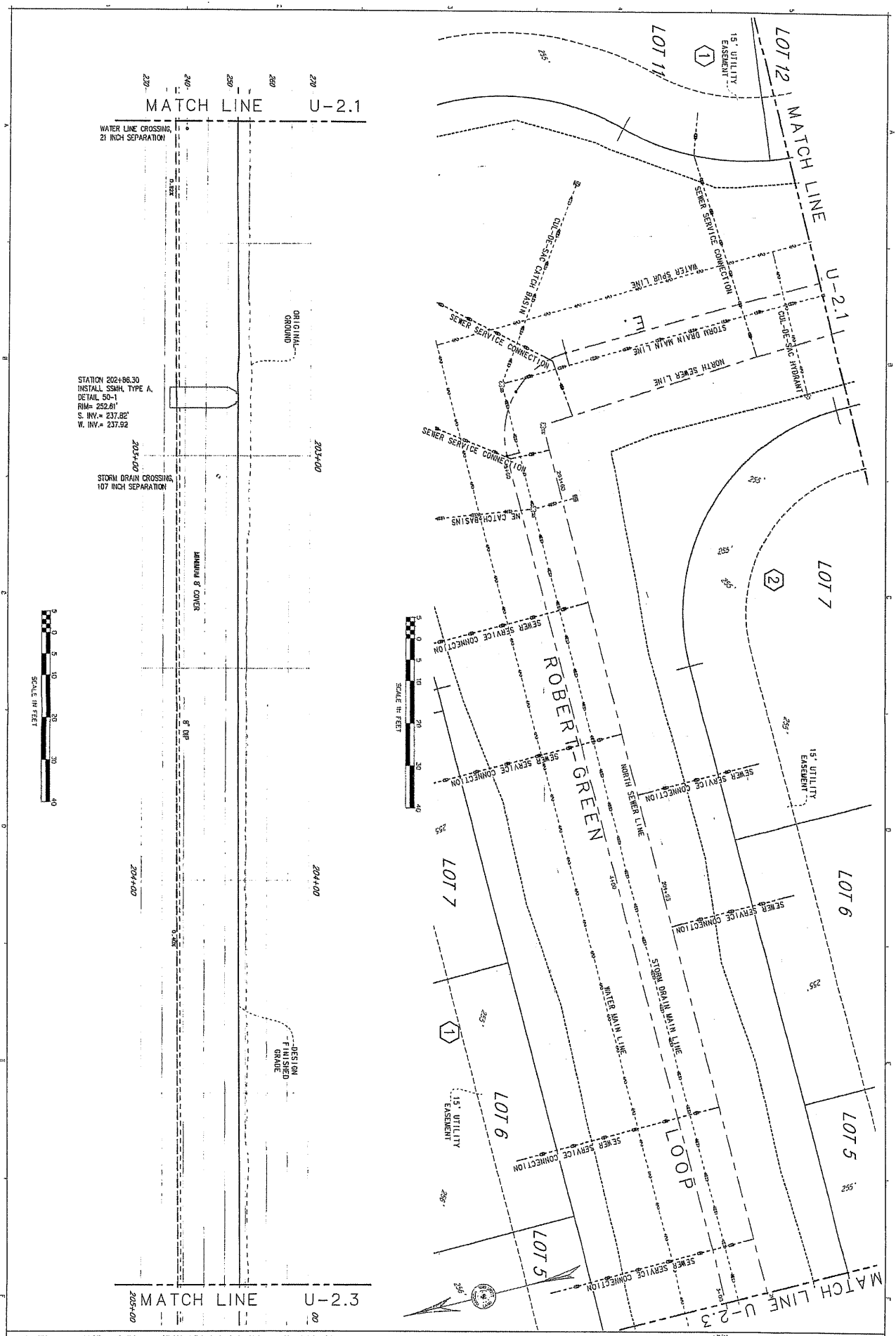
DATE: 20-2-2020
 DESIGNED BY: SBN
 CHECKED BY: CEN
 SCALE: 1"=40'
 SHEET NO: U-21
 REVISION DATE: 12-18-20

NOTES:
 1. THE ORIGINAL GROUND CONTOURS SHOWN HERETO ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA, SUSITNA, ROUGH LEGAL IMAGERY PROJECT.
 2. DESIGN CONTOUR ARE DISPLAYED AT 1'

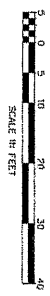
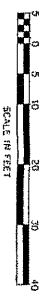
STATE OF ALASKA
 ENGINEER
 LICENSE NO. 12345
 NAME: JAMES E. FRIEDMAN
 ADDRESS: 1000 W. 10TH AVENUE, ANCHORAGE, AK 99503

REFERENCE
 U-21
 SHEET 19 OF 27

54



STATION 202+86.30
 INSTALL SSMH, TYPE A,
 DETAIL 50-1
 RIM: 232.61'
 S INV. = 237.82'
 W INV. = 237.92'



DWG. # 20-242C
 DESIGN: SFG
 DRAWN BY: SDH
 SCALE: 1" = 20'
 DATE: 11/17/11
 CHECKED: CEH
 DATE: 12/08/20

PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 NORTH SEWER LINE

- NOTES
1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH (GAD/MAGREY PROJECT)
 2. DESIC CONTOUR

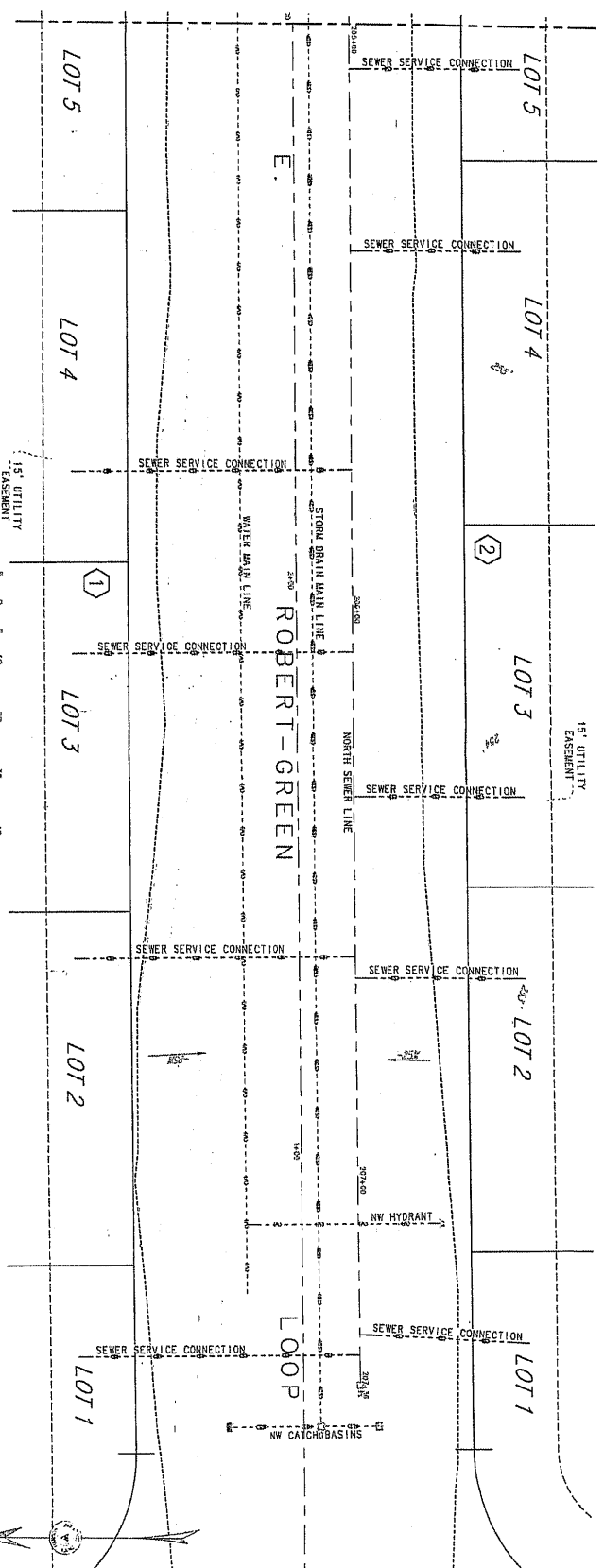
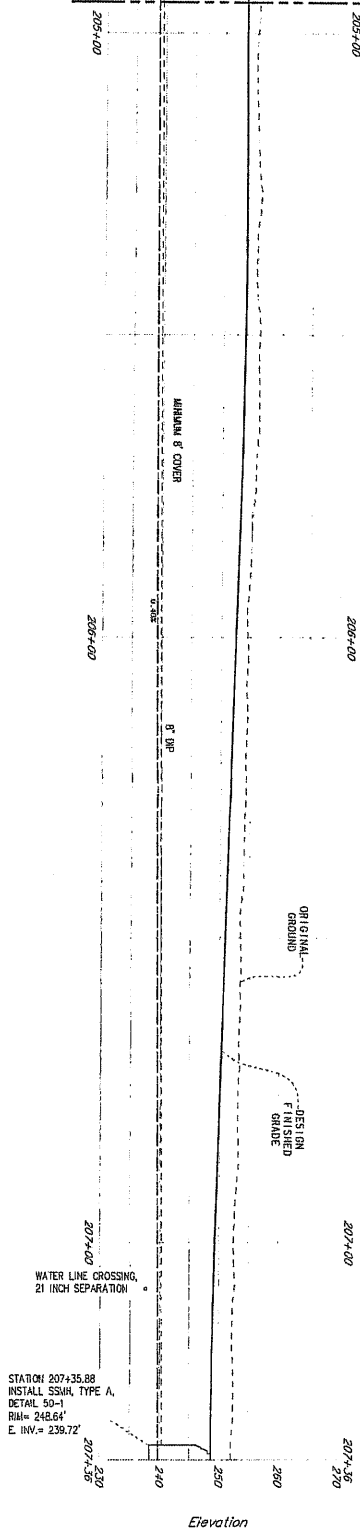
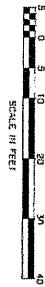
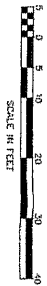
- 55 -



