



City of Palmer
Planning and Zoning Commission Packet
June 17, 2021





AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
 - P. 5 1. Regular Meeting of May 20, 2021
- F. Reports
- G. Audience Participation
- H. Public Hearings
 - P. 11 1. Resolution No. 21-004: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Lot 200, Block 1, Felton Addition subdivision to be Rezoned from R-3, Medium Density Residential to R-4, High Density Residential, Located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska
- I. Unfinished Business
 - P. 41 1. A Committee of the Whole: Discussion of IM 21-016 regarding Palmer Municipal Code Chapter 17.59 T Transitional District (note: action may be taken by the Commission following the committee of the whole)
- J. New Business
 - P. 72 1. A Committee of the Whole: Discussion of IM 21-018 regarding Palmer Municipal Code Chapter 17.60 General District Regulations (note: action may be taken by the Commission following the committee of the whole)
- K. Plat Reviews
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment

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Minutes

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A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Chair Peterson at 7:00 p.m.

B. ROLL CALL:

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair
Josh Tudor, Vice Chair
Linda Combs
Lisbeth Jackson
Pamela Melin
Sabrina Shelton
Kristy Thom Bernier

Also present were:

Brad Hanson, Community Development Director
Nichole Degner, Community Development Specialist
Pam Whitehead, Recording Secretary (via teleconference)

C. PLEDGE OF ALLEGIANCE: The Pledge was performed.

D. APPROVAL OF AGENDA:

The agenda was unanimously approved as presented.

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

E. MINUTES OF PREVIOUS MEETINGS:

1. The minutes of the **April 15, 2021 Regular Meeting** were unanimously approved as presented.

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

F. REPORTS:

Director Hanson:

- reported status of building development in Palmer – commercial and residential;
- noted the Marijuana ordinance was passed by the City Council;
- responded to Commission member questions regarding variances and the variance process.

G. AUDIENCE PARTICIPATION: None.

H. PUBLIC HEARINGS:

1. **IM 21-015:** Amending Palmer Municipal Code Chapter 17.86 Accessory Dwelling Units to allow ADU's as a permitted use in commercial districts and eliminate size restrictions inside the Central Business District.

Staff Report: Director Hanson summarized the proposed text amendment will allow an ADU to be a permitted use within the Central Business District zoned Commercial Limited and Commercial General

when the property use is a single-family residence. The Commission is to review the draft Ordinance and if approved move forward to the City Council with a recommendation for adoption.

Public Hearing: There was no public testimony.

Chair Peterson called for the motion to be put on the floor for discussion.

Director Hanson responded to questions and discussion ensued regarding various types of ADUs and development standards.

Main Motion: For approval recommending adoption of proposed Ordinance 21-0XX.

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

I. UNFINISHED BUSINESS: None.

J. NEW BUSINESS:

1. Committee of the Whole: Discussion of IM 21-016 regarding Palmer Municipal Code Chapter 17.59 T Transitional District (note: action may be taken by the Commission following the committee of the whole)

Main Motion: To enter Committee of the Whole for open and ease of discussion regarding IM 21-016.

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

[The Commission entered Committee of the Whole at 7:25 p.m.; exited at 8:32]

Director Hanson provided a staff report explaining the T zone and its importance as relates to potential annexation.

Committee of the Whole included:

- Open discussion and review of the annexation study areas, transition plan, and 17.59 Transitional District (packet pp 27-45);
- Director Hanson explained the different types of annexation and the annexation process;
- Further discussion on this topic will brought back at the next meeting (June 17, 2021).

[The Commission exited Committee of the Whole at 8:32 p.m.]

K. PLAT REVIEWS:

1. **IM 21-013:** Pre-application plat request to combine Lots 5, 6 and 7, Block 1, South Denali, Plat #84-316 into one lot to be known as Lot 5A.

Comments from City departments included:

Public Works: Are all driveways going to be retained when combined into one lot? If they are to remain, please submit new driveway applications and drawing with new address.

Fire Chief: Concur with Public Works.

Commissioner Shelton commented concern about combined driveways and agreed with the comments of Public Works/Fire Chief and that it needs to be made more clear.

Director Hanson explained that addresses are not assigned until the property is built on.

The Commission had no additional comments.

2. **IM 21-014:** Pre-application routing slip to vacate a 20' MEA Utility Easement within Lot 7-1, Matanuska Maid, Plat #63-14 and replace it with a smaller MEA Utility Easement in the southeast corner to contain existing utility pole.

Comments from City Departments:

Public Works: PW does not concur with vacating this utility ROW. There is a 12' steel sewer main that runs the entire length of the easement.

Director Hanson explained that this is a work-in-progress and Public Works comments will have to be evaluated.

The Commission had no additional comments.

L. PUBLIC COMMENTS: None.

M. COMMISSIONER COMMENTS:

Chair Peterson:

- Commented he is happy to see things opening up. Happy summer!

Commissioner Combs:

- Commented the Senior Center has re-opened and explained some of the activities that will be taking place there; that she serves on the Board;
- Extended invitations to come check it out.

N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 8:42 p.m.

APPROVED by the Planning and Zoning Commission this 17th day of June, 2021.

Casey Peterson, Chair

Brad Hanson, Community Development Director

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Public Hearings

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-017**

SUBJECT: Request for a Zoning Map Amendment to re-zone Lot 200, Block 1, Felton Add Subdivision from R-3, Medium Density Residential to R-4, High Density Residential

AGENDA OF: June 17, 2021

ACTION: Review request for a Zoning Map Amendment for the subject lot from R-3 to Medium Density Residential to R-4, High Density Residential and if approved, send a recommendation to the City Council for adoption and subsequent revision to the Official Zoning Map for the City of Palmer

Attachment(s):

1. Staff Report
2. Resolution
3. Findings of Fact Worksheet
4. Application
5. Public Hearing Notice and Vicinity Map
6. Copy of mailing address labels
7. Responses to Notice

Summary: On June 1, 2021, The Alaska Life LLC and the Moffat family initiated a zoning map amendment to re-zone Lot 200, Block 1, Felton Add Subdivision, from R-3 to R-4. The owners are requesting a zone change to allow an additional dwelling unit to be built on the property. Building "A" on lot 200 was tore down which had 4 units. The property was a legal nonconforming structure/use and had a total of 11 dwelling units. The current zoning designation of R-3 for this lot only permits medium density residential uses up to eight units. In order to reconstruct the building, it would have to be brought in to conformity. An R-4, High Density Residential district would allow for more than eight dwelling units are permitted on individual lots, limited by the lot size.

In the surrounding area, this lot adjoins medium density residential uses to the north and east, and commercial uses to the west and south along East Cottonwood Avenue.

Recommendation: Community Development recommends approval of the zone change from R-3, Medium Density Residential to R-4, High Density Residential and the forwarding of a recommendation supporting the requested change to City Council.



Community Development Zone Change Application Staff Report to Commission

PART I. GENERAL INFORMATION

Location:	Lot 200, Block 1, Felton Addition Subdivision	
Site Address:	380 South Colony Way, Palmer Alaska 99645	
Request:	To re-zone the Lot from R-3, Medium Density Residential to R-4, High Density Residential District	
Applicant(s) & Owner:	Kyle & Nicole Moffat, Martin & Nikki Moffat, The Alaska Life LLC	
Public Hearing Date:	June 17, 2021	
Notification Requirements:	In accordance with 17.80.030	
On June 1, 2021, 162 public hearing notices were mailed to property owners within 1,200' of the site. Notification of the public hearing was published in the Frontiersman on June 11, 2021. A total of 2 written comments were received in response, with 0 in favor of, 0 opposed and 2 with no objection.		

PART II. BACKGROUND

Site Information:

Lot 200, Block 1, Felton Addition Subdivision is a triple frontage lot that has access from Dogwood, South Colony Way and South Bonanza. The Lot is located between Lot 100, Felton Add, which is zoned R-3, Medium Density Residential and Tract 1-A, Block 1, ARRC #1, which is zoned CL, Commercial Limited.

The structure recently removed from the lot was previously known as 'The Felton House' and was originally built in 1939. Due to the age of the building and the modifications necessary to make the building safe and habitable, the building was demolished in hopes of recreating a replica of the previous historical building.

In 2002 two additional buildings were added to the lot. They included a 4-plex and a tri-plex, which were legal in an R-2 district at the time.

In 2005 Lots 100 and 200 of Block 1 were rezoned from R-2, Low Density Residential to R-3, Medium Density Residential. The rezone in 2005 was initiated by the City of Palmer. It was a result of the enactment of R-3 and R-4 zoning districts to title 17 and affected the entire city. At the time of the rezone, it would have been considered a legal nonconforming structure/use because of the total of 11 dwellings units on the lot.

Parcel Size:

Lot size is 0.65 acres, 28,314 square feet.

Existing Zoning:

R-3, Medium Density Residential

Surrounding Land Uses:

	Zoning	Land use for surrounding areas
North	R-3	Medium density residential
East	R-3	Single family
South	CG	Family First Treasures, thrift & consignment store
West	CL	Small businesses, insurance, and law offices



Considerations:

The intent of the **R-3**, Medium Density Residential District is to establish residential areas with a combination of multiple-family structures consisting of eight or fewer dwelling units, and single-family residences with a medium population density. The intent of the **R-4**, High Density Residential District is for residential areas with a combination of multiple-family structures and single-family residences with a high population density.

- The property is currently considered a legal non-conforming structure and use because of 11 dwelling units in an R-3 zoning district.
- The structure previously known as 'The Felton House' was recently demolished by the owner.
- The petitioner's intention is to rebuild the structure in compliance to current code requirements, while preserving the familiar historical charm of the development.
- Total allowable dwelling units in an R-4 is 10 because of the lot size requirements in 17.27.060.

Code Requirements:

In the R-4 High Density Residential District, the required minimum lot width is 60 feet and the required minimum lot area is 8,400 square feet. The total square footage of the proposed rezone property is 28,314 square feet.

PART III. FINDINGS OF FACT

(PMC 17.80.036.C) The report of the Commission shall give consideration as to what effect the proposed change would have on public health, safety, welfare and convenience, and for a map amendment show whether:

Fact 1) *The proposed change is in accordance with the borough and city comprehensive plans;*

Applicant's response:

The reconstruction of this building would be mutually beneficial for the applicant and the City of Palmer due to the fact that it satisfies the summary of goals found in Chapter 6 of the City of Palmer's comprehensive plan. The plans for this building and the remaining two buildings, on top of the efforts already done, would make Palmer an increasingly attractive place to live, work, invest and visit. This building would help maintain high quality residential neighborhoods and also promote development of new commercial endeavors through the means of erecting an extremely high quality building, along with continued rehabilitation of the other buildings which house the 11 doors on the property.

Staff finding:

- Goal 1 of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growth guided to make Palmer an increasingly attractive place to live, work, invest and visit.
- Goal 5 encourages the development of high-quality buildings that reflects Palmer's historical character.
- Goal 6 of Chapter 6 supports improvements to the downtown area to help ensure Palmer's traditional downtown is lively, attractive, and inviting for residents and visitors.

Staff finds the following facts in support:

- a) The proposed change would support the goals and objectives of the City's Comprehensive Plan by encouraging attractive development that will improve the neighborhood and increase the availability of higher density housing near downtown.
- b) This new building will reflect Palmer's character and historical setting with high quality architecture while maintaining the traditional appeal of Palmer.
- c) The proposed change will provide more accommodations in the downtown area as well as encourage spending for visitors and tourists.

Fact 2) *The proposed change is compatible with surrounding zoning districts and the established land use pattern;*

Applicant's response:

Since the property in question has had 11 doors on it for two decades, it is safe to say that there would be more change to not have the 11 doors and also not have a building in place that is largely the same size/structure/shape that has been there since 1935. The proposed change will, in essence, allow no change to the property because we are simply rebuilding what was once there.

Staff finding:

- a) The property for the proposed rezone is contiguous to R-3 zoning on the East side, CL Commercial Limited on the West side as well as CG Commercial General to the North and South lines of the lot.
- b) Among the other comparable land use in the subject area are residential neighborhoods as well as other small businesses such as retail and gift shops. Many restaurants and dining establishments are within walking distance from the property, convenient for visitors of Palmer while staying at this location.
- c) PMC 17.27.060 establishes a minimum lot size for dwelling units, that would make the development compatible with surrounding properties.

Fact 3) *Public facilities such as schools, utilities and streets are adequate to support the proposed change;*

Applicant's response:

Yes, since the previous question states that there are no real changes to the property should this building be erected, no change of utilities, schools, streets or otherwise would be effected.

Staff finding:

- a) This property is a triple frontage lot and has access on Dogwood, South Colony Way and South Bonanza, allowing adequate flow of traffic along with incoming and outgoing visitors.
- b) Utilities are available to serve the proposed use of property as High Density Residential, current water and sewer are set in place and will support the proposed structure.
- c) The proposed change is from R-3, Medium Density Residential to R-4, High Density Residential; there would be little to no impact on public schools since the proposed change would be for short term lodging. The nearest public school is .7 miles from the property.

Fact 4) *Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change;*

Applicant's response:

Yes. As already stated, this property has already been functioning in this area and the surrounding neighborhood for nearly two decades.

Staff finds:

- a) The changed conditions affecting the subject parcel will be the reconstruction of a previous structure that has recently been removed. The continued development of the surrounding housing units supports the proposed change to R-4.
- b) The surrounding zoning districts consist of R-3, Commercial General and Commercial Limited, and have had no recent significant condition changes to the area. The recent amendments to the Central Business - 15 - llows for flexibility for downtown parking as well as opportunities for economic development and more compatible use of land.

Fact 5) The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).

Applicant's response:

The proposed change was extremely welcome to the public as we have communicated to the Palmer residents via social media that we are recreating the Felton House with something like-in-kind that will be new, modern, and safe.

The residents gave a tremendous outpouring of positive encouragement and comments in light of the historic building being removed. Along with dozens of residents, several of the City Council members thanked us on social media or liked the fact that we are continuing to beautify the downtown area and invest heavily in Palmer.

This change, though it will not be a change to anyone but the people who know the code for Palmer, will not grant the owners special privilege other than allowing us to rebuild what was already on this property and what is known to the public as a historical part of our town.

I'll also add that a constantly reoccurring theme in our reviews from our guests at Colony Suites is the proximity of our property to walk to shops and restaurants in the downtown Palmer area. Just a glance at the first 15 reviews of the 205 reviews we have on Airbnb clearly indicates that our property attracts visitors to the business district of Palmer.

<https://www.airbnb.com/preformance/quality/overall/reviews>

Staff finds:

- a) The proposed change does not grant the owner any special privilege as the property in question is contiguous to existing residential zoning and commercial development.
- b) The proposed change is consistent with the public welfare by continuing to permit the current use of this property to be developed for commercial activity for the benefit of Palmer residents and visitors.

PART III. STAFF RECOMMENDATION

Based on the information provided by the applicant and comments received from the public, staff recommends approval of the requested rezone. Staff also finds the request to rezone Lot 200, Block 1, Felton Addition from R-3, Medium Density Residential to R-4, High Density Residential, is consistent with, and in conformance with the Palmer Comprehensive Plan.

