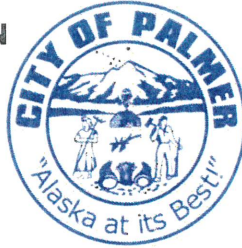




City of Palmer
Planning and Zoning Commission Packet
March 18, 2021



PLANNING & ZONING COMMISSION
REGULAR MEETING
7 PM, THURSDAY, MARCH 18, 2021
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.palmerak.org



CHAIRMAN CASEY PETERSON
VICE CHAIRMAN JOSH TUDOR
COMMISSIONER LINDA COMBS
COMMISSIONER LISBETH JACKSON
COMMISSIONER PAMELA MELIN
COMMISSIONER SABRINA SHELTON
COMMISSIONER KRISTY THOM BERNIER

AGENDA

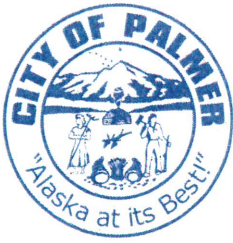
- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
 - 1. Special Meeting of March 4, 2021
- F. Reports
- G. Audience Participation
- H. Public Hearings
 - 1. IM 21-009: Consideration of text amendment to Palmer Municipal Code Chapter 17.36 Industrial and 17.58 Business Park
 - 2. IM 21-010: Consideration of text amendment to Palmer Municipal Code Chapter 17.64 Parking and Loading
- I. Unfinished Business
- J. New Business
- K. Plat Reviews
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment

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Public Hearings

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-009**

SUBJECT: Consideration of text amendment to Palmer Municipal Code Chapter 17.36 Industrial District and 17.58 Business Park

AGENDA OF: March 18, 2021

ACTION: Review and comment

Attachment(s): 1) Ordinance No. 21-0XX

Summary: Palmer City Council requested the Palmer Planning and Zoning Commission (P&Z) conduct a comprehensive review of Title 17, land use. P&Z performed this review over a two-year period, studying similar communities, current land use techniques and incorporation of a land use matrix.

The intent of the industrial and business park districts is to provide use of land for industrial and heavy commercial use such as manufacturing, and discourage land use which may preempt land which is best used for commercial development. The industrial and business park zoning districts are similar and share a common purpose. Special consideration should be given due to their functional importance to the city's economic well-being.

P&Z reviewed the land use regulations in the industrial and business park districts and there were no changes to the permitted uses. The land use requirements remain consistent with the general district guidelines.

Recommendation: Adopt Ordinance No. 21-0XX amending Palmer Municipal Code Chapter 17.36 Industrial and 17.58 Business Park and Enacting 17.28.020 Palmer Land Use Matrix.

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

Subject: Amending Palmer Municipal Code Chapter 17.36 Industrial District, 17.58 Business Park

Agenda of: Month Day, Year

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

Originator Information:

Originator: Brad Hanson, Community Development Director

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

Summary Statement/Background:

Palmer City Council requested the Palmer Planning and Zoning Commission (P&Z) conduct a comprehensive review of Title 17, land use. P&Z performed this review over a two-year period, studying similar communities, current land use techniques and incorporation of a land use matrix. The industrial and business park zoning districts are similar and share a common purpose. Special consideration should be given due to their functional importance to the city's economic well-being.

The goal of the Industrial and Business Park districts is:

1. To allow for the establishment of other appropriate uses which are determined to be compatible with the intent of these districts.
2. To promote opportunities for investment and reinvestment by allowing a more compatible use of land through appropriate land use regulations and uniformity of code.
3. To encourage economic opportunities through sound land use practices.
4. Encouraging development and redevelopment that contains a compatible mix of industrial and business uses within proximity to each other, rather than separating uses.

This ordinance proposes to make Palmer Municipal Code 17.36 Industrial and 17.58 Business Park consistent between districts. In the industrial district permitted accessory uses have been added as well as dwellings for caretaker or persons of permanent residency in relation to the work. Buffer fencing and landscaping has been amended in business park and added to the industrial district to match Business Park.

Administration's Recommendation:

Adopt Ordinance No. 21-0XX amending Palmer Municipal Code Chapter 17.36 Industrial and 17.58 Business Park Districts.