REFERENCE NUMBER: U-22
 SHEET 18 OF 27

MATCH LINE U-2.2

MATCH LINE U-2.2



DATE: 20-2-20
DESIGNER: SDN
DRAWN BY: SDN
CHECKED: GEN
SCALE: 1"=40'
PROJECT: 12-18-20
REVISION DATE:
12-18-20

REFERENCE NUMBER:
U-23

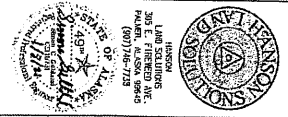
SHEET 17 OF 27

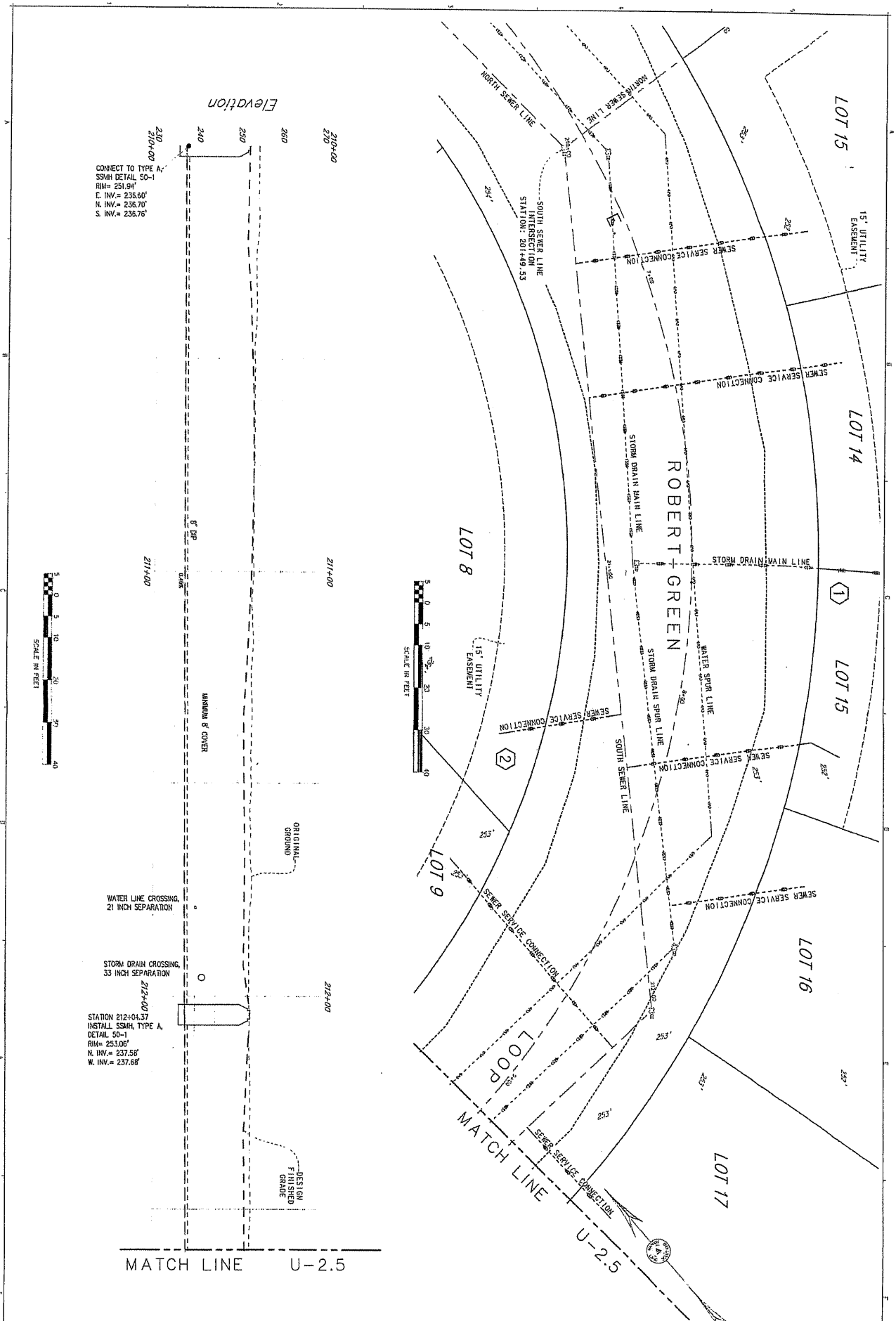
PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
NORTH SEWER LINE

NOTES

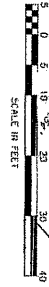
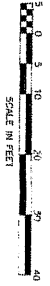
1. THE ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSITNA BOROUGH, LEAD MINING PROJECT
2. DESIGN CONTOURS ARE DISPLAYED AT 1'

- 56 -





CONNECT TO TYPE A,
SSWH DETAIL 50-1
RIM = 251.84'
E. INV. = 235.60'
N. INV. = 236.70'
S. INV. = 238.78'



STATION 212+04.37
INSTALL SSWH TYPE A,
DETAIL 50-1
RIM = 253.06'
N. INV. = 237.58'
W. INV. = 237.68'

MATCH LINE U-2.5

PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
SOUTH SEWER LINE

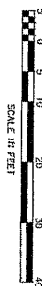
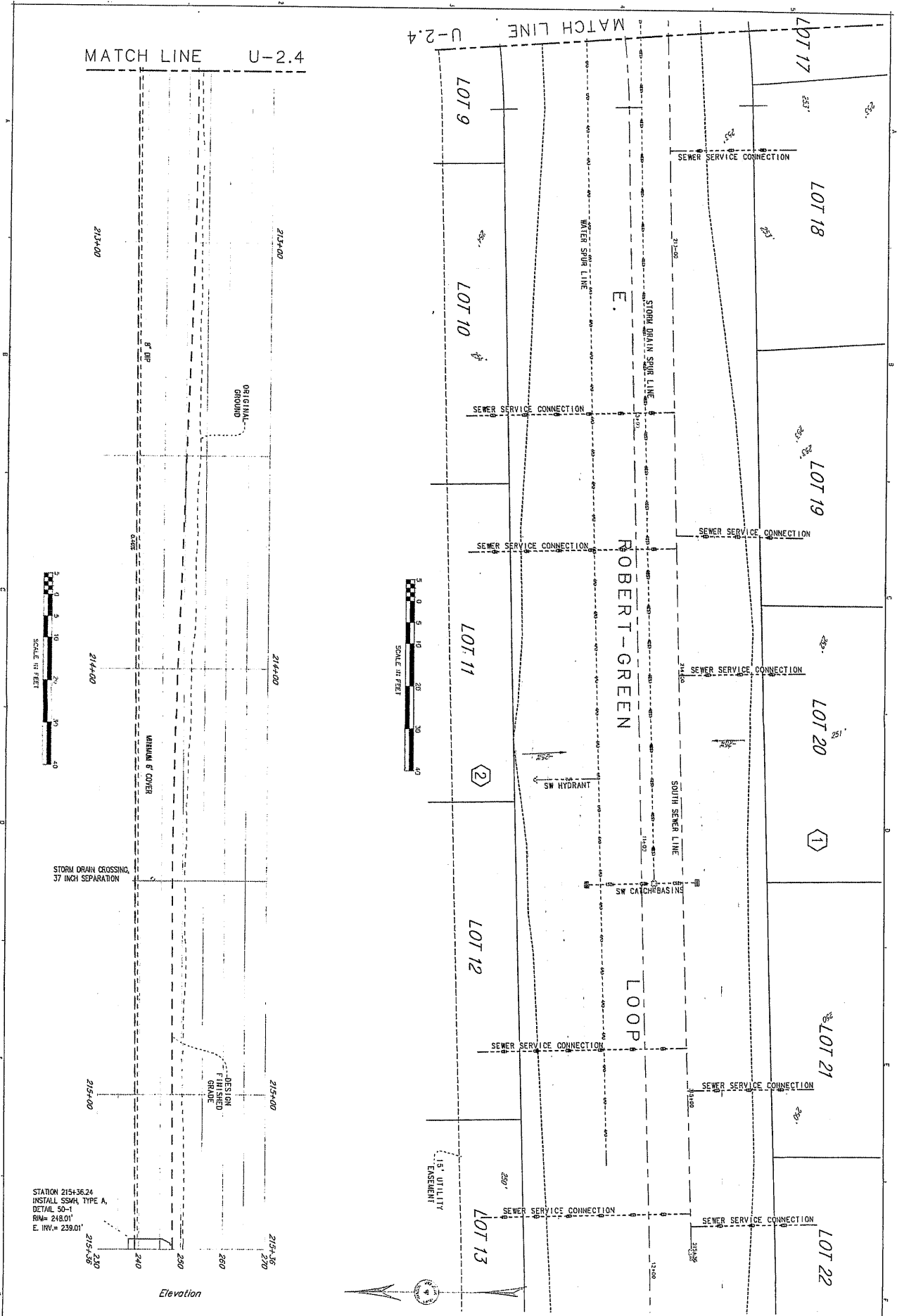
NOTES
1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE UTAHUSKA SUSITHA BOROUGH LOCALIZATION PROJECT
2. DESIC CONTOUR
- 57 -
FRUCTION CONTOURS ARE DISPLAYED AT 1'

DATE: 20-2-2020
DESIGN: SCS
DRAWN BY: SON
CHECKED: CEH
SCALE: 1"=40'
22334-1-10
REVISION DATE: 12-18-20
REFERENCE NUMBER: U-2-4
SHEET 18 OF 27



MATCH LINE U-2.4

MATCH LINE U-2.4



STORM DRAIN CROSSING,
37 INCH SEPARATION

STATION 215+36.24
INSTALL SSMR, TYPE A,
DETAIL 50-1
R/W = 248.01'
E. INV. = 239.01'

Elevation

PROJECT: PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
SOUTH SEWER LINE

DATE: 12-18-20
DRAWN BY: SNN
CHECKED: CEH
SCALE: 1" = 20'
REVISION DATE: 12-18-20

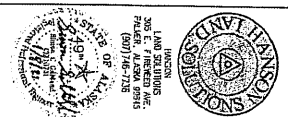
REFERENCE NUMBER: U-25
SHEET 19 OF 21

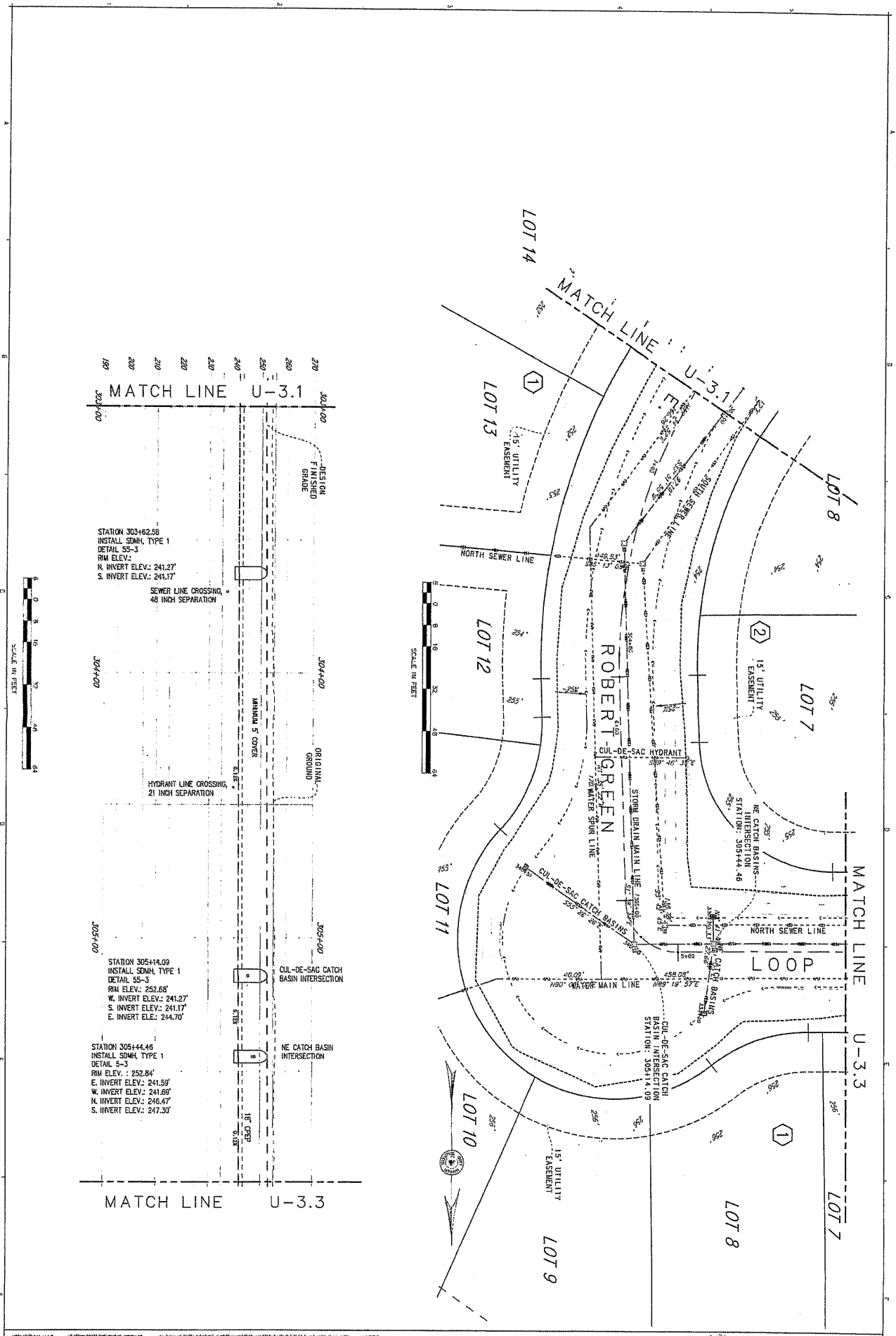
PALMER, ALASKA
GREEN ACRES
PLAN AND PROFILE - DESIGN
SOUTH SEWER LINE

NOTES

1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE NATARUSKA SUSITHA BOROUGH LIDIAN/MARGERY PROJECT
2. DESIGN CONTOURS ARE DISPLAYED AT 1'

