



City of Palmer

Planning and Zoning Commission Packet

August 19, 2021

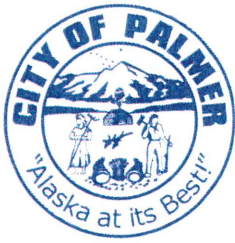
August

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Public Hearings

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-021**

- SUBJECT:** Request for a Zoning Map Amendment to re-zone Lot 7, Block 6, Snodgrass-Newcomb #2 Subdivision from R-4, High Density Residential to CG-General Commercial
- AGENDA OF:** August 19th, 2021
- ACTION:** Review request for a Zoning Map Amendment for the subject lot from R-4 High Density Residential to CG-General Commercial 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 Letter and Vicinity Map
 6. Copy of mailing address labels
 7. Responses to Notice
- Summary:** On July 19, 2021, the Palmer Food Bank initiated a zoning map amendment to re-zone Lot 7, Block 6, Snodgrass-Newcomb #2 Subdivision, from R-4 to CG General Commercial. The applicants are requesting a zone change to expand the facility for more space for storage as well as to better serve the community.
- If rezoned to CG-General Commercial, this parcel would continue to be compatible with surrounding zoning districts and would allow the space to expand the Palmer Food Bank.
- Recommendation:** Community Development recommends approval of the zone change from R-4, High Density Residential to CG-General Commercial 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 7, Block 6, Snodgrass-Newcomb #2 Subdivision	
Site Address:	404 E Arctic Avenue, Palmer Alaska 99645	
Request:	To re-zone the Lot from R-4, High Density Residential to CG-General Commercial District to relocate the Palmer Food Bank from S. Valley Way to 404 E Arctic Avenue	
Applicant(s) & Owner:	Palmer Food Bank	
Public Hearing Date:	August 19, 2021	
Notification Requirements:	In accordance with 17.80.030	
<p>On August 2, 2021, 157 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 August 13th, 2021. A total of 6 written comments were received in response, with 2 in favor of, 1 opposed and 3 with no objection.</p>		

PART II. BACKGROUND

Site Information:

Lot 7, Block 6, is a corner lot and is located on East Arctic Avenue and has access from South Denali Street. The Lot is located between E. Arctic Avenue, and Lot 6, which is zoned R-4, High Density Residential.

The plat was recorded in 1954, after the existing house was built on the property in 1950. The property was initially zoned R-1, followed by a rezone to R-2 in 1983. In 2005 when the city added two multi-family zoning districts to Palmer Municipal Code the property was rezoned to from R-2 to R-4.

Parcel Size:

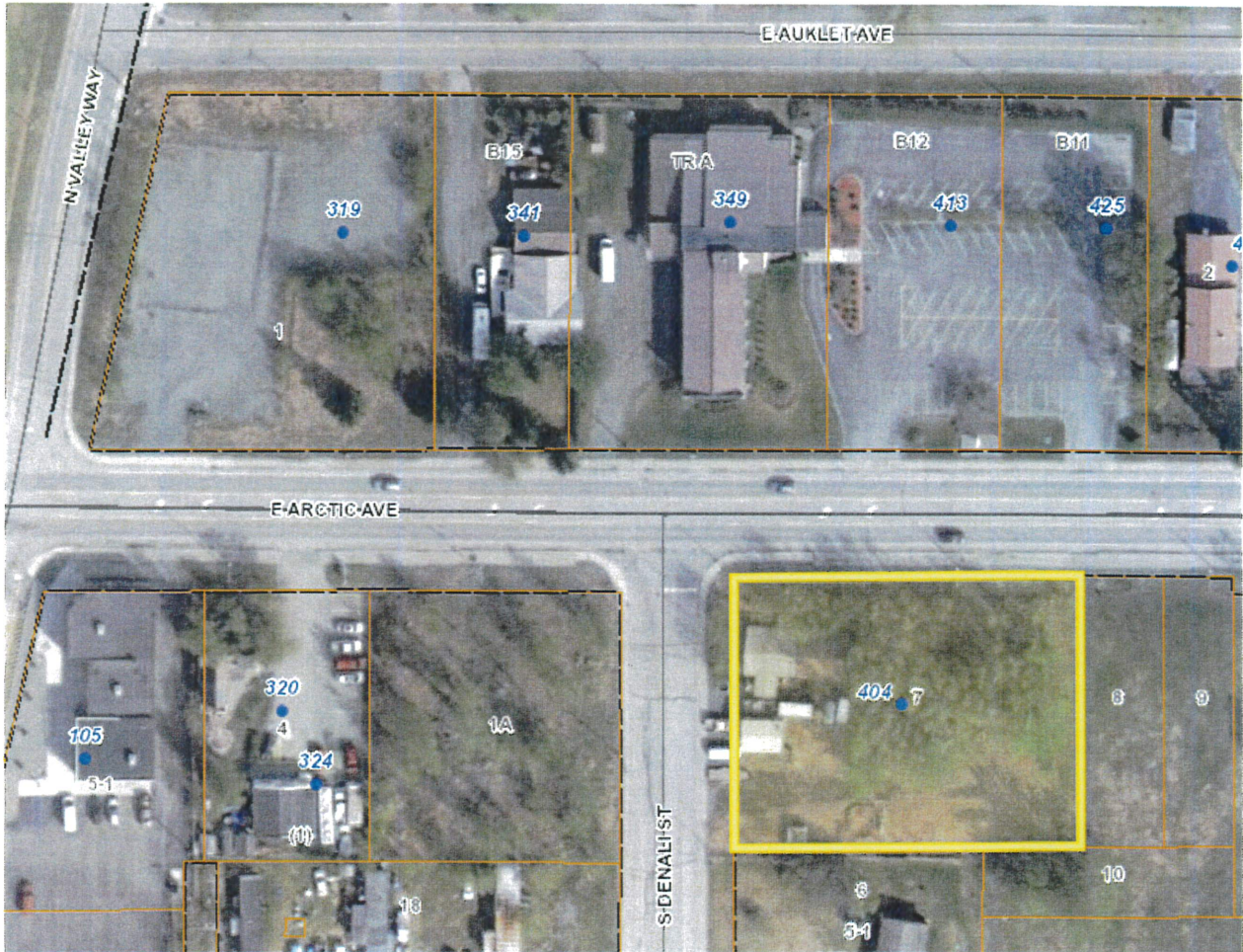
Lot size is 0.76 acres, 33,105 square feet.

Existing Zoning:

R-4, High Density Residential, occupied as a single family house.

Surrounding Land Uses:

	Zoning	Land use for surrounding areas
North	CG	General Commercial, church
East	R-4	Vacant lots, Single family
South	R-4	Multi-family
West	CG	Small businesses, retail, dining



Considerations:

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 which permits some nonresidential uses that are compatible with the residential character of the district. The intent of the **CG-General Commercial** District is to allow the principal use of land for commercial enterprises to provide for commercial enterprises which serve the needs of a large population and a large land area, and to provide a centralization of service by allowing heavier uses. The applicant’s intention is to relocate the Palmer Food Bank and expand the facility to incorporate more space for services, storage, and parking to serve the growing community of Palmer.

Code Requirements:

In the CG-General Commercial District, the required minimum lot width is 60 feet and the required minimum lot area is 7,200 square feet. The lot in question is 208 feet wide and is 33,105 sq ft.

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:

It is to our understanding.

Staff finding the following support in the Palmer Comprehensive Plan:

- a) Goal 1 of Chapter 6, Land Use, of the Palmer Comprehensive Plan, under Objective A recommends guiding growth and development patterns by providing adequate space for expansion of commercial uses along the Glenn Highway. The subject property is located on Arctic Avenue, which becomes the Old Glenn Hwy.
- b) Goal 4 of Chapter 6 from the Comprehensive Plan encourages new commercial developments so residents of Palmer, residents of surrounding areas, and visitors can find the goods and services they need in Palmer. Objective B notes the importance of encouraging high quality, larger scale commercial uses along the Palmer-Wasilla Highway, and several other local highways.
- c) Chapter 7, Objective A of Goal 3 also mentions the need to provide space for commercial expansion; set high standards to ensure quality development. Objective A also notes that commercial growth is essential to Palmer's quality of life and economic health.
- d) The proposed change would support the objectives and goals of the City's Comprehensive Plan by encouraging commercial development, expansion and commercial use along W. Arctic Avenue (the old Glenn Highway) which is a major transportation link in Palmer road system.

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

Applicant's response:

The surrounding zoning and established land use is both R-4 Residential and CG Commercial use.

Staff finding:

- a) The property for the proposed rezone is contiguous to CG zoning to the North, as well as on the West side of the lot. The East and South sides of the property are zoned R-4 Residential.
- b) Among other commercial land use in the subject area are other small businesses such as a retail and gift shop, hair salon, food trucks and a kombucha brewery, as well as a church across the street located on E Arctic Avenue.
- c) If rezoned to CG-General Commercial, this parcel would continue to be compatible with surrounding zoning districts and would allow the space to expand the Palmer Food Bank.

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

Applicant's response:

Yes, there is ample room within this proposed - 8 - or public facilities and additional CG commercial use. Arctic Avenue is one of our main business avenues in down town Palmer.

Staff finding:

- a) This property is adjacent to two main roads, East Arctic Avenue and South Denali Street, and would be adequate to meet any increased traffic demand in the area. Public facilities such as schools and utilities would have little to no impact to the potential rezone, and are able to support the proposed change since there are several other compatible General Commercial uses in the surrounding area.

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

Applicant's response:

I'd say it does. We are adding more visibility to the intersection of S Denali St and E Arctic Ave. The new building to be built is about medium way in on our property. Our services support Palmer community.

Staff finds:

- a) The proposed rezone request would match the zoning of the surrounding area of this property. Direct access onto S. Denali St from E. Arctic Avenue supports the flow of traffic onto the parcel and would be compatible with the surrounding commercially zoned properties in the area.

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 is consistent with the needs of the public welfare and no special privileges to the Palmer Food Bank, other than the needed expansion of building space in order to provide for the needs of the people.

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 permitting the future 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 7, Block 6, Snodgrass-Newcomb #2 Subdivision from R-4, High Density Residential to CG-General Commercial, 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 7, Block 6, Snodgrass-Newcomb #2 Subdivision from R-4, High Density Residential to CG-General Commercial and forward a recommendation for approval to the City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 21-005

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR LOT 7, BLOCK 6, SNODGRASS-NEWCOMB #2 SUBDIVISION TO BE REZONED FROM R-4, HIGH DENSITY RESIDENTIAL TO CG-GENERAL COMMERCIAL, LOCATED WITHIN SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

WHEREAS, the Palmer Food Bank, has initiated a zoning map amendment application to change the zoning designation for Lot 7, Block 6, Snodgrass-Newcomb #2 Subdivision from R-4, High Density Residential to CG-Commercial General; 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 August 2, 2021 157 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 August 13th, 2021. A total of 6 written comments were received in response, with 3 in favor of, 1 opposed and 3 no objections; and

WHEREAS, Goal 1 of Chapter 6, Land Use, of the Palmer Comprehensive Plan, under Objective A recommends guiding growth and development patterns by providing adequate space for expansion of commercial uses along the Glenn Highway. The subject property is located on Arctic Avenue, which becomes the Old Glenn Hwy.

WHEREAS, Goal 4 of Chapter 6 from the Comprehensive Plan encourages new commercial developments so residents of Palmer, residents of surrounding areas, and visitors can find the goods and services they need in Palmer. Objective B notes the importance of encouraging high quality, larger scale commercial uses along the Palmer-Wasilla Highway, and several other local highways.

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) Chapter 7, Objective A of Goal 3 also mentions the need to provide space for commercial expansion; set high standards to ensure quality development. Objective A also notes that commercial growth is essential to Palmer's quality of life and economic health.
- b) The proposed change would support the objectives and goals of the City's Comprehensive Plan by encouraging commercial development, expansion and commercial use along W. Arctic Avenue (the old Glenn Highway) which is a major transportation link in Palmer road system.

Fact 2:

- a) The property for the proposed rezone is contiguous to CG zoning to the North, as well as on the West side of the lot. The East and South sides of the property are zoned R-4 Residential.
- b) Among other commercial land use in the subject area are other small businesses such as a retail and gift shop, hair salon, food trucks and a kombucha brewery, as well as a church across the street located on E Arctic Avenue.
- c) If rezoned to CG-General Commercial, this parcel would continue to be compatible with surrounding zoning districts and would allow the space to expand the Palmer Food Bank.

Fact 3:

- a) This property is adjacent to two main roads, East Arctic Avenue and South Denali Street, and would be adequate to meet any increased traffic demand in the area. Public facilities such as schools and utilities would have little to no impact to the potential rezone, and are able to support the proposed change since there are several other compatible General Commercial uses in the surrounding area.

Fact 4:

- a) The proposed rezone request would match the zoning of the surrounding area of this property. Direct access onto S. Denali St from E. Arctic Avenue supports the flow of traffic onto the parcel and would be compatible with the surrounding commercially zoned properties in the area.

Fact 5:

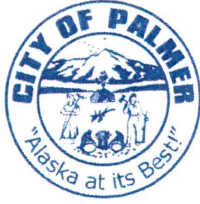
- a) The proposed change does not grant the owner any special privilege as the property in question is contiguous to existing residential zoning and commercial development.
- b) The proposed change is consistent with the public welfare by permitting the future use of this property to be developed for 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 7, Block 6, Snodgrass-Newcomb #2 Subdivision from R-4, High Density Residential to CG-Commercial General.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 19th day of August, 2021.