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 Chapter 17.36 Industrial and 17.58 Business Park and Enacting 17.28.020 Palmer Land Use Matrix

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

WHEREAS, P&Z has reviewed the Industrial and Business Park zoning districts and propose amendments buffering, caretaker residents, and incorporating land uses into commercial land use matrix; and

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

THE CITY OF PALMER, ALASKA, ORDAINS:

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

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

Section 3. Palmer Municipal Code Section 17.36.020 Permitted uses is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.36.020 Permitted uses.

A. Land uses as defined in the Palmer use matrix in Palmer Municipal Code: 17.28.020

~~Permitted principal uses and structures in the I district are:~~

- ~~1. Airplane repairing or reconditioning;~~
- ~~2. Assaying, cabinet shop, chemical laboratory, sash and door mill or assembly of music, candy, and vending machines;~~
- ~~3. Auction business;~~
- ~~4. Battery manufacture, boat building, iron work (ornamental), machine shop, die casting or electroplating;~~
- ~~5. Bottling plant, brewery, packing house (vegetable or fruit) or wholesale business;~~
- ~~6. Petroleum products storage, service and distribution station, paint storage or paint manufacture;~~
- ~~7. Dry cleaning and dyeing plant, laundry, linen supply business and rug and carpet cleaning;~~

- ~~8. Cold storage lockers, meat and seafood processing plants;~~
- ~~9. Egg candling and grading, feed grain and hay scales and grain storage;~~
- ~~10. Automobile painting, upholstery, rebuilding, reconditioning, motor exchange, body and fender work;~~
- ~~11. Utility substations;~~
- ~~12. Refrigeration maintenance and repair, steam cleaning and welding service and supplies;~~
- ~~13. Pipe and pole storage;~~
- ~~14. Radio or TV transmitter and/or studios;~~
- ~~15. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts such as coils and transformers;~~
- ~~16. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, drugs, perfumes, perfumed toilet soap, toiletries and food products, vinegar, yeast, fish and meat products, and the rendering or refining of fats and oils;~~
- ~~17. The manufacture of music and scientific instruments, optical goods, cameras, jewelry, small auto accessories, trailers, mobile homes, prefabricated housing modules or units in the manufacture of similar goods;~~
- ~~18. The manufacture of pottery, figurines or other ceramic products;~~
- ~~19. The manufacture and maintenance of electric and neon signs and light sheet metal products, including heating and ventilating ducts and equipment, drain pipes, eaves and the like;~~
- ~~20. Industrial hardware store;~~
- ~~21. Heavy tool and equipment rental;~~
- ~~22. Warehousing of manufactured products;~~
- ~~23. Lumber yard, building material manufacture or sales yards;~~
- ~~24. Septic tank pumping business;~~
- ~~25. Freight, transportation or trucking yard or terminal, railroad and motor freight terminals;~~
- ~~26. Industrial air and gas products;~~
- ~~27. Culvert fabrication;~~
- ~~28. Other comparable uses.~~

Section 4. Palmer Municipal Code Section 17.36.028 Permitted accessory uses is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.36.028 Permitted accessory uses.

- A. Light or heavy equipment storage yards accessory to a storage, repair or maintenance building on the same property or on adjacent property under the same ownership.
- B. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.
- C. Dwellings for caretaker, guard or other persons whose permanent residency on the premises is required for operational safety, or protective purposes, or for persons engaged in certain industrial operations whose residency in the vicinity satisfies conditions or requirements of the work;
- D. The following uses may be permitted by obtaining a conditional use permit, and must be enclosed on all sides by a site-obscuring fence not less than six feet in height if the use is located on a lot which abuts an arterial or higher classification road as recognized by the city of Palmer, or the lot abuts or is immediately across a recognized public right-of-way or easement from any lot not zoned industrial:
 1. Salvage, wrecking or junk yard.

Section 5. Palmer Municipal Code Section 17.36.030 Conditional uses is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.36.030 Conditional uses.