58





MATCH LINE U-3.1

STATION 303+62.58
 INSTALL SDMH, TYPE 1
 DETAIL 55-3
 RM ELEV.:
 N. INVERT ELEV.: 241.27'
 S. INVERT ELEV.: 241.17'

SEWER LINE CROSSING,
 48 INCH SEPARATION

HYDRANT LINE CROSSING,
 21 INCH SEPARATION

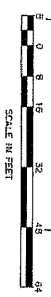
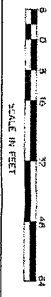
STATION 305+14.09
 INSTALL SDMH, TYPE 1
 DETAIL 55-3
 RM ELEV.: 252.68'
 W. INVERT ELEV.: 241.27'
 S. INVERT ELEV.: 241.17'
 E. INVERT ELEV.: 244.70'

CUL-DE-SAC CATCH
 BASIN INTERSECTION

STATION 305+14.46
 INSTALL SDMH, TYPE 1
 DETAIL 5-3
 RM ELEV.: 252.84'
 E. INVERT ELEV.: 241.59'
 W. INVERT ELEV.: 241.69'
 N. INVERT ELEV.: 246.47'
 S. INVERT ELEV.: 247.30'

NE CATCH BASIN
 INTERSECTION

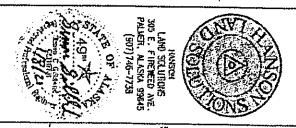
MATCH LINE U-3.3



DRG. # 20-2426
 DESIGN: SGC
 DRAWN BY: SM
 CHECKED: CEN
 11/17/11 1:32
 22334:1-16
 REVISION DATE:
 12-17-20

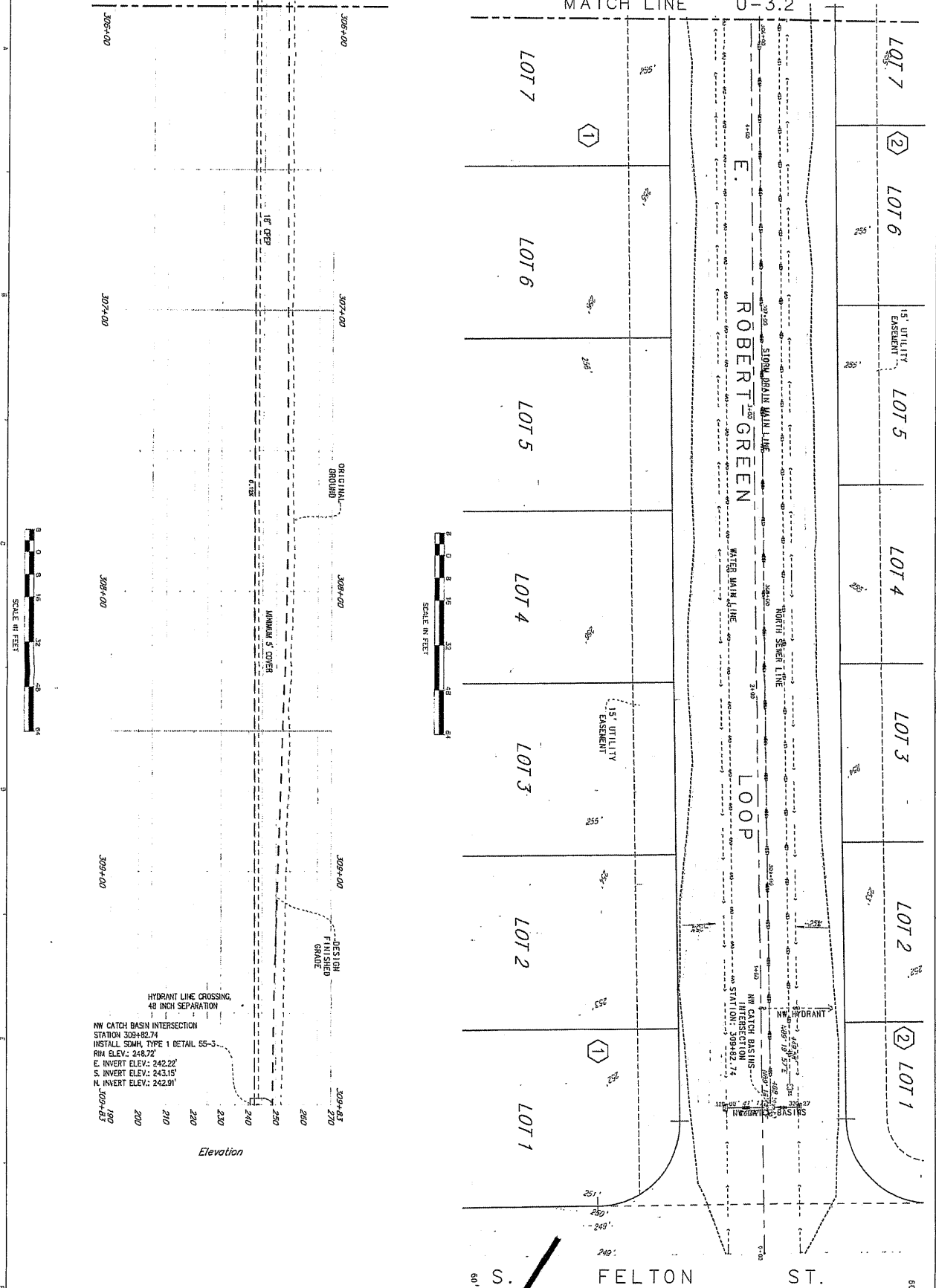
PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 STORM DRAIN MAIN LINE

NOTES
 1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATAPUSKA SUSITNA BOROUGH, CARICAMERY PROJECT
 2. DESIC CONTOURS ARE DISPLAYED AT 1'
 - 59 -



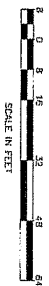
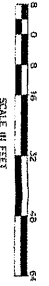
MATCH LINE U-3.2

MATCH LINE U-3.2



NW CATCH BASIN INTERSECTION
 STATION 309+82.74
 INSTALL 30" DIA. TYPE 1 DETAIL SS-3
 RM ELEV.: 248.72'
 INVERT ELEV.: 242.22'
 15" UTILITY ELEV.: 243.18'
 18" UTILITY ELEV.: 242.91'
 309+432
 309+430
 309+428
 309+426
 309+424
 309+422
 309+420
 309+418
 309+416
 309+414
 309+412
 309+410
 309+408
 309+406
 309+404
 309+402
 309+400

Elevation

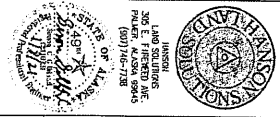


DATE: 20-2-2020
 DESIGN: SCC
 DRAWN BY: SM
 CHECKED BY: SM
 SCALE: 1"=30'
 REVISION 01: 11-1-20
 REVISION 02: 11-1-20

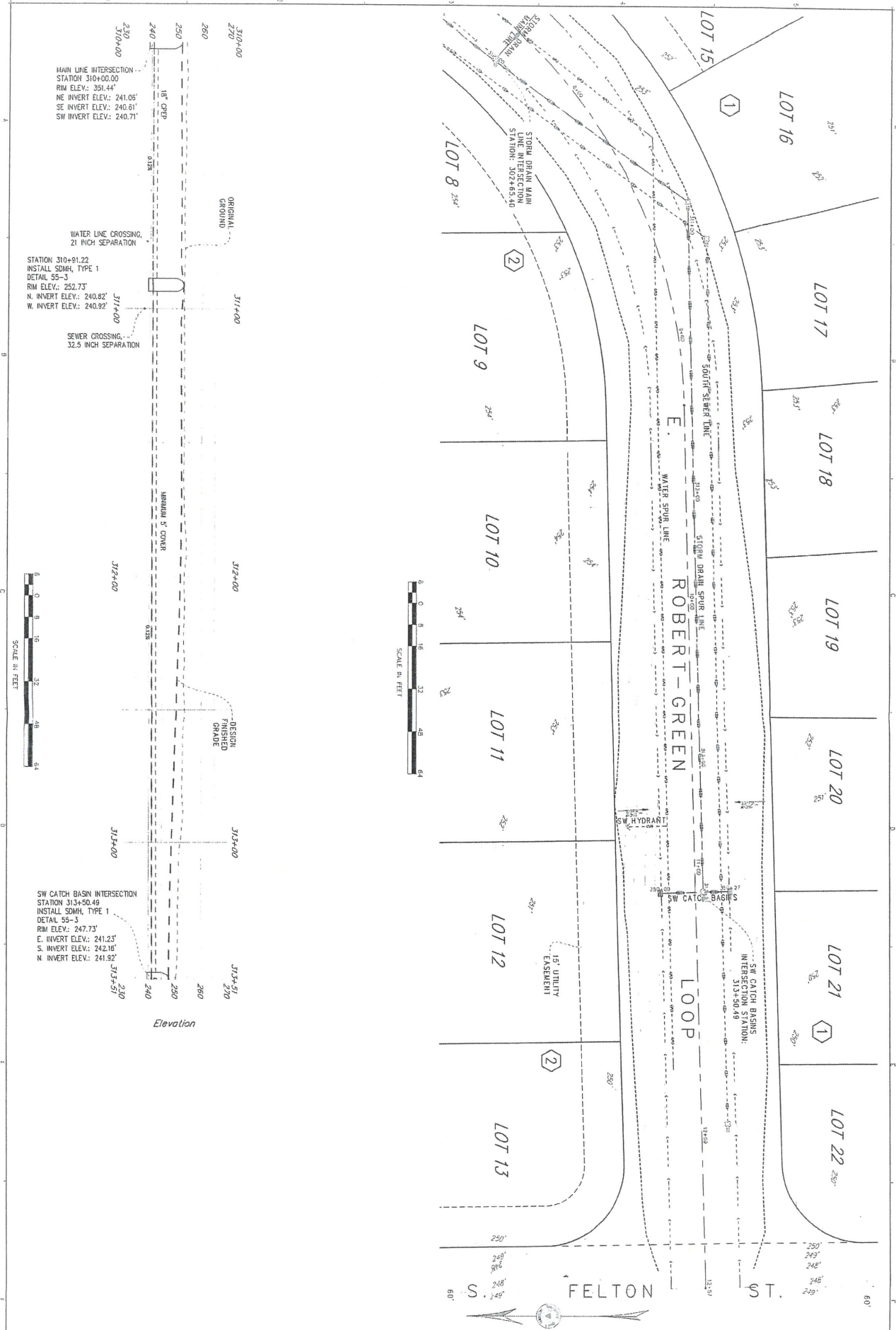
PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 STORM DRAIN MAIN LINE

NOTES
 1. THE ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE ALASKA SURVEY BUREAU, BOROUGH LOGS/IMAGERY PROJECT
 2. DESIGN CONTOURS ARE DISPLAYED AT 1'