Casey Peterson, Chairman

Nichole Degner, Community Development Specialist



**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



**City of Palmer
Community Development Department**

645 E. Cope Industrial Way, Palmer, Alaska 99645
Telephone: (907) 745-3709 * Fax: (907) 745-5443

Zoning Map Amendment Application Form

Applicant: Palmer Emergency Food and Community Services Inc.

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

Snodgrass-Newcomb #2 Block 6 Lot 7

404 E. Arctic Avenue Palmer Alaska 99645

Requested District Change (i.e., from - to): R-4 High Density Residential
To CG Commercial General

Reason for request: Palmer Food Bank, truly needs to expand - See Attachment

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the borough and city comprehensive plan? It is to ARE UNDERSTANDING

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern? The surrounding zoning and established land use, is both R-4 Residential and CG Commercial General

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

Yes there is ample room within this proposed area for public facilities and additional C-2 Commercial General Use. Arctic is one of the main business Ave. in downtown Palmer.

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

Yes it does. Adding more visibility to the intersection of S. Denali St and E. Arctic Av. New Building to be built is about mid-way into property. Area services support the Palmer Community.

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

The proposed change is consistent with the needs of the public welfare. And no special privileges to the Palmer Food Bank other than the needed expansion of building space in order to provide for the needs of the people.

Date of application: July 19th, 2021

\$250.00 Filing fee paid: \$250.00 dollars

Jeanne Borega
Signature of owner or owner's authorized representative

PO BOX 2421 Palmer, AK 99645
Address

746-3565 / cell 841-3044
Phone/contact number

From: tom
Sent: Friday, July 16, 2021 12:09 PM
To: tom
Subject: Re: Zoning Map Amendment Application Form

Subject: Zoning Map Amendment Application Form

Applicant: Palmer Emergency Food and Community Services Inc..

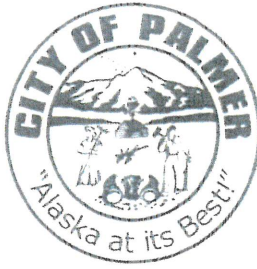
Legal Description of Properties covered by this application: Snodgrass-Newcomb #2 Lot 7 & Block 6

Address: 404 E. Arctic Avenue Palmer Alaska 99645

Requested District Change (i.e; from- to): R-4 High Density Residential to C₁
Commercial *General*

Reason for request: Palmer Food Bank truly needs to expand its Facility, Threefold in lieu of more back up storage space, refrigeration, cold storage along with parking and access in and out of property. The Population in are community continues to grow with new families.

1. It is to are understanding.
2. The surrounding zoning and established Land use is both, R-4 Residential and C₁ Commercial use.
3. Yes! There is ample room within this proposed area for public facilities and additional C₁ commercial use. Arctic is one of are main business Avenues in down town Palmer.
4. Id say it does. Adding more visibility to the intersection of S. Denali St. and E. Arctic Av., New Building to be built is about med way in on property. Are services support Palmer community.
5. The proposed change is consistent with the needs of the public welfare. And no special privileges to the Palmer Emergency Food and Community Services, other then the needed expansion of building space in order to provide for the needs of the people.



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.: CD21-093

Invoice Date: 07/19/2021

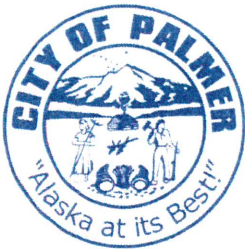
Sold To: PALMER EMERGENCY FOOD & COMMUNITY SVCS., INC.
dba PALMER FOOD BANK
P.O. Box 2421
PALMER, AK 99645

Qty	Description	Price
	<p>RQUEST FOR ZONING MAP AMENDMENT Snodgrass-Newcomb No. 2, Lot 7, Block 6 404 E. Arctic Ave.</p> <div data-bbox="646 1203 1036 1461" style="text-align: center;"></div>	<p>\$250.00</p>

01-00-00-3427

TOTAL
\$250.00

This invoice must be paid within 30 DAYS or further 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

August 2, 2021

Dear Property Owner:

Palmer Planning and Zoning Commission will consider a Zoning Map Amendment Application for Lot 7, Block 6, Snodgrass-Newcomb #2 Subdivision initiated by the Palmer Food Bank. The property is located at 404 E. Arctic Avenue, Palmer, Alaska.

The property is zoned R-4, High Density Residential. The request is to rezone the property to General Commercial District (C-G). The map on the reverse side of this notice indicates the location of the subject property. For additional information on the General Commercial District, please refer to Palmer Municipal Code Chapter 17.32 General Commercial District, located online at: www.palmerak.org.

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on August 19, 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 **August 11, 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-4 to CG – General Commercial.

Name: _____

Address: _____

VICINITY MAP



404 E. Arctic Ave
 Lot 7, Block 6,
 Snodgrass-Newcomb
 #2 Subdivision

Request for Rezone from R-4, High Density Residential District to CG - General Commercial District, for Lot 7, Block 6, Snodgrass-Newcomb #2 Subdivision located at 404 E. Arctic Avenue, in Palmer, Alaska.