If following the Public Hearing, Commission finds that the applicant's proposal conforms to the Palmer Comprehensive Plan and Zoning Code provisions, then staff recommends that the Commission approve this request for rezoning Lot 200, Block 1, Felton Addition subdivision from R-3, Medium Density Residential to R-4 High Density Residential and forward a recommendation for approval to the City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 21-004

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR LOT 200, BLOCK 1, FELTON SUBDIVISION TO BE REZONED FROM R-3, MEDIUM DENSITY RESIDENTIAL TO R-4, HIGH DENSITY RESIDENTIAL, LOCATED WITHIN SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

WHEREAS, Kyle & Nicole Moffat, Martin & Nikki Moffatt, The Alaska Life LLC, have initiated a zoning map amendment application to change the zoning designation for Lot 200, Block 1, Felton Add subdivision from R-3, Medium Density Residential to R-4, High Density Residential; and

WHEREAS, a request for a zoning map amendment must be reviewed by the Planning and Zoning Commission and a recommendation reflecting the findings of the Commission must be forwarded to the City Council; and

WHEREAS, on June 1, 2021 162 public hearing notices were mailed to property owners within 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on June 11, 2021. A total of 2 written comments were received in response, with 0 in favor of, 0 opposed and 2 no objections; and

WHEREAS, Goal 1 of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growth guided to make Palmer an increasingly attractive place to live, work, invest and visit; and

WHEREAS, Goal 5 encourages the development of high quality buildings that reflects Palmer's historical character; and

WHEREAS, Goal 6 of Chapter 6 supports improvements to the downtown area to help insure Palmer's traditional downtown is lively, attractive, and inviting for residents and visitors;

The following facts support a finding that this zone change is in accordance with the Zoning Code, Title 17, and the Comprehensive Plan:

Fact 1:

- a) The proposed change would support the objectives and goals of the City's Comprehensive Plan by encouraging attractive development that will improve the neighborhood and increase the availability of higher density housing near downtown.
- b) This new building will reflect Palmer's character and historical setting with high quality architecture while maintaining the traditional appeal of Palmer.
- c) The proposed change will provide more accommodations in the downtown area as well as encourage spending for visitors and tourists.

Fact 2:

- a) The property for the proposed rezone is contiguous to R-3 zoning on the East side, CL Commercial Limited on the West side as well as CG Commercial General to the North and South lines of the lot.
- b) Among the other comparable land use in the subject area are residential neighborhoods as well as other small businesses such as retail and gift shops. Many restaurants and dining establishments are within walking distance from the property, convenient for visitors of Palmer while staying at this location.
- c) PMC 17.27.060 establishes a minimum lot size for dwelling units, that would make the development compatible with surrounding properties.

Fact 3:

- a) This property is a triple frontage lot and has access on Dogwood, South Colony Way and South Bonanza, allowing adequate flow of traffic along with incoming and outgoing visitors.
- b) Utilities are available to serve the proposed use of property as High Density Residential, current water and sewer are set in place and will support the proposed structure.
- c) The proposed change is from R-3, Medium Density Residential to R-4, High Density Residential; there would be little to no impact on public schools since the proposed change would be for short term lodging. The nearest public school is .7 miles from the property.

Fact 4:

- a) The changed conditions affecting the subject parcel will be the reconstruction of a previous structure that has recently been removed. The continued development of the surrounding housing units supports the proposed change to R-4.
- b) The surrounding zoning districts consist of R-3, Commercial General and Commercial Limited, and have had no recent significant condition changes to the area. The recent amendments to the Central Business District allows for flexibility for downtown parking as well as opportunities for economic development and more compatible use of land.

Fact 5:

- a) The proposed change does not grant the owner any special privilege as the property in question is contiguous to existing residential zoning and commercial development.
- b) The proposed change is consistent with the public welfare by continuing to permit the current use of this property to be developed for commercial activity for the benefit of Palmer residents and visitors.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Lot 200, Block 1, Felton Add subdivision from R-3, Medium Density Residential to R-4, High Density Residential.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 17th day of June, 2021.

Casey Peterson, Chairman

Nichole Degner
Planning & Code Compliance Technician



**City of Palmer
 Planning & Zoning Commission
 Rezoning Action
 Findings of Fact Worksheet**

- 1. The proposed change is in accordance with the borough and city comprehensive plans;**

Melin	Combs	Shelton	Bernier	Jackson	Tudor	Peterson

- 2. The proposed change is compatible with surrounding zoning districts and the established land use pattern;**

Melin	Combs	Shelton	Bernier	Jackson	Tudor	Peterson

- 3. Public facilities such as schools, utilities and streets are adequate to support the proposed change;**

Melin	Combs	Shelton	Bernier	Jackson	Tudor	Peterson

- 4. Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change;**

Melin	Combs	Shelton	Bernier	Jackson	Tudor	Peterson

- 5. The proposed change is consistent with the public welfare and does not grant a special privilege to the owner (s).**

Melin	Combs	Shelton	Bernier	Jackson	Tudor	Peterson



Received
JUN 1 2021
City of Palmer

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

Zoning Map Amendment Application

Applicant: SEE ATTACHED

Legal Description of Properties covered by this application (use additional sheets if necessary):

Requested District Change (i.e., from - to): _____

Reason for request: _____

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the borough and city comprehensive plan?

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?

Zoning Map Amendment Application

Applicant: Kyle and Nicole Moffat, Martin and Nikki Moffat, The Alaska Life LLC

Legal Description: 380 S Colony Way, Palmer AK 99645 (Felton Add Palmer Townsite B1 200)

Requested change: R-3 to R-4

Reason for request: _____

This property was the original location of what many residents knew as 'The Felton House' which was erected in the mid 1930's. Then in 2000 and 2002, two additional buildings were erected on this property. The first building was a Tri-plex, and the second a Four-plex, totaling 11 separate doors at this location.

The applicant purchased this property in August of 2018 and has worked toward rehabilitating what was a very depressed property into a very popular destination for short term rentals. Seven out of the 11 units are fully renovated and new, and the last project was to restore and renovate the original building. Significant efforts were made to save the building and also the historical value of this slice of Palmer's rich history.

After much time and effort was spent to preserve and restore the building, it was determined via the city engineer, several contract individuals, and an architect that it would have likely required too many modifications to bring the building up to code, or even be safe.

The decision was made to remove the building and reconstruct a modern and safe building, which will materially look similar, in its place that would serve as a new landmark for the original Felton

House. This property has had 11 doors on it for nearly 20 years and we would like to reconstruct the building to bring the property back to the state that it had been in for the last two decades.

1) Is the proposed change in accordance with the borough and city comprehensive plan?

The reconstruction of this building would be mutually beneficial for the applicant and the City of Palmer due to the fact that it satisfies the summary of goals found in Chapter 6 of the city of Palmer's comprehensive plan. The plans for this building and the remaining two buildings, on top of the efforts already done, would make Palmer an increasingly attractive place to live, work, invest, and visit. This building would help maintain high quality residential neighborhoods and also promote development of new commercial endeavors through the means of erecting an extremely high quality building, along with continued rehabilitation of the other buildings which house the 11 doors on the property.

2) How is the proposed change compatible with surrounding zoning districts and the established land use pattern?

Since the property in question has had 11 doors on it for two decades, it is safe to say that there would be more change to not have the 11 doors and also not have a building in place that is largely the same size/structure/shape that has been there since 1935. The proposed change will, in essence, allow no change to the property because we are simply rebuilding what was once there.

3) Are public facilities such as schools, utilities and streets adequate to support the proposed change? Yes, since the previous question states that there are no real changes to the property should this building be erected, no changes of utilities, schools, streets or otherwise would be affected.

4) Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

Yes. As already stated, this property has already been functioning in this area and the surrounding neighborhood for nearly two decades.

5) Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

The proposed change was extremely welcome to the public as we have communicated to the Palmer residents via social media that we are recreating the Felton House with something like-in-kind that will be new, modern, and safe.

The residents gave a tremendous outpouring of positive encouragement and comments in light of the historic building being removed. Along with dozens of residents, several of the city council members thanked us on social media or liked the fact that we are continuing to beautify the downtown area and invest heavily in Palmer.

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<https://www.airbnb.com/performance/quality/overall/reviews/review/750164535>

MR McMA

6/1/2021

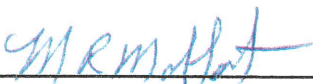
3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

5. Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?

Date of application: 5-28-2021

\$250.00 Filing fee paid: Yes


Signature of owner or owner's authorized representative

12120 E. Woodstock Dr. Palmer, AK 99645
Address

907-232-2210
Phone/contact number



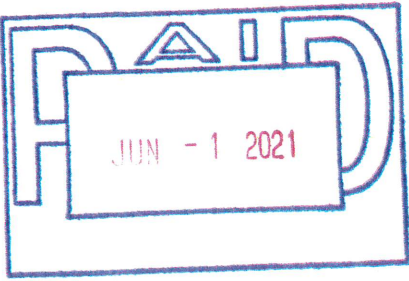
PALMER COMMUNITY DEVELOPMENT

ATTN: Joan E. Patterson
645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709 • Fax: 907-745-5443
www.palmerak.org

Invoice No.: CD21-062

Invoice Date: 06/01/2021

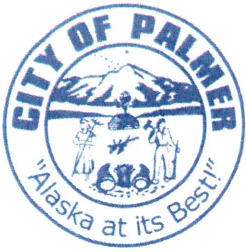
Sold To: THE ALASKA LIFE LLC RENTALS
800 W. BRIAR DR.
WASILLA, AK 99654

Qty	Description	Price
	<p>REQUEST FOR ZONING MAP AMENDMENT Felton Add Palmer Townsite, Block 1 200 380 S. Colony Way</p> 	\$250.00

01-00-00-3427

TOTAL
\$250.00

This invoice must be paid within 30 Days - 26 - thereafter collection procedures will be taken.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
Fax: 907-745-5443
www.palmerak.org

June 1, 2021

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment Application for Lot 200, Block 1, Felton Add Subdivision, initiated by Kyle & Nicole Moffat, Martin & Nikki Moffat, The Alaska Life LLC. The property is located at 380 South Colony Way, Palmer, Alaska.

The property is zoned R-3, Medium Density Residential. The request is to rezone the property to R-4, High Density Residential District. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the R-4 District, please refer to Palmer Municipal Code Chapter 17.27 - R-4 High Density Residential District, located online at: www.palmerak.org.

The Commission will hold a Public Hearing to consider this application and to allow for public comments as well. The meeting will be held on June 17, 2021 at 7:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by **June 9, 2021**. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to (907) 745-5443 or emailed to me at: ndegner@palmerak.org.

Sincerely,

Nichole Degner, Community Development Specialist



For the following reason, I am (please circle) (in favor of), (NOT in favor of), (have no objection to) the issuance of the proposed re-zone from R-1 to R-4.

Name: _____

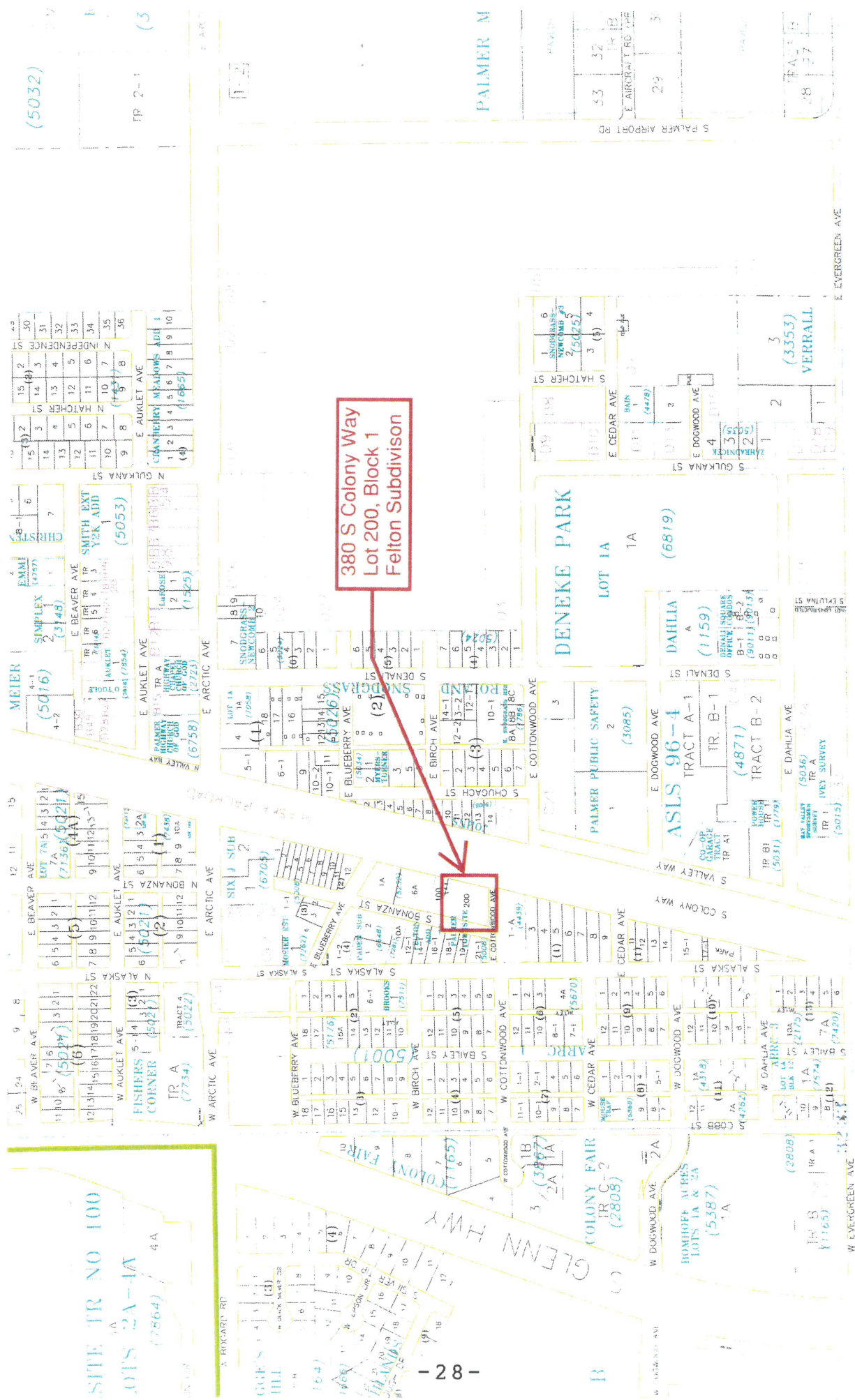
Address: _____

(5032)

TR 2-1 (3)