- 60 -



REFERENCE NUMBER: U-3.3
 SHEET 22 OF 27



DWG. # 20-242C
 DESIGNED BY SGC
 DRAWN BY SBN
 SCALE: 1" = 32'
 DATE: 07/20/11
 REVISIONS:
 1. 07/20/11

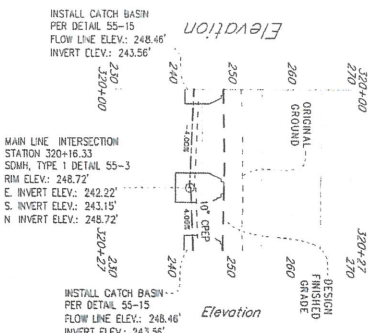
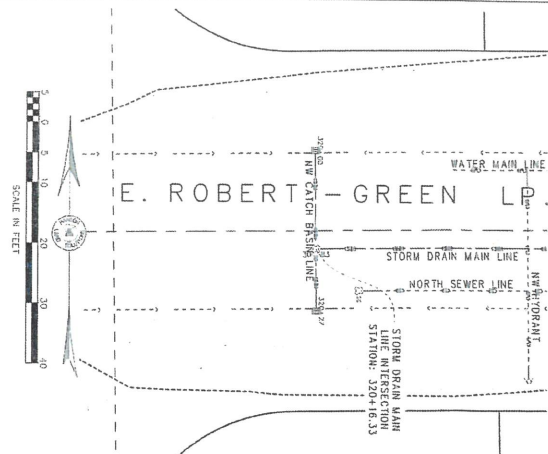
**PALMER, ALASKA
 GREEN ACRES
 PLAN AND PROFILE - DESIGN
 STORM DRAIN SPUR LINE**

NOTES:
 1. THE 1' ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE BOROUGH, BAR/HAGERL PROJECT.
 2. DESIGN CONTOURS ARE DISPLAYED AT 1'

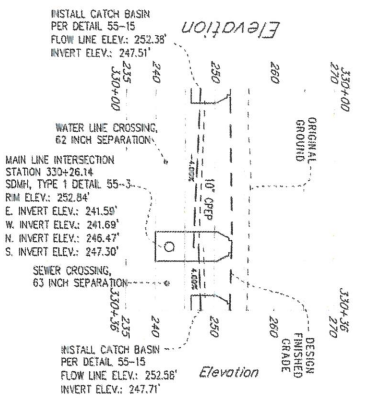
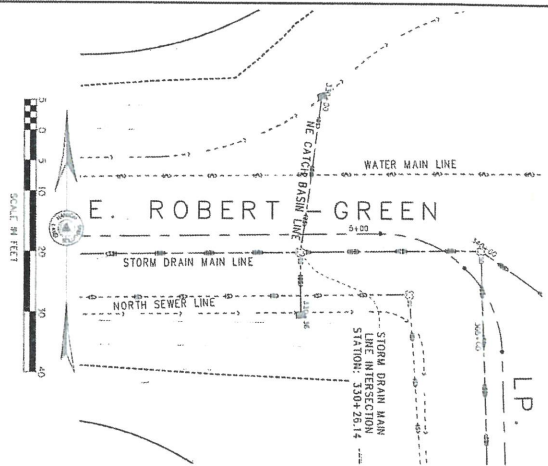


REFERENCE NUMBER:
 U-34
 SHEET 23 OF 27

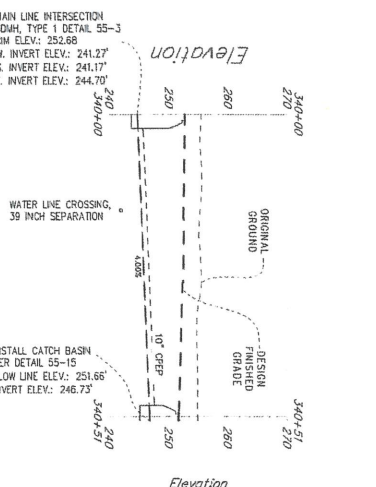
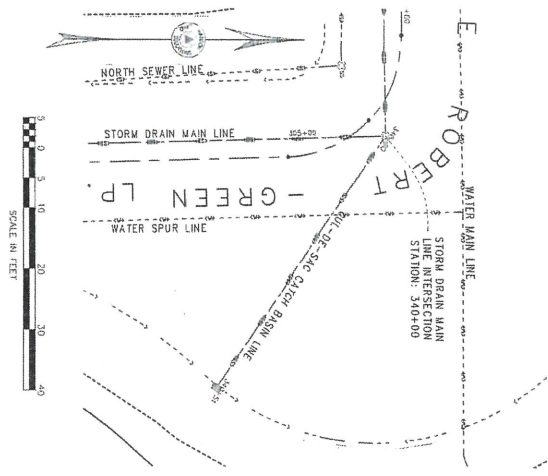
NW CATCH BASINS



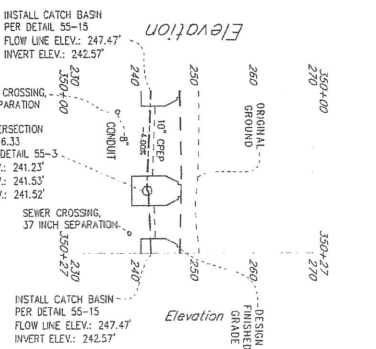
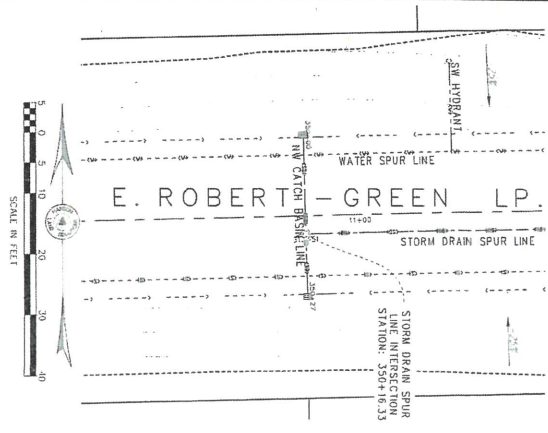
NE CATCH BASINS



CUL-SE-SAC CATCH BASIN



SW CATCH BASINS



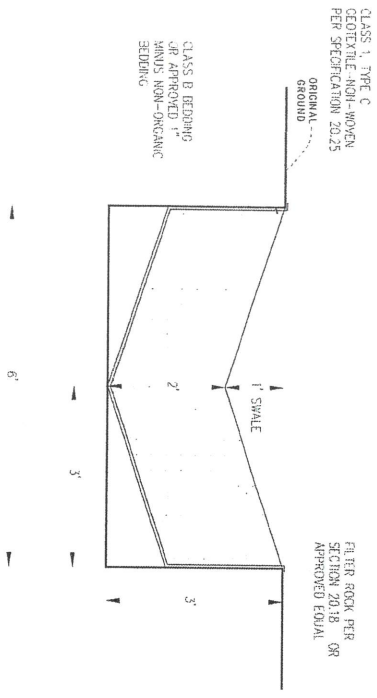
PALMER, ALASKA GREEN ACRES
PLAN AND PROFILE - DESIGN
STORM DRAIN - CATCH BASIN LINES

SHEET 24 OF 27
 REFERENCE NUMBER: U-35
 DATE: 12-17-20

NOTES
 1. THE 1" ORIGINAL GROUND CONTOURS SHOWN HEREON ARE DERIVED FROM PUBLISHED DATA OF THE MATANUSKA SUSTAINABLE ROADS BOARD/IMAGERY PROJECT
 2. DESIGN CONTOUR
 - 62 -

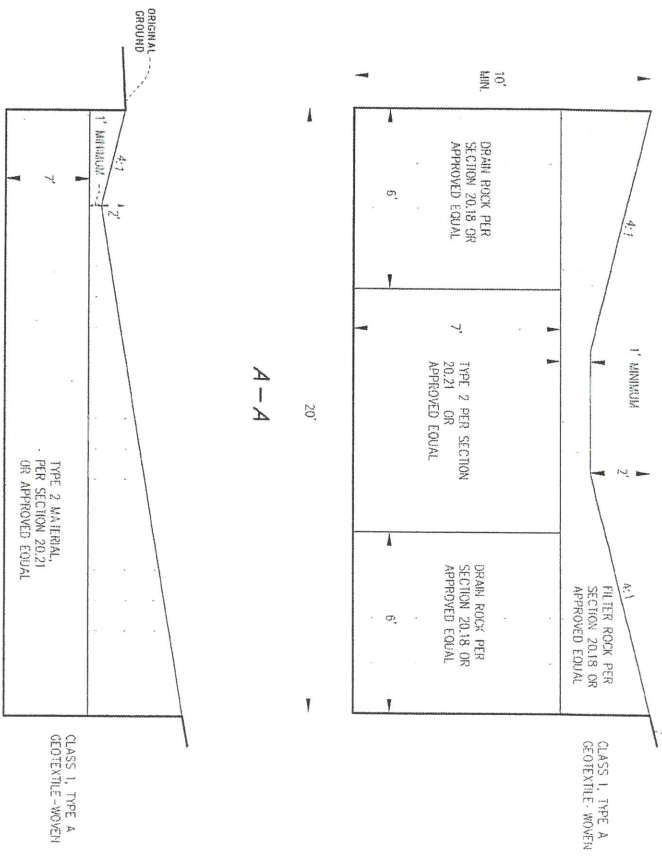


SWALE



DETAIL 1

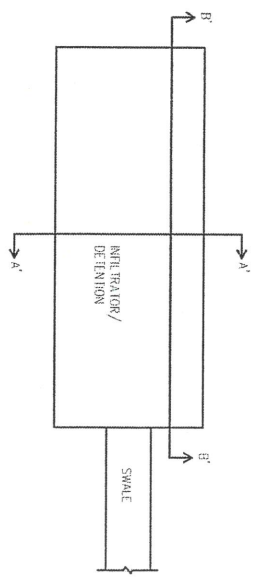
INFILTRATOR



B-B

A-A

DETAIL 2

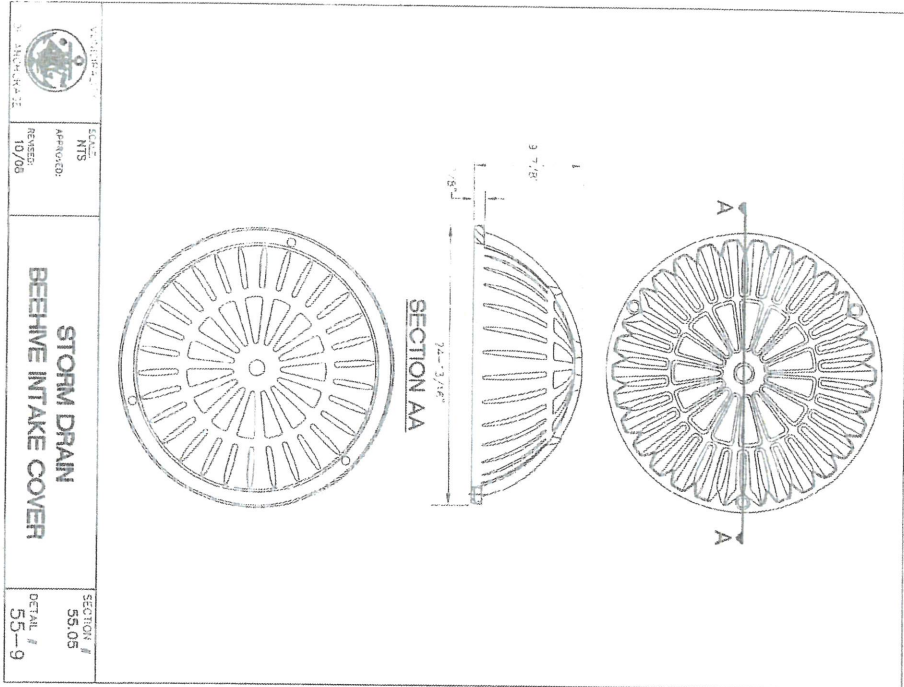


DWG. # 20-242C
 DESIGN: SCG
 DRAWN BY: SDN
 CHECKED: CEH
 DATE: 11/17/17
 REVISION: XXX
 22/3/18 XXX
 REVISION DATE:
 12-17-20