- A. Land uses as defined in the Palmer use matrix in Palmer Municipal Code: 17.28.020
- A. The following uses may be permitted by obtaining a conditional use permit:
 - ~~1. Concrete and concrete products manufacture;~~
 - ~~2. Coal yard;~~
 - ~~3. Contractor's equipment yard;~~

- ~~4. House moving business;~~
- ~~5. Sewage treatment plants;~~
- ~~6. Industrial planned unit development;~~
- ~~7. Airport and heliports;~~
- ~~8. Slaughterhouses;~~
- ~~9. Uses and structures which are determined by the commission to be potentially noxious or injurious to other properties by reason of production or emission of excessive dust, smoke, refuse matter, odor, gas fumes, noise, vibration or similar substances or conditions;~~
- ~~10. Quarters for caretaker, guard or other persons whose permanent residency on the premises is required for operational safety, or protective purposes or as quarters or accommodations for persons engaged in certain industrial operations whose residency in the vicinity satisfies conditions or requirements of the work;~~
- ~~11. Power plants.~~

Section 6. Palmer Municipal Code Section 17.36.110 Buffer fencing and/or landscaping is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.36.110 Buffer fencing and/or landscaping.

All landscaping structural requirements (e.g., drainage, grading, concrete, rock or keystone bed structures, sidewalks) must be met at occupancy. Topsoil addition and final grading and seeding and all plantings of flora must be met within 12 months of occupancy, or within the first growing season after occupancy, whichever comes first. The owner, lessee, etc., shall continue to meet such requirements thereafter and replace all dead shrubs and trees to maintain the landscaping in good condition.

Section 7. Palmer Municipal Code Section 17.58.020 Permitted uses is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.58.020 Permitted uses.

A. Land uses as defined in the Palmer use matrix in Palmer Municipal Code: 17.28.020

~~The permitted commercial and industrial uses and activities include but are not limited to:~~

~~A. Commercial:~~

- ~~1. Wholesaling and distribution operations;~~
- ~~2. Wholesale fur dealers, repair and storage;~~
- ~~3. Wholesale furniture and home furnishings stores;~~
- ~~4. Wholesale radio and television stores;~~
- ~~5. Wholesale household appliance stores;~~
- ~~6. Wholesale industrial hardware stores;~~
- ~~7. Pharmaceutical supply houses;~~
- ~~8. Merchandise vending machine sales and service;~~
- ~~9. Wholesale camera and photographic supply houses;~~
- ~~10. Business service establishments, including commercial and job printing;~~
- ~~11. Taxicab stands and dispatching offices;~~
- ~~12. Wholesale sales and showrooms;~~
- ~~13. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like;~~
- ~~14. Plumbing and heating service and equipment dealers;~~
- ~~15. Wholesale paint, glass and wallpaper stores;~~
- ~~16. Wholesale electrical or electronic appliances, parts and equipment;~~
- ~~17. Wholesale aircraft and marine parts and equipment stores;~~
- ~~18. Auctions;~~
- ~~19. Farm equipment stores;~~
- ~~20. Wholesale automotive accessories, parts and equipment stores;~~
- ~~21. Automotive, truck and trailer rental agencies;~~
- ~~22. Lumber yards and builders' supply and storage;~~

- 23. Plant nurseries;
- 24. Truck washes;
- 25. Frozen food lockers;
- 26. Crematoriums;
- 27. Veterinarian clinics and boarding kennels; provided, that such an activity be conducted within a completely enclosed building, except that outdoor exercise yards may be permitted;
- 28. Snow disposal sites subject to established standards and annual permit;
- 29. Garden supply stores;
- 30. Aircraft and boat display lots, new and used;
- 31. Motorcycle and snow machine display lots, new and used.

B. Industrial:

- 1. Airplane, automotive, truck or light and heavy equipment assembly, remodeling, maintenance or repair; provided, that these activities are contained within a building or a fence;
- 2. Beverage manufacture, including breweries;
- 3. Boat building;
- 4. Cabinet shops;
- 5. Machine or blacksmith shops;
- 6. Manufacture, service or repair of light consumer goods such as appliances, furniture, garments or tires;
- 7. Metal working or welding shops;
- 8. Motor freight terminals;
- 9. Paint shops;
- 10. Steel fabrication shops or yards;
- 11. Vocational or trade schools;
- 12. Utility installations;
- 13. Warehousing.

Section 8. Palmer Municipal Code Section 17.58.030 Permitted accessory uses and structures is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.58.030.028 Permitted accessory uses and structures.