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

ALLEN CHLOE S
424 E BEAVER AVE
PALMER AK 99645

ANDERSEN TED W & THERESA K
341 E ARCTIC AVE
PALMER AK 99645-6130

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

ANDERSON CARY R & ELLEN
351 N EKLUTNA ST
PALMER AK 99645

ANDERSON JERAD
ANDERSON KELSEY
352 N EKLUTNA ST
PALMER AK 99645

ANGOL SARAH B
664 E AUKLET AVE
PALMER AK 99645-6127

AUBREY BOB
16
352 E BLUEBERRY ST
PALMER AK 99645

BALES CANDICE M
PO BOX 2621
PALMER AK 99645-2621

BARNETT ROSS A
128 E AUKLET AVE
PALMER AK 99645

BECKER JAS C
PO BOX 1812
PALMER AK 99645-1812

BELL JANE
7129 E FINGER COVE DR
PALMER AK 99645

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

BERBERICH INVESTMENTS LLC
532 E EAGLE AVE
PALMER AK 99645

BETTIS TERRY R
BETTIS BETTY D RICHARDSON
226 N HATCHER ST
PALMER AK 99645-6148

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

BILLINGS SAGIT
UNIT 204
4904 81ST PL SW
MUKILTEO WA 98275-2651

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

BOUCHARD JULIE M
134 E AUKLET AVE
PALMER AK 99645

BOYNTON PHILLIP B
236 E AUKLET AVE
PALMER AK 99645-6259

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

BROWN LARRY L & ESTHER N
216 N HATCHER
PALMER AK 99645-6148

BUZDOR JOHN A & DEBRA L
315 E AUKLET AVE
PALMER AK 99645

CAULKINS DENISE
SPC 2
352 E BLUEBERRY
PALMER AK 99645

CINTRON HECTOR
263 N VALLEY WAY
PALMER AK 99645

CLEMENTS THOS T&SHIRLEY L
541 E ARCTIC AVE
PALMER AK 99645

CM MECHANICAL INC
PO BOX 1025
PALMER AK 99645-1025

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

DAHL RAY W & HELENE M
12836 LINDSEY CIR
ANCHORAGE AK 99516

DALRYMPLE DANALYN
3535 S DENALI ST
PALMER AK 99645

DANIEL MATTHEW B
PO BOX 1131
PALMER AK 99645-1131

DARLING TRENTON W
306 N CHUGACH ST
PALMER AK 99645-6234

DECKERT MAVERICK O
521 E ARCTIC AVE
PALMER AK 99645

DECORA RICHARD ALLEN
19225 POTTER HIGHLANDS D
ANCHORAGE AK 99516

DENONCOUR KATE ELIZABETH
PO BOX 81
PALMER AK 99645-0081

DESART NOEL S & DEBORAH L
616 E AUKLET AVE
PALMER AK 99645

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

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

DORMAN LAURENCE M & KATHLEEN K
DORMAN CAROL A
2125 N OLIVE AVE
TURLOCK CA 95382

DRABECK HELEN K
PO BOX 2247
PALMER AK 99645-2247

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

ELDRIDGE JOHN H
350 N GULKANA ST
PALMER AK 99645

ELLIOT TREVOR S
ELLIOTT SETH
608 E AUKLET AVE
PALMER AK 99645

ETAGEAK AMBER-GRACE
456 E BEAVER AVE
PALMER AK 99645

FELZIEN CHARLES R
PO BOX 110
PALMER AK 99645-0110

WISE JAS S & MARIE D
237 N GULKANA ST
PALMER AK 99645

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

FORD GREGORY A & LINA T
325 N CHUGACH ST
PALMER AK 99645

GAINES CARL A
227 N GULKANA ST
PALMER AK 99645-6141

GILMOUR WALTER J & V E
117 N GULKANA ST
PALMER AK 99645-6139

GINOCHIO DARREN S
508 E BEAVER AVE
PALMER AK 99645-6117

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

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

GRABAREK LUKASZ
347 S CHUGACH ST
PALMER AK 99645-6429

GRAZIO REDONA LEE
317 N CHUGACH ST
PALMER AK 99645-6235

GUINOTTE HENRY J & NOEL E
549 E ARCTIC AVE
PALMER AK 99645

HALE JOSEPH
15581 E TEELING CIR
PALMER AK 99645

HANSON COOPER M
MILBURN DARBY L
644 E AUKLET AVE
PALMER AK 99645

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

HARRISON CAITLYN
416 E BEAVER AVE
PALMER AK 99645-6117

HAUGOM JAS W & PATRICIA A
307 N CHUGACH ST
PALMER AK 99645-6235

HAWKINS JOS T
108 E ARCTIC AVE
PALMER AK 99645

HEADRICK MEGAN
PO BOX 3951
PALMER AK 99645-3951

HEFFNER HORACE W & SHEILA
11842 E STAPLETON AVE
PALMER AK 99645

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

HIGGS LORNA D
SERR KENNEDY W
636 E AUKLET AVE
PALMER AK 99645

HIGHWAY CHURCH OF GOD
349 E ARCTIC AVE
PALMER AK 99645

HILL JARED
SPC 10
352 E BLUEBERRY AVE
PALMER AK 99645

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

HUDDLESTON DEREK & RACHEL
220 E BEAVER AVE
PALMER AK 99645-6210

JIMENEZ PAULETTE
PO BOX 2513
PALMER AK 99645

JM PROPERTIES LLC
826
200 W 34TH
ANCHORAGE AK 99503

JOHNSON DELENA
PO BOX 944
PALMER AK 99645-0944

JOHNSON JEFFREY
PO BOX 2527
PALMER AK 99645-2527

JOHNSON-STOCKING TAMMY J
STOCKING ROBERT B JR
429 E AUKLET AVE
PALMER AK 99645

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

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

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

KNIK TRIBE
PO BOX 871565
WASILLA AK 99654

KOENIGER STEPHEN A
327 N GULKANA ST
PALMER AK 99645-6143

KOKOTOVICH JILL L
PO BOX 1454
PALMER AK 99645

KONYOT JOE
PO BOX 876738
WASILLA AK 99687-6738

KRAUN CLARENCE
SPC 28
352 E BLUEBERRY ST
PALMER AK 99645

LAMERE CECILIA
PO BOX 4810
PALMER AK 99645

LAROSE FLORENCE N
507 E ARCTIC AVE
PALMER AK 99645

LAVIELLE FLOYD
SPC 3
352 E BLUEBERRY ST
PALMER AK 99645

LEE CYNTHIA M
PO BOX 2401
PALMER AK 99645-2401

LEEDS MORGAN
CONATSER SHELLY
505 E AUKLET AVE
PALMER AK 99645-6126

LEGACY BUILDING LLC
108 E ARCTIC AVE
PALMER AK 99645

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

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

LOCKE LYNDA E
 421 S LAKE ST
 WASILLA AK 99654

LOGSDON & GOLTER LLC
 348 S DENALI ST
 PALMER AK 99645

MALAVANSKY ANDREW & DEBORA M
 380 N EKLUTNA ST
 PALMER AK 99645-6109

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

MAYNARD DOUGLAS E
 307 N GULKANA ST
 PALMER AK 99645-6143

MCMAHAN-POLLEN SALLY LVG TR
 2000 N PENNY LN
 PALMER AK 99645

MCPHERSON JAMES & JANELL FAM TR
 MCPHERSON JAMES W & JANELL T
 TRES
 15400 E CLARK-WOLVERINE R
 PALMER AK 99645

MEADOWS CHARLSA JOY
 JACK ANDERSON
 6823 TERRY ST
 ANCHORAGE AK 99502

MIESSNER ANDREW & KATELYN
 531 E ARCTIC AVE
 PALMER AK 99645

MITTLESTADT SUZANNE
 319 S CHUGACH ST
 PALMER AK 99645-6429

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

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

MOSES BERYL T
 328 N GULKANA ST
 PALMER AK 99645-6142

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

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

NARANJO AUGUST
 221 S DENALI ST
 PALMER AK 99645-6433

NAUGHTON JEFFREY A
 212 E REZANOF DR
 KODIAK AK 99615-6361

NELSON PETER E
 437 E AUKLET AVE
 PALMER AK 99645

NESVOLD ZACHARY T
 COZART GEORGIA J
 8613 E PROSPECT HILLS CIR
 PALMER AK 99645

NIX JUDITH K
 557 E ARCTIC AVE
 PALMER AK 99645

OHLER JASON R & ALYSSA
 217 N GULKANA ST
 PALMER AK 99645

ZELAZNY JOS
 # 32
 352 E BLUEBERRY AVE
 PALMER AK 99645

OTTEN JUSTIN ADELBERT
 OTTEN LISA KATHLEEN
 16125 E PTARMIGAN RD
 PALMER AK 99645-7817

OWENS BEN L & LORI
 553 E AUKLET AVE
 PALMER AK 99645

PALMER EMERGENCY FOOD & COMM
 SERV INC
 PO BOX 2421
 PALMER AK 99645

PALMER HWY CHURCH OF GOD
 349 E ARCTIC AVE
 PALMER AK 99645

PALMER SENIOR HSG INC
 1625 SE LAFAYETTE ST
 PORTLAND OR 97202

PAPASAVAS CYNTHIA A
 PO BOX 3338
 PALMER AK 99645-3338

PAULK CHELSA JANE
 PO BOX 877731
 WASILLA AK 99687

PENWARDEN RICHARD
SPACE 13
352 E BLUEBERRY AVE
PALMER AK 99645

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

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

PRECISION FRONTIER RENTALS LLC
#A
1304 S DENALI ST
PALMER AK 99645

RALPH WYNONA
943 S DIMOND ST
PALMER AK 99645

RENALD FRANK
COLUMBIA STELLA D
PO BOX 3943
PALMER AK 99645

RIGGS JOHN FAMILY TR
RIGGS CHERYL D TRE
STE 3 PMB 322
1150 S COLONY WAY
PALMER AK 99645

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

RODEHEAVER RAYMOND
#801
1200 W DIMOND BLVD
ANCHORAGE AK 99515

ROEMER ALICE MARGARET
459 E AUKLET AVE
PALMER AK 99645

ROUSE KAY
KAY MCKENZIE
452 S COLONY WAY
PALMER AK 99645

RUCKOLDT DORIS E
674 E AUKLET AVE
PALMER AK 99645

RUMMEL RYAN O & BRANDY R
608 E BEAVER AVE
PALMER AK 99645

S POND PROPERTIES LLC
881 N NORTHSHORE DR
WASILLA AK 99654-6545

SHAHER PHYLLIS J
PO BOX 3475
PALMER AK 99645-3475

SHEPLER MICHAEL J & KELLY A
PO BOX 2415
PALMER AK 99645-2415

SITTON NATHANIEL S & MICHELLE
432 E BEAVER AVE
PALMER AK 99645

SMITH ROBT I
MARTIN & JOANNE M FINE
PO BOX 876031
WASILLA AK 99687-6031

SMITH RYAN D
STE 6 PMB 229
12110 BUSINESS BLVD
EAGLE RIVER AK 99577-7798

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

SOUHRADA ANGELA CLAIRE
648 E AUKLET AVE
PALMER AK 99645-6127

STORMER JANICE M
216 N INDEPENDENCE ST
PALMER AK 99645

SUMMITT MIKE B & SANDRA L
241 N HATCHER ST
PALMER AK 99645

SUTTON BENJAMIN
8460 E 20TH AVE
ANCHORAGE AK 99504

SWENSON ALYSHA M
306 N HATCHER ST
PALMER AK 99645

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

TAHAN AINEO SEEDTIME & HARVEST
LLC
APT F-1
305 N VALLEY WAY
PALMER AK 99645

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

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

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

VELASQUEZ JOE
UNIT #2
7942 NORTHWIND AVE
ANCHORAGE AK 99504

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

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

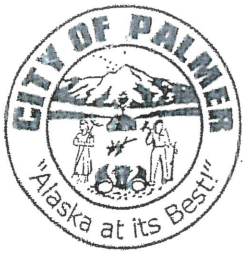
WALDEN JESSICA S M
4150 N SNOW GOOSE DR
WASILLA AK 99654

WALKER RICHARD LEE
2131 W MELANIE DR
WASILLA AK 99654

WANKE DETLEF & BARBARA
236 E BEAVER AVE
PALMER AK 99645

WILLIAMS DALE
210 E AUKLET AVE
PALMER AK 99645

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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

August 2, 2021

Dear Property Owner:

Palmer Planning and Zoning Commission will consider a Zoning Map Amendment Application for Lot 7, Block 6, Snodgrass-Newcomb #2 Subdivision initiated by the Palmer Food Bank. The property is located at 404 E. Arctic Avenue, Palmer, Alaska.

The property is zoned R-4, High Density Residential. The request is to rezone the property to General Commercial District (C-G). The map on the reverse side of this notice indicates the location of the subject property. For additional information on the General Commercial District, please refer to Palmer Municipal Code Chapter 17.32 General Commercial District, located online at: www.palmerak.org.

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on August 19, 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 **August 11, 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-4 to CG – General Commercial.

Name: Danelyn Dalrymple
Address: 353 S. Denali St. Palmer AK 99645



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
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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-4 to CG – General Commercial.

Consistent with other zoning in area. Will be an excellent location for Food Bank - a very important organization supporting our community's needs.

Name: LINDA M. Kelley (owner of ppty 1A/1 Roland Snodgrass)
Address: 560 W. Montane Dr. Palmer, AK 99645



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dustin Voehl
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99643-8743
Phone: 907-745-3709
Fax: 907-745-5443
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-4 to CG – General Commercial.

Name: Palmer Manor (Greg Franks)
Address: Agent; Manor Management of Alaska
1625 SE Lafayette Street
Port 27 997202



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-4 to CG – General Commercial.

Name: Sagit Billings
Address: 628 E. Anket Ave (mail: 4904 81st PL SW UNIT 204)
Mukilteo, WA 98275

Nichole Degner

From: Nichole Degner
Sent: Thursday, August 5, 2021 4:25 PM
To: afn@yahoo
Subject: RE: Proposed Rezone

Mr. Wanke,

Thank you for your comments regarding the proposed rezone. I will read this email aloud for public record during the Public Hearing on August 19th.

Nichole Degner

Community Development Specialist
City of Palmer, AK
907-761-1306
645 E. Cope Industrial Way, Palmer, AK 99645

From: afn@yahoo <afn16755@yahoo.com>
Sent: Thursday, August 5, 2021 4:13 PM
To: Nichole Degner <ndegner@palmerak.org>
Subject: Proposed Rezone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nichole,

I will be unable to attend P&Z meeting on Aug 19.
I would like to have read into the record that I
have no objection to the proposed rezone from R-4
to CG for the property at 404 E Arctic Ave.

Detlef Wanke
236 E Beaver Ave
Palmer 99645

<*)>>><

Our society is terminally ill. Our actions are not
the hallmark of a healthy adjusted populace.

><(((*)>



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dustin Vignati
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6718
Phone: 907-745-5749
Fax: 907-745-5443
www.palmerak.org

August 2, 2021

Dear Property Owner:

Palmer Planning and Zoning Commission will consider a Zoning Map Amendment Application for Lot 7, Block 6, Snodgrass-Newcomb #2 Subdivision initiated by the Palmer Food Bank. The property is located at 404 E. Arctic Avenue, Palmer, Alaska.

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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-4 to CG – General Commercial.

WE ARE ONLY IN FAVOR IF THE CITY OF PALMER
WILL ALSO ALLOW 553 EAST AVENUE LOT 1 WITH EXT
Y2K ADDITION IS ALLOWED TO BE CONSIDERED FOR
GENERAL COMMERCIAL, OUR PREVIOUS INQUIRY WAS DENIED
Name: BECAUSE OF RESIDENTIAL LOTS CLOSE BY.

Address: BEN OWENS
553 EAST AVENUE #1 -30-
PALMER AK 99645-



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
July 15, 2021
August 19, 2021

ACTION: Review and comment

Attachment(s): 1) PMC 17.59 T Transitional District
2) Community Analysis Attachments

Summary: **August 19 UPDATE**

A document was created in preparation of an ordinance that amends 17.59 that highlights commission discussed amendments. In this document PMC 17.16.060 to eliminate duplicate code in title 17.

July 15, 2021 UPDATE

A memo was added to reflect commissioner comments from the June 17 meeting.

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.

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)
- C. Potential process for T - Transitional zone application added here

Imported from PMC 17.16.060 Annexation zoning (to combine sections for uniformity)

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)

Consider (Substitute for 59.020 & 59.030)

17.59.030 Initial zoning upon annexation.

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

- 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. Privately owned parcels that are primarily used within a designated zoning district identified in PMC 17.28 that are compatible may be designated by the commission in PMC 17.80
- C. Privately owned parcels primarily used for single-family residential purposes (MAY) shall be classified as R-1, single-family residential, R-1E, Rural Residential;
- D. Parcels owned by a governmental agency and not intended for uses allowed in a public use district shall be classified as T, transitional use
- E. Privately owned parcels not in use upon the effective date of the annexation (MAY) shall be classified as T, transitional use.
- F. Owner-initiated zoning map amendments may be made at any time in accordance with Chapter 17.80 PMC.

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)
- C. Land uses as defined in the Palmer use matrix in PMC [17.28.020](#).

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](#)) 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. Land uses as defined in the Palmer use matrix in [PMC 17.28.020](#).

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 ~~not~~ not 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.

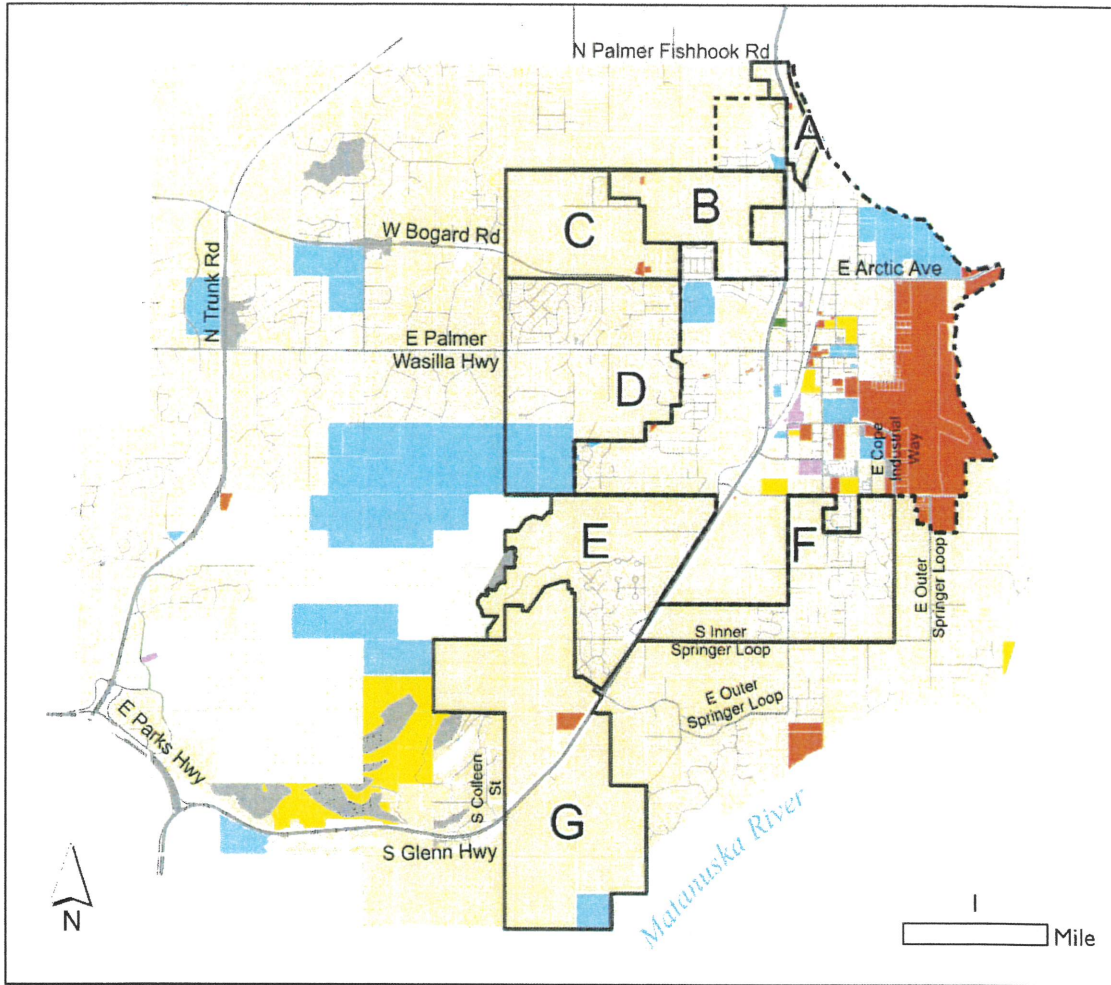
Maximum height of structures is 35 feet. (Ord. 632 § 4, 2004)

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 21-009 and legislation passed through July 6, 2021.