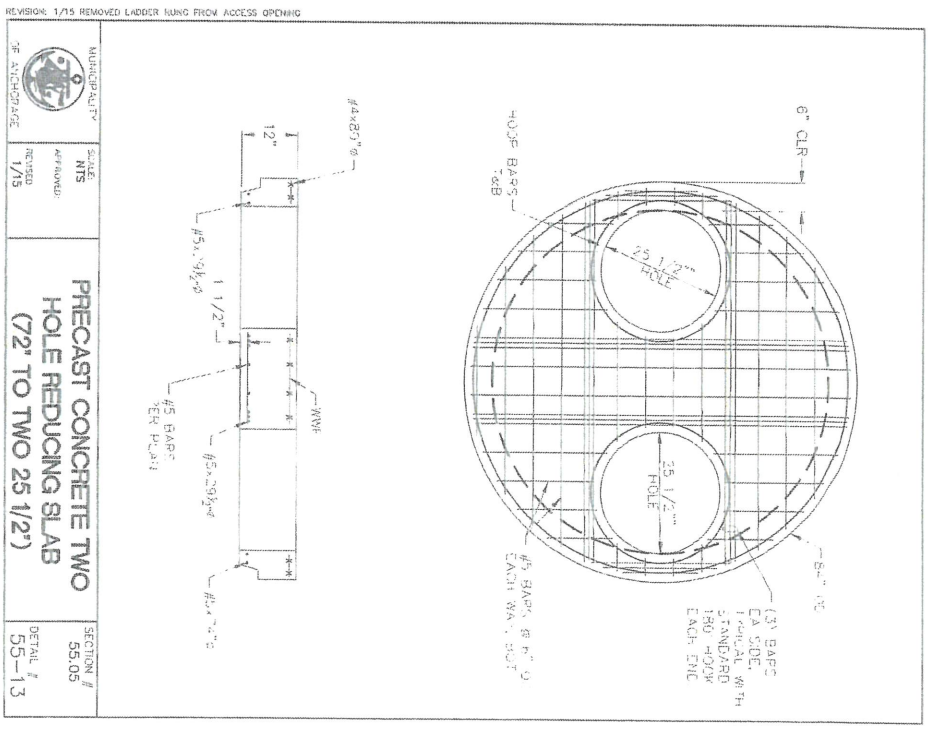
PALMER, ALASKA
 GREEN ACRES
 CROSS SECTION - DESIGN
 SWALE AND INFILTRATOR DETAILS



REFERENCE NUMBER: U-36
 SHEET 23 OF 27



SCALE: 1/8" = 1'-0"
 DATE: 10/05
 APPROVED: [Signature]
 REVISION: 10/05
**STORM DRAIN
 BEEHIVE INTAKE COVER**
 SECTION # 55.05
 DETAIL # 55-9



REVISION: 1/15 REMOVED LADDER HUNG FROM ACCESS OPENING
 SCALE: 1/8" = 1'-0"
 DATE: 1/15
 APPROVED: [Signature]
 REVISION: 1/15
**PRECAST CONCRETE TWO
 HOLE REDUCING SLAB
 (25" TO TWO 25 1/2")**
 SECTION # 55.05
 DETAIL # 55-13

PALMER, ALASKA
 GREEN ACRES
 CROSS SECTION - DESIGN
 BEEHIVE INTAKE COVER AND
 TWO HOLE REDUCING SLAB

DWG. # 20-242C
 DESIGN: SCG
 DRAWN BY: SON
 CHECKED: CEH
 DATE: 11/17/12
 22XXX XXX
 REVISION DATE: 12-17-20
 REFERENCE: U-37
 NUMBER: U-37
 SHEET 28 OF 27





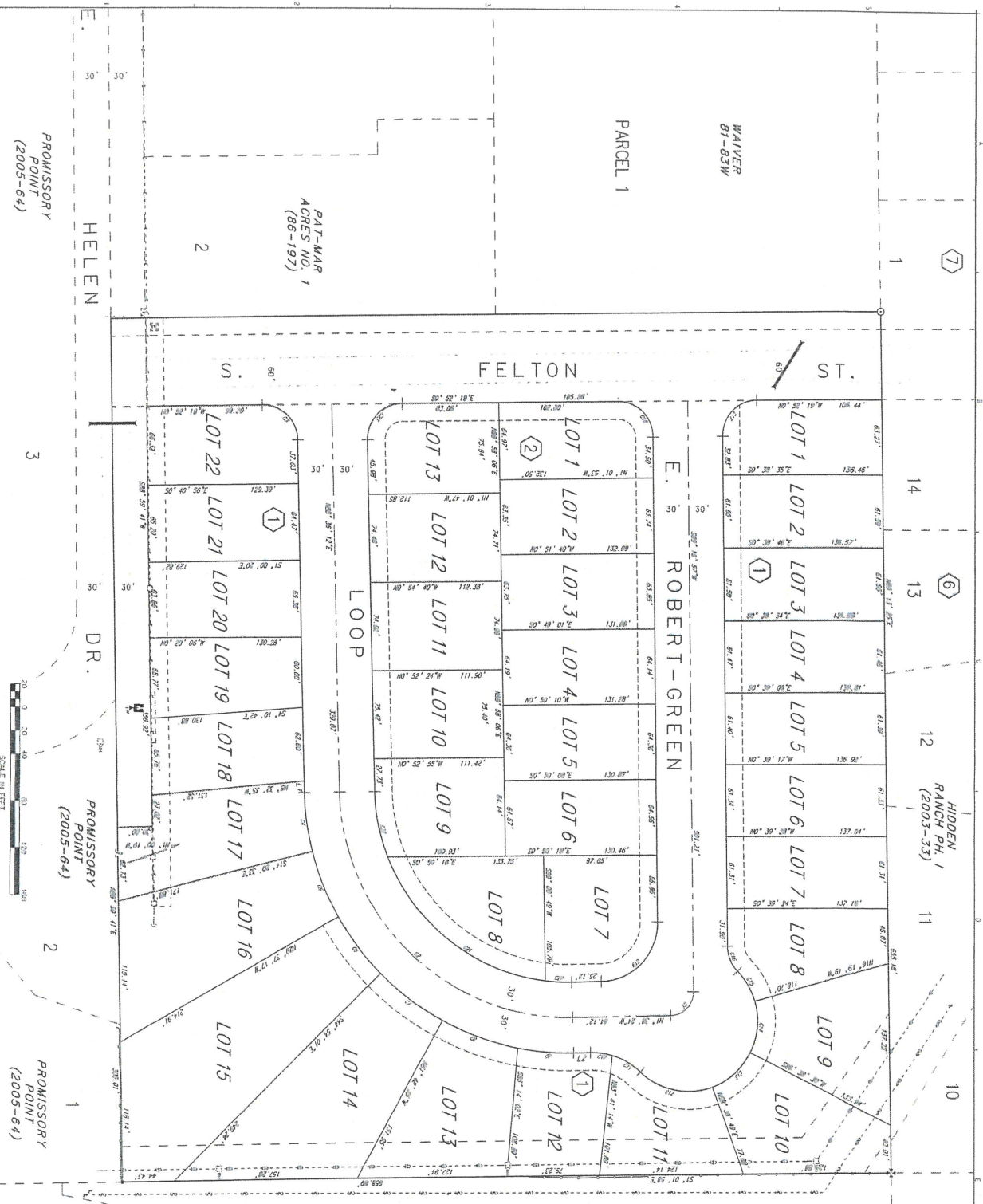
DATE: 2-20-21
 DESIGN BY: ELF
 DRAWING BY: ELF
 CHECKED BY: CMH
 SCALE: 1"=80'
 PROJECT NO.: 210311-010
 SHEET NO.: 09-21-20 (S)

PALMER, ALASKA
GREEN ACRES
 SITE PLAN - EXISTING CONDITIONS
 PROJECT OVERVIEW

NOTES
 1. THE SHOWN HEIGHT IS DERIVED FROM PUBLISHED DATA OF THE ALASKA STATE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT, 2019.
 2. THE HORIZONTAL DATUM IS NAD83 (CONFORMS TO 2011.0)

STATE OF ALASKA
 DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT
 LAND DIVISION
 PROJECT NO. 210311-010
 SHEET NO. 09-21-20 (S)

JAN 11 2021



LEGEND

- ⊗ RECORDED SURVEY SHALL COME ON THIS FILE
- ⊕ RECORDED PLASTIC CURB OR W/ REBAR
- ⊖ RECORDED W/ REBAR
- RECORD
- FIRE DEPARTMENT
- WATER VALVE, ASBESTOS DUCTS
- MANHOLE, SEWER
- RAILROAD
- TELEPHONE, TELEVISION, CABLE
- AIRCRAFT OBSTACLE LIGHT
- UTILITY POLE
- STAKE
- SURVEY ELECTRIC
- 1" CANTONER
- ADJACENT BLOCK