C. Dwellings for caretaker, guard or other persons whose permanent residency on the premises is required for operational safety, or protective purposes, or for persons engaged in certain industrial operations whose residency in the vicinity satisfies conditions or requirements of the work;

Section 9. Palmer Municipal Code Section 17.58.040 Conditional uses is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.58.040.030 Conditional uses.

A. Land uses as defined in the Palmer use matrix in Palmer Municipal Code: 17.28.020

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

- A. Insurance and real estate offices;
- B. Financial institutions;
- C. Business and professional offices;
- D. Employment agencies;
- E. Direct selling organizations;
- F. Cleaning, laundry or dyeing plants.

Section 10. Palmer Municipal Code Section 17.58.050 Prohibited uses and structures is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.58.050 Prohibited uses and structures.

A. Residency other than caretaker, guard or other persons whose permanent residency on the premises is required for operational safety, or protective purposes, or for persons engaged in certain industrial operations whose residency in the vicinity satisfies conditions or requirements of the work;

~~B. Dwellings except for quarters for caretaker, guard or other persons whose permanent residency on the premises is required for operational safety, or protective purposes, or as quarters or accommodations for persons engaged in certain industrial operations whose residency in the vicinity satisfies conditions or requirements of the work;~~

~~C. Junkyards and salvage yards;~~

~~D. Manufacture or packaging of hazardous materials including fertilizer, soap, turpentine, varnish, paint, charcoal, distilled products, or glue;~~

~~E. Open storage of cinders, coal, feed, grain, gravel, manure, muck, sand or topsoil;~~

~~F. Operation of asphalt batching plants or hot mix plants;~~

~~G. Landfills;~~

~~H. Outdoor storage of stripped, wrecked or otherwise inoperable vehicles or equipment.~~

Section 11. Palmer Municipal Code Section 17.58.110 Buffer fencing and/or landscaping is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.58.110 Buffer fencing and/or landscaping.

~~C. Installation and Maintenance. All screening fences or landscaping requirements must be met within 24 12 months of occupancy and continue to meet such requirements thereafter. All dead shrubs and trees shall be replaced to maintain the landscaping. (Ord. 10 005 § 3, 2010; Ord. 565 § 4, 20~~

C. All landscaping structural requirements (e.g., drainage, grading, concrete, rock or keystone bed structures, sidewalks) must be met at occupancy. Topsoil addition and final grading and seeding and all plantings of flora must be met within 12 months of occupancy, or within the first growing season after occupancy, whichever comes first. The owner, lessee, etc., shall continue to meet such requirements thereafter and replace all dead shrubs and trees to maintain the landscaping in good condition.

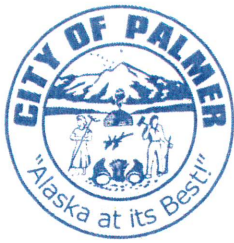
Section 12. Effective Date. Ordinance No. 21-0XX shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this _____ day of _____, 2021.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-010**

SUBJECT: PMC 17.64 Parking & Loading

AGENDA OF: March 18, 2021

ACTION: Review and comment

Attachment(s): 1) Ordinance No. 21-0XX

Summary: Palmer Municipal Code title 17 includes parking and loading. The last significant review of the code took place in 2006. Proposed are minor changes that meet the current needs of the city.

Fee-in-lieu parking program is proposed to be eliminated. Since the enactment of the fee-lieu of program there as has been one instance where the developer has needed the program. As a result of the additional cost to the developer they asked for a waiver from City Council for the fee and were granted the waiver. The program was intended to allow redevelopment of downtown properties and meet the parking requirements of the of PMC 17.64. It is not anticipated that significant parking issues remain an impediment to downtown redevelopment.

Added to the required parking table is the required number of parking spots for hangers at the Palmer Municipal Airport.

Also, changes proposed in PMC 17.64.080 include landscaping requirements for airport commercial, airport industrial, airport mixed use, business park, and industrial districts.

Recommendation: Provide comments where necessary should further action be requested.