PALMER M

380 S Colony Way
Lot 200, Block 1
Felton Subdivision





Building A, no longer on property

ZELAZNY JOS
352 E BLUEBERRY AVE #32
PALMER AK 99645

4 C'S LLC
PMB 361
1150 S COLONY WAY
PALMER AK 99645

WHITMORE ENTERPRISES LLC
1200 S BADGER RD
PALMER AK 99645

AHMED CHAUDHRY R & BUSHRA
GHULAM
339 S BAILEY ST
PALMER AK 99645

AK FAM RESOURCE CTR INC
ALASKA FAMILY SERVICES
1825 S CHUGACH ST
PALMER AK 99645-6795

ALASKA BIBLE COLLEGE
248 E ELMWOOD AVE
PALMER AK 99645-6619

ALASKA LIFE THE LLC
12120 E WOODSTOCK DR
PALMER AK 99645

ALASKA STATE OF
DEPT OF NATURAL RESOURCES DIV OF
LANDS
STE 1050A
550 W 7TH AVE
ANCHORAGE AK 99501-3576

ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE AK 99519-6900

AMERCO REAL ESTATE COMPANY
PROPERTY TAX DEPT
PO BOX 29046
PHOENIX AZ 85038

ANDERSON BONNIE K
229 S CHUGACH ST
PALMER AK 99645-6427

APD HOUSING PARTNERS 18 L P
STE 2000
1700 7TH AVE
SEATTLE WA 98101-1316

AUBREY BOB
352 E BLUEBERRY ST #16
PALMER AK 99645

AWE STAN H
PO BOX 2504
PALMER AK 99645-2504

B&J ASSETS LLC
7015 E JEAN DR
PALMER AK 99645

BAKER DAVID M & EVA M
4374 E SHAW'S DR
WASILLA AK 99654-4353

BALES CANDICE M
PO BOX 2621
PALMER AK 99645-2621

BELLAMY ISAAC
352 E BLUEBERRY AVE #24
PALMER AK 99645-6465

BERBERICH INVESTMENTS LLC
532 E EAGLE AVE
PALMER AK 99645

BERGER PAUL
15250 EVERGREEN RIDGE
ANCHORAGE AK 99516

BIELAR WM M & ELAINE L
PO BOX 70
PALMER AK 99645-0070

BLATCHFORD HENRY
417 S COBB ST
PALMER AK 99645

BLUEBERRY INV MNGMT LLC
TAYLOR KENNETH & LISA
2124 N NADINA ST
PALMER AK 99645-9131

BOLSHIO MISHA INC
PMB 311
1150 S COLONY WAY STE 3
PALMER AK 99645

BOVY BRANDON J
319 S COBB ST
PALMER AK 99645-6315

BRISCOE CLARENCE A & MARY
141 S DENALI ST
PALMER AK 99645-6431

BROOKS PROPERTIES LLC
3680 S SKY RANCH LOOP
PALMER AK 99645

BURTCH FAMILY TRUST
BURTCH MONTE LEE TRE BURTCH
JERILYN LENO
STE 3 PMB 105
1150 S COLONY WAY
PALMER AK 99645-6967

CAULKINS DENISE
352 E BLUEBERRY #2
PALMER AK 99645

CHURCH OF THE
COVENANT OF PALMER AK INC
451 S BAILEY ST
PALMER AK 99645

CM MECHANICAL INC
PO BOX 1025
PALMER AK 99645-1025

COCKLE SETSUKO REV LVG TR
COCKLE SETSUKO TRE COCKLE MARY
ANN TRE
25224 E BUCK SHOT LN
PALMER AK 99645

Erwin Donn & Dena Donn
PO BOX 2064
Palmer AK 99645-2064

COMBS DAVID & SABRENA
208 W COTTONWOOD AVE
PALMER AK 99645

CORP OF ST MICHAEL'S PARISH
432 E FIREWEED AVE
PALMER AK 99645

CPD ALASKA LLC
201 ARCTIC SLOPE AVE
ANCHORAGE AK 99518-3033

CZARNEZKI MARGARET R
335 S COBB ST
PALMER AK 99645

DALRYMPLE DANALYN
3535 S DENALI ST
PALMER AK 99645

DAW WHITNEY M
PO BOX 873051
WASILLA AK 99687

DECORA RICHARD ALLEN
19225 POTTER HIGHLANDS D
ANCHORAGE AK 99516

DISARRO PETER JR & SANDRA
PO BOX WWP
KETCHIKAN AK 99950-0280

DOLLARD ANNE S
329 S CHUGACH ST
PALMER AK 99645-6429

VAN HOOMISSEN FAMILY TRUST
VAN HOOMISSEN G J & W M TRES
PO BOX 4967
PALMER AK 99645-4967

DUCKSTEIN MICHAEL D
956 WALLACE RUN RD
BEAVER FALLS PA 15010-5751

DUNLAP RUSSELL M & RHONDA L
STE 3 PMB 635
1150 S COLONY WAY
PALMER AK 99645

DYEMOND LLC
11621 OLD SEWARD HWY
ANCHORAGE AK 99515

EAGERTON ANN
267 S BAILEY ST
PALMER AK 99645

FAMILY CHRISTIAN CENTER
PO BOX 2491
PALMER AK 99645-2491

FELZIEN CHARLES R
PO BOX 110
PALMER AK 99645-0110

FLEETWOOD JEFFREY A L/E
WOOD TIFFANY RENEE
203 S COBB ST
PALMER AK 99645

FLETCHER GORDON N JR & SIMONE E
20181 CROOKED RD
BUTLER OH 44822

FOSELMAN DALE
3562 E TEAGUE TRAIL CIR
WASILLA AK 99654

FRED MEYER STORES INC
PROPERTY TAX - 7TH FLOOR
CINCINNATI OH 45202-1100

FROHLING KEVIN K
6250 N LOSSING RD
PALMER AK 99645

FULLER DAVID K & ANDREA GAIL
217 S COBB ST
PALMER AK 99645-6313

GERARD JOS A & BARBARA E
11150 E LUPINE RD
PALMER AK 99645-9411

GLICK KORY N
LOT 26
352 E BLUEBERRY AVE
PALMER AK 99645

GODWIN KELLY BARRETT
15702 E CLARK RD
PALMER AK 99645-8705

GOLDMAN KENNETH J & MARY V
3150 N SEAGULL DR
PALMER AK 99645-6930

GRABAREK LUKASZ
347 S CHUGACH ST
PALMER AK 99645-6429

GRIZZLY ENTERPRISES LLC
2900 BORLAND DR
ANCHORAGE AK 99517-2468

GUTHRIE STANLEY L
PO BOX 2367
PALMER AK 99645-2367

WALLING BRUCE & DENISE M
693 2ND ST
PALMER AK 99645

HALE JOSEPH &
15581 E TEELING CIR
PALMER AK 99645

HANSON MILDRED A N FAM TR
235 S VALLEY WAY
PALMER AK 99645

WALKER RICHARD LEE
2131 W MELANIE DR
WASILLA AK 99654

HARTLEY MARSHA R SEPERATE
PROPERTY TR
11240 W 76TH WAY
ARVADA CO 80005-3408

HAWKINS JOS T
108 E ARCTIC AVE
PALMER AK 99645

HEADRICK MEGAN
PO BOX 3951
PALMER AK 99645-3951

HENDRICKSON ROSE M
NEUMANN CANAAN
PO BOX 1314
PALMER AK 99645-1314

HENRY NICHELLE S
327 S COBB ST
PALMER AK 99645-6315

HILL JARED
SPC 10
352 E BLUEBERRY AVE
PALMER AK 99645

HOKENSON TASHA N
424 S BAILEY ST
PALMER AK 99645

HOLSAPPLE MICHAEL W&MAY M
7327 S LENORE ST
WASILLA AK 99654-0368

HOPF ROBT G
SELLICK MARILYN K
PO BOX 2829
PALMER AK 99645-2829

INGALDSON WM H
4120 TAZLINA AVE
ANCHORAGE AK 99517

JIMENEZ PAULETTE
PO BOX 2513
PALMER AK 99645

JOHNSON DELENA
PO BOX 944
PALMER AK 99645-0944

WALDEN JESSICA S M
4150 N SNOW GOOSE DR
WASILLA AK 99654

JOHNSON JEFFREY
PO BOX 2527
PALMER AK 99645-2527

JONES JULIE M MERIDITH DOLFI
352 E BLUEBERRY AVE #19
PALMER AK 99645-6465

KEELING GERALDINE LAMPARD
243 S BAILEY ST
PALMER AK 99645

KELLEY RAYMOND B& LINDA M
560 W MONTANA DR
PALMER AK 99645

KEYPORT PHYLLIS M
JO WELLER
3245 DOVE LN
PALMER AK 99645-9639

KIM JUNG S
4875 BARRINGTON LOOP #88
ANCHORAGE AK 99503-7521

KINCAID MICHELLE
KLOEP DAVID
PO BOX 520687
BIG LAKE AK 99652-0687

KINCAID MICHELLE
KLOEP DAVID
606 S ALASKA ST
PALMER AK 99645

KINDRICK MICHAEL C
251 S BAILEY ST
PALMER AK 99645-6323

KLH INC
4255 S MCKECHNIE LOOP
PALMER AK 99645

KOLEHMAINEN FAMILY TR
KOLEHMAINEN JOHN & KAROL TRES
1560 N LOMA PRIETA DR
PALMER AK 99645

KONYOT JOE
PO BOX 876738
WASILLA AK 99687-6738

KOPPERUD NOEL H
PO BOX 4470
PALMER AK 99645-4470

VIZZERRA WM P & ALMA E
324 E ARCTIC AVE
PALMER AK 99645-6129

KRAUN CLARENCE & SPC 28
352 E BLUBERRY ST
PALMER AK 99645

KULIKOVSKIY ROMAN
STE 2 PMB 109
3060 N LAZY EIGHT CT
WASILLA AK 99654-4331

LAVIELLE FLOYD
352 E BLUEBERRY ST #3
PALMER AK 99645

LEE CYNTHIA M
PO BOX 2401
PALMER AK 99645-2401

LEGACY BUILDING LLC
108 E ARCTIC AVE
PALMER AK 99645

LENAGHEN RICHARD & GRETA
6454 E BEEHCRAFT RD
WASILLA AK 99654-9331

LITTLE RUDA ENTERPRISES LLC
217 E ARCTIC AVE
PALMER AK 99645-6257

LOGSDON & GOLTER LLC
348 S DENALI ST
PALMER AK 99645

MARTIN CURTIS W
MARTIN DONNA L
263 S ALASKA ST
PALMER AK 99645-6335

MATANUSKA BREWING CO LLC
KEVIN BUTON
513 S VALLEY WAY
PALMER AK 99645

MATANUSKA TELEPHONE ASSN
PO BOX 3550
PALMER AK 99645-3550

MAUI TOE LLC
1460 S FRAN ST
PALMER AK 99645-9029

MCCLURE DOLORES M
MCCLURE MARY EST
416 S BAILEY ST
PALMER AK 99645-6326

MCKENZIE KAY S
452 S COLONY WAY
PALMER AK 99645

MCLEAN ROSALYN H
PO BOX 847
EUREKA NV 89316-0847

MEADOWS CHARLSA JOY
JACK ANDERSON
6823 TERRY ST
ANCHORAGE AK 99502

MILLER INVESTMENT TR
MILLER WM H JR & BARBARA J TRES
PO BOX 870151
WASILLA AK 99687-0151

MITTLESTADT SUZANNE
319 S CHUGACH ST
PALMER AK 99645-6429

MONROE LINDA NOEL J
352 E BLUEBERRY AVE #8
PALMER AK 99645

MOODY RONNIE
FINDLAY-MOODY SHERRY
16345 E SMITH RD
PALMER AK 99645

MOOSEY JOHN M
231 W Evergreen Ave
Palmer, AK 99645

MORROW JOSHUA P & HEATHER N
PO BOX 1223
PALMER AK 99645

MOSES ERIC J
ALSTROM APRIL G
151 S DENALI ST
PALMER AK 99645-6431

MTA COMMUNICATIONS
PALMER
ATTN TAX DEPT
1740 S CHUGACH ST
PALMER AK 99645

MUNOZ KEVIN M & M RACHEL
17015 COLONY RD
BOW WA 98232

MUNOZ KEVIN M & M RACHEL
17015 COLONY RD
BOW WA 98232

NARANJO AUGUST
221 S DENALI ST
PALMER AK 99645-6433

NILSSON GREGORY SCOTT
LIVELY BRIGITTE E
259 S ALASKA ST
PALMER AK 99645

NYBORG ARMAND A & LILLIAN E
STE 307
226 N NOVA RD
ORMOND BEACH FL 32174

VINDUSKA JOHN A
15605 E HELMAUR PL
PALMER AK 99645-8691

ODEGARD JACOB R & AMANDA J &
259 S BAILEY ST
PALMER AK 99645-6323

O'FLANAGAN JAMES & HEATHER
243 S COBB ST
PALMER AK 99645

VAN DIEST JAY & SUSAN
16801 E T & T LN
PALMER AK 99645

PALMER ARTS COUNCIL
PO BOX 4286
PALMER AK 99645-4286

PALMER CITY OF
231 W EVERGREEN AVE
PALMER AK 99645-6952

PAPASAVAS CYNTHIA A
PO BOX 3338
PALMER AK 99645-3338

PASSPORT LLC
610 S BAILEY ST
PALMER AK 99645

PENWARDEN RICHARD
SPACE 13
352 E BLUEBERRY AVE
PALMER AK 99645

PERRON JEROD T
KUSCHE KARA C
11709 E KYROK CIR
PALMER AK 99645

PIONEER MOTEL LLC
PO BOX 4260
PALMER AK 99645-4260

PMK PROPERTIES LLC
STE B PMB 619
2521 E MOUNTAIN VILLAGE D
WASILLA AK 99654-7336

PROSSER ROBERT & CAROL JNT REV
TR
12031 GINAMI ST
ANCHORAGE AK 99516-2550

QUILL BONNIE
241 S BAILEY ST
PALMER AK 99645-6323

RAYBACK CLINTON & DELORES E
312 S BAILEY ST
PALMER AK 99645

VH PROPERTIES LLC
PO BOX 520488
BIG LAKE AK 99652-0488

REINTJES RICHARD A & CORINNE D
1661 VENUS CIR
RICHLAND WA 99352

RELGUD INVESTMENTS LLC
10701 STROGANOF DR
ANCHORAGE AK 99507

VERZONE THAI G
3740 CLAY PRODUCTS DR
ANCHORAGE AK 99517-1010

RICHARDS RON DOUGLAS
RICHARDS MICHELLE LEE
1460 FRAN ST
PALMER AK 99645-9029

ROBERTS DAVID A
ROBERTS CHRISTINA R
505 W QUICK SILVER CIR
PALMER AK 99645

SHAFER PHYLLIS J
PO BOX 3475
PALMER AK 99645-3475

SHAFFER DANIEL R
1481 S BERTHA LN
WASILLA AK 99654-8230

SHILOH MISSIONARY BAPTIST
CHURCH OF PALMER
PO BOX 2449
PALMER AK 99645

SINDORF PAUL H JR & MARY H
10913 N PALMER FISHHOOK R
PALMER AK 99645-9235

SNODGRASS JOHN R JR
PO BOX 1867
PALMER AK 99645-1867

SNYDER WILLIAM H & TERRY L
208 W CEDAR AVE
PALMER AK 99645

STAHL WADE
A
1304 S DENALI ST
PALMER AK 99645

STEPHEN MARLENE F
NOLIN MARLENE F
517 S COBB ST
PALMER AK 99645

STOTTS DEBBIE LAHTI
PO BOX 3951
PALMER AK 99645-3951

VANN AILIS S
DECKERT MAVERICK O
PO BOX 3354
PALMER AK 99645

SUSTAINABLE DESIGN & PLANNING LLC
&
247 S ALASKA ST
PALMER AK 99645-6335

T & S ENTERPRISES LLC
223 S ALASKA ST
PALMER AK 99645

TORRES ROBERTO JESUS
#A
171 S DENALI ST
PALMER AK 99645

TRIPLE BS LLC
PO BOX 3435
PALMER AK 99645-3435

TSALACH LLC
HOLLY STEINER
10739 E GRANITE RIDGE RD
PALMER AK 99645-9664

TULL WILLIAM F
1995 N MONTE VISTA DR
PALMER AK 99645-8842

U S POSTAL SERVICE
500 S COBB ST
PALMER AK 99645

VALLEY RESIDENTIAL SERVICES
STE 102
1075 S CHECK ST
WASILLA AK 99654-8067

VAN CLEVE RAMONA ANN
PO BOX 372
SUTTON AK 99674



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
Fax: 907-745-5443
www.palmerak.org

June 1, 2021

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment Application for Lot 200, Block 1, Felton Add Subdivision, initiated by Kyle & Nicole Moffat, Martin & Nikki Moffat, The Alaska Life LLC. The property is located at 380 South Colony Way, Palmer, Alaska.

The property is zoned R-3, Medium Density Residential. The request is to rezone the property to R-4, High Density Residential District. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the R-4 District, please refer to Palmer Municipal Code Chapter 17.27 - R-4 High Density Residential District, located online at: www.palmerak.org.

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Sincerely,

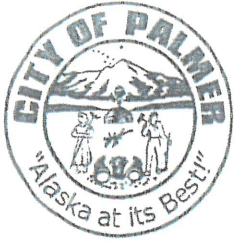
Nichole Degner, Community Development Specialist



For the following reason, I am (please circle) (in favor of), (NOT in favor of),
(have no objection to) the issuance of the proposed re-zone from R-1 to R-4.

Name: Anna Hanson

Address: 235 S. Valley Way, Palmer Alaska



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
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Sincerely,

Nichole Degner, Community Development Specialist



For the following reason, I am (please circle) (in favor of), (NOT in favor of), (have no objection to) the issuance of the proposed re-zone from R-1 to R-4.