Figure 5. Greater Palmer Land Ownership, 2021



City of Palmer
2020 Annexation Study
 Date: 3/19/2021 11:24 AM
 Source Data: Matanuska Susitna Borough GIS

Land Ownership	Private
Federal	Cooperative
City	University
State	Other
Borough	



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 mils (0.3 percent) per annum. In addition, the city residents also pay property taxes to the Matanuska-Susitna Borough equal to 10.3 mils (1.03 percent) per annum. City residents avoid paying roughly 3.08 mils (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 mils 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%	50%
Male	243	40%	50%
Prefer not to answer	87	14%	
Total	603	100%	100%
Age 20-44	220	36%	49%
Age 45-64	229	38%	34%
Age 65 and over	86	14%	17%
Prefer not to answer	69	11%	
Total Age 20 and over	604	100%	100%
White or Caucasian	377	62%	74%
American Indian or Alaska Native	18	3%	8%
Black or African American	6	1%	2%
Asian or Asian American	2	0%	2%
Two or more races	33	5%	8%
Another race	12	2%	6%
Prefer not to answer	157	26%	
Total	605	100%	100%
Under \$25,000	7	1%	18%
\$25,000-\$49,999	42	7%	18%
\$50,000-\$74,999	73	12%	17%
\$75,000-\$99,999	118	20%	12%
Over \$100,000	205	34%	36%
Prefer not to answer	158	26%	
Total	603	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

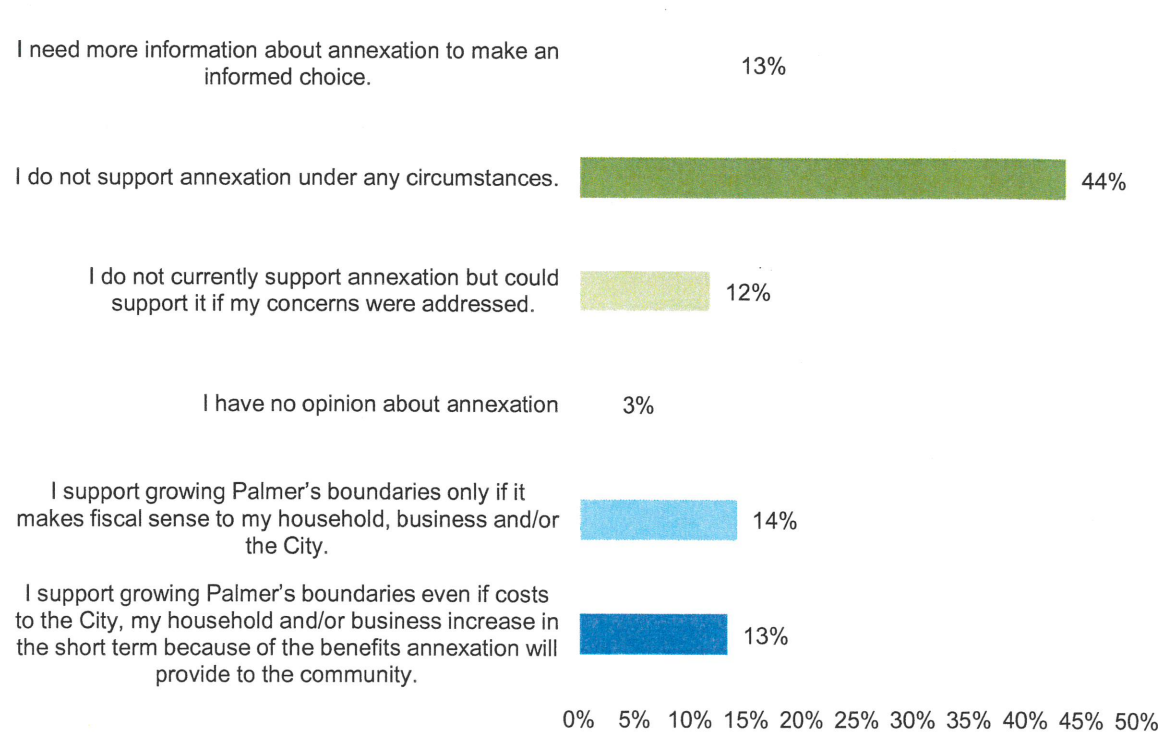


Table 13. Resident Support for Annexation

	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
Building permits, fees and codes	<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>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>
Fences	<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>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>
Signs	<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

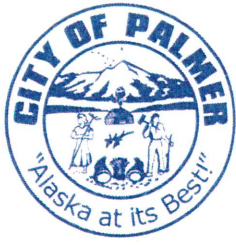
Airport and aviation services would continue to be available to annexed areas and provided by the City of Palmer, Municipal Airport. The following services would continue to be provided by the Matanuska-Susitna Borough to annexed areas: Animal Control, Education, Air pollution control, and Historic preservation.

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Plat Reviews

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-020**

SUBJECT: Pre-Application Plat Routing Slip

AGENDA OF: August 19, 2021

ACTION: Review and comment

Attachment(s): 1) Pre-Application package from MSB Platting Division
2) Staff Comments

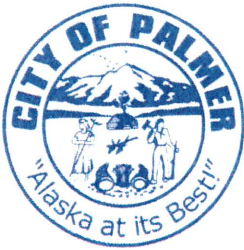
Summary: To create two lots from Tax Parcel A28 (Parcel #2, MSB Waiver 2001-70-PWm) to be known as Lucas Acres

Recommendation: The staff comments regarding the abbreviated plat packet are attached.

Brad Hanson
Director

Dusten Voehl
Building
Inspector

Beth Skow
Library Director



MEMORANDUM

TO: John Moosey, City Manager
 Brad Hanson, Community Development Director
 Dusten Voehl, Building Inspector
 Chad Cameron, Fire Chief
 Chris Nall, Public Works Director
 Greg Wickham, Public Works Superintendent

FROM: Nichole Degner, Community Development Specialist

DATE: August 5, 2021

SUBJECT: Pre-Application Plat Review Lucas Acres

Project Location: Sec 05, T17N, R02E, S.M, AK

The request is: To create two lots from Tax Parcel A28 (Parcel #2, MSB Waiver 2001-70-PWm) to be known as Lucas Acres.

Inside Palmer city limits

Outside Palmer city limits

Petitioner: Wilder Construction/Derek Betts

Please review and comment on the attached information and return this form by **August 12**, so we may meet the Borough review period. Non-reply will be taken as concur, no changes necessary. Thank you.

<i>Dept. (Items to review)</i>	<i>Initials</i>	<i>Date</i>	<i>No changes necessary</i>	<i>Comments (Attach pages if necessary)</i>
			<i>(check box below)</i>	
Building Inspector	DV	8/13/21	✓	
City Manager				
Community Development Dept.	BH	8/5/21	X	<input checked="" type="checkbox"/> Airport Influence Area
Fire Department				
Public Works				



MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Comments Due: August 25, 2021

August 4, 2021

Abbreviated Plat Request for Comments

AK Dept. of Transportation – Anchorage
 AK Dept. of Transportation – Palmer
 AK Dept. of Transportation – Aviation
 AK DNR, Division of Mining/Land/Water
 AK DNR, Public Access Defense
 AK DNR, Division of Agriculture
 AK DF&G, Habitat Mgmt. & Permitting
 AK DF&G, Division of Sport Fish
 AK Railroad, Engineering Department
 Corp of Engineers
 U.S. Postmaster
 City of: Palmer
 Community Council:
 Fire Service Area:
 Road Service Area:

MSB – Borough Attorney
 MSB – Emergency Services
 MSB – Community Development
 MSB – Public Works, O&M
 MSB – Assessments
 MSB – Code Compliance
 MSB – Planning Division
 MSB – Permit Center
 M.E.A.
 M.T.A.
 ENSTAR
 GCI
 Assembly District #2

Title: LUCAS ACRES
 Location: Sec 5, T17N, R02E, S.M, AK
 Petitioner: Wilder Construction/Derek Betts
 Address: 11471 Lang Street, Anchorage AK 99515
 Surveyor: R&M Consultants, Inc.
 Address: 9101 Vanguard Drive Anchorage, AK 99507

The request is to create two lots from Tax Parcel A28 (Parcel #2, MSB Waiver 2001-70-PWm) to be known as Lucas Acres, containing 23.48 acres +/- . The property is located west of S. Glenn Highway, south of W. Fern Avenue and directly east of S. Felton Street, in the City of Palmer, lying within Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations.

All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **August 25, 2021** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **September 1, 2021**.

Kindest Regards,

Fred Wagner

Fred Wagner

Platting Officer

Frederic.Wagner@matsugov.us

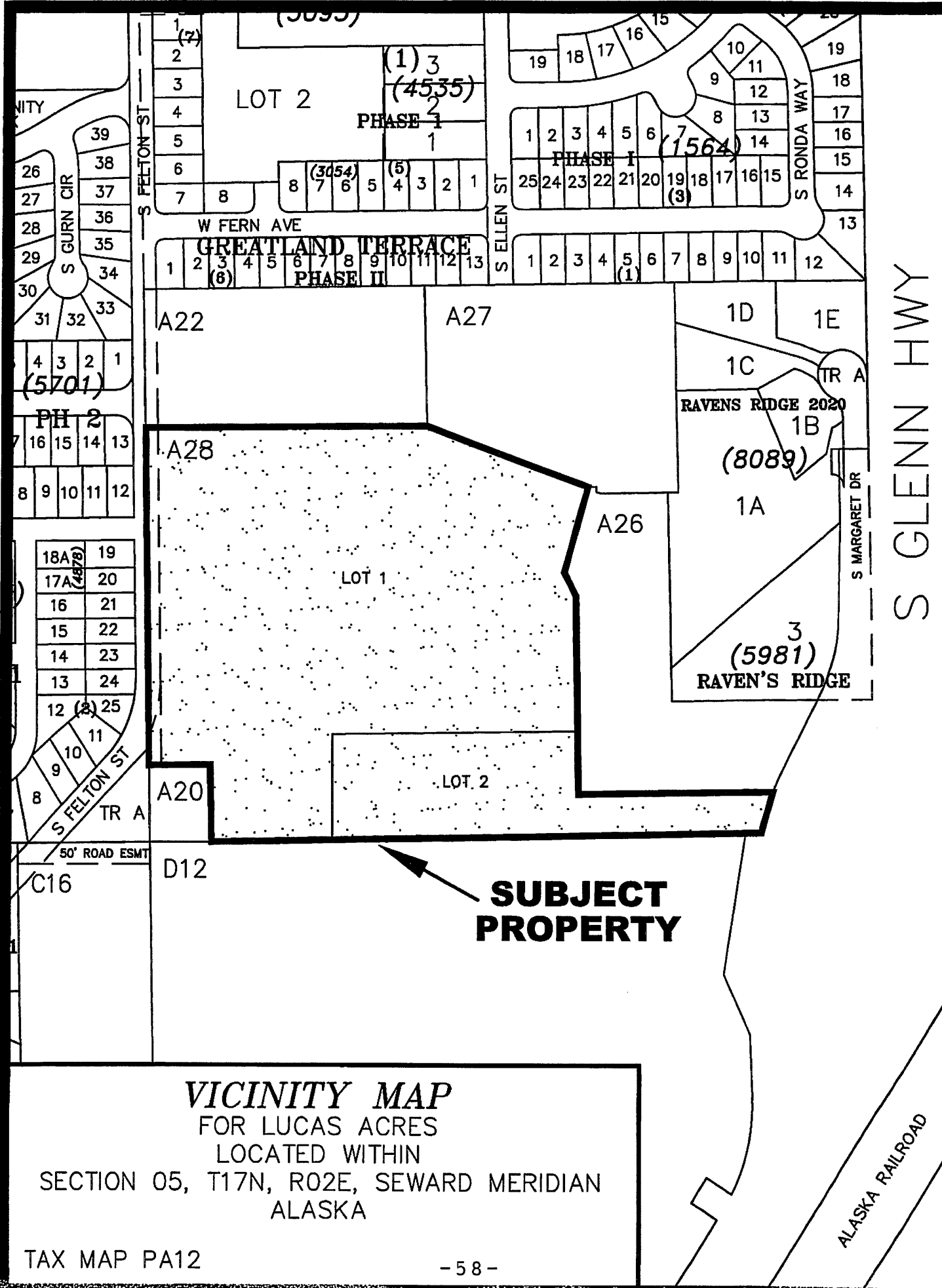
Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2021-120

Tax ID: 17N02E05A028

Tax Map #: PA12

Pre-App Date: 5/25/2021



VICINITY MAP

FOR LUCAS ACRES
 LOCATED WITHIN
 SECTION 05, T17N, R02E, SEWARD MERIDIAN
 ALASKA

TAX MAP PA12



RECEIVED

JUL 27 2021

PLATTING

Memorandum

To: Jon Sinclair, PE – Director of Engineering, Matanuska Electric Association

From: Brian Mullen, PE – Geotechnical Engineer, R&M Consultants, Inc.

Subject: Results of Desktop Geotechnical Study
Lucas Avenue Substation Relocation Site

Date: 5 April 2021

Project #: R&M 2894.01, MEA PD21-005

Matanuska Electric Association (MEA) is considering acquisition of a portion of the Lucas Quarry property for relocation of their nearby power substation (Figure 1). This memorandum presents the results of a desktop geotechnical study to inform preliminary evaluation of site suitability for the proposed facility. The study was based on a literature search of readily available existing information. That portion of the wider property being considered for acquisition and development of the substation is referred to as the 'project site' herein.

Figure 1 – Map of Project Site, Lucas Quarry, Palmer, Alaska



Boundaries are approximate: yellow dashed line defines subject project site (proposed acquisition parcel); red dashed line defines larger Lucas Quarry parcel; blue dashed line encircles existing MEA substation to be relocated to project site.

Site Location. The project site is located within a developed active material site known as 'Lucas Quarry' in Palmer, Alaska. The legal description of the wider parcel is T17N, R2E, Sec 5, A28 (22.97 acres). The project site consists of approximately 2.7 acres at the southwestern corner of the larger parcel; approximately 250 feet in width East-West, and 575 feet in length North-South.

Site History. The Lucas Quarry has been used as a material source for large rock and aggregate products for at least several decades, and has recently been used as the source for riprap and other erosion control rock products for the Port Mackenzie project, emergency repair erosion control at the Matanuska River in Sutton, and for the Ship Creek Boat Launch in Anchorage, among others (R&M, 2017). Granite Construction, Inc. is the current owner and operator of Lucas Quarry. Bedrock has been mined within the quarry using blasting techniques. Rock products are processed with a variety of equipment and mechanical separators on-site and there is a truck scale for weighing product.