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

Subject: Amending Palmer Municipal Code (PMC) Sections 17.64 .050 Central Business District Boundaries and, and Delete Section 17.64.055 Fee-in-Lieu

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

Summary Statement/Background:

City Council requested that the Planning and Zoning Commission (P&Z) perform a comprehensive review of Title 17 Zoning. P&Z has performed the review and recommends minor changes to parking and loading. The last significant review of this chapter took place in 2006.

The Central Business District was created to reduce parking requirements on downtown building so that redevelopment could occur. With the adoption of the Central Business District (CBD) land use area, it became necessary to make boundaries consistent for the two districts. This ordinance proposes to make PMC 17.64 parking and loading and 17.30 CBD boundaries the same. The boundaries for 17.64 are proposed to be reduced from their current boundaries. Reducing the boundaries will have no effect on the ability to build new or repurpose buildings in downtown Palmer.

Required parking spaces for every 1600 square feet of hangers are added to parking and loading.

Changes proposed in PMC 17.64.80 include landscaping requirements for airport commercial, airport industrial, airport mixed use, business park and industrial districts.

Administration's Recommendation:

Adopt Ordinance No. 21-0XX amending Palmer Municipal Code Chapter 17.64 Parking and Loading regarding Palmer Airport and landscaping requirements in the central business district.

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 Chapter 17.64 Parking and Loading relating to Palmer Airport and landscaping requirements

WHEREAS, the Planning and Zoning Commission reviewed and discussed changes needed to meet current commercial parking demands throughout the city of Palmer; and

WHEREAS, On February 23, 2021 City Council approved the updated boundaries of the Central Business District; and

WHEREAS, upon additional review by the City Council text amendments were requested to meet the applicable changes; and

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 17.64.015 General provisions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.64.015 General provisions.

A. Permanently maintained, ~~free~~-parking facilities for the use of occupants, employees and patrons of buildings shall be provided for all new buildings at the time of construction.

Section 4. Palmer Municipal Code Section 17.64.031 Parking spaces required is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.64.031 Parking spaces required.

Use	Parking Requirement
Airport Use	<u>One parking space for each 1,600 square feet of gross floor area</u>

Section 5. Palmer Municipal Code Section 17.64.050 Central business district is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.64.050 Central business district.

~~Beginning at the intersection of the Palmer/Wasilla Highway and the Glenn Highway centerlines, then north along the centerline of the Glenn Highway to the centerline of W. Auklet Avenue, then east along the centerline of W. Auklet to the east side of parcel 18N02E33 Tract 1-A, then south along the east side of said parcel until the centerline of the alleyway, then east along the centerline of the alleyway to the centerline of N. Bonanza Street, then south along centerline of N. Bonanza Street to the centerline of E. Arctic Avenue, then east along the centerline of E. Arctic Avenue to the centerline of S. Denali Street, then south along the centerline of S. Denali Street to the centerline of E. Cottonwood, then east to the centerline of S. Gulkana Street, then south along the centerline of S. Gulkana to the southeast corner of Tract A, Arbor Estates, then west along the south property line of Tract A to Lot 4, Block 2, Arbor Estates, then south to the southeast corner of Lot 4, Block 2, Arbor Estates, then west along the south property lines of Lots 4, 3, 2, and 1, Block 2, Arbor Estates to the centerline of S. Eklutna Street, then north along the centerline of S. Eklutna Street to the centerline of E. Fireweed Avenue, then west along the centerline of E. Fireweed to the centerline of S. Colony Way, then south along the centerline of S. Colony Way to the junction of S. Colony Way and the Glenn Highway centerlines, then north along the centerline of the Glenn Highway to the point of beginning.~~

~~D. Developers may provide the parking spaces required in this chapter or may apply for a waiver from meeting those requirements and make payment to the city in lieu of parking spaces.~~

~~E. Waivers may be granted if the city council determines and cites evidence in its decision that:~~

- ~~1. The property is within the central business district;~~
- ~~2. No parking spaces have been lost due to redevelopment or change of use;~~
- ~~3. There is a city owned, fee in lieu designated public parking area (excluding the parking lots at City Hall and the fire station located on W. Evergreen Avenue and S. Cobb Street) within 600 feet of the building as measured along public rights of way;~~
- ~~4. The waiver is for less than 30 percent of the required parking spaces for buildings constructed after December 13, 2005;~~
- ~~5. To the extent practicable, the waiver is for less than 70 percent of the required parking spaces for buildings in existence on December 13, 2005;~~
- ~~6. The waiver furthers the goals of the comprehensive plan.~~