Why do you ask? I was told for 10+ years my GC zoned land could not have rental units & then the city actively

Name: Took apart a contract to have retail/shooting

Address: Range in a G.C Zoned Property & made it the largest indoor Rental STORAGE Space in the State.

U-Haul - the anc' -37- of Palmer
I believe it is still G.C

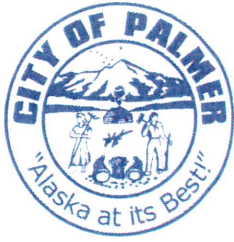
No objection to the Re-Zone.

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Unfinished Business

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-016**

SUBJECT: Transition District (PMC 17.59)

AGENDA OF: May 20, 2021
June 17, 2021

ACTION: Review and comment

Attachment(s): 1) Current Land Use Map
2) Community Analysis Attachments
3) PMC 17.59 T Transitional District

Summary: **June 17 UPDATE**

At the June 8, 2021, meeting city council discussed the annexation report from Agnew::Beck (AB) and what the next steps. Staff was directed to prepare a proposed plan for the preparation of an annexation petition.

P&Z at the June meeting should consider these questions to assist staff in preparing the plan:

1. Analyze study areas as determined by AB "Current Land Use" maps to determine potential conflicts with title 17 zoning districts and if the T-District satisfies those concerns.
2. Review AB Current Land Use maps for continuity of land uses.
3. Consider any Title 17 policy considerations, land use text amendments, setback considerations.
4. Should there be certain areas of annexed areas where land use regulations may not apply.

- Annexed properties must be contiguous to the city boundaries.
- Cannot create enclaves with annexed areas.

May 20 Meeting

The T – transitional district applies to those small areas of mixed residential, commercial, and /or industrial uses annexed into the city that do not generally conform to the other land use districts in PMC 17 Zoning.

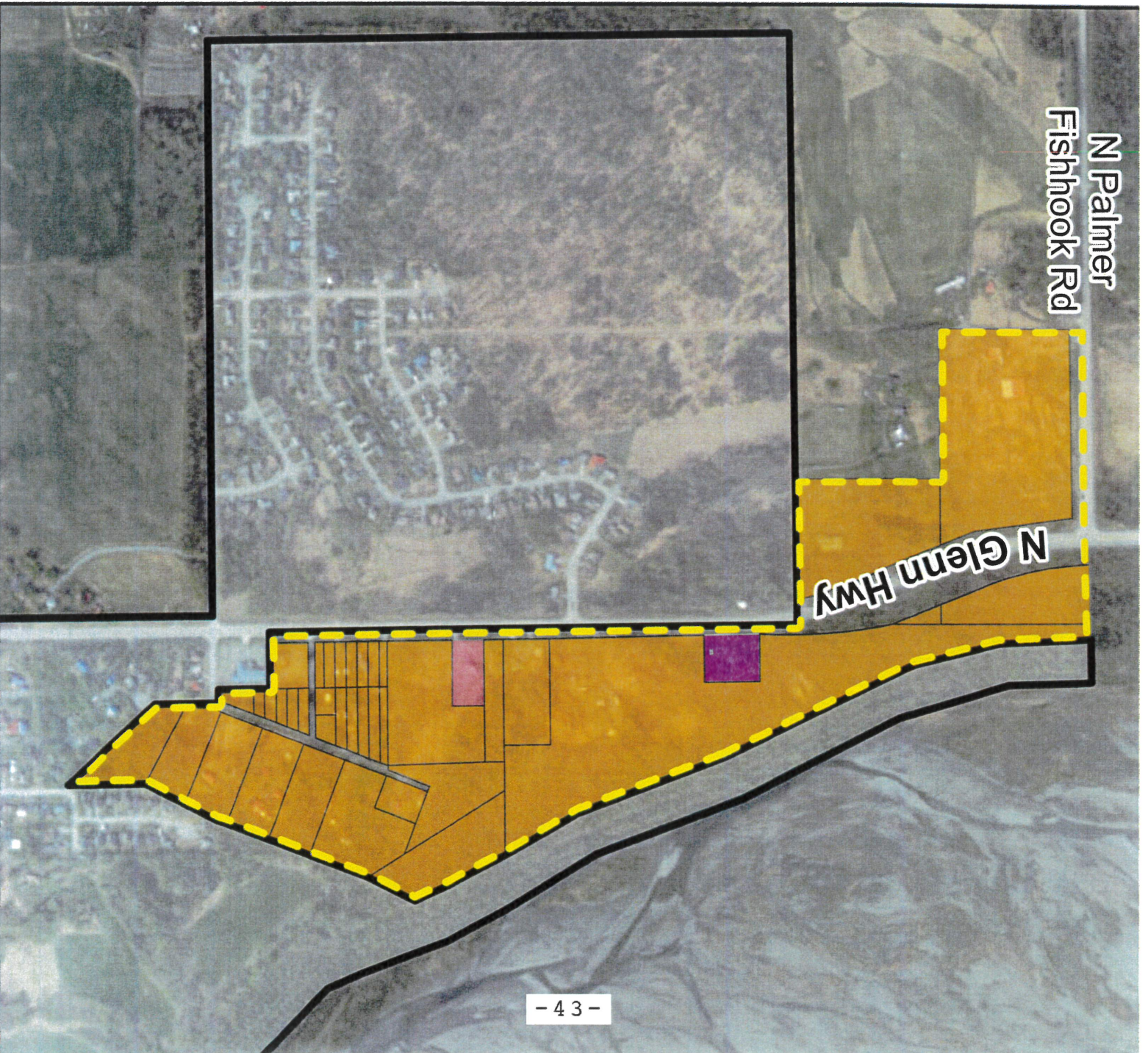
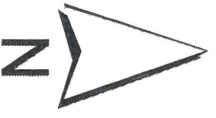
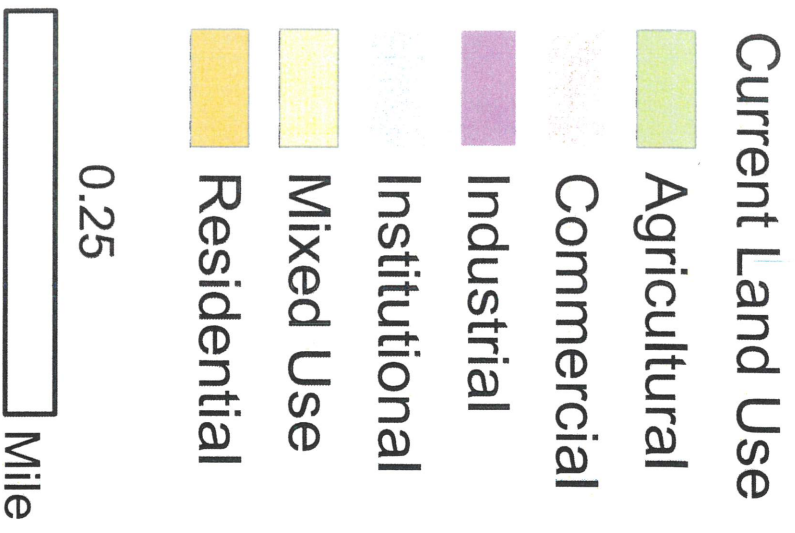
The city undertook an Economic and Community analysis in preparation of an annexation petition during 2020. The analysis is complete and the final edition has been presented to the City Council. At the May 11, 2021 city council meeting they were to conduct a committee of the whole to discuss the analysis. This discussion did not occur because of other agenda items and was postponed until the May 25, 2021 meeting.

The Planning and Zoning Commission, if the council decides to pursue an annexation petition will serve in an advisory role. Providing the council with feedback on process, boundary considerations and recommending any code changes necessary to better assimilate annexed areas into the city.

Review of the annexation study areas will allow determination of current land use patterns and determine if compatibility issues with current city code needs to be addressed to better fit annexed areas with current city boundaries.

Recommendation: Review Community Analysis information and the relationship between the Transitional zone to determine if adjustments will be required to Develop a successful annexation petition.

Study Area: A



Study Area: B

Current Land Use

 Agricultural

 Commercial

 Industrial

 Institutional

 Mixed Use

 Residential

0.25

 Mile



Study Area: C

Current Land Use

 Agricultural

 Commercial

 Industrial

 Institutional

 Mixed Use

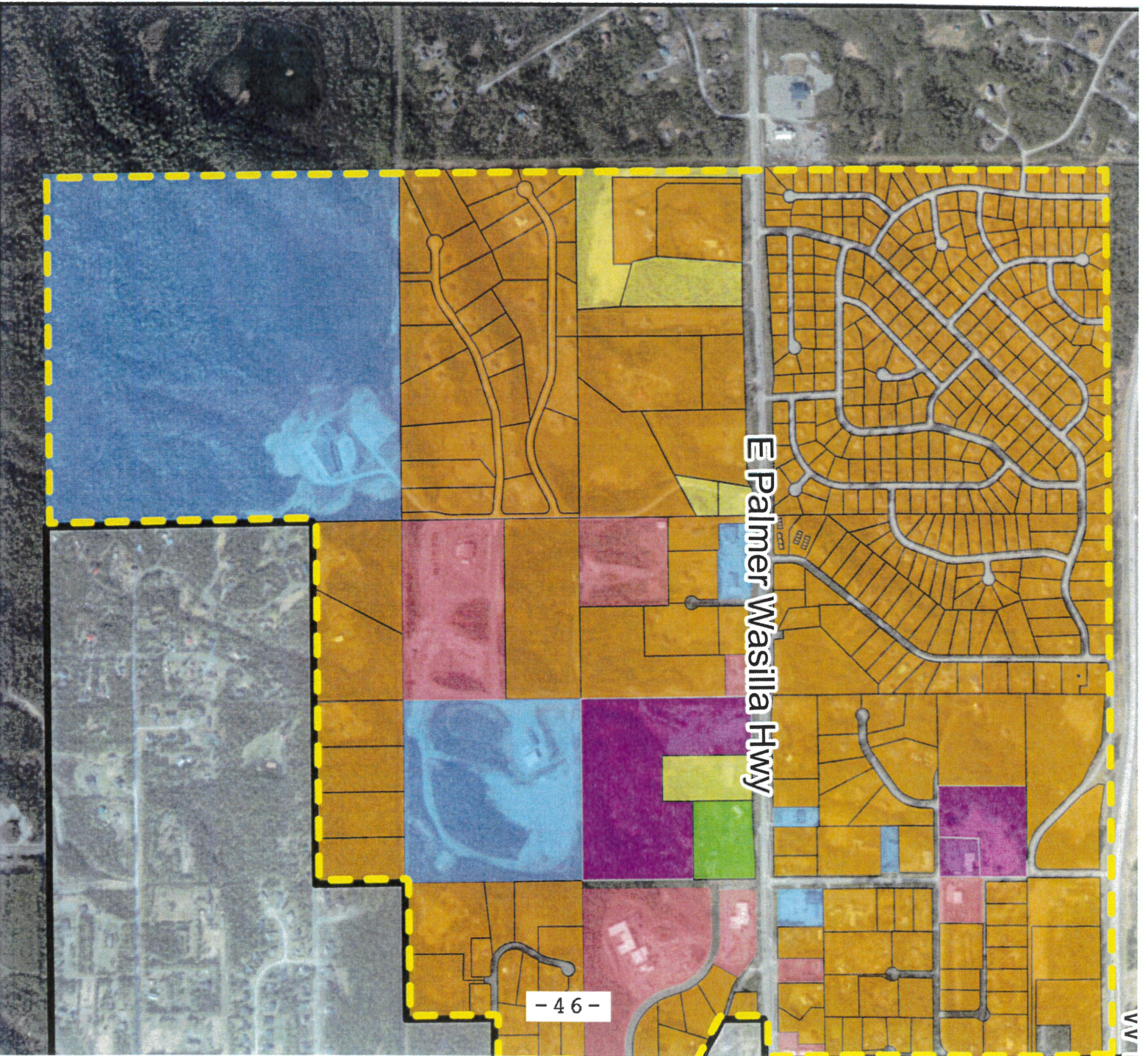
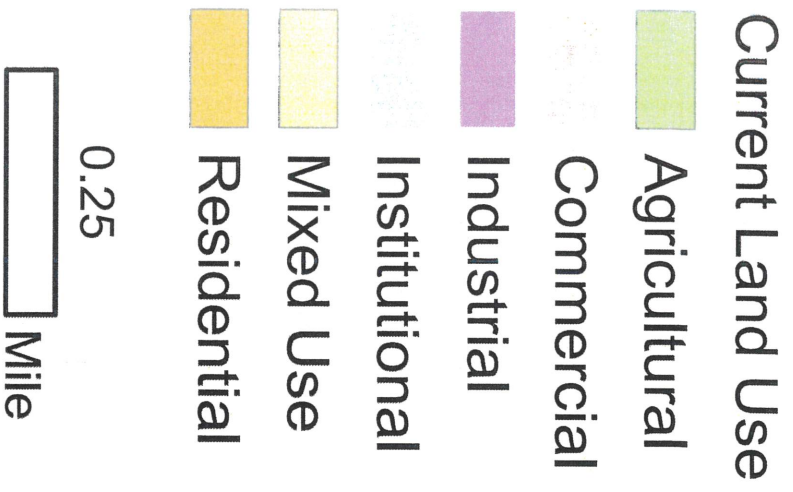
 Residential