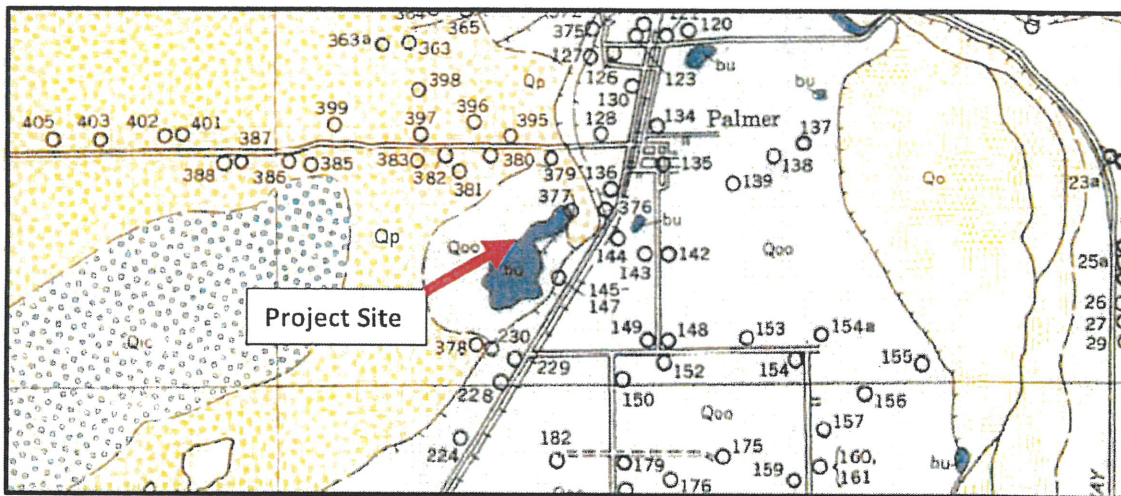
The project site in particular lies on the periphery of the material site away from the primary quarry pit area, and it is unclear what, if any, bedrock or soil deposits were mined from the project site. Based on review of aerial photography, it appears that a portion of the project site may have been used to waste overburden fill during development of the wider material site, and some groundwater ponding may be occurring in this area. An access road crosses a portion of the project site.

Site Geology. The wider property has been mapped as containing both soil and bedrock exposures at the ground surface (Figures 2 and 3). The project site appears to land on an area with primarily soil cover, although surface geological mapping is considered inconclusive to the bedrock or soil condition at the project site in particular.

Bedrock at the site occurs as an isolated knob surrounded or mantled with soils, with relatively erratic bedrock surface elevation variation across the site. Soils in the project site vicinity have been mapped as glacial outwash stream deposits, chiefly sand, gravel, and some silt in the form of terraces (Trainer, 1960a; Figure 2). Bedrock has been mapped as part of the Chickaloon formation, predominantly carbonaceous mudstone, siltstone, conglomeratic sandstone, and conglomerate of the Eocene and Paleocene (Winkler, 1992). Some rock matching this description was observed in the Lucas Quarry pit by R&M during a 2017 site visit (R&M, 2017). However, there appeared to be a contact occurring at the pit with two primary contrasting rock types: a gray-green rock interpreted to be a relatively strong meta-sandstone inconsistent with the Chickaloon formation description; and various other lower strength rock types, lighter in color and generally tan to pink to orange in color. The gray to gray-green meta-sandstone appears to have been the target rock during quarrying, and it appears to be more massive and stronger than the tan-pink to tan-orange rock. The weaker rock may be rippable, whereas the higher strength rock likely requires blasting for efficient removal. Based on the orientation of the contact observed by R&M in 2017, the weaker rock is anticipated underlying the project site.

Groundwater was mapped occurring around elevation 240 feet in vicinity to the site (Trainer, 1960b), consistent with the general elevation of water exposed in the floor of the adjacent quarry pit and well below the ground surface at the project site. However, a perched groundwater condition may exist at the project site overlying the deeper regional groundwater table.

Figure 2 – Surficial Geology of Project Area (Trainer, 1960a)



- bu (dark blue shading): bedrock, undifferentiated (Mesozoic and Tertiary); conglomerate, sandstone, shale, greenstone, and intrusive igneous rocks.
- Qic (blue-green open dotted shading): Quaternary ice-channel deposits; eskers and associated pitted deposits, crevasse fillings, gradational with pitted deposits and stream terraces.
- Qoo (light green shading): Quaternary outwash stream deposits; chiefly sand, gravel, and some silt in the form of terraces.
- Qo (yellow small dotted shading): Quaternary outwash deposits; sand, gravel, and some along Matanuska River and major tributaries.
- Qp (yellow open dotted shading): Quaternary pitted deposits; chiefly outwash stream deposits; undifferentiated eskers and crevasse fillings.

Figure 3 – Surface Geological Mapping of Project Area (Winkler, 1992)



- Qs (yellow shading): Quaternary soil deposits, undifferentiated.
- Tc (pink-tan shading): Chickaloon Formation; predominantly carbonaceous mudstone, siltstone, conglomeratic sandstone, and conglomerate of the Eocene and Paleocene.

Preliminary Evaluation. The site appears to be satisfactory for the proposed development based on the findings of this study. Soil deposits and or bedrock underlying the project site are anticipated to be amenable for support of foundations, pavements and other improvements, and the regional groundwater table is anticipated to be well below the ground surface. However, variable shallow bedrock may occur across the project site, and this could impact the site grading or foundation plan. Additionally, unsuitable overburden waste fill materials may mantle portions of the project site, and there is some potential for shallow perched groundwater to occur. Soils below any overburden or fill are anticipated to be primarily coarse-grained and relatively dense. Bedrock is anticipated to be relatively low strength and potentially rippable with large equipment.

Recommendation for Additional Investigation. A site visit should be performed by a geotechnical engineer to assess the localized soil, bedrock and groundwater conditions based on surface observations and shallow hand excavations or probing. Depending on the findings of the site visit and foundation requirements for the proposed development, it may be necessary to perform geotechnical test pits or borings at the project site to better define the soil conditions and extents and properties of any shallow bedrock.

REFERENCES.

R&M Consultants, 2017. Lucas Quarry Site Visit Summary and Quality Assurance Plan, Memorandum from Brian Mullen, P.E. to Ruth Sandstrom. Prepared in support of Municipality of Anchorage Port of Alaska Ship Creek Boat Ramp Repairs Project. 10 July 2017.

Trainer, F. W., 1960 (Trainer, 1960a). Map of the Matanuska Valley Agricultural Area, Alaska, Showing Surficial Geology and Location of Wells. Geological Survey Water-Supply Paper 1494, Plate 1, Scale 1:50,000.

Trainer, F. W., 1960 (Trainer 1960b). Geology and Ground-Water Resources of the Matanuska Valley Agricultural Area, Alaska, Geological Survey Water-Supply Paper 1494.

Winkler, G. R., 1992. Geologic Map and Summary Geochronology of the Anchorage 1° x 3° Quadrangle, Southern Alaska. U.S. Geological Survey Map I-2283, Scale 1:250,000.



Geotechnical Site Visit Summary

To: Jon Sinclair, PE – Director of Engineering, Matanuska Electric Association

From: Brian Mullen, PE – Geotechnical Engineer, R&M Consultants, Inc.

Subject: Results of Geotechnical Reconnaissance Site Visit
Lucas Avenue Substation Relocation Site

Date: 21 May 2021

Project #: R&M 2894.01, MEA PD21-005

Brian Mullen performed a site visit for geotechnical reconnaissance at the Lucas Avenue Substation relocation project site on 27 April 2021 as part of Matanuska Electric Association’s (MEA) effort to develop the site. That portion of the wider Lucas Quarry property being considered for development of the substation is referred to as the ‘project site’ herein. The purpose of the site visit was to ground truth site information developed during the desktop geotechnical study¹ and evaluate the geotechnical setting for the project site, to the extent possible using surface observations and shallow probing with hand tools during a limited site visit. Refer to the desktop geotechnical study¹ for specific information regarding site location, site history, and site geology.

Observations made during the site visit support our interpretation of bedrock surface topography, general soil conditions, and locations of thick overburden. This information can be used to optimize site layout design and any additional subsurface investigation necessary for project site development. The following text provides a description of results of the geotechnical reconnaissance site visit. A site map highlighting main feature locations discussed within this document is provided as Figure 1.

A summary of the main findings from the site visit is provided below:

- The proposed acquisition parcel appeared to be well suited for the proposed development in terms of geotechnical conditions.
- The northern portion of the site was relatively level and planar, whereas the southern portion of the site was generally sloping up to the south at slight to moderate slope angles.
- Near surface soils at the project site appeared to primarily consist of relatively dense, poorly to well graded gravel with sand and variable silt, containing cobbles and potential boulders.
- Overburden waste fill berms lined the western portion of the site. The berms appeared to consist of soil containing high silt contents and organics. This material is not suitable for support of foundations and should ideally be removed where occurring within the limits of site development.

¹ R&M Consultants, 2021. Results of Desktop Geotechnical Study, Lucas Avenue Substation Relocation Site. Memorandum from Brian Mullen, PE (R&M) to Jon Sinclair, PE (MEA), 21 May 2021.

- The bedrock surface was interpreted to be greater than 10 to 20 feet in depth below existing ground surface (BGS) across the northern portion of the site. Bedrock will likely not be encountered during site grading activities and excavations for shallow foundations. Deep foundations may encounter bedrock at moderate depths (15 to 30 feet BGS).
- Granite Construction provided results of a 2016 geophysical investigation performed at the project site to evaluate depth to bedrock (attached). The results of geophysical investigation reinforced our interpretation that the bedrock surface is moderately deep across most of the acquisition parcel.

Figure 1 – Project Site Location Map*



*Imagery dated 5 May 2020. White dashed polygon indicates approximate limits of proposed project site (acquisition parcel); red polygon indicates approximate limits of interpreted overburden waste berm within the site limits; green dashed lines indicate approximate extents of observed bedrock surface exposures nearest to the project site; yellow dotted lines indicate interpreted location of ground-penetrating radar lines (geophysical investigation transects).

Site Surface Conditions and Topography. Most of the eastern portion of the site is gravel surfaced, whereas most of the western half of the site is covered with overburden and vegetation consisting of grass, brush, birch, and willow growth (Photo 1). The northern portion of the project site has a relatively level and planar ground surface, except for material stockpiles and a waste berm that runs from north to south across the western half of the project site (see Figure 1). The waste berm is approximately 8 to 14 feet in height and 30 to 50 feet in width. The southern portion of the site

generally has a slight to moderate slope up to the south. A hill/bedrock knob with moderate to very steep slopes borders the site to the southwest.

Photo 1 – Project Site Surface Conditions
Viewing south-southwest from approximate NE site corner



Soil Conditions. Shallow silt deposits cover the gravel surface in some portions of the site typically where water pools during rain/melt events. Near surface soils at the project site appeared to primarily consist of fairly dense, poorly to well graded gravel with sand and variable silt (Unified Soil Classification System [USCS]=GP-GM, GW-GM, GM). The soils contain rounded cobbles and have potential to contain boulders. An existing test pit within central portion of the project site (approximate location presented on Figure 1) indicated soil conditions consistent with this interpretation extending to beyond test pit base depth of 6 feet BGS (Photo 2). The soils in the test pit appeared to be natural deposits (i.e. undisturbed conditions). Shallow soil probes performed within the waste berm using an Oakfield hand probe/auger (Photo 3) indicated that the berm contains soils with high silt and organic contents (USCS=ML, OL, SM, GM), likely sourced during stripping of overburden across the developed portion of the quarry.

Photo 2 – Soil Profile Exposed in Existing Test Pit

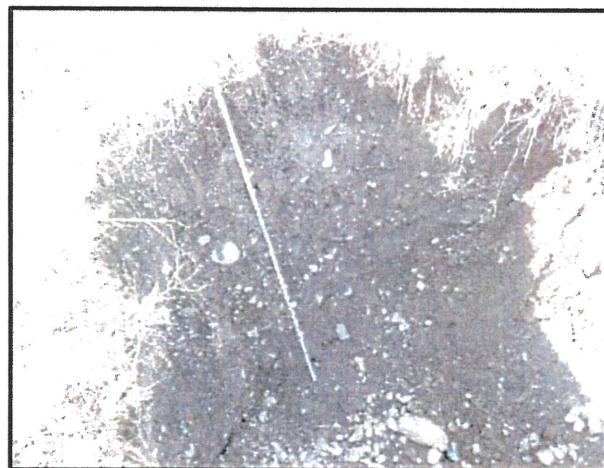


Photo 3 – Waste Berm Soils on Collected on Soil Probe



Bedrock Topography. No bedrock exposures were observed within the limits of the project site. However, bedrock was observed outcropping in the hill immediately southwest of the site limits, and rock exposures were observed at the ground surface around 100 feet east of the central portion of the site (see locations [green lines] shown on Figure 1). Granite Construction provided results from a 2016 Geophysical Investigation performed to provide an interpretation of depth to the bedrock surface west of the existing rock headwalls of Lucas Quarry. The results of this investigation are attached. The investigation included 4 ground penetrating radar (GPR) transects (i.e. lines), 2 of which appear to cross within the site limits of the acquisition parcel. The trend of the interpreted results indicates that bedrock surface drops in elevation west of the existing quarry headwalls, and is at depths of 20 to 30 feet BGS within the site limits. It should be noted that the coverage of the GPR lines within the project site is limited, and results of GPR testing are not conclusive.

Groundwater Conditions. The ground surface across the project site was generally dry and soils excavated or observed in test pits were moist, except for an area in the central portion of the site with water pooled at the surface (Photo 4).