UNSUBDIVIDED

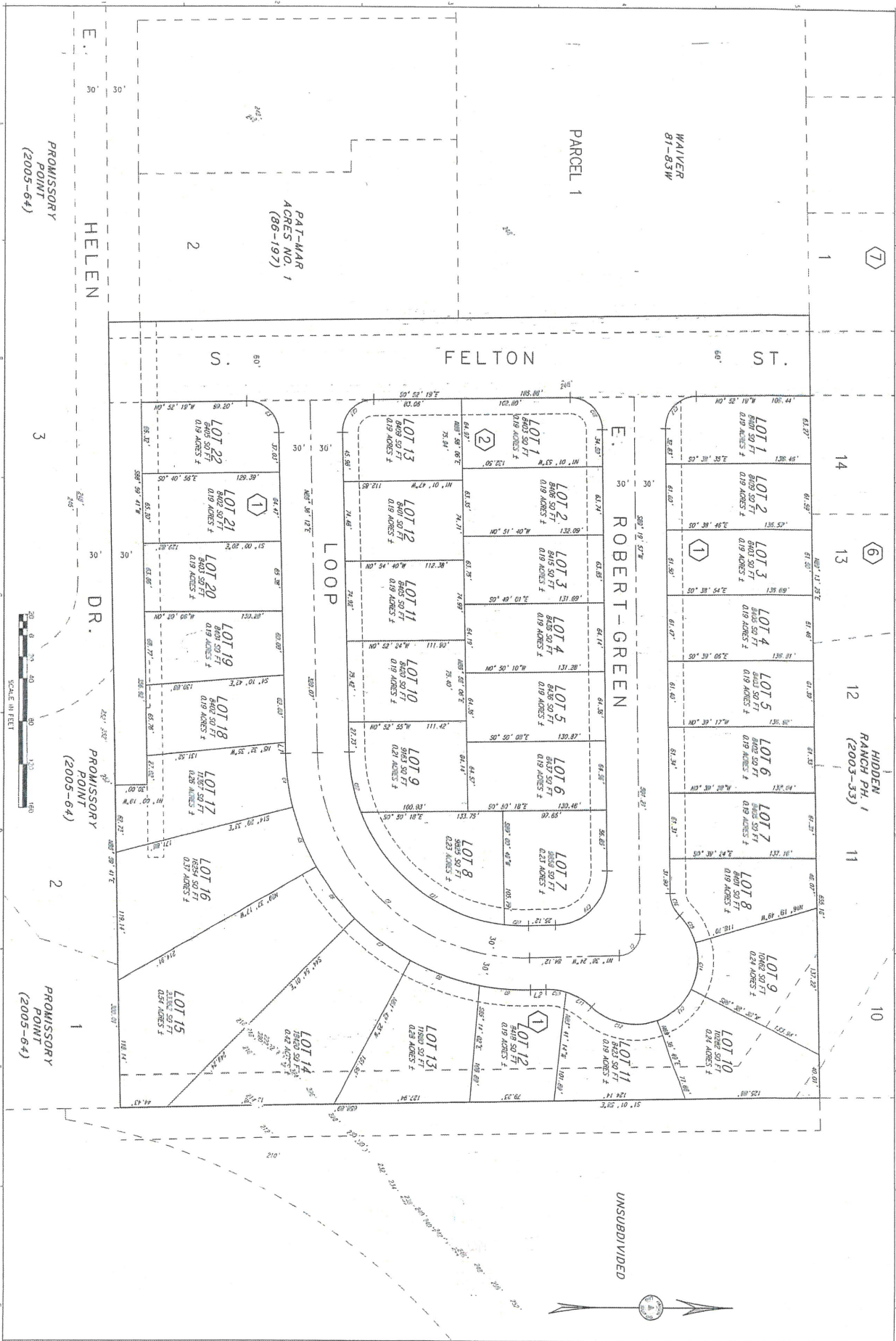


REFERENCE NUMBER:
 1-21
 SHEET 2 OF 3

**PALMER, ALASKA
 GREEN ACRES
 SITE PLAN - EXISTING CONDITIONS
 PLANIMETRY-AB**

NOTES
 1. THIS FIELD SURVEY WAS CONDUCTED ON 08/01/04. ALL DIMENSIONS HAVE BEEN FOUND ON SET AS DESCRIBED HEREIN.
 2. ALL DIMENSIONS SHOWN ARE TRUE BEARINGS, AS ORIENTED TO THE BASIS OF BEARINGS.





NOTES

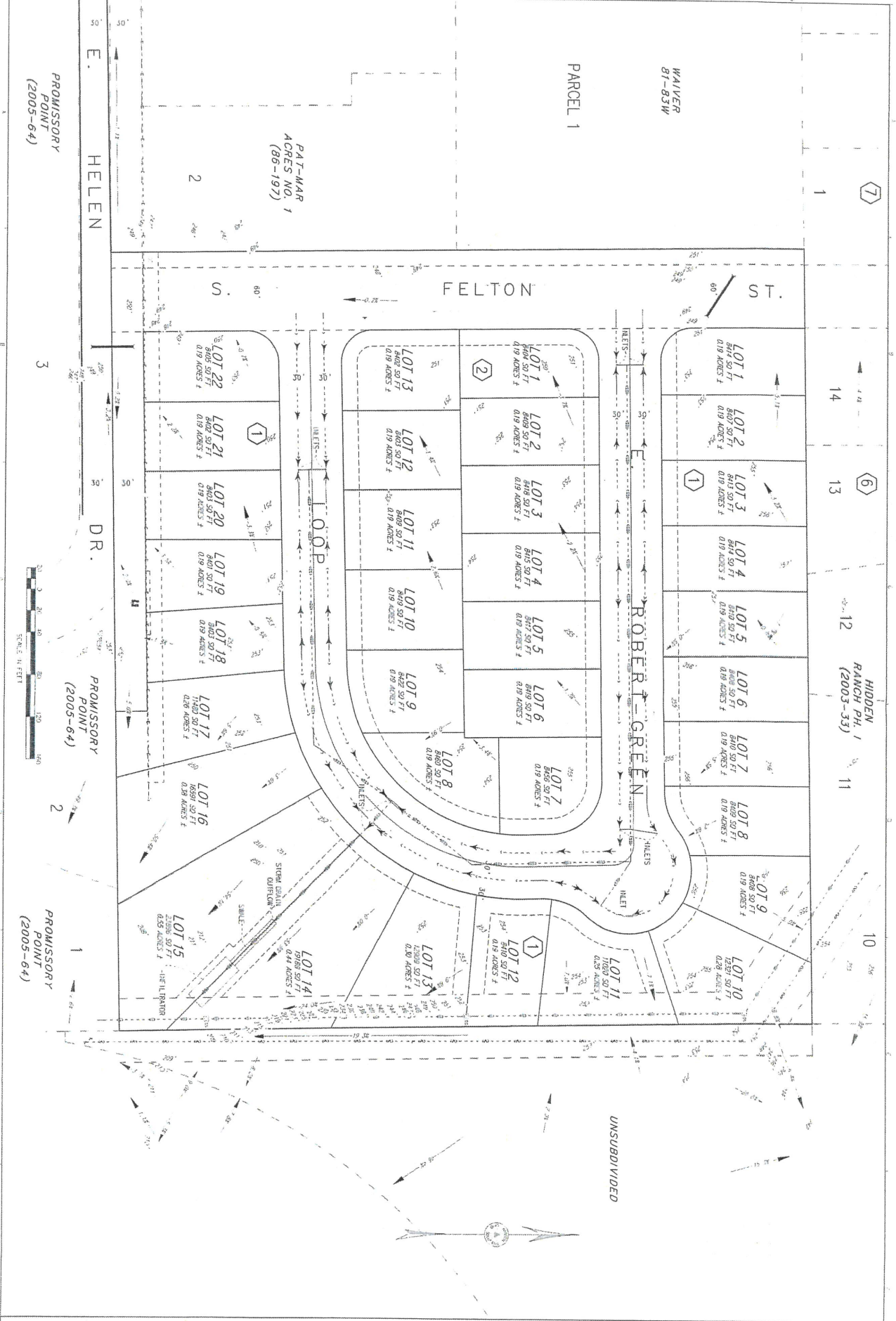
1. THE 2' CONTOURS SHOWN HEREON WERE DERIVED FROM PUBLISHED DATA OF THE MATANASKA SYSTEMS PROJECT LAYOUT/DESIGN PROJECT OF 2011/2012
2. THE HORIZONTAL DATUM IS NAD83 (CONSIDER EPOCH 2003.0)
3. THE VERTICAL DATUM IS NAVD83 (CONSIDER)

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
LAND CONSERVATION DIVISION
 PALMER, ALASKA 99575
 (907) 746-7128

PROJECT NO. 20-2122
 DESIGN BY CEH
 DRAWN BY CEH
 SCALE: 1"=40'
 DATE: 09-21-2012

REFERENCE NUMBER:
 V-22
 SHEET 3 OF 3

PALMER, ALASKA GREEN ACRES
SITE PLAN - EXISTING CONDITIONS
TOPOGRAPHY



PALMER, ALASKA
GREEN ACRES
SITE PLAN - DESIGN
GRADING-DRAINAGE PLAN

DATE: 20-2-2020
 DRAWN BY: SMH
 CHECKED BY: CEH
 SCALE: 1" = 40'
 SHEET 3 OF 27

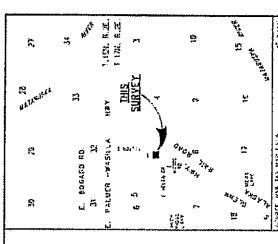
NOTES

1. CONTOURS WITHIN THE PROPOSED RIGHTS-OF-WAY ARE DISPLAYED AT A 1' INTERVAL AND PRESENT THE DEEPEST TOP OF THE SUBBASE (24" W/S) AND THE DITCH BACKSLOPE.
2. THE BACKGROUND OR GRAY OVALD CONTOURS SHOWN HEREIN WERE DERIVED FROM PLSR DATA BY THE PALMER/ALASKA METEOROLOGICAL SERVICE (METSERV) OF 2011.
3. THE DESIGN OF THIS PLAN HAS BEEN ESTABLISHED WITH GPS POST-PROCESSED DATA.
4. THE PROPOSED LAYOUT IS SUBJECT TO 2010 ZONING REGULATIONS.

68

STATE OF ALASKA
 DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF LAND CONSERVATION

LAND MARKING, LLC
 2001 C. FLETCHER BLVD.
 PALMER, ALASKA 99645
 (907) 766-7732



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE USE THE MONIES OF THE PROPERTY SHOWN AND DESCRIBED IN THIS SUBDIVISION PLAN TO BE USED IN THE CONSTRUCTION OF A STREET OR HIGHWAY AND SHALL REIMBURSE THE STATE OF ALASKA FOR THE COST OF SUCH REIMBURSEMENT.

DATE: _____

STATE OF ALASKA
 DIVISION OF PUBLIC SAFETY
 PALMERS, AK 99545

NOTARY ACKNOWLEDGEMENT

APPEARING FOR THE STATE OF ALASKA:

CERTIFICATE OF PAYMENT OF TAXES

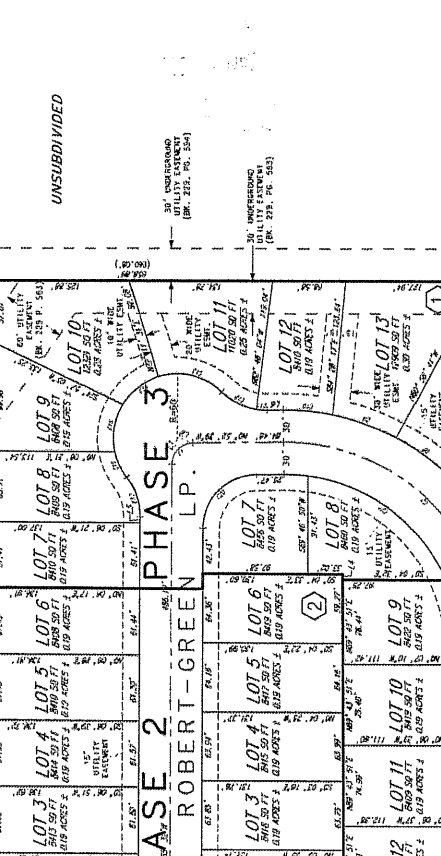
I, _____, COUNTY CLERK OF THE STATE OF ALASKA, DO HEREBY CERTIFY THAT ALL CURRENT TAXES ARE CURRENTLY PAID BY THE PROPERTY OWNER OF THE ABOVE DESCRIBED PROPERTY.

DATE: _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN REVIEWED IN ACCORDANCE WITH THE LAND USE REGULATIONS OF THE MUNICIPALITY OF PALMERS, AK AND THAT THE PROVISIONS OF THE REGULATIONS HAVE BEEN FULLY COMPLIED WITH AND THAT THE PLAN IS IN ACCORDANCE WITH THE LAND USE REGULATIONS OF THE MUNICIPALITY OF PALMERS, AK AND THAT I HAVE REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE LAND USE REGULATIONS OF THE MUNICIPALITY OF PALMERS, AK.