0.25

 Mile



Study Area: D



Study Area: E

Current Land Use

 Agricultural

 Commercial

 Industrial

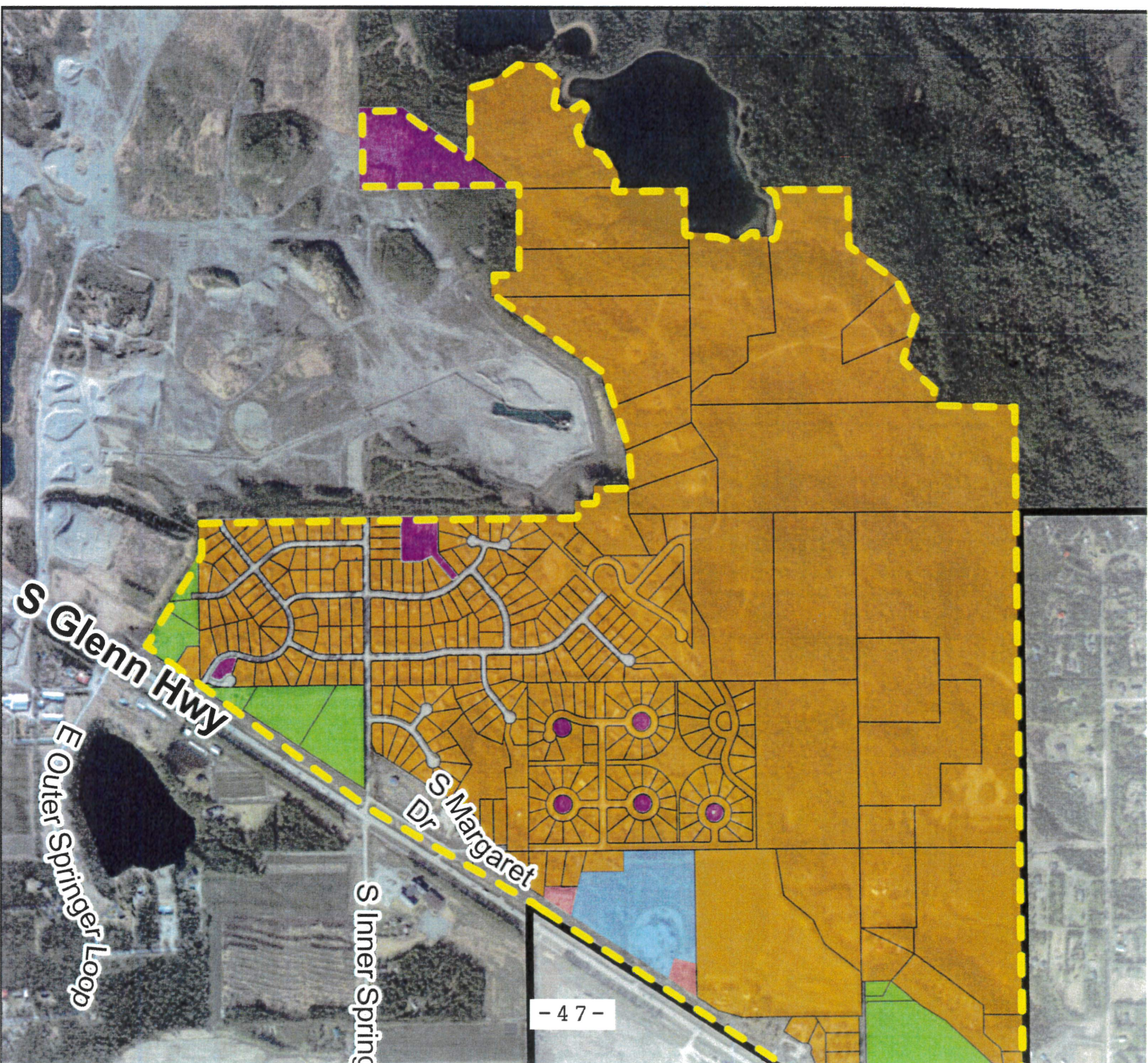
 Institutional

 Mixed Use

 Residential

0.25

 Mile



Study Area: F

Current Land Use

 Agricultural

 Commercial

 Industrial

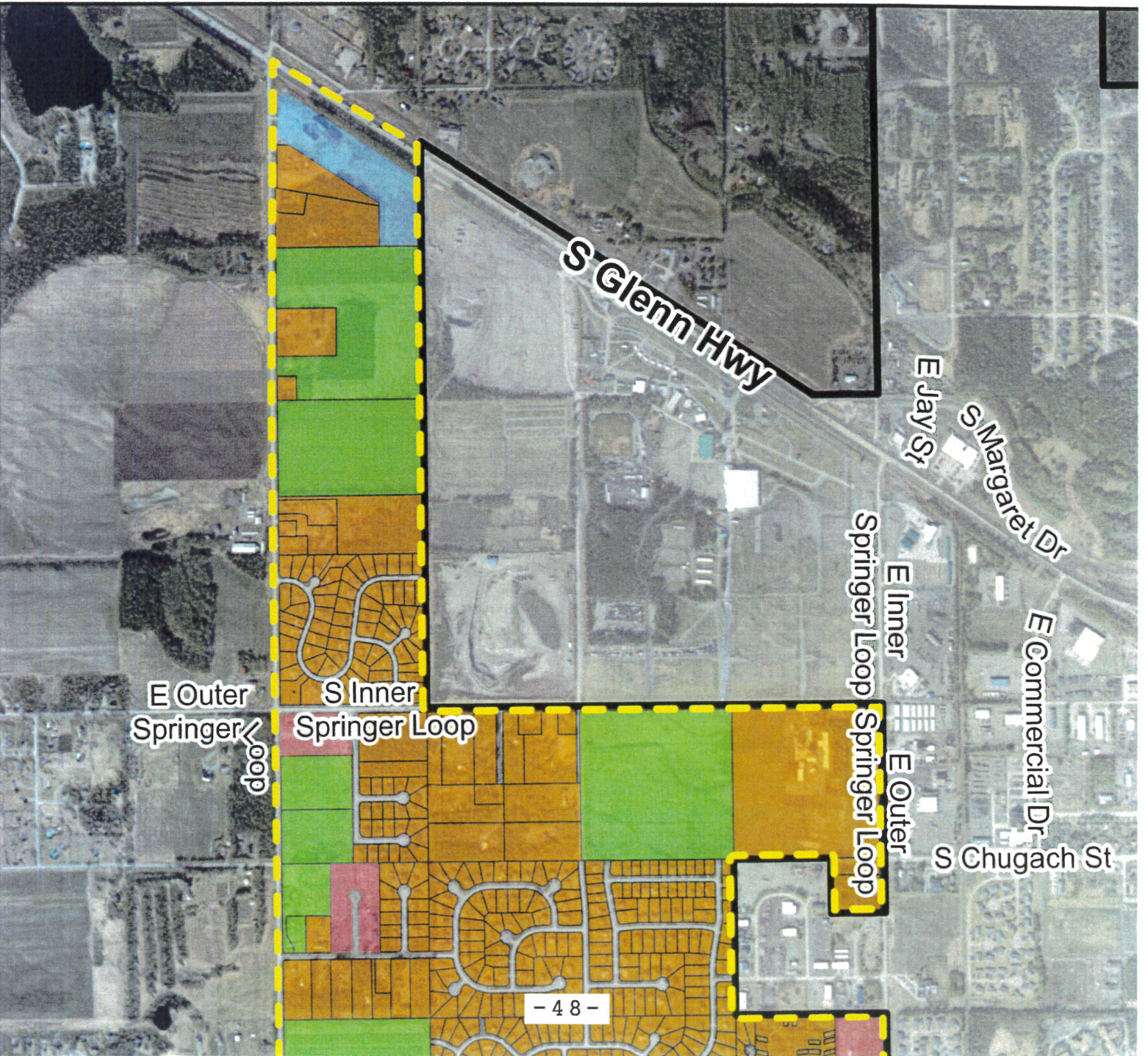
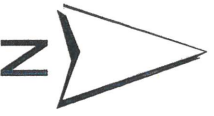
 Institutional

 Mixed Use

 Residential

0.25

 Mile



Study Area: G

Current Land Use

 Agricultural

 Commercial

 Industrial

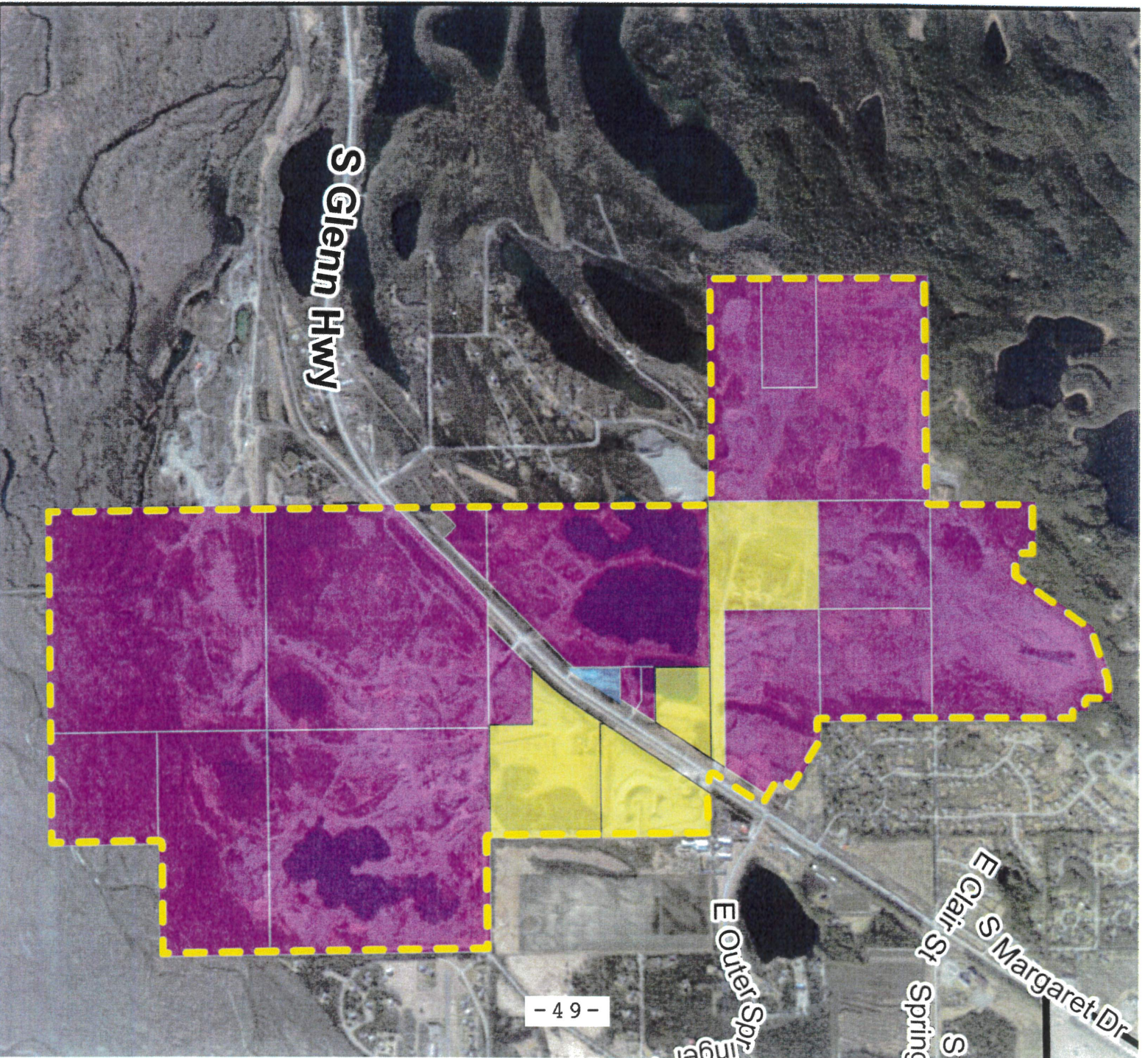
 Institutional

 Mixed Use

 Residential

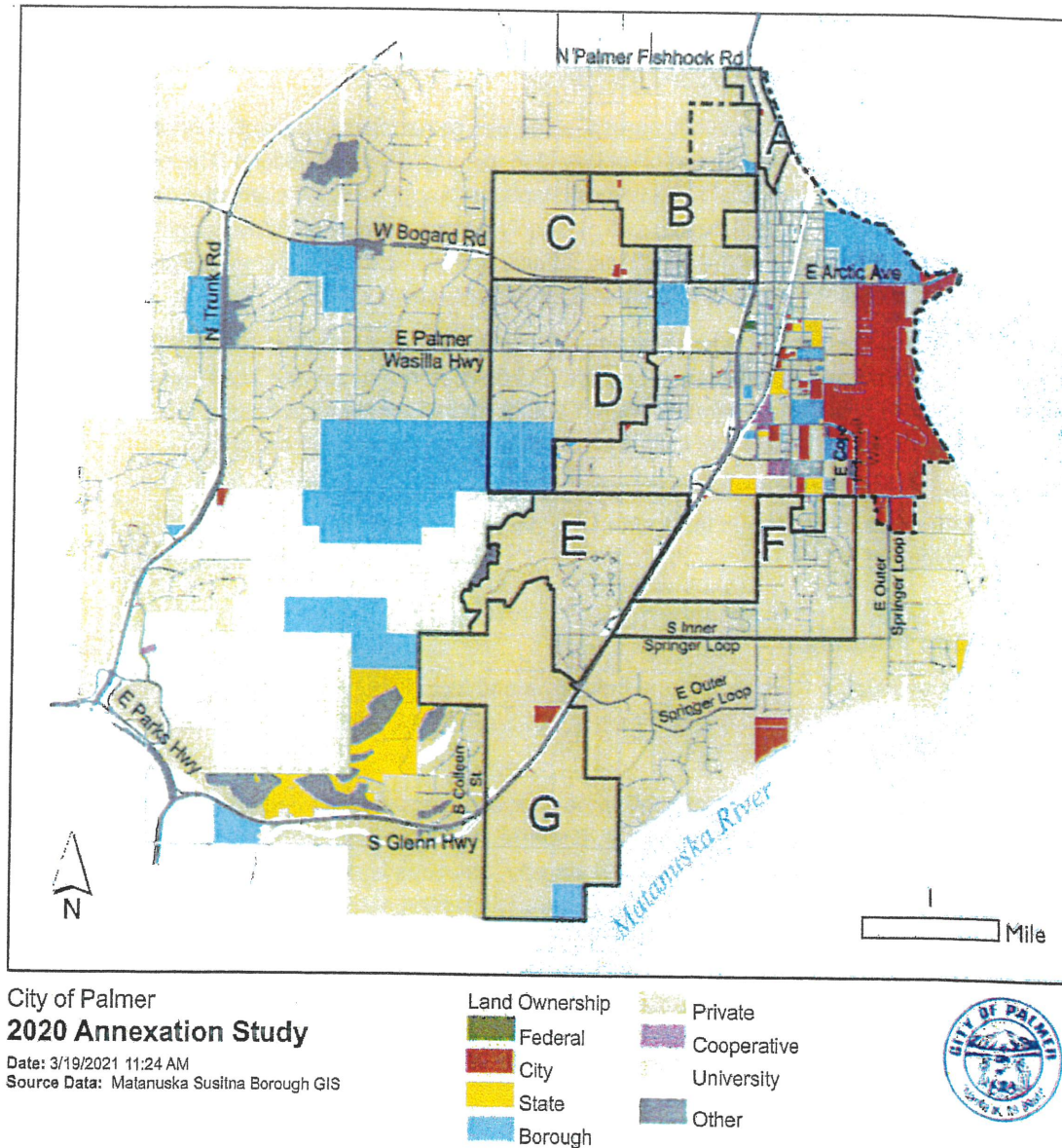
0.25

 Mile



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Figure 5. Greater Palmer Land Ownership, 2021



Property Tax Base

Property taxes are the City of Palmer's second most important revenue source after sales taxes, generating approximately 15 percent of all tax revenue and 11.5 percent of all revenue. The current city mil rate is 3.0 mills (0.3 percent) per annum. In addition, the city residents also pay property taxes to the Matanuska-Susitna Borough equal to 10.3 mills (1.03 percent) per annum. City residents avoid paying roughly 3.08 mills (0.308 percent) of non-area-wide Matanuska-Susitna Borough taxes because the City of Palmer provides certain services which displace borough services. All things being equal (i.e., if tax rates didn't change), annexed properties would see a drop in property tax rates of 0.08 mills based on 2020 rates. This change would provide at least equivalent road and fire services and more responsive police service.

Community Analysis

Community Analysis Methodology

The community analysis focuses on public perception as well as non-fiscal annexation impacts that would affect annexed areas, such as the application of City land use and other regulations. The community analysis is used to: a) inform the fiscal modeling assumptions, if applicable, b) clarify the changes and resulting impacts of a proposed annexation, and c) identify actions the City of Palmer could take to ameliorate unwanted effects of annexation, d) understand how members of the greater Palmer community weigh the potential benefits and challenges of annexation.

The project team conducted public outreach to identify specific annexation effects through a variety of methods, including interviews and meetings and two rounds of an online survey. The Project team reviewed relevant comments and testimony offered at City Council meetings about the annexation study and responded to emails and telephone calls about the study from concerned citizens.

Information about the study was posted to the project website: <https://palmerannexstudy.org/>, and a project email list was used to send updates about key project developments and opportunities for community involvement.

Interviews and Meetings

The project team conducted 10 key informant interviews and focus group discussions, including city staff, LBC staff, Palmer-area farmers and hobby farmers, Mat-Su Borough staff, and a local Economic Development Committee Board Member.

The project team also conducted several public meetings, listening sessions and presentations, as well as a radio show that aired on Radio Free Palmer. Because the study was completed during the COVID-19 pandemic, all public meetings were conducted virtually. Meetings featured a presentation of key findings from the study as well as opportunity for general discussion and questions to be answered. Recordings of the February 4 and February 20 meetings were posted online for general viewing at Radio Free Palmer (<https://www.radiofreepalmer.org/streamed-meetings/>) and the Palmer Annexation Study project website (<https://palmerannexstudy.org/>), respectively.