Photo 4 – Waste Berm Soils on Collected on Soil Probe

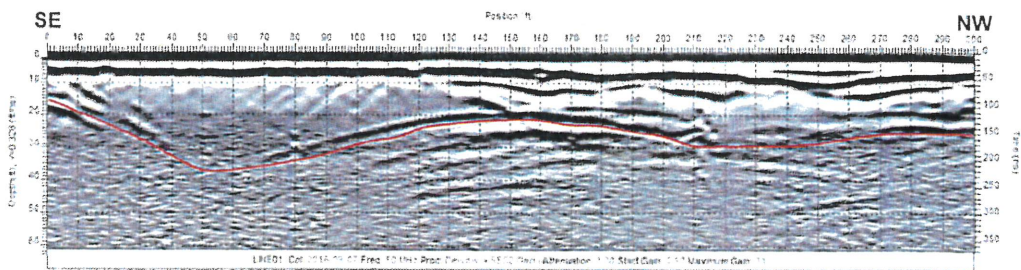


The groundwater table is anticipated to generally be deeper than about 20 feet BGS across the project site, but the pooled water is an indication that perched groundwater lenses may exist at shallow depths below the ground surface.

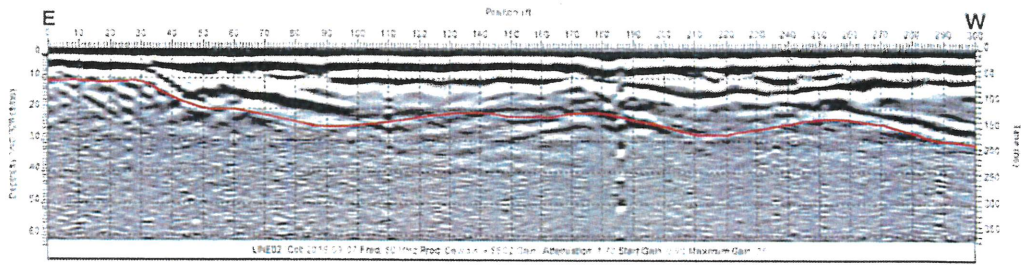
Conclusions. The following conclusions were developed considering the results of the geotechnical reconnaissance site visit and geotechnical desktop study:

- The proposed acquisition parcel appears to be well suited for the proposed development in terms of geotechnical conditions.
- Overburden waste fill berms lined the western portion of the site. The material in the berms is not suitable for support of foundations. The berms should ideally be completely removed where occurring within the limits of site development, along with any other overburden cover.
- Near surface soils at the project site are favorable for support of shallow foundations and pavement sections. There is some potential to encounter boulders or perched groundwater within these soils.
- The bedrock surface was interpreted to be greater than 10 to 20 feet in depth below existing ground surface (BGS) across the site. Bedrock will likely not be encountered during site grading activities and excavations for shallow foundations. Deep foundations may encounter bedrock at moderate depths (15 to 30 feet BGS).
- Depending on the performance requirements of facilities proposed for construction (i.e. tolerance for settlement, foundation loads, etc.) a subsurface geotechnical investigation including test borings and/or test pits should be performed to support foundation recommendations and confirm our interpretation of soil and bedrock conditions.

ATTACHMENT: Results of 2016 Geophysical Investigation (2 pages)



GPR Profile Line 1



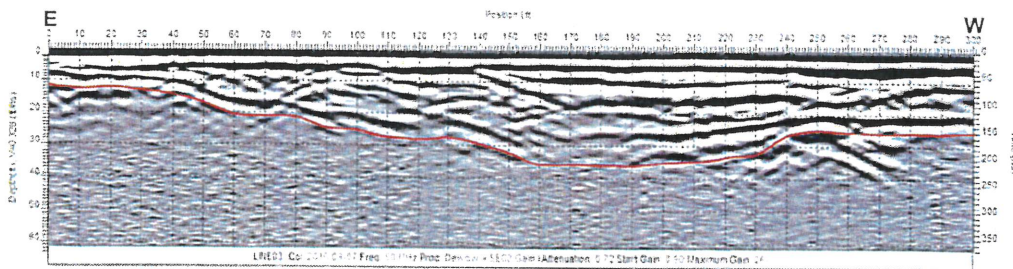
GPR Profile Line 2

KEY
 — Interpreted Soil/Bedrock Interface

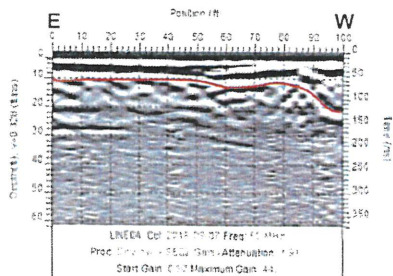


Granite Construction
 Palmer Quarry – Palmer, AK
GPR Profile Line Interpretation

Created By CBN	Date 09/07/2016	Figure 1
Project No. 16-1046	File Path: H:\Projects\16-1046\Granite Construction - Geophysical and Environmental - 09/07/2016 - 1616 - Palmer Quarry\GPR\GPR Profile Line Interpretation - 09/07/2016	



GPR Profile Line 3



GPR Profile Line 4

KEY
 Interpreted Soil/Bedrock Interface

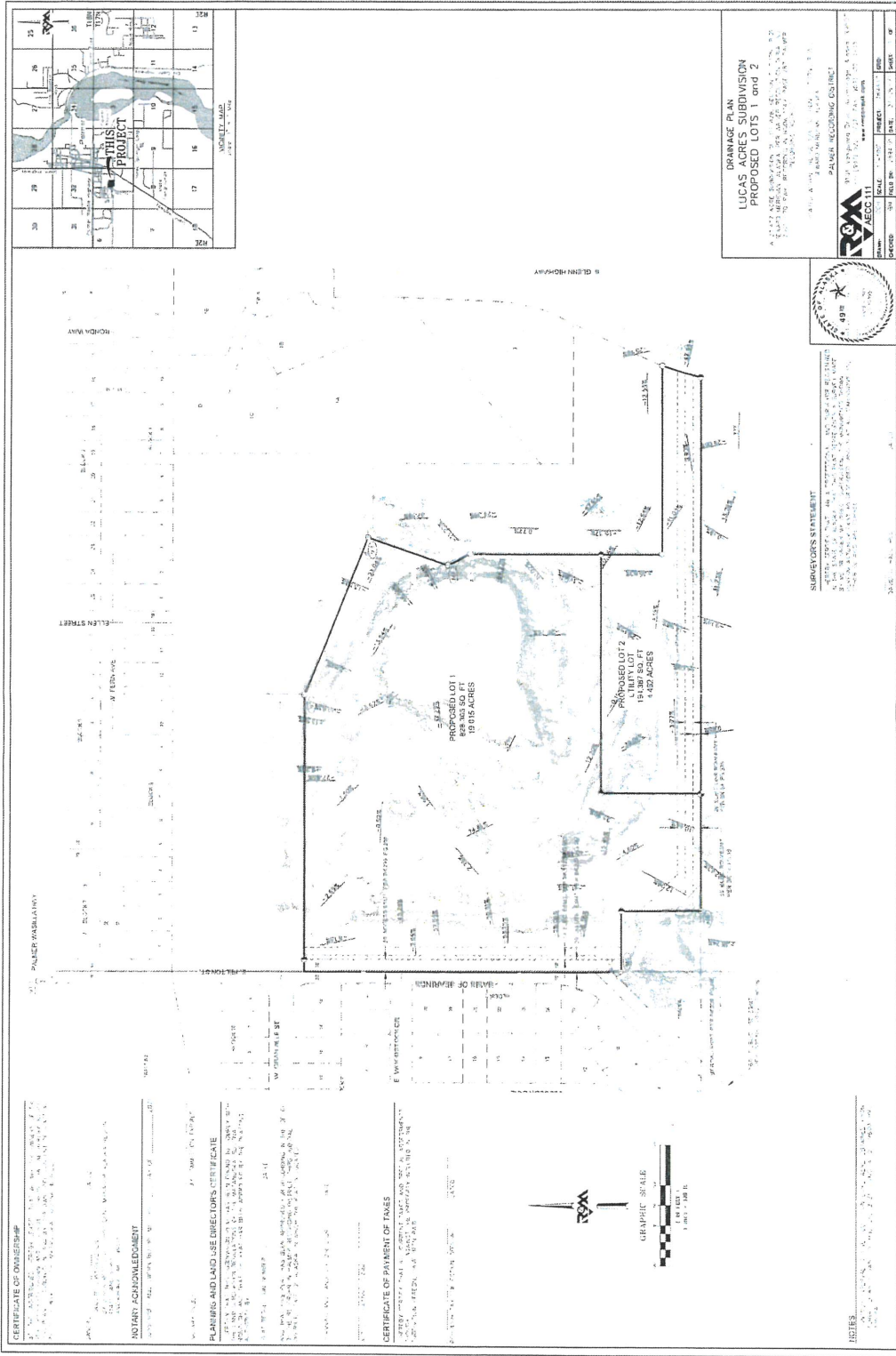


Granite Construction
 Palmer Quarry – Palmer, AK
 GPR Profile Line Interpretation

Created By CBN	Date 09/07/2016
Project No. 16-1046	File Path G:\Projects\2016\16-1046\GPR\GPR_16-1046_Palmer_Quarry\GPR_16-1046_Palmer_Quarry

Figure
2

RECEIVED
 JUL 26 2021
 PLATING



CERTIFICATE OF OWNERSHIP
 I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale to the public by the undersigned.

NOTARY ACKNOWLEDGMENT
 I, the undersigned, being a Notary Public in and for the State of Maryland, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale to the public by the undersigned.

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I, the undersigned, being the Planning and Land Use Director of the County of Prince George's, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale to the public by the undersigned.

CERTIFICATE OF PAYMENT OF TAXES
 I, the undersigned, being the Tax Collector of the County of Prince George's, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale to the public by the undersigned.



SURVEYOR'S STATEMENT
 I, the undersigned, being a Licensed Professional Surveyor in the State of Maryland, do hereby certify that the above described property is the property of the undersigned and that the same is being offered for sale to the public by the undersigned.

DRAINAGE PLAN
LUCAS ACRES SUBDIVISION
PROPOSED LOTS 1 and 2
 A PLAN FOR THE SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY INTO TWO (2) LOTS, TO BE KNOWN AS LOTS 1 AND 2, AS SHOWN ON THE ATTACHED MAP.
 PREPARED BY: [Name]
 DATE: [Date]

RECORD	NO.	INDEX NO.	DATE	TIME	BOOK	OF

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-022**

SUBJECT: Pre-Application Plat Routing Slip

AGENDA OF: August 19, 2021

ACTION: Review and comment

Attachment(s): 1) Pre-Application package from MSB Platting Division
2) Staff Comments

Summary: To create two lots from Tract A-1, ASLS 96-004, Plat No. 99-62

Recommendation: The staff comments regarding the abbreviated plat packet are attached.

MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 PRE-APPLICATION ROUTING SLIP

AOB

DUE DATE: **August 20, 2021**
 MEETING DATE: **August 24, 2021**
 TIME: **email only**
 PETITIONER / #: **Jeremiah Benson, Signature Real Estate Alaska 841-6535**
 EMAIL: jeremiahsellsalaska@gmail.com
 OWNER(s) / #: **Matanuska Brewing Company LLC**
 SEC/TWP/RNG: **SEC 33, T18N, R02E** TAX MAP: **PA 05**
 SUBDIVISION: **ASLS 96-004, Plat No. 99-62** RSA#: **NA**
 TAX ID: **54871000T00A-1** CITY OF: **Palmer**
 REQUEST: **To create two lots from Tract A-1, ASLS 96-004, Plat No. 99-62.**

SENT PRE-APP PACKET TO:

ASSESSMENTS, **CHARLYN SPANNAGEL**
 ATTORNEY, **JOHN ASCHENBRENNER**
 PLANNING DEPARTMENT, **ALEX STRAWN**
 PLANNING DIVISION, **PLANNING EMAIL**
 PLATTING OFFICER, **FRED WAGNER**
 DEVELOPMENT SERVICES, **THERESA TARANTO,**
ANDY DEAN, PERMIT CENTER
LIDS, MARCIA VONEHR

O & M DIVISION, **TERRY DOLAN, JIM JENSON,**
& JAMIE TAYLOR
 COMMUNITY DEVELOPMENT, **JILL IRSIK,**
& ERIC PHILLIPS
 PRE-DESIGN & ENGINEERING, **CINDY COREY**
 CAPITAL PROJECTS, **BRAD SWORTS**
 EMS SERVICES, **FIRE CODE**

COMMENTS:

PA20210162

PLT-21-8-2469

PRE-APP CHECK LIST.	
TASK	COMPLETE
Collect \$50 / Receipt	√
Collect Map	√
Collect Application	√
Schedule Date	√
Summary My Property	√
GIS Tax Map	√
OSHP Map	√
Aerial Map	√
SOA Road?	No
Cartograph Sheet	√
CITY P/W/H?	COP
Cross Check	<i>MG</i>
E-Mail for Comments	✓
Add to Platting Calendar	√

AOB
PA05

Pre-Application Request Form

Name of Requestor: Jeremiah Benson
Mailing Address: 3060 N. Lazy 8 ct. Ste 2 PMB137
Wasilla, AK 99654
Phone Number: 907-841-6535
Email: jeremiah.sells.alaska@gmail.com

Owner's name (if different)
Matanuska Brewing Co LLC
(Matt Tomter)

The pre-application conference requires preparation by both parties to maximize the benefits to everyone. The more information you provide, the better staff can assist you in achieving your goals.

Required Items:

Tax ID # 4871000T00A-1
TRS # 518402E33

- 1. Fee of \$50.00. Payable to MSB. TAX MAP # PA05
- 2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
See Attached Property Detail ASLS 96-084
plat no 9962
- 3. Provide **Basic dimensions** of the lots to be created, the road to be built, the area to be vacated, etc.
- 4. Show existing rights of way with road names.
- 5. **If eliminating lot lines or vacating easements or right-of-ways:** show the area of vacation or the lot line to be eliminated.
- 6. **If creating a street or road:** show proposed rights of way.
- 7. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:

RECEIVED

AUG 05 2021

PLATTING

Current Property owners would like to subdivide off a portion of
their property and list it for sale.