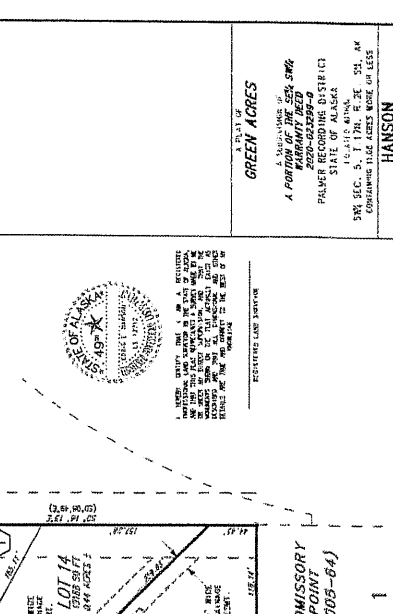
LINE	START	STOP	LENGTH	AREA	TYPE
1	0+00	0+50	50.00	11,250.00	ASPH
2	0+50	1+00	50.00	11,250.00	ASPH
3	1+00	1+50	50.00	11,250.00	ASPH
4	1+50	2+00	50.00	11,250.00	ASPH
5	2+00	2+50	50.00	11,250.00	ASPH
6	2+50	3+00	50.00	11,250.00	ASPH
7	3+00	3+50	50.00	11,250.00	ASPH
8	3+50	4+00	50.00	11,250.00	ASPH
9	4+00	4+50	50.00	11,250.00	ASPH
10	4+50	5+00	50.00	11,250.00	ASPH
11	5+00	5+50	50.00	11,250.00	ASPH
12	5+50	6+00	50.00	11,250.00	ASPH
13	6+00	6+50	50.00	11,250.00	ASPH
14	6+50	7+00	50.00	11,250.00	ASPH
15	7+00	7+50	50.00	11,250.00	ASPH
16	7+50	8+00	50.00	11,250.00	ASPH
17	8+00	8+50	50.00	11,250.00	ASPH
18	8+50	9+00	50.00	11,250.00	ASPH
19	9+00	9+50	50.00	11,250.00	ASPH
20	9+50	10+00	50.00	11,250.00	ASPH
21	10+00	10+50	50.00	11,250.00	ASPH
22	10+50	11+00	50.00	11,250.00	ASPH
23	11+00	11+50	50.00	11,250.00	ASPH
24	11+50	12+00	50.00	11,250.00	ASPH
25	12+00	12+50	50.00	11,250.00	ASPH
26	12+50	13+00	50.00	11,250.00	ASPH
27	13+00	13+50	50.00	11,250.00	ASPH
28	13+50	14+00	50.00	11,250.00	ASPH
29	14+00	14+50	50.00	11,250.00	ASPH
30	14+50	15+00	50.00	11,250.00	ASPH
31	15+00	15+50	50.00	11,250.00	ASPH
32	15+50	16+00	50.00	11,250.00	ASPH
33	16+00	16+50	50.00	11,250.00	ASPH
34	16+50	17+00	50.00	11,250.00	ASPH
35	17+00	17+50	50.00	11,250.00	ASPH
36	17+50	18+00	50.00	11,250.00	ASPH
37	18+00	18+50	50.00	11,250.00	ASPH



CERTIFICATE OF RECORDATION

I, _____, COUNTY CLERK OF THE STATE OF ALASKA, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FULLY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF THE STATE OF ALASKA.

LINE	START	STOP	LENGTH	AREA	TYPE
1	0+00	0+50	50.00	11,250.00	ASPH
2	0+50	1+00	50.00	11,250.00	ASPH
3	1+00	1+50	50.00	11,250.00	ASPH
4	1+50	2+00	50.00	11,250.00	ASPH
5	2+00	2+50	50.00	11,250.00	ASPH
6	2+50	3+00	50.00	11,250.00	ASPH
7	3+00	3+50	50.00	11,250.00	ASPH
8	3+50	4+00	50.00	11,250.00	ASPH
9	4+00	4+50	50.00	11,250.00	ASPH
10	4+50	5+00	50.00	11,250.00	ASPH
11	5+00	5+50	50.00	11,250.00	ASPH
12	5+50	6+00	50.00	11,250.00	ASPH
13	6+00	6+50	50.00	11,250.00	ASPH
14	6+50	7+00	50.00	11,250.00	ASPH
15	7+00	7+50	50.00	11,250.00	ASPH
16	7+50	8+00	50.00	11,250.00	ASPH
17	8+00	8+50	50.00	11,250.00	ASPH
18	8+50	9+00	50.00	11,250.00	ASPH
19	9+00	9+50	50.00	11,250.00	ASPH
20	9+50	10+00	50.00	11,250.00	ASPH
21	10+00	10+50	50.00	11,250.00	ASPH
22	10+50	11+00	50.00	11,250.00	ASPH
23	11+00	11+50	50.00	11,250.00	ASPH
24	11+50	12+00	50.00	11,250.00	ASPH
25	12+00	12+50	50.00	11,250.00	ASPH
26	12+50	13+00	50.00	11,250.00	ASPH
27	13+00	13+50	50.00	11,250.00	ASPH
28	13+50	14+00	50.00	11,250.00	ASPH
29	14+00	14+50	50.00	11,250.00	ASPH
30	14+50	15+00	50.00	11,250.00	ASPH
31	15+00	15+50	50.00	11,250.00	ASPH
32	15+50	16+00	50.00	11,250.00	ASPH
33	16+00	16+50	50.00	11,250.00	ASPH
34	16+50	17+00	50.00	11,250.00	ASPH
35	17+00	17+50	50.00	11,250.00	ASPH
36	17+50	18+00	50.00	11,250.00	ASPH
37	18+00	18+50	50.00	11,250.00	ASPH



CERTIFICATE OF RECORDATION

I, _____, COUNTY CLERK OF THE STATE OF ALASKA, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FULLY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF THE STATE OF ALASKA.

NOTES

- ALL DIMENSIONS SHOWN ARE GROUNDS DIMENSIONS.
- THE BASIS OF BEARING ON THIS PLAN IS TRUE BEARING.
- THE POSITION OF THE NEAREST CORNER OF LOT 10, BLOCK 1, SUBDIVISION NO. 2003-02389-0 IS SHOWN FOR INFORMATION ONLY.
- ALL LOTS ARE BOUND BY MUNICIPALITY OF PALMERS, AK.
- ALL LOTS ARE SUBJECT TO FEDERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING LAND USE, THE ZONING REGULATIONS, AND THE LOCAL LAND USE ORDINANCES, WHICH APPLY TO THE PROPERTY SHOWN ON THIS PLAN.
- THIS SUBDIVISION IS SUBJECT TO A N.I.A. PLAN 14-94-000-01.
- THIS PLAN WAS RECORDED ON SEPTEMBER 30, 1997 IN BOOK 14-94-000-01.



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAY PLANNING AND CONSTRUCTION
300 E. PARKER AVE
PALMER, ALASKA 99755
(907) 462-2726



PALMER, ALASKA
GREEN ACRES
COVER SHEET

DWG. # 20-242C
DR. SCHA
GEN
DRAWN BY: SDN
CHECKED: CEN
DATE: 1/11/07
SCALE: 1" = 20'-0"
BY: JON DA
01-08-21
REFERENCE NUMBER:
C-10
SHEET 1 OF 27

SPECS

1. ONLY LEAD-FREE PIPE, FLUX, AND SOLDER WILL BE USED IN CONSTRUCTION, AS REQUIRED BY 18 AAC 80.500;
2. DISINFECTION OF SYSTEM PORTIONS NOT OBTAINED IN STANDARD SPECIFICATIONS SHALL BE COMPLETED AS A SIMILAR MANNER AS PRACTICABLE TO ANWA STANDARD C551 WITH EQUAL DETENTION AND FLUSHING STANDARDS BEING APPLIED. THESE PORTIONS INCLUDE BUT ARE NOT LIMITED TO INDIVIDUAL WATER SERVICE CONNECTIONS.
3. HDPE PIPE SHALL BE INSTALLED AND WELDED AND TESTED PER MANUFACTURER RECOMMENDATION PERSUANT TO FALLING WITHIN STANDARD SPECIFICATIONS TESTING, O.A. QC, AND EQUIPMENT CERTIFICATION FOR WELDS SHALL BE PER STANDARD SPECIFICATIONS.
4. HDPE WELDER CERTIFICATES SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF WELDING.

WATER SYSTEM NOTES

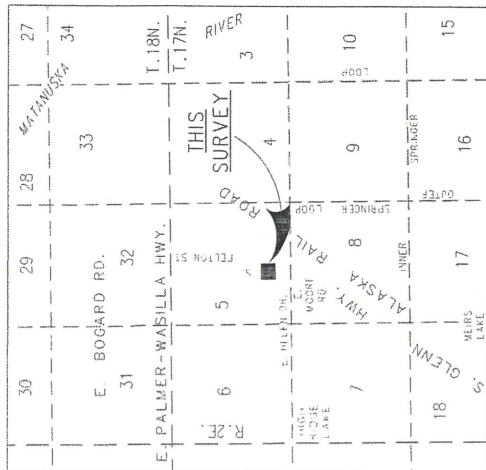
1. INSTALL THRUST BLOCKS AT ALL LOCATIONS SPECIFIED IN STANDARD SPECIFICATIONS PER DETAIL 60-2.
2. INSTALL HYDRANT GUARD POSTS AT EACH LOCATION PER DETAIL 60-8.
3. INSTALL WATER SERVICE CONNECTIONS 1" AT ALL SERVICE CONNECTION LOCATIONS IN PLANS PER DETAIL 60-10.
4. INSTALL AN 8" HDPE CONDUIT/RACEWAY FOR THE WATER LINE TO BE RUN THROUGH FOR 10 FT. ON EITHER SIDE OF THE STORM DRAIN CROSSING (STATION 116+10.30 TO 116+30.30) TO PROVIDE ADDITIONAL PROTECTION TO THE WATERLINE FROM POTENTIAL CONTAMINATION. ENDS OF CONDUIT TO BE SEALED BY FILLING THE GAP BETWEEN THE 8" CONDUIT AND THE 6" WATER LINE WITH EXPANDING URETHANE SPRAY FOAM INSULATION FOR A DISTANCE OF 1 FT. IN LENGTH AT EACH END OF THE CONDUIT/RACEWAY.

SEWER SYSTEM NOTES

1. INSTALL SERVICE CONNECTIONS WITH EITHER DETAIL 50-18 OR 50-19 AT DISCRETION OF THE CONTRACTOR.

STORM DRAIN SYSTEM NOTES

1. INSTALL HEADWALL WITH SPLASH UP AT STORM DRAIN OUTFLOW AT STATION 30+40.7, DETAIL 55-24.



SOURCE: M33 TAX MAP PARCELS WADD SCALE 1:1417; 1"=5280'
22x34; 1"=2640'

PLAN SET
GREEN ACRES

SHEETS

1. C-1.0 COVER SHEET
2. C-2.0 PROJECT OVERVIEW
3. C-2.1 DRAINAGE PLAN
4. C-3.0 TYPICAL ROAD CROSS SECTION
- 5-7. C-3.1 - C-3.3 ROAD PLAN & PROFILE
- 8-14. U-1.1 - U-1.7 WATER LINE PLAN AND PROFILE
- 15-19. U-2.1 - U-2.5 SEWER PLAN AND PROFILE
- 20-26. U-3.1 - U-3.7 STORM DRAIN PLAN AND PROFILE
27. V-1.0 SURVEY CONTROL

LEGEND

- RECOVERED BRASS CAP W/ MOUNT
- RECOVERED PLASTIC CAP ON 4" HEAD
- RECOVERED 4" REBAR
- MEASURED DATA
- BLOCK
- WATER WELL
- FEDESTAL TELEPHONE
- FIRE HYDRANT
- SIGN, PUBLIC
- MANHOLE, SEWER
- MANHOLE, STORM DRAIN
- ANCHOR CAP
- UTILITY POLE
- ELECTRIC TRANSFORMER BOX
- BIKER VALVE
- FENCE
- INTERFERED ELECTRIC
- 4" COLLECT
- ASPHALTE FRAM/DRIVEWAY
- CATCH BASIN
- POLLARD
- SANITARY SEWER
- WATER PIPE, UNDERGROUND
- STORM DRAIN PIPE, UNDERGROUND
- FLOWLINE, CENTER