1. August 25, 2020 and September 8, 2020: presentations of study methodology and plan to Palmer City Council.
2. February 4, 2021: online public meeting, attended by 17 community members.
3. February 8, 2021: online listening session, with three community members registered.
4. February 10, 2021: Presentation to the Palmer Chamber of Commerce.
5. February 11, 2021: online listening session, with 11 community members registered.
6. February 20, 2021: online listening session, with 27 community members registered.
7. April 13, 2021: presentation of findings to Palmer City Council.

Survey

The Palmer Annexation Study survey was open November 3 to November 20, 2020 and from January 25 to February 22, 2021. The survey had a grand total of 610 responses. Questions were designed to reveal how people weigh the potential benefits and detriments of annexation (included in the Appendices). The survey had a majority of white respondents and a diversity of income levels. Respondents were fairly well distributed by age with just over one-third in the younger age cohort. In comparing survey responses to

City of Palmer demographics, respondent demographics are fairly but not exactly consistent with trends citywide. It is fair to suggest that the younger demographic is slightly less represented, compared to City demographics. Similarly, people of color are slightly less represented when compared to Palmer demographics. Finally, lower income households are notably less represented compared to household income distribution in Palmer overall.

Table 12. Respondent Demographics

	All Survey Respondents		City of Palmer 2018 ACS (US Census Bureau)	City of Palmer and Study Areas 2020*
Female	273	45%	48%	50%
Male	243	40%	52%	50%
Prefer not to answer	87	14%		
Total	603	100%	100%	100%
Age 20-44	220	36%	57%	49%
Age 45-64	229	38%	28%	34%
Age 65 and over	86	14%	15%	17%
Prefer not to answer	69	11%		
Total Age 20 and over	604	100%	100%	100%
White or Caucasian	377	62%	76%	74%
American Indian or Alaska Native	18	3%	8%	8%
Black or African American	6	1%	3%	2%
Asian or Asian American	2	0%	2%	2%
Two or more races	33	5%	10%	8%
Another race	12	2%	2%	6%
Prefer not to answer	157	26%		
Total	605	100%	100%	100%
Under \$25,000	7	1%	17%	18%
\$25,000-\$49,999	42	7%	24%	18%
\$50,000-\$74,999	73	12%	19%	17%
\$75,000-\$99,999	118	20%	14%	12%
Over \$100,000	205	34%	25%	36%
Prefer not to answer	158	26%		
Total	603	100%	100%	100%

2020 Data from ESRI adjusted by the Alaska Map Co. using Mat-Su Borough housing assessment counts.

Research and Reflection

The project team reviewed previous annexation studies conducted for the City of Palmer, Palmer Municipal Code, as well as prior-year annexation petitions and other procedural resources on file with the

LBC. Specific concerns were researched to clearly communicate the changes that would occur upon annexing land. If potential actions were identified to avoid or ameliorate negative impacts, these have been noted in the analysis and transition plan chapters. Where possible, examples of code used by comparable to cities to accommodate specific regulatory concerns have also been noted.

Community Impact Analysis

Level of Support for Annexation

Survey findings show that 62 percent of those who live in the city support annexation and 17 percent do not support, whereas 15 percent of those who live in the study areas support annexation and 67 percent do not support it. This trend is similar for business owners in City versus the study areas. Business owners within the City are more evenly split (43 percent indicated possible support, whereas 39 percent indicated a lack of support). Business owners in the study areas indicated a stronger lack of support (74 percent). These results indicate that Palmer residents want more people to join the City and possibly understand some of the benefits of annexation.

Figure 9. General Level of Support for Annexation

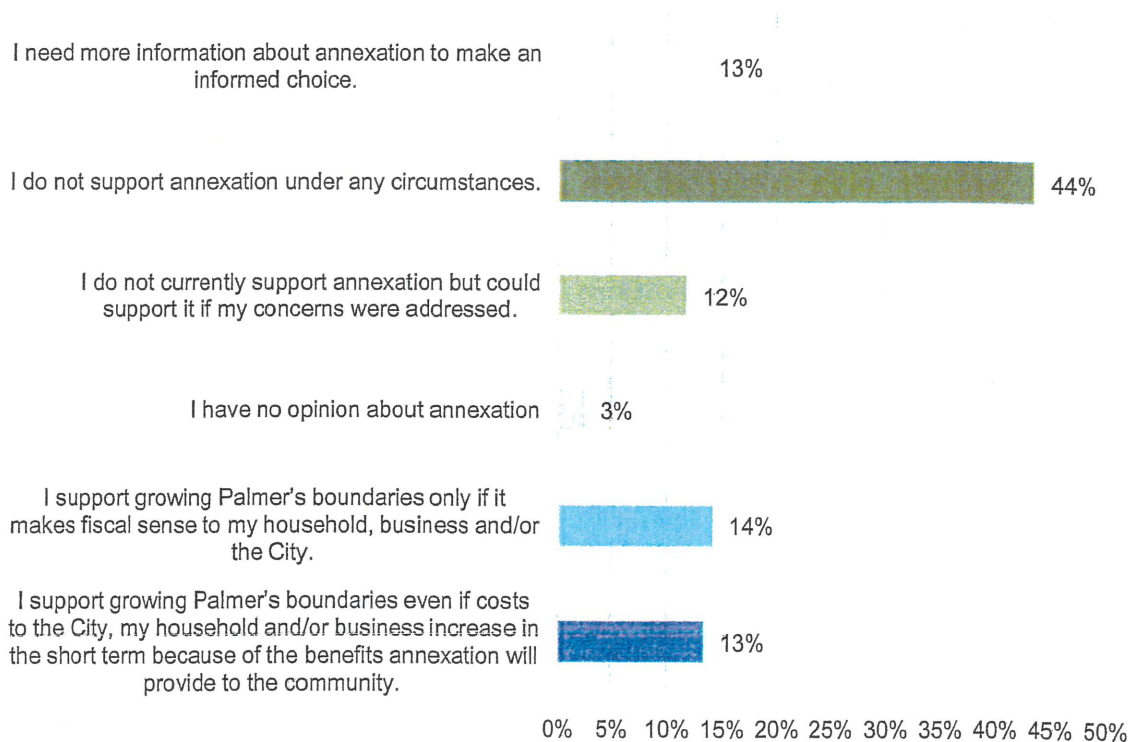


Table 13. Resident Support for Annexation

	Live In City		Live in Study Area		Live Outside SA & City		All Residents	
Response indicated a lack of support	17	17%	244	67%	76	54%	337	56%
No Opinion, Need More Info, or None of the above	21	21%	62	17%	19	14%	102	17%
Response indicated possible support	61	62%	56	15%	45	32%	162	27%
Total	99	100%	362	100%	140	100%	601	100%

Table 14. Resident Support for Annexation by Study Area

Study Area	Total Resident Respondents	# Support Annexation	% Support Annexation
Study Area A	7	3	43%
Study Area B	6	0	0%
Study Area C	14	1	7%
Study Area D	80	15	19%
Study Area E	98	15	15%
Study Area F	153	19	12%
Study Area G	7	3	43%

Table 15. Business Owner Support for Annexation

	Own Business in City		Own Business in Study Area		Own Business Outside Study Area and City		All Business	
Response indicated a lack of support	20	39%	53	74%	31	62%	104	60%
No Opinion, Need More Info, or None of the above	9	18%	11	15%	3	6%	23	13%
Response indicated possible support	22	43%	8	11%	16	32%	46	27%
Total	51	100%	72	100%	50	100%	173	100%

Severance Tax

Open-ended survey responses that specifically mentioned other types of city taxes and fees indicated support for a severance tax on local quarries and/or gravel pits as well as a road tax against quarry trucks. The City does not currently have a severance tax. The City may consider implementing a severance tax on materials extraction, although the City has no intention to impose significant new taxes. The City would have to consider the maturity of existing extraction operations and how long a severance tax could be a reliable revenue source.

Bed Tax

One survey response included a question about whether the city would collect a bed tax. The Matanuska-Susitna Borough currently collects a five percent bed tax on businesses that provide traveler accommodations. Annexed hospitality businesses would still pay the Borough bed tax, but the City of Palmer does **not** have a bed tax. These businesses would only be responsible to the City for collecting City sales tax. Note that Palmer's zoning codes (PMC 17.89 Short-Term Rentals) include regulation and standards for bed and breakfast-style lodging.

Other Fees

Survey responses mentioned concerns about local improvement district assessments, building permit/inspection fees, as well as fees for specific city services (e.g., garbage collection, City water/sewer connection fees). The City of Palmer charges a number of fees that would apply to annexed residents or businesses, depending on the individual situation or activities the resident or business is engaged in. For example, businesses in the City of Palmer must have a City business license, which costs \$25 per year. For an up-to-date listing, please reference the resources below.

City of Palmer Fee Schedule: www.palmerak.org/finance/page/fee-schedule.

Quick Reference Guide to Establishing a Business in Palmer, Alaska:

www.palmerak.org/community-development/page/quick-reference-guide-establishing-business-palmer-alaska

Planning and Growth Management

As the Palmer area's population grows and land is developed, annexation would allow the City to apply its land use powers to help plan for and manage development in annexed areas. Some real estate developers prefer to develop land within City boundaries to benefit from services like City Police. As land is proposed for development or redevelopment, planning and land use regulation can reduce incompatible adjacent land uses and help protect the small-town feel of the area that people value, especially along main road corridors like the Glenn and Palmer-Wasilla Highways, where State road improvements make development more attractive. The study areas include gravel pits, which will eventually close, and it is not known how that land will be re-developed. A well-timed annexation would give the City greater influence over what happens with the land once the gravel operations close, ensuring that future uses are compatible with existing land uses in the area and local community character.

"If all the farmland leading into Palmer is built on, it's just going to look like any other town, not home anymore."

"Palmer is a small town that is perfect for families, and we want it to stay exactly as it is."

Greater Palmer also includes significant areas of farmland. Not only is maintaining agriculture important to Palmer's character and identity, the greater Palmer area has some of the cleanest and most productive (Class 2) soils in the state. City zoning could help protect farmland that is intended for perpetual use as agricultural land. Some area farmers are already putting conservation easements on their prime farmland

for this reason through the Alaska Farmland Trust. Farmers may also want to keep the flexibility of having at least part of their property remain un-zoned land that can maintain a higher value for sale and redevelopment.

Annexation could give the City more reason to promote economic development inside its boundaries. Unlike most other City taxes and fees, Palmer's City sales tax generates revenue from local *and* non-local taxpayers through business sales. The more businesses inside the City that generate sales tax revenue from sales to non-local customers or clients, the more the City can reduce its local tax burden to area residents.

Key Findings

Public outreach revealed very mixed viewpoints about the planning and growth management aspects of annexation. Some view annexation and the City's ability to do land use planning as the key to growth for Palmer, attracting businesses and families, opening more economic opportunities and allowing the community to develop with assurances of zoning control to avoid incompatible uses and maintain the small-town feel of the area. Some area residents and business owners would value City land use controls to protect Palmer's character as land is developed, especially along the Palmer-Wasilla Highway and Glenn Highway corridors. Some area residents view zoning and regulation as good for residents, rather than intrusive.

"Palmer's layout is much better than the 'anything goes' Matanuska-Susitna Borough zoning." "With the Matanuska-Susitna Borough you can have a business' sheet metal building constructed in a residential area."

Others expressed concerns that annexation would encourage growth and, with it, crime, high density housing without the infrastructure to support it, traffic, and unwanted levels of commercial development. Some commented about the importance of maintaining Palmer's small town feel and protecting farmland.

Responses indicated support for protecting Palmer's small-town character, including support for farmland preservation. Responses revealed a difference of opinion about annexation as either opportunity to extend City land use regulations to manage growth or the belief that annexation would drive population growth and thereby irreversibly destroy Palmer's small-town lifestyle. Comments included a request for the study to describe the long-term goals of the City in pursuing annexation as well as to provide growth, traffic and land value projections. These respondents want to know if annexation would affect the value of annexed land, as well as the costs and ripple effects of increased development and the population growth that would follow, such as impacts to traffic volume and patterns.

Land Use Regulations

67 percent of survey respondents viewed City zoning and land use regulations as a detriment. Open-ended responses revealed mixed attitudes toward land use regulations. Some voiced concerns about how annexed land will be zoned and whether the City has appropriate land use designations. People generally want to be able to keep doing what they have been doing with their land; many expressed support for grandfathering existing land uses in any annexed territory. Some people expressed general opposition to zoning and other land use regulations, while others voiced the desire for greater enforcement of existing city regulations inside the City.

Some responses support zoning or other land use regulations for a variety of reasons including:

- protect Palmer's small-town character;
- prevent sprawl;
- protect the quality of Palmer's downtown and commercial district(s);
- protect farmland and hobby farm activities on primarily residential;

- protect public health and sanitation (i.e., disallow septic systems where they would endanger public health);
- limit high-density housing.

One respondent suggested a green buffer next to the Mountain Ranch subdivision. Another respondent suggested allowing buildings over three stories. Other responses oppose zoning or other land use regulations for fear that it would decrease land value or disallow the existing mix of uses on individual properties.

Building Codes, Permits, etc.

62 percent of survey respondents viewed City building codes and permits as a detriment. Open-ended responses that mentioned building codes, permits and inspections reflected a desire for the City to be more flexible or not require these for structures like sheds, decks, storage buildings, fences, etc. Some concerns focused more on the costs associated with code compliance and permitting for building and land use.

Issue	Explanation
General Regulations	As part of an annexation petition, the City must submit a transition plan for the areas proposed for annexation to the State Local Boundary Commission. The transition plan would describe when and how City regulations would be applied to annexed areas, including applicable zoning, as well as any regulatory changes that would take effect upon incorporating annexed territory into the city. Some land uses and building structures that would not meet existing Palmer Municipal Code (PMC) could be grandfathered (allowed inside expanded City boundaries by “grandfather rights”). The City could also change certain existing City regulations upon annexation for the entire City or create regulations that apply only in certain areas or land use designations. Existing Palmer Municipal Code can be viewed at http://palmer.municipal.codes/PMC
Subdivisions	Matanuska-Susitna Borough Code, Title 16 (Subdivisions) was repealed by ordinance in 2006. Palmer Municipal Code, Title 16 (Subdivisions) regulates land subdivisions within the City. The Palmer City Planning and Zoning Commission reviews plats and provides subdividers with guidance to ensure compliance with Palmer Municipal Code, and formally approves or disapproves final plats.
Homeowner Association covenants, codes and restrictions (CCRs)	Homeowner Association covenants, codes and restrictions (CCRs) are not affected by annexation and are up to the homeowner association to enforce. If private CCR(s) conflict with City code, the City will enforce its code.
Zoning and Conditional Use Permits	With a few exceptions, the Matanuska-Susitna Borough currently requires Land Use Permits, as well as Conditional Use Permits for certain high impact uses (e.g., adult entertainment, materials extraction) in all areas of the Borough outside the cities of Houston, Palmer and Wasilla. ⁹ Upon annexation, the City’s zoning powers would be applied to annexed territory by recommendation to the Palmer Planning and Zoning Commission. Palmer Municipal Code, Title 17 (Zoning) currently contains 17 different zoning districts that provide a wide range of by right and conditional uses. Generally, annexed territory would be zoned to match the existing land use of the parcel and adjacent or nearby properties with similar land uses that are already zoned. For example, an annexed property with a single-family home on it that is located adjacent to a single-family residential neighborhood in the City would be zoned the same as the parcels in the adjacent neighborhood. The City would work with the owners of annexed properties to identify the zoning for each parcel, especially if existing

⁹ Matanuska-Susitna Borough. *Zoning*. Accessed February 9, 2021 from: <https://www.matsugov.us/zoning>.