Optional: Provide development plans to better assist borough departments with providing appropriate comments: I am the owners realtor with Signature real estate Alaska, I have
reached out to Max Schullinger with All Points North for assistance after
the pre-app process

For Industrial, Commercial, or multi-family development, the Subdivision standards may not meet International Fire Code requirements for access. Contact Fire Code Official at 907-861-8030 for more info.

Pre-application conferences are scheduled ten to 21 days after acceptance of fees.

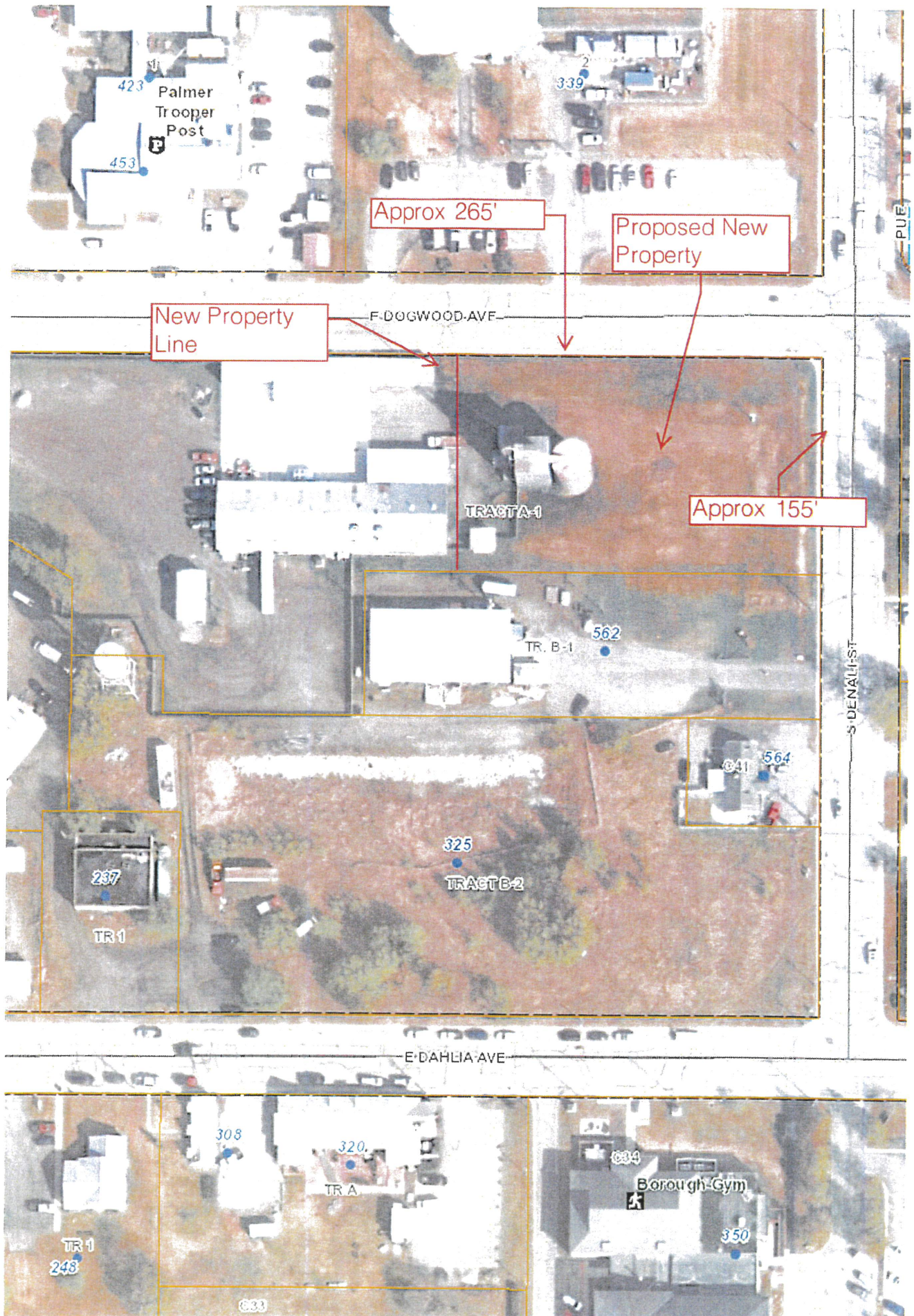
Provide if available:
Easement Documentation
As-Built Survey

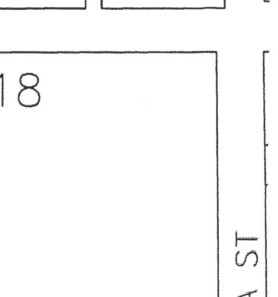
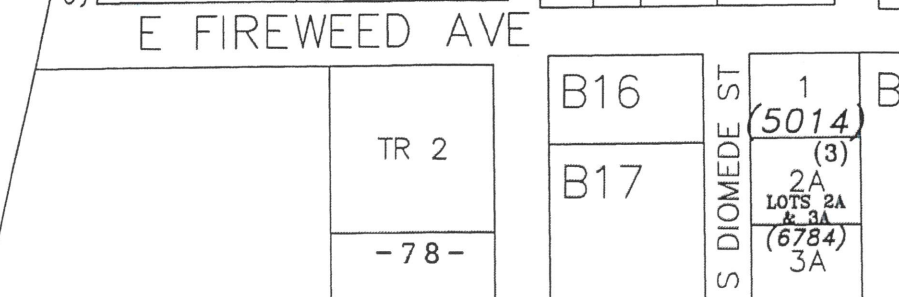
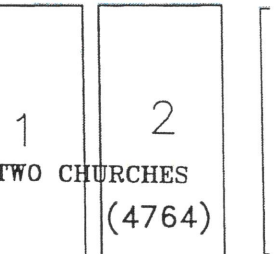
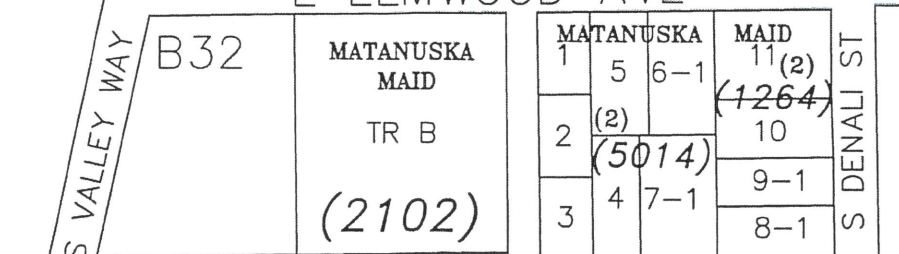
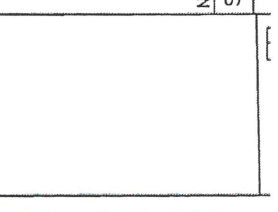
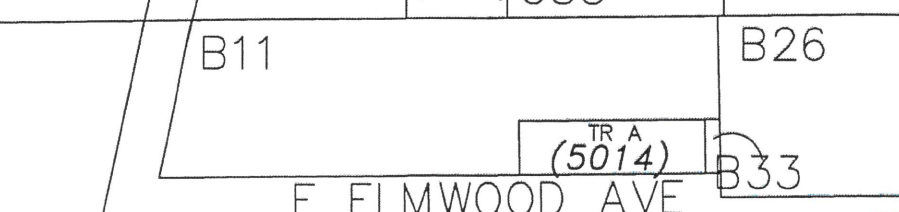
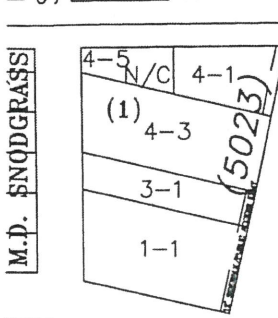
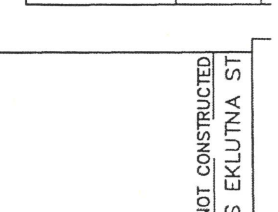
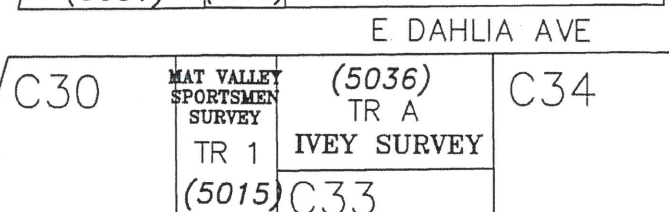
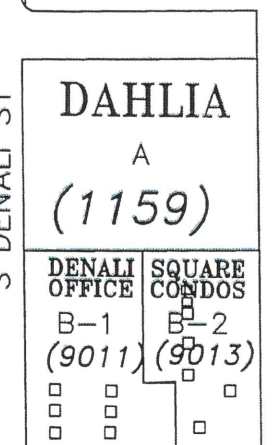
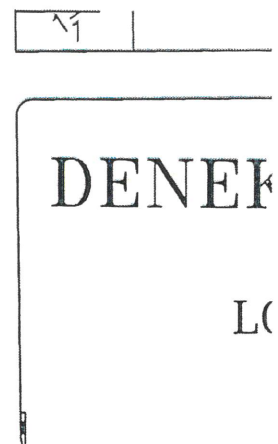
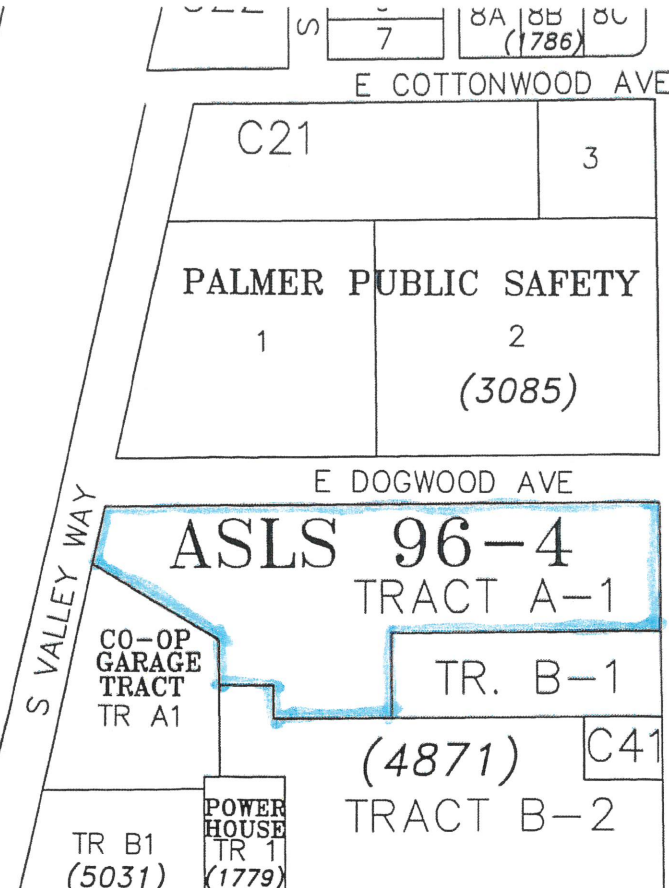
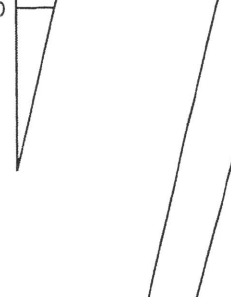
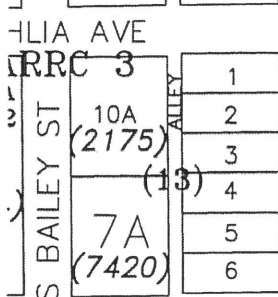
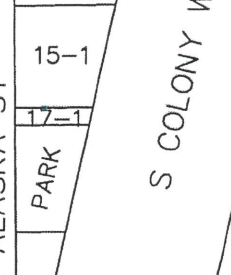
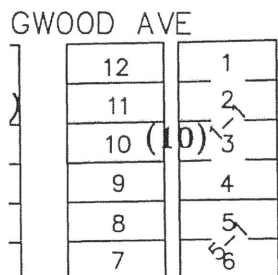
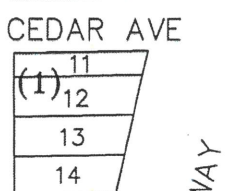
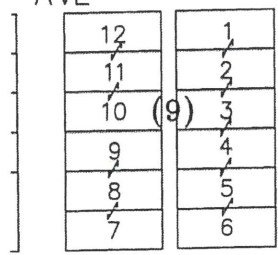
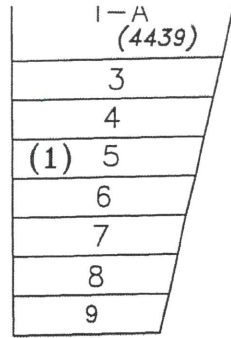
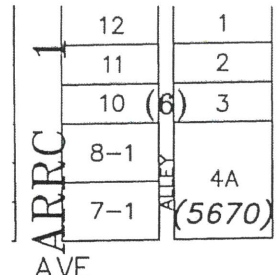
PRE-APPLICATION CONFERENCE DATE & TIME:

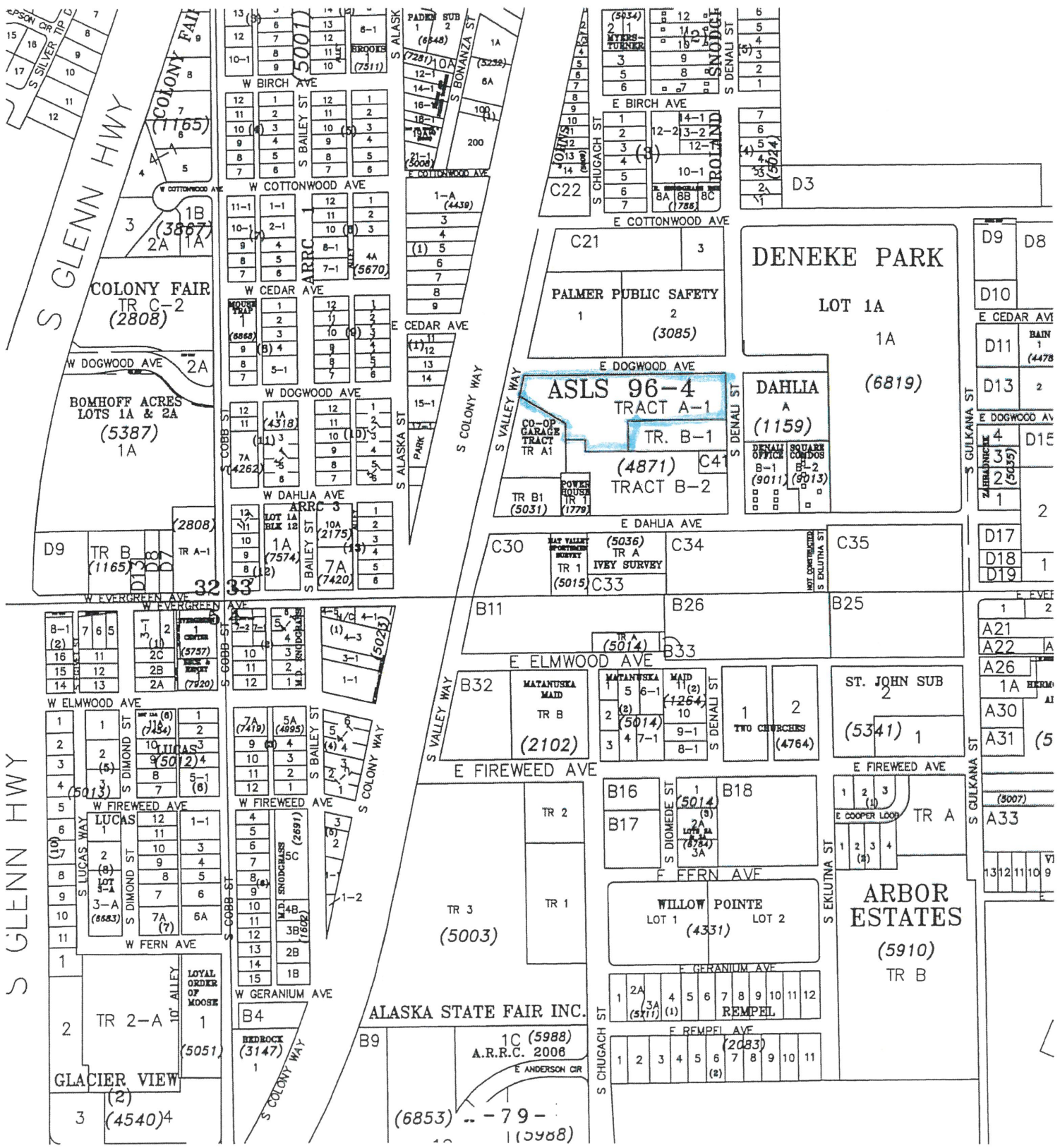
8/24/21 09a-1 only

Return to: Matanuska-Susitna Borough
Attention: Platting Division
350 E. Dahlia Ave
Palmer AK 99645

For Office Use Only
Date Rcvd: 8/5/21
How Paid: CK # 1032
Initials: MG







S GLENN HWY

COLONY FAIR
TR C-2
(2808)

BOMHOFF ACRES
LOTS 1A & 2A
(5387)

ASLS 96-4
TRACT A-1
TR. B-1
(4871)

DENEKE PARK
LOT 1A
(6819)

IVEY SURVEY
TR 1
(5015)

MATANUSKA MAID
TR B
(2102)

ST. JOHN SUB
2
(5341)

WILLOW POINTE
LOT 1 (4331) LOT 2
TR B
(5910)

ALASKA STATE FAIR INC.
1C (5988)
A.R.R.C. 2006

ARBOR ESTATES
TR B
(5910)

(6853) -- 79 -- (10988)



PA05

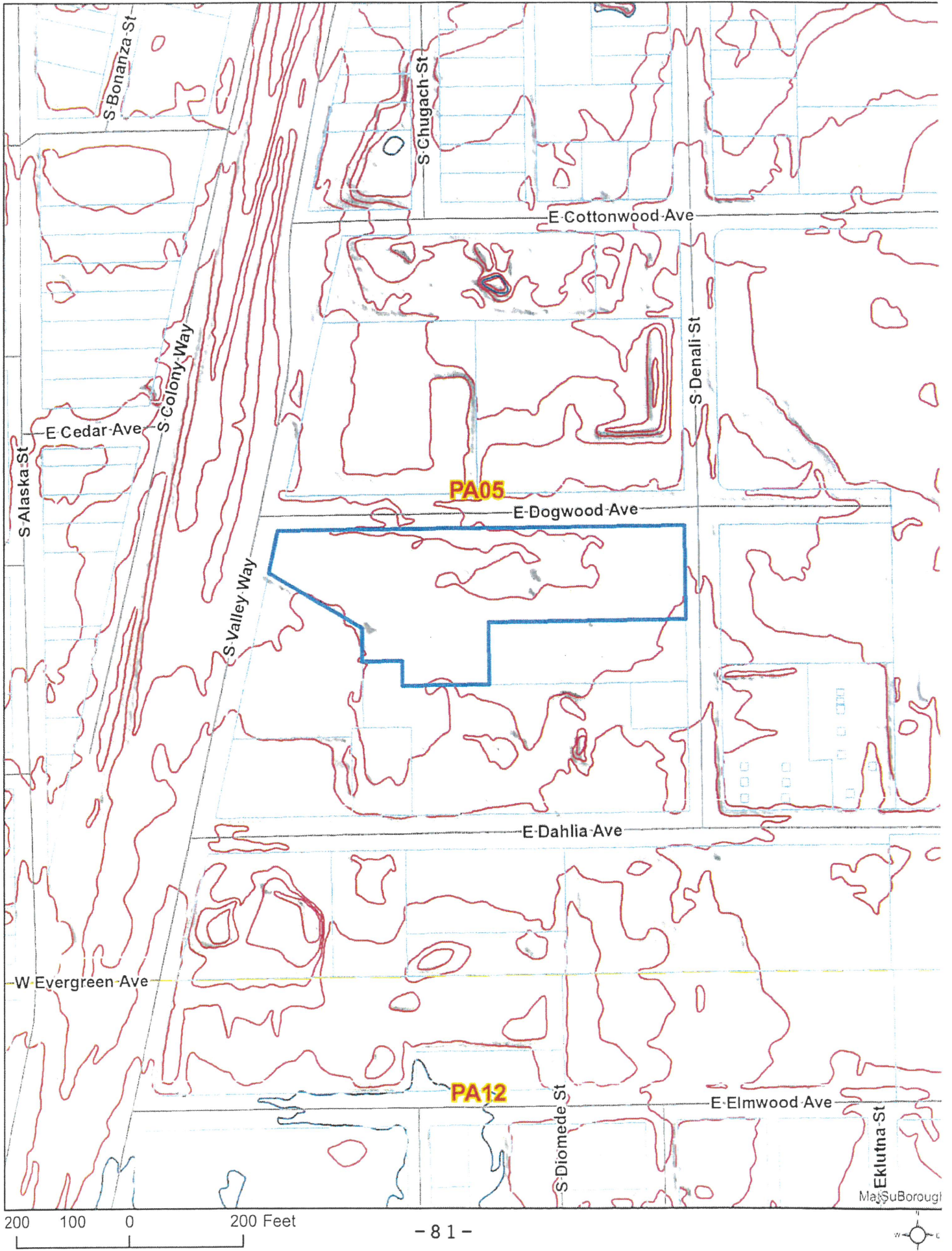
PA12

200 100 0 200 Feet

- 80 -



MapSource





570 285 0 570 Feet



Cartegraph Road Information

Road Info

Road Number: 004832	Road Name: Valley Way	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA12	
TRS: S17N02E04	TRS Left:	TRS Right:	
ROW Width:	Length: 0.09	Classification: Collector	AC Asphalt Concrete
Route Back: Fireweed Avenue	Route Ahead: Elmwood Avenue	Travel Direction: Northeast	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			

Certified Value of 1 denotes Certified.

Road Number: 004832	Road Name: Valley Way	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA12	
TRS: S18N02E33	TRS Left:	TRS Right:	
ROW Width:	Length: 0.5	Classification: Residential	AC Asphalt Concrete
Route Back: Arctic Avenue	Route Ahead: Eagle Avenue	Travel Direction: Northeast	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			

Road Number: 004832	Road Name: Valley Way	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA12	
TRS: S18N02E33	TRS Left:	TRS Right:	
ROW Width:	Length: 0.54	Classification: Residential	AC Asphalt Concrete
Route Back: Elmwood Avenue	Route Ahead: Arctic Avenue	Travel Direction: Northeast	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			

Cartegraph Road Information

Road Info

Road Number: 004813	Road Name: Dogwood Avenue	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05	
TRS: S18N02E33	TRS Left:	TRS Right:	
ROW Width: 50	Length: 0.06	Classification: Residential	AC Asphalt Concrete
Route Back: Gulkana Street	Route Ahead: End	Travel Direction: East	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			

Certified Value of 1 denotes Certified.

Road Number: 004813	Road Name: Dogwood Avenue	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05	
TRS: S18N02E32	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.11	Classification: Residential	AC Asphalt Concrete
Route Back: Glenn Highway	Route Ahead: Cobb Street	Travel Direction: East	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			

Road Number: 004813	Road Name: Dogwood Avenue	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05	
TRS: S18N02E33	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.12	Classification: Residential	AC Asphalt Concrete
Route Back: Cobb Street	Route Ahead: Alaska Street	Travel Direction: East	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			

Road Info**Road Number:** 004813**Road Name:** Dogwood Avenue**RSA #:** 5

PALMER RSA

Surface Type: 2" Asphalt**Certified:** 0**Map #:** PA05**TRS:** S18N02E33**TRS Left:****TRS Right:****ROW Width:** 60**Length:** 0.2**Classification:** Residential

AC Asphalt Concrete

Route Back: Valley Way**Route Ahead:** Denali Street**Travel** East**Custodian:** City of Palmer**RSA Superintendent:****Direction:****Status:** Active**Contractor:** City of Palmer

Cartegraph Road Information

Road Info				
Road Number: 004812	Road Name: Dahlia Avenue	RSA #: 5	PALMER RSA	
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05		
TRS: S18N02E33	TRS Left:	TRS Right:		
ROW Width: 60	Length: 0.11	Classification: Residential	AC Asphalt Concrete	
Route Back: Cobb Street	Route Ahead: Alaska Street	Travel Direction: East		
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer		
Status: Active				
<i>Certified Value of 1 denotes Certified.</i>				
Road Number: 004812	Road Name: Dahlia Avenue	RSA #: 5	PALMER RSA	
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05		
TRS: S18N02E33	TRS Left:	TRS Right:		
ROW Width: 60	Length: 0.21	Classification: Residential	AC Asphalt Concrete	
Route Back: Valley Way	Route Ahead: Gulkana Street	Travel Direction: East		
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer		
Status: Active				



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 4871000T00A-1

Site Information

4871000T00A-1 ASLS 96-004
 61638 Palmer
 S18N02E33
 ASLS 96-004 TRACT A-1

Ownership

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

Appraisal Information

Assessment

Year	Assessed Value	Market Value	Special Assessment	Year	Assessed Value	Market Value	Special Assessment
2021	\$362,300.00	\$550,600.00	\$912,900.00	2021	\$362,300.00	\$550,600.00	\$912,900.00
2020	\$362,300.00	\$572,900.00	\$935,200.00	2020	\$362,300.00	\$572,900.00	\$935,200.00
2019	\$362,300.00	\$584,800.00	\$947,100.00	2019	\$362,300.00	\$584,800.00	\$947,100.00

Building Information

0 Agricultural Processing

Standard: Commercial
 None: Frame
 Concrete Block: 1962 None
 \$9500

0 Manufacturing

Standard: Commercial
 None: Frame
 Concrete Block: 1957 None
 \$527100
 Well P - Public Water Septic P - Public Septic

0 Warehousing & Storage

Standard: Commercial
 None: Metal
 Concrete Block: 1950 None
 \$14000

Building Item Details

Tax/Billing Information

Recorded Documents

Year	Assessed	Market	Special	Document	Link
2021 Yes	0012	12.942	\$11814.75	2/1/2017 QUITCLAIM DEED (ALL TYPE)	Palmer_2017-001945-0
2020 Yes	0012	13.322	\$12458.73		
2019 Yes	0012	13.386	\$12677.88		

Tax Account Status ²

Current \$11,814.75 \$0.00 \$0.00 \$0.00 \$0.00 No
 Land and Miscellaneous

3.03 3.03 Assembly District 002 [11-070](#) Palmer Fire Service is under the jurisdiction of the [City of Palmer](#) No Borough Road Service. for City of Palmer road service info, call (907)745-3400
 Last Updated: 7/27/2021 3:00:08 AM

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

NO Community Council
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