Beginning at the intersection of the Palmer/Wasilla Highway & the Glenn Highway centerlines, then north along the centerline of the Glenn Highway, then east to the northwest corner of parcel 18N02E32 Lot D9, then east along the north side of parcels 18N02E32 Lot D9, Tract B, Colony Fair, 18N02E32 Lot D8, 18N02E32 Lot D7, then north along the west side of parcel Tract A-1, Colony Fair RSB T/A & C, then east along the north side of said parcel to the centerline of S. Cobb St., then north along the centerline of S. Cobb St., to the centerline of W. Blueberry Ave., then east along the centerline of W. Blueberry Ave., then southeast to the centerline of E. Blueberry Ave., then east along the centerline of E. Blueberry Ave., then crossing over S. Colony Way to continue east along the centerline of E. Blueberry Ave., to the centerline of S. Denali St., then south along the centerline of S. Denali St., to the centerline of E. Cottonwood Ave., then east along the centerline of E. Cottonwood Ave., to the centerline of S. Gulkana St., then south along the centerline of S. Gulkana St., to the southeast corner of Tract A, Arbor Estates, then west along the south property line of Tract A to Lot 4, Block 2, Arbor Estates, then south to the southeast corner of Lot 4, Block 2, Arbor Estates, then west along the south property lines of Lots 4, 3, 2, and 1, Block 2, Arbor Estates, then west to the junction of S. Eklutna & E. Fern Ave., then west along the centerline of E. Fern Ave., to the centerline of S. Chugach St., then north along the centerline of S. Chugach St., to the centerline of E. Fireweed Ave., then west along the centerline of E. Fireweed Ave., to the centerline

of S. Colony Way, then south along the centerline of S. Colony Way, then west to the southeast corner of parcel 17N02E04 Lot B4, then west along the south side of said parcel, to the centerline of S. Cobb St., then north along the centerline of S. Cobb St., to the centerline of W. Fern Ave., then west along the centerline of W. Fern Ave., to the centerline of S. Dimond St., then north along the centerline of S. Dimond St., to the centerline of W. Elmwood Ave., then west along the centerline of W. Elmwood Ave., to the junction of W. Elmwood and the Glenn Highway, then north along the centerline of the Glenn Highway to the point of beginning.

Section 6. Palmer Municipal Code Section 17.64.055 Fee-in-lieu parking program is hereby amended to read as follows (new language is underlined and deleted language is stricken):

~~17.64.055 Fee-in-lieu parking program.~~

~~For property located in the central business district, an in-lieu parking fee shall be submitted to the city for each required free off-street parking space that is not provided and for which a waiver has been granted. The in-lieu parking fee shall be determined annually based on the costs for planning, acquisition, design, development, construction, financing (including interest on city self financing), maintenance and operation of off-street parking facilities within 600 feet of the subject building as measured along public rights-of-way.~~

~~A. There is created in the city treasury a special fund designated the "parking improvement fund" into which in-lieu parking fees shall be deposited to be expended only for public improvements. The city council may from time to time direct that other monies be transferred into the fund.~~

~~B. The fund shall be used exclusively for planning, acquisition, design, development, construction, financing, maintenance and operation of off-street parking facilities within the downtown parking district.~~

Section 7. Palmer Municipal Code Section 17.64.080 Landscaping requirements is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.64.080 Landscaping requirements.

B. All required parking lots of five spaces or more shall provide a landscape buffer at least five feet in width along any property line adjacent to a street, except for those in the airport commercial, airport industrial, airport mixed use, business park, and industrial districts where they do not border a residential district.

C. For parking lots containing less than five spaces, an area equal to at least five percent of the parking lot shall be in landscaping which is visible to the street, except in the airport commercial, airport industrial, airport mixed use, business park, and industrial districts.

D. For parking lots containing five or more spaces, an area equal to at least 10 percent of the parking area shall be in landscaping which is visible to the street, except in the airport commercial, airport industrial, airport mixed use, business park, and industrial districts.

Section 8. 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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