Issue	Explanation
	<p>land uses do not clearly match a particular existing zoning district. For mixed-use properties, multiple Palmer zoning districts could apply, depending on the intensity and type of existing land uses on the parcel. PMC 17.16.060 (Annexation zoning) provides guidance for the City to zone annexed land; it describes several situations in which a land parcel would be zoned T-Transitional District (PMC 17.59) upon annexation and until an appropriate zoning designation and any conditional use permits are applied and granted. Palmer's Transitional Zoning has been amended over time to better accommodate the needs of property owners who wish to continue their regular and planned business or other operations, such as a planned building expansion, during the transitional period.</p>
<p>Building permits, fees and codes</p>	<p>The Matanuska-Susitna Borough adopted building codes and requires a plan review for new or renovated commercial buildings. The Borough also requires a Flood Hazard Development Permit for any development located in designated special flood hazard areas and a permit for the construction of a driveway or other development that will affect a Borough-managed public right-of-way or easement. The Borough recommends contacting the MSB Code Compliance Office before buying or building in the Borough.¹⁰</p> <p>The City of Palmer adopted building safety codes (PMC Title 15 Buildings and Construction) and requires building permits for new construction, additions and alterations, which include decks, small storage buildings, greenhouses, etc.¹¹ The City requires building permits for fences, signs and temporary structures if the structure will remain in place longer than six months (PMC 15.08.3103).</p> <p>The City charges a sliding scale for the permits based on the value of the structure to be built. This fee scale¹² assumes that the greater the value of the structure, the more complex it is, and the more time and expertise will be needed to review it for compliance with all applicable plans, ordinances and regulations before approving its construction.</p> <p>To better accommodate the desire for greater flexibility in building code compliance, the City of Palmer could review and amend code to make some degree of the building permitting and inspection process optional or voluntary. For example, Anchorage Municipal Code 23.05.030 makes the requirements to apply for and complete the building permit, plan review, and building inspection processes optional in areas outside the Anchorage Building Safety Service Area (ABSSA), which is defined in AMC 27.30.040. The boundaries of the ABSSA are outlined on a map in AMC 27.30.700.</p>
<p>Fences</p>	<p>At the time of writing, the City may issue a one-time fence permit for \$26 per parcel; the property owner must update the City on the fence location if it is moved.¹³ The City tracks the location of electric fences on agricultural lands for public health reasons and to enforce height restrictions on residential land.</p>
<p>Signs</p>	<p>Sign permits are required for permanent signs (PMC 14.08.020), which must comply with PMC 14.08 Sign regulations. At the time of writing, sign permit fees are \$25 plus \$1.50/sf of sign area (non-electrical signs) and \$50 plus \$3/sf of sign area (electrical signs).¹⁴</p>

¹⁰ Matanuska-Susitna Borough. *Code Compliance*. Accessed February 9, 2021 from: <https://www.matsugov.us/codecompliance>.

¹¹ City of Palmer. *Building Codes*. Accessed February 9, 2021 from: <https://www.palmerak.org/community-development/page/building-code-enforcement-information>.

City of Palmer. *Building Reports*. Accessed February 9, 2021 from: <https://www.palmerak.org/community-development/page/building-reports>.

¹² City of Palmer. *Fee Schedule*. Accessed February 4, 2021 from: www.palmerak.org/finance/page/fee-schedule.

¹³ City of Palmer. *Fence Permit Application*. Accessed February 9, 2021 from: <https://www.palmerak.org/community-development/page/residential-fence-permit-application>.

¹⁴ City of Palmer. *Fee Schedule*. Accessed February 4, 2021 from: www.palmerak.org/finance/page/fee-schedule.

Transition Plan

Transfer Process

An annexation petition must include a practical plan, informed by the City of Palmer, the State of Alaska, the Matanuska-Susitna Borough and general community that demonstrates the capacity of the City government to:

- extend essential City services into the territory proposed for annexation in the shortest practicable time after annexation, not to exceed two years following annexation.
- assume all relevant and appropriate powers, duties, rights, and functions presently exercised by the Matanuska-Susitna Borough in the territory proposed for annexation.
- transfer and integrate all relevant and appropriate assets and liabilities of the Matanuska-Susitna Borough in the territory proposed for annexation.

The estimated staffing, equipment and capital needed to annex the Study Areas identified in this report are included in the fiscal study assumptions. If the City proposes to annex a different land area, the transition plan for that annexation petition will provide comparable estimates adjusted to the area included in the petition.

Generally, the transition process occurs within one year of an annexation decision. The impact to the City of Palmer of extending services to areas proposed for annexation would be greatest for areas with the greatest population and existing development. As the City prepares the transition plan for a given annexation petition, it will confer and coordinate with other governmental agencies and service providers, such as those listed in **Table 15**.

Table 16. Pre-Annexation Consultation

Entity	Topic(s) of Coordination
Mat-Su Borough (various departments)	Status of annexation petition; voting districts; alcohol and marijuana licensing; emergency and hazard planning; tax receipts, timing of tax collection/effective dates; improvement districts; bond repayment; planning and land development; gravel pits; subdivision and platting procedures; mapping; general coordination
South Colony Road Service Area	Borough road contracts; existing maintenance and capital projects, service levels; general coordination
Alaska Department of Transportation and Public Facilities	Confirm ownership and maintenance of State roads/infrastructure; ADOT policies; general coordination
Alaska State Troopers	Impact to Trooper workload; problem areas; dispatch; staffing levels; general coordination
Alaska Alcohol and Marijuana Control Office	Alcohol and marijuana licensing; marijuana and alcohol licenses; license types; conditions of approval; general coordination
Alaska Fire Marshal	Application of City building and fire safety codes/policies; general coordination
School District	Police response; safe routes to schools; general coordination
State of Alaska Local Government Specialist	Anything City has questions about; general coordination

General Government Services

All areas of potential City annexation are currently governed by the Matanuska-Susitna Borough, so general government services for any territory proposed for annexation would be transferred from the Matanuska-Susitna Borough to the City of Palmer. Some specific government services and functions would remain with the Borough and are noted in the following pages. Once annexation is effective, the City would work with the Matanuska-Susitna Borough to ensure that all affected departments are made aware of the boundary change.

Transition of voter roles

Voter registration would shift from the Matanuska-Susitna Borough to the City of Palmer for all residents of annexed territory upon effective annexation. Annexed residents would be assigned to City of Palmer voting precincts. Voting precincts are set by the State of Alaska and reviewed every ten years after the Census. The City of Palmer currently has two precincts, located at:

- 11-070: Matanuska-Susitna Borough Administration Building Assembly Chambers (350 E. Dahlia Avenue)
- 11-075: Senior Center (350 E. Dahlia Avenue)

A map of Palmer's existing voting precincts may be viewed at: www.palmerak.org/city-clerks-office/page/polling-locations.

Licenses

Business licenses

Businesses located in annexed areas would be required to obtain a City of Palmer business license, effective upon annexation.

Alcohol and Marijuana Licenses

The Alaska Alcohol and Marijuana Control Office (AMCO) would continue to oversee the licensing of alcohol and marijuana businesses. Any annexed business holding an alcohol or marijuana license issued by AMCO would be permitted to continue operating consistent with their license and any restrictions or conditions that were placed on the license at its approval or most recent renewal. Renewal of licenses post-annexation would be reviewed according to Palmer Municipal Code. Once annexation is effective, the new city boundaries would be provided to the AMCO for future licensing and renewals.

Property Tax

The Matanuska-Susitna Borough assesses and collects property taxes for properties inside and outside organized cities in the borough; this system would not change. However, the Matanuska-Susitna Borough Assessing Department would be notified of the new property in the city to make sure that the property receives the proper assessment. Annexed parcels would be transitioned to the correct tax code area for Palmer, which would begin at the beginning of the next calendar year following the effective date of annexation. Annexed properties would no longer pay the Borough's Non-Area Wide millage, Road Service Area millage nor separate Greater Palmer Consolidated Fire Service Area millage, and would instead pay the City of Palmer millage.

Sales Tax

The Matanuska-Susitna Borough at this time has not imposed a sales tax. The City of Palmer currently has a sales tax in the amount of three percent. Once annexation is effective, all future sales, rentals and services made on or from businesses within the annexed area would be subject to the City of Palmer sales tax. The procedures that are currently in place when developers and/or businesses apply for a Building Permit or Business License ensure that individuals are informed of the City sales tax and proper collection and reporting requirements.

Other taxes and fees

A transient accommodations taxation (bed tax) is collected by the Matanuska-Susitna Borough. This tax would continue to be collected by the Borough for all applicable businesses operating within the City and annexed areas. The City of Palmer does not collect a bed tax.

Once annexation is effective, all applicable fees charged by the City of Palmer would be required upon the associated action. The City's current Fee Schedule may be viewed at:

<https://www.palmerak.org/finance/page/fee-schedule>.

Economic Development

Economic Development would transfer from the Matanuska-Susitna Borough to the City of Palmer.

Planning, Land Use and Zoning

Some planning and land use powers would transfer from the Matanuska-Susitna Borough to the City of Palmer, including subdivisions and plat review, zoning, and the application of building permits.

Subdivisions and platting for land within City boundaries is done by the City of Palmer, with approval by the Palmer Planning and Zoning Commission. Palmer Municipal Code provides guidance for these actions in PMC Title 16 Subdivisions (<https://palmer.municipal.codes/PMC/16>). Once annexation is effective, landowners would work with City of Palmer staff to subdivide and plat their land in accordance with City code.

Palmer Municipal Code provides guidance for the application of City zoning upon annexation of territory into the city (PMC 17.59.030: <https://palmer.municipal.codes/PMC/17.59>). Following the effective date of annexation, the Palmer Planning and Zoning Commission will conduct public hearings to take public comment on land use and potential zoning for the newly annexed territory. After due considerations, the City would designate initial zoning districts for annexed parcels. Owner-initiated zoning amendments can be made at any time, so landowners can propose the zoning of their choice to the city as part of the initial zoning or afterward. City staff would work with landowners to determine how best to accommodate any non-conforming territory within study areas, which may include some combination of zoning application, conditional use permits, variances or some other land use regulatory tool.

Palmer Municipal Code also provides guidance about the initial zoning of annexed properties (PMC 17.16.060: <https://palmer.municipal.codes/PMC/17.16.060> and PMC 17.59.040 <https://palmer.municipal.codes/PMC/17.59>), copied below. These designations are intended to make the zoning process smooth by allowing existing uses to continue to the extent possible during transition into the City.

17.16.060 Annexation zoning. When land becomes a part of the city by means of annexation, the land shall be zoned as follows:

- A. Privately owned parcels primarily used for single-family residential purposes shall be classified as R-1, single-family residential;
- B. Parcels owned by a governmental agency and intended for uses allowed in a public use district shall be classified as P, public use;
- C. Parcels owned by a governmental agency and not intended for uses allowed in a public use district shall be classified as T, transitional use;
- D. Privately owned parcels primarily used for other than single-family residential purposes shall be classified as T, transitional use;

E. Privately owned parcels not in use upon the effective date of the annexation shall be classified as T, transitional use. (Ord. 632 § 3, 2004; Ord. 454 § 4, 1992)

17.59.040 Permitted principal and accessory uses and structures. Principal uses and structures in the T – transitional district are:

A. Lawful uses are to continue in the transitional district, except those prohibited uses specified in PMC 17.59.060 and those permitted to continue only by conditional use.

B. Lawful accessory uses and structures are allowed to continue. (Ord. 13-009 § 6, 2014; Ord. 632 § 4, 2004)

Once annexation is effective, property owners would also be required to obtain City of Palmer building permits and meet City building codes for new construction or significant repairs.

Water and Sewer

There would be no effective change in water and wastewater upon annexation for the affected territory. The Palmer Water and Sewer Utility provides sewers, sewage treatment, water treatment and distribution, including fire hydrants to areas within its service area, which already includes all areas that may be considered for annexation. The Matanuska-Susitna Borough does not provide these utility services to Borough residents. Regardless of any annexation, the Palmer Water and Sewer Utility would consider extensions to its existing services and infrastructure on a case-by-case basis. Many properties in the study areas are serviced by their own water wells and septic systems. These properties would be permitted to continue to use their existing systems per Palmer Municipal Code Chapter 13.16.

Public Safety

Public safety services would transfer from the Alaska State Troopers to the Palmer Police Department. Once annexation is effective, the City would notify the Alaska State Troopers and the Palmer Police Department that the annexed territory is inside the Palmer Police Department's jurisdiction. Fire and Emergency Response service would continue to be provided by the Palmer Fire and Rescue within the Greater Palmer Fire Service Area, which would include all annexed areas.

Roads and Road Maintenance

All Matanuska-Susitna Borough-owned streets, roads, sidewalks, paths and trails including related utility easements, water drainage, landscaping, parking and approximately 40 streetlights would transfer from the South Colony Road Service Area to the City of Palmer. Once annexation is effective, Palmer Public Works maintenance crews would be informed of the new area to be serviced. Road maintenance of State Highways would continue to be provided by the State of Alaska in annexed areas.

Libraries, Parks and Recreation

The Palmer Library is already operated by the City of Palmer. The Matanuska-Susitna Borough makes contributions to the City on behalf of residents that use the Palmer Library outside City boundaries, which would likely be reduced to reflect the City's new boundaries. The Matanuska-Susitna Borough would maintain ownership of Borough parks, playgrounds, sports fields and other recreation facilities, but would delegate the powers to maintain and develop Borough-owned parkland to the City of Palmer upon annexation.

Services Not Affected by Annexation

Airport and aviation services would continue to be available to annexed areas and provided by the City of Palmer, Municipal Airport. The following services would continue to be provided by the Matanuska-Susitna Borough to annexed areas: Animal Control, Education, Air pollution control, and Historic preservation.

Chapter 17.59

T TRANSITIONAL DISTRICT

Sections:

- 17.59.010 Application and intent.
- 17.59.030 Initial zoning upon annexation.
- 17.59.040 Permitted principal and accessory uses and structures.
- 17.59.050 Conditional uses.
- 17.59.060 Prohibited uses.
- 17.59.080 Limitations to change of land use and structures.
- 17.59.090 Setbacks and buffers for expansion or new structures.
- 17.59.100 Maximum height of structures.
- 17.59.110 Off-street parking and loading.