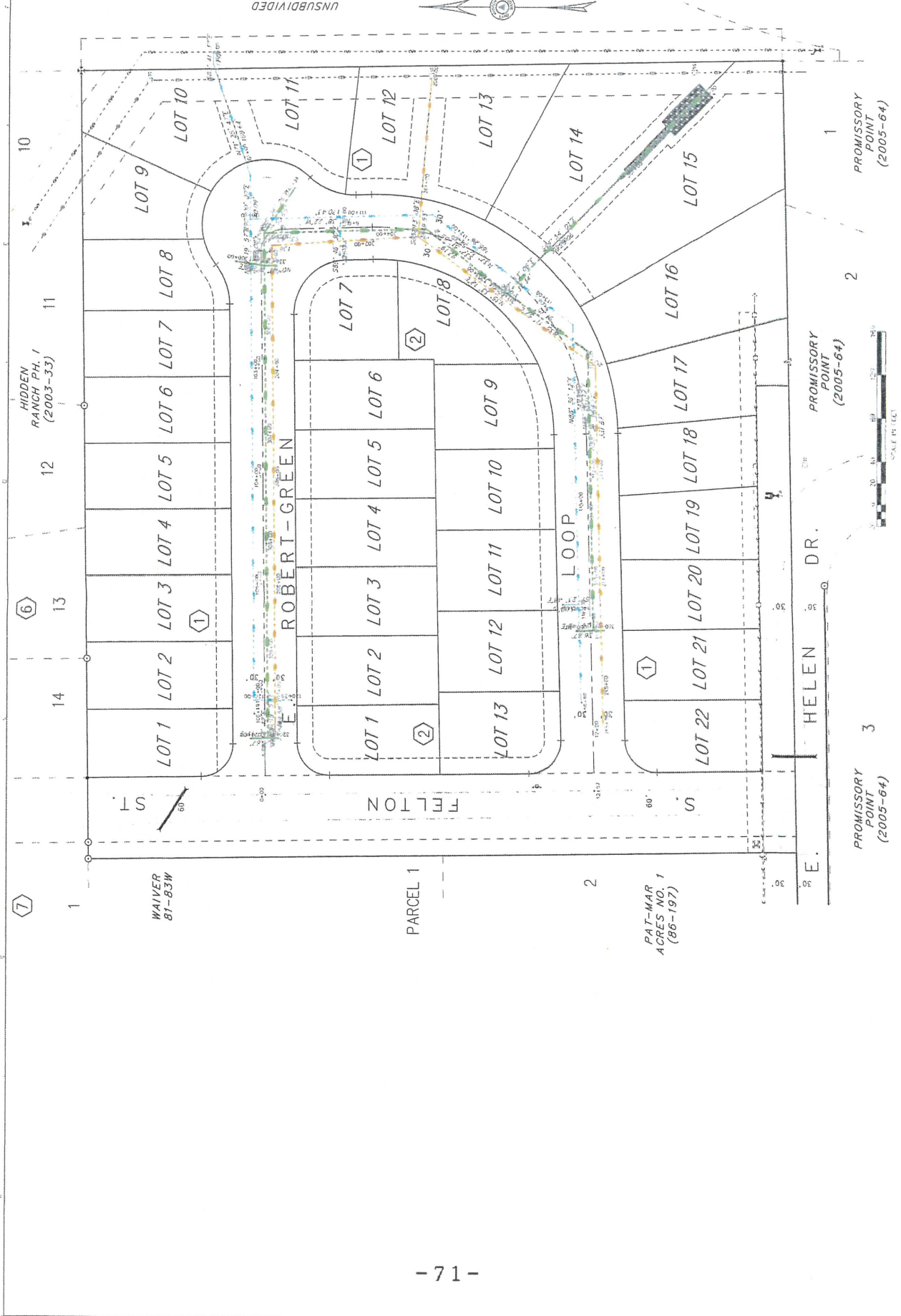
LAND SURVEYOR
200 E. FRONTIER AVE.
PRINCE ALBERT, ALASKA 99501
(907) 786-1768



PALMER, ALASKA
GREEN ACRES
PROJECT OVERVIEW

CS-14 20-242C
DESIGNED BY GEF
DRAWN BY SDN
CHECKED BY GEF
DATE 11-1-80
2-24-1-40
REVISION DATE
91-08-21

REFERENCE
NUMBER:
C-2.0
SHEET 2 OF 27



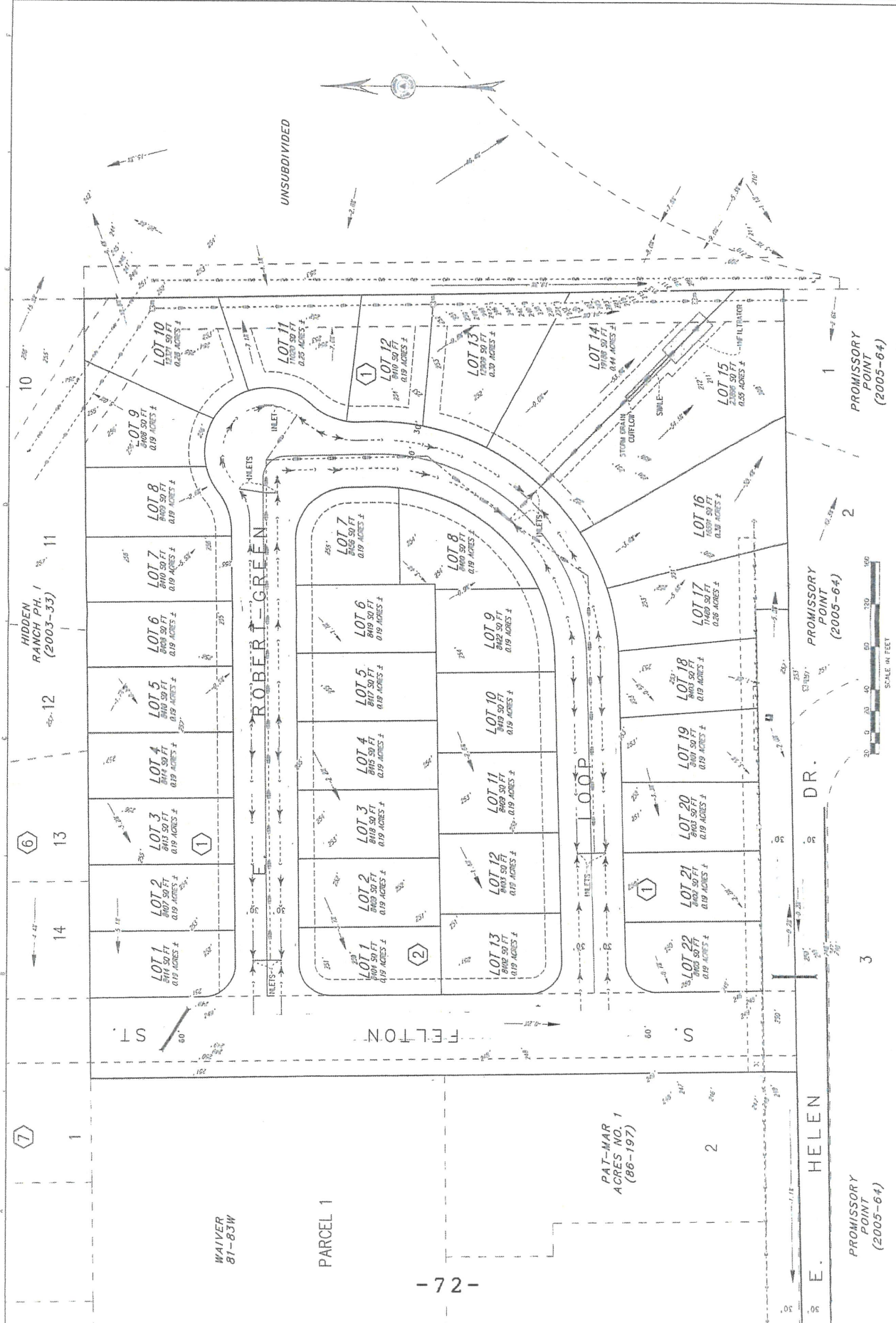


1. CONTOUR WITHIN THE PROPOSED BOUNDS-OF-WAY ARE DISPLAYED AT 1' INTERVAL AND PRESENT THE HIGHEST POSSIBLE GRADE. THE HORIZONTAL DISTANCE BETWEEN CONTOUR LINES IS 10 FEET.
 2. THE 1' BOUNDING GRADE CONTOUR LINES ARE DERIVED FROM FIELD DATA OR THE HIGHEST AVAILABLE AERIAL PHOTOGRAPHIC DATA.
 3. PROJECT HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS POSSESSION POSITIVELY CORRELATED WITH AN OVER SIGHTING OF A GPS STATIC OCCUPANCY.
 4. THE HORIZONTAL DATA IS BASED ON NAD 83.

PALMER, ALASKA
 GREEN ACRES
 SITE PLAN - DESIGN
 GRADING-DRAINAGE PLAN

DATE: 01-07-21
 REVISION DATE: 01-07-21
 SCALE: 1" = 40'
 CHECKED: CEH
 DRAWN BY: SDH
 DESIGN BY: CEH

REFERENCE NUMBER: C-21
 SHEET 3 OF 27



WAIVER
 81-831W

PARCEL 1

PAT-MAR
 ACRES NO. 1
 (86-197)

HELEN
 DR.

PROMISSORY
 POINT
 (2005-64)

PROMISSORY
 POINT
 (2005-64)

PROMISSORY
 POINT
 (2005-64)



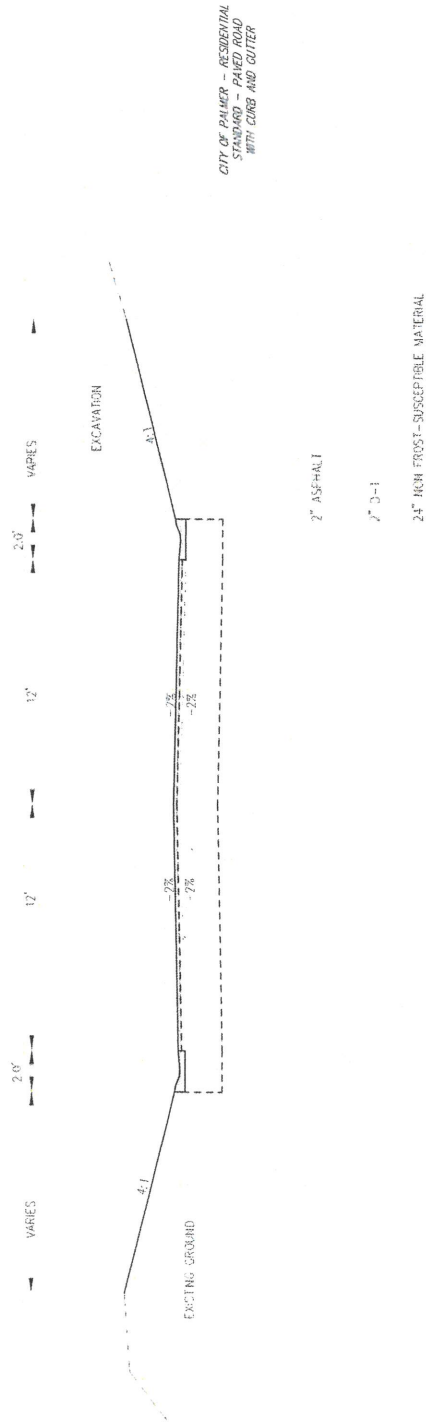
NOTES
 1. ROAD CONSTRUCTION TO FOLLOW MBS STANDARDS
 CONSTRUCTION MANUAL RECEIVING STANDARDS

PALMER, ALASKA
 GREEN ACRES
 TYPICAL SECTIONS

DRG # 70-242C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE: 1"=100'
 22.04.1=XXX
 22.04.1=XXX
 REVISION DATE:
 12-19-20

REFERENCE
 NUMBER:
 C-30

SHEET 1 OF 27



CITY OF PALMER - RESIDENTIAL
 STANDARD - PAVED ROAD
 WITH CURB AND GUTTER

2" ASPHALT
 2" C-1
 24" HIGH FROST-SUSCEPTIBLE MATERIAL

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