17.59.010 Application and intent.

- A. The T – transitional district applies to those small areas of mixed residential, commercial, and/or industrial uses annexed to the city that do not generally conform to the other land use districts in this title.
- B. The city recognizes that some or all of the land annexed into the city has not been previously subject to zoning districts and that there is a need to provide a reasonable transition toward land use regulation by the city. Over time, property in the T – transitional district should develop a pattern of land uses more appropriate to one of the more traditional zoning districts found in Chapters [17.20](#) to [17.58](#) PMC. (Ord. 13-009 § 3, 2014; Ord. 632 § 4, 2004)

17.59.030 Initial zoning upon annexation.

- A. Following annexation, the commission shall conduct public hearings regarding land use in the annexation area. After the hearings, the city, giving due consideration to the results of the public hearing process, shall designate an initial zoning district for newly annexed parcels.
- B. Owner-initiated zoning map amendments may be made at any time in accordance with Chapter [17.80](#) PMC. (Ord. 13-009 § 5, 2014; Ord. 632 § 4, 2004)

17.59.040 Permitted principal and accessory uses and structures.

Principal uses and structures in the T – transitional district are:

- A. Lawful uses are to continue in the transitional district, except those prohibited uses specified in PMC [17.59.060](#) and those permitted to continue only by conditional use.
- B. Lawful accessory uses and structures are allowed to continue. (Ord. 13-009 § 6, 2014; Ord. 632 § 4, 2004)

17.59.050 Conditional uses.

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

- A. Any expansion or change of legal use for all conditional uses for which the Matanuska-Susitna Borough granted a conditional use permit under Chapter 17.60 or 17.61 MSBC;
- B. Any expansion or change of legal use for all uses for which the Matanuska-Susitna Borough granted a permit under Chapter 17.48 MSBC (mobile home park), Chapter 17.70 MSBC (use involving alcohol beverage sales and dispensing), or Chapter 17.90 MSBC (adult business);
- C. Cemeteries;
- D. Storage of more than 10,000 gallons of petroleum products;
- E. Chemical plant;
- F. Manufacture or storage of explosives, gunpowder, or fireworks; and
- G. Noxious, injurious or hazardous uses, as defined in PMC [17.59.060](#), are prohibited; provided, however, that the city may grant a conditional use for such uses when it finds that the public health, safety, welfare and convenience will be adequately protected by location, topography, buffer landscaping or a screening structure. This subsection does not apply to agricultural facilities or operations to the extent protected by AS [9.45.235](#).
- H. A conditional use permitted under this section shall be subject to the terms and conditions of the conditional use permit and the use does not have the expansion rights set out elsewhere in this chapter. (Ord. 13-009 § 7, 2014; Ord. 632 § 4, 2004)

17.59.060 Prohibited uses.

The following uses are prohibited in the transitional district:

- A. Conditional uses that were subject to the Matanuska-Susitna Borough Code immediately before the date of the annexation but were not in full compliance with the code at the time of annexation. Examples are mobile home parks (Chapter 17.48 MSBC), uses involving alcohol beverage sales and dispensing (Chapter 17.70 MSBC), adult businesses (Chapter 17.90 MSBC) and all uses subject to Chapters 17.60 and 17.61 MSBC;
- B. Uses that constitute a nuisance as set out by Chapter [8.36](#) or [8.37](#) PMC; provided, however, this subsection does not apply to agricultural facilities or operations to the extent protected by AS [9.45.235](#);
- C. Noxious, injurious or hazardous uses, which are defined as any use that may be noxious, injurious, or hazardous to surrounding property or persons by reason of the production or emission of dust, smoke, refuse matter, odor, gas fumes, noise, vibration, or similar substances or conditions; provided, however, this subsection does not apply to agricultural facilities or operations to the extent protected by AS [9.45.235](#). (Ord. 13-009 § 8, 2014; Ord. 632 § 4, 2004)

17.59.080 Limitations to change of land use and structures.

- A. The use of land upon the effective date of annexation into the city may not be changed to another use without rezoning under Chapter [17.80](#) PMC if the use existing at the time of annexation or the use to be changed to is a use described by or similar to a use described by Chapters [17.28](#) through [17.58](#) PMC. For example, if a parcel's use upon annexation is a second-hand store (PMC [17.28.020](#)), the use of the land may not be changed to refrigeration maintenance and repair (PMC [17.36.020\(12\)](#)) without rezoning under Chapter [17.80](#) PMC. Similarly, if a parcel's use upon annexation is nursery and Christmas tree sales (PMC [17.28.020](#)), the use of the land may not be changed to motel or hotel use (PMC [17.28.020](#)) without approval under Chapter [17.80](#) PMC.
- B. If the use of land upon the effective date of annexation is a use described by or similar to a use described by Chapter [17.24](#) or [17.26](#) PMC (R-2/R-3 low/medium density residential districts), the use of the land must remain residential; however, the number of dwelling units may be increased by 50 percent without rezoning under Chapter [17.80](#) PMC.
- C. For all structures in the transitional district except single-family residential structures and accessory uses to such residential structures, the square footage of structures upon the effective date of annexation may not be increased by more than 50 percent without rezoning under Chapter [17.80](#) PMC.
- D. For all uses in the transitional district, the area of land in use upon the effective date of annexation may not be increased by more than 50 percent without approval under Chapter [17.80](#) PMC. For example, if five acres of a 40-acre parcel is in use upon annexation, the amount in use may not be increased by more than 50 percent without approval under Chapter [17.80](#) PMC.
- E. The limitations set out in this section are in addition to and not in lieu of limitations set out elsewhere in this title or at law. (Ord. 13-009 § 10, 2014; Ord. 632 § 4, 2004)

17.59.090 Setbacks and buffers for expansion or new structures.

The following establish the setback and buffer requirements for expansion or new structures on a parcel in this district. These requirements do not apply to structures existing as of the date of annexation, but only to expansion of, or new, structures. The setback and buffer requirements vary depending upon the nature of the expanding or new structure and the nature of the zoning or use of the abutting parcel.

A. As a minimum setback, any expansion or new structure must be set back at least 25 feet from any public right-of-way and 10 feet from any other property line.

B. Expansions and new structures used for permitted uses, or uses similar to permitted uses, listed in the general commercial, industrial, business park, airport commercial, or airport industrial zoning districts, excluding uses listed in the limited commercial district, shall be set back 25 feet from all property lines.

C. Expansions and new structures used for permitted uses, or uses similar to permitted uses, listed in the general commercial, industrial, business park, airport commercial or airport industrial zoning districts, excluding uses listed in the limited commercial district, that are within 35 feet of property zoned or used for residential purposes shall have buffer landscaping. The landscaping shall be along the property line facing the residential use for the length of the expanded or new structure, plus 30 feet on either side of the structure.

1. Buffer landscaping shall consist of shrubs, trees, or a combination which will attain a mature height of at least six feet, with an average height of eight feet, planted at intervals less than 10 feet on center. The landscaping bed shall be eight feet in width. Deciduous trees or bushes may no make up more than 50 percent of the mixture.

2. All landscaping requirements must be met within 12 months of occupancy, and continue to meet such standards thereafter. All dead shrubs and trees shall be replaced to maintain the landscaping. (Ord. 632 § 4, 2004)

17.59.100 Maximum height of structures.

Maximum height of structures is 35 feet. (Ord. 632 § 4, 2004)

17.59.110 Off-street parking and loading.

Off-street parking and loading shall comply with Chapter 17.64 PMC. (Ord. 632 § 4, 2004)

The Palmer Municipal Code is current through Ordinance 21-004, passed April 27, 2021.

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

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-018**

SUBJECT: General District Regulations (PMC 17.60)

AGENDA OF: June 17, 2021

ACTION: Review and comment

Attachment(s): 1. PMC 17.60 General District Regulations

Summary: Palmer City Council requested the Palmer Planning and Zoning Commission (P&Z) conduct a comprehensive review of Title 17, land use. The last significant review of General District Regulations took place in 2018.

In 2013 City Council adopted an ordinance adding setback exceptions giving property owners of existing minor setback encroachments of ten percent or less to remain without having to seek a variance. In 2015 Planning & Zoning continued to amend setback requirements in General District Regulations by granting amnesty to properties that exceed the ten percent setback exception and does not qualify for legal nonconforming status. In 2016 amendments were made allowing handicapped accessible ramps to project into required yards. Lastly, Section 17.60.060 Distance between buildings was repealed in its entirety in 2018. This is the last amendment to this chapter in Title 17 Zoning.

The intent of the General District is to set out regulations in this title within each district that shall be the minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.

The review of Title 17 ensures compatible land use regulations and identifies any inconsistencies and necessary amendments. Please be prepared to discuss what changes are needed to meet current zoning conditions.

Recommendation: Review Palmer Municipal Code Chapter 17.60 General Regulations and provide comments where necessary should further action be requested.

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Chapter 17.60 GENERAL DISTRICT REGULATIONS

Sections:

- 17.60.010 Application of regulations.
- 17.60.020 Conformity of building and land uses.
- 17.60.030 Conformity of open spaces.
- 17.60.040 Buildings to have access.
- 17.60.050 Projections into required yards.
- 17.60.055 Exceptions for setback requirements.
- 17.60.057 Amnesty for setback encroachments.
- 17.60.070 Fences and walls.
- 17.60.075 Garage or yard sales.
- 17.60.080 Future street width lines.
- 17.60.090 Rules for tall structures.

17.60.010 Application of regulations.

The regulations set out in this title within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided. (Ord. 454 § 4, 1992)

17.60.020 Conformity of building and land uses.

After January 17, 1978, no building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations specified in this title for the district in which it is located, as shown on the official zoning map. (Ord. 454 § 4, 1992)

17.60.030 Conformity of open spaces.

A. No part of a yard, other than open space, or off-street parking or loading space required in Chapter [17.64](#) PMC or in connection with any building for the purpose of complying with this title shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

B. No yard or lot existing as of January 17, 1978, shall be reduced in dimension or area below the minimum requirements set forth in this title. Yards or lots created after January 17, 1978, shall meet at least the minimum requirements established by this title. (Ord. 454 § 4, 1992)

17.60.040 Buildings to have access.

Every building shall be on a lot abutting on a public street, an accessible public waterway, or a private street approved by the commission. (Ord. 454 § 4, 1992)

17.60.050 Projections into required yards.

Projections into required yards of both principal and accessory structures shall be prohibited except as follows:

- A. Paved terraces may project into required front, side or rear yards; provided, that no structures placed there violate other requirements of this title;
- B. Unroofed landings and stairs may project into required rear yards only;
- C. Cornices, eaves and similar incidental architectural features may project not more than two feet into any required yard;
- D. An accessory building not exceeding 14 feet in height may be permitted to occupy a rear yard; provided, that no more than one-third of the total area of such rear yard shall be so occupied;
- E. Every building erected after January 17, 1978, shall be located on a lot as defined in PMC [17.08.255](#);
- F. In residential districts, an enclosed porch or arctic entry, including their roofs, may project into a required front or rear yard not more than five feet if the enclosed porch or arctic entry is no larger than 35 square feet of gross floor area and there is no other practicable location for such an entrance on the structure. This provision is restricted to dwellings constructed before January 1, 1986;
- G. In residential districts, the installation of handicapped accessible ramps with handrails in any required setback:
 - 1. These ramps may be roofed but not fully enclosed; and
 - 2. Shall be constructed in accordance with Section 405, Ramps, of International Code Council ICC A117.1-2009. (Ord. 16-001 § 4, 2016; Ord. 454 § 4, 1992)

17.60.055 Exceptions for setback requirements.

- A. Setbacks may be reduced up to 10 percent for existing structures by the zoning administrator after an investigation and written finding that the resulting lesser setback would meet the public purpose of establishing setback standards.
- B. Calculation of the 10 percent reduction shall be based upon the averaged distance of the encroachment into the required setback. (Ord. 13-011 § 3, 2013)

17.60.057 Amnesty for setback encroachments.

- A. Certain technical setback violations exist on residential properties throughout the city of Palmer. In some cases, these violations have existed compatibly with the surrounding neighborhoods for 25 or more years with no known adverse impacts to public health, safety or welfare.
- B. In such cases, the city's existing amnesty program provides a mechanism for excusing full compliance with city setback regulations for certain minor violations existing on or before adoption of the current zoning code.
- C. To qualify as eligible for amnesty for certain setback violations, the following standards must be strictly satisfied:
 - 1. The building or structure must be pre-existing and have been issued a building permit prior to construction;
 - 2. The area or dimensional requirement involves front, rear, and/or side yard setbacks;
 - 3. The building or structure complies with all other aspects of Palmer planning and zoning regulations. Such encroachments may be deemed "de minimis" as prescribed above and are determined to be "lawfully nonconforming";
 - 4. The city has a record of a statement that the present property owner had no personal knowledge of any violation of the requirements of this section prior to substantial completion of the structure;
 - 5. The city building inspector or a licensed architect has certified in writing that the encroachment conforms to the requirements of PMC Title 15 and State of Alaska Fire and Life Safety Regulations;
 - 6. The city has received an as-built survey of the property that is the subject of the application, prepared and stamped by a land surveyor registered in the state of Alaska, which shows the location and dimensions of all structures on the property at the date of application, and the distances between structures and between the structures and the lot lines of the property;

7. The city has on file a copy of each plat note that applies to the property; and
 8. Upon receiving a complete application:
 - a. The zoning administrator shall within five days mail notice of the application to each record owner of any property that immediately adjoins the property on which the encroachment is located, requesting written comment on the application within 10 calendar days of the date of the notice.
 - b. Within five days following the conclusion of the comment period, the zoning administrator shall issue a written determination whether the encroachment meets the standards for amnesty under this subsection. The zoning administrator may impose such conditions on the requested amnesty as the zoning administrator determines are appropriate to protect the general welfare.
 - c. A determination under this subsection shall describe the type and dimensions of the encroachment, and shall include a copy of the as-built survey that was submitted with the application for registration.
- D. In accordance with PMC [17.68.050](#), no such structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity;
- E. In accordance with PMC [17.68.050](#), should such structure be destroyed by any means to an extent of more than 60 percent of its assessed value at time of destruction, it shall not be reconstructed except in conformity with the provisions of this title. (Ord. 15-021 § 3, 2015)

17.60.070 Fences and walls.

Fences and walls not exceeding six feet in height may occupy any portion of a side or rear yard in any R district; provided, that where such fence or wall projects beyond the front yard line or setback line toward the front property line, the following further restrictions shall apply:

- A. Such fence or wall shall not exceed four feet in height, and shall be constructed so that not more than 50 percent of the vertical surface thereof above a height of two feet is solid wall;
- B. Planted hedges projecting beyond the front yard line shall not exceed the maximum heights permitted for fences or walls;
- C. No fence, wall or hedge shall be erected or maintained on the public property beyond the front property line of any lot or parcel of land, except masonry or concrete retaining walls and then only to a height not to exceed six inches above the grade of the earth such wall is constructed to retain. A permit shall first be secured from the zoning administrator approving the necessity for and type of retaining wall. (Ord. 454 § 4, 1992)

17.60.075 Garage or yard sales.

- A. No more than two garage or yard sales, per premises, are permitted per year.
- B. Garage or yard sales may not last longer than three days.
- C. Items offered for sale may not be displayed in any public right-of-way.
- D. Directional and garage or yard sale signs must be removed at the close of the garage or yard sale activities. (Ord. 05-034 § 4, 2005)

17.60.080 Future street width lines.

A. For the purpose of measuring yard dimensions and determining building locations with respect to future street widths as provided in this title, minimum future width lines are established for certain streets and highways based upon the street and highway plan of the comprehensive plan. After January 17, 1978, no building or structure, or portion thereof, shall hereafter be erected, nor shall any portion of a building extending into any front or street side yard be altered, nor shall any use of land be conducted, except the use of land for open use not requiring a building or structure, so that the same will be closer to the right-of-way line of any street than any future width line.

B. Future width lines for the following streets and highways are established and shall be determined by measuring one-half the prescribed distance from the centerline of such street:

Street or Road	Future Width
Arctic Avenue	100 feet
Alaska Street – Arctic Ave. to Evergreen	86 feet
W. Evergreen Avenue	86 feet
Colony Way – South of W. Evergreen	86 feet
Fireweed Ave. – Colony Way to S. Chugach	86 feet
S. Chugach St. to E. Elmwood	86 feet
S. Cobb St. to W. Blueberry	60 feet
N. Alaska St. – North of Arctic Ave.	60 feet
S. Gulkana St.	60 feet

Street or Road	Future Width
E. Fireweed Ave. – S. Chugach to S. Gulkana	60 feet
E. Evergreen Ave.	60 feet
E. Dahlia Ave.	60 feet
E. Cottonwood Ave. – E. from S. Gulkana	60 feet
Eagle Avenue	60 feet
S. Bailey St. – S. from W. Dogwood	60 feet
W. Dogwood Ave.	60 feet
W. Dahlia Ave.	60 feet
W. Elmwood Ave. and W. Fireweed Ave., S. Cobb St. to S. Colony Way	60 feet

C. Future street width lines for the following streets are established and shall be determined by measuring the prescribed distance from the nearest Alaska Railroad right-of-way line:

S. Valley Way – E. Fireweed to E. Cottonwood	60 feet
S. Valley Way – E. Cottonwood to E. Arctic	60 feet
N. Colony Way and N. Valley Way – N. of Arctic	60 feet

(Ord. 454 § 4, 1992)

17.60.090 Rules for tall structures.

Other provisions of this code notwithstanding, a tall structure may be allowed in any nonresidential zoning district; provided, however, if the structure is inconsistent with the dimensional regulations for the district, then the structure may be allowed only as a conditional use. (Ord. 630 § 4, 2004)

The Palmer Municipal Code is current through Ordinance 21-004, passed April 27, 2021.

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