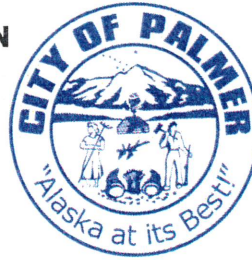




City of Palmer
Planning and Zoning Commission Packet
November 18, 2021

November

A decorative horizontal border consisting of a series of colorful autumn leaves in shades of red, orange, yellow, and green, arranged in a slightly wavy pattern.



AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- P. 5 E. Minutes of Previous Meetings
 - 1. Regular Meeting of October 21, 2021
- F. Reports
- G. Audience Participation
- H. Public Hearings
- P. 11 I. Unfinished Business
 - 1. A Committee of the Whole: Discussion of IM 21-018 regarding Palmer Municipal Code Chapter 17.60 General District Regulations (note: action may be taken by the Commission following the committee of the whole)
- P. 41 J. New Business
 - 1. Resolution No. 21-007: A resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve the December 2021 revisions and updates to the December 2017 Official Zoning Map
- P. 47 K. Plat Reviews
 - 1. IM 21-027: Pre-application plat review to create two lots from Tax Parcel B11, located outside Palmer city limits
 - P. 63 2. IM 21-028: Pre-application plat review to create two lots from Block 2, Lots 5, 6, and 7, Lucas Subdivision, located inside Palmer city limits
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment

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Minutes

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**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA**

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

A. CALL TO ORDER:

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

B. ROLL CALL:

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair
Josh Tudor, Vice Chair
Lisbeth Jackson
Sabrina Shelton
Kristy Thom Bernier

Absence(s) excused without objection:

Linda Combs

Also present were:

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

C. PLEDGE OF ALLEGIANCE: The Pledge was performed.

D. APPROVAL OF AGENDA:

The agenda was approved as presented by all members present by roll call vote.

[Thom Bernier, Shelton, Jackson, Tudor, Peterson; *Absent:* Combs]

E. MINUTES OF PREVIOUS MEETINGS:

1. The minutes of the **August 19, 2021 Regular Meeting** were unanimously approved as presented by roll call vote of all members present.

[Thom Bernier, Shelton, Jackson, Tudor, Peterson; *Absent:* Combs]

F. REPORTS:

Director Hanson reported:

- Proposed budget by the City Manager includes roughly \$50,000 for development of an annexation plan and/or petition;
- The new City Clerk has been hired and will start on October 27;
- An RFP has been issued for a new City Attorney; will update further at the next meeting;
- It's time to consider updating and order a new zoning map (17.16.040); proposed legislation at the next meeting;
- City Council has proposed moving its meetings to 6:00 p.m.; let him know if P&Z wishes to do the same.
- Responded to Commissioner questions.

G. AUDIENCE PARTICIPATION: None.

H. PUBLIC HEARINGS:

1. **IM 21-024:** Consideration of proposed text amendment to Palmer Municipal Code Chapter 17.59 T Transitional District.

Director Hanson provided a staff report summarizing from previous meetings noting the Commission has drafted changes to Chapter 17.59 to support the areas of mixed use as well as provide consistency throughout the chapter removing section 17.16.060 Annexation Zoning and inserting section 17.59 T Transitional District to eliminate duplicate code in Title 17. The Commission is to review the draft Ordinance and if approved, move forward to City Council with a recommendation for adoption.

Public Hearing: Chair Peterson opened and closed the public hearing at 7:10 p.m. There was no public testimony.

Main Motion: For approval of proposed Ordinance No. 21-0XX, proposed text amendment to PMC Chapter 17.59 T Transitional District.

Moved by:	Shelton
Seconded by:	Tudor
Vote:	--
Action:	--

Following discussion:

Primary Amendment #1: To amend 17.59.030 C and E, replacing the word "shall" with the word "may" be classified as T transitional use.

Moved by:	Thom Bernier
Seconded by:	Shelton
Vote:	Unanimous (<i>Absent:</i> Combs)
Action:	Motion Carried.

Main Motion: For approval of Ordinance No. 21-0XX, proposed text amendment to PMC Chapter 17.59 T Transitional District, as amended, and move forward to City Council with a recommendation for adoption.

Moved by:	(Shelton)
Seconded by:	(Tudor)
Vote:	Unanimous (<i>Absent:</i> Combs)
Action:	Motion Carried.

I. UNFINISHED BUSINESS: None.

J. NEW BUSINESS:

1. **IM 21-023:** Annual Review of Conditional Use Permits.

Director Hanson provided a staff report noting the Commission annually reviews for compliance all active conditional use permits (see log in the packet, p. 30) reflecting 31 active CUPs and their status; reported all are in compliance. The Commission is to review the information and direct staff if further action is necessary for compliance.

Following brief discussion, the Commission had no additional direction or comments.

2. Committee of the Whole: Discussion of IM 21-018 regarding Palmer Municipal Code Chapter 17.60 General District Regulations (note: action may be taken by the Commission following committee of the whole)

Main Motion: To enter Committee of the Whole for discussion on IM 21-018.

Moved by:	Thom Bernier
Seconded by:	Tudor
Vote:	Unanimous (<i>Absent</i> : Combs)
Action:	Motion Carried.

[The Commission entered Committee of the Whole at 7:40 p.m.; exited at 8:25]

Director Hanson provided a staff report updating from previous meetings concerning 17.60 General District Regulations. The Commission is to review and provide comments should further action be requested.

Committee of the Whole discussion topics included:

- Projections into required yards, exceptions to setback requirements, fences and walls, garage or yard sales, sheds, and definitions.

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

3. **IM 21-025: Declaration of Land Use Determination.**

Director Hanson provided a staff report highlighting written report in the packet (p. 54). The City of Palmer amended PMC to allow the zoning administrator to make land use determinations that are not fully defined within commercially zoned districts. Resolution 21-006 confirms the zoning administrator's determination that food banks are a permitted use in the CG-Commercial General District.

Following brief discussion:

Main Motion: For approval of Resolution No. 21-006, confirming the land use determination of the zoning administrator to permit food banks as a use by right in the CG-Commercial General District.

Moved by:	Thom Bernier
Seconded by:	Jackson
Vote:	Unanimous (<i>Absent</i> : Combs)
Action:	Motion Carried.

K. **PLAT REVIEWS:** None.

L. **PUBLIC COMMENTS:** None.

M. **COMMISSIONER COMMENTS:**

Chair Peterson:

- Inquired of the Commission its thoughts on changing the Regular meeting time from 7:00 p.m. to 6:00 p.m. Following discussion, there were no objections to the 6:00 p.m. start time.

N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 8:38 p.m.

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

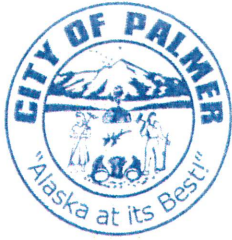
Casey Peterson, Chair

Brad Hanson, Community Development Director



Unfinished Business

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

- SUBJECT:** General District Regulations (PMC 17.60)
- AGENDA OF:** June 17, 2021
July 15, 2021
October 21, 2021
November 18, 2021
- ACTION:** Review and comment
- Attachment(s):**
1. Examples of fencing throughout the city of Palmer
 2. PMC 17.60 General District Regulations
 3. PMC 17.08 Definitions

Summary:

November 18, 2021

P&Z will continue discussion on General Districts, pertaining to future streets widths, fencing requirements for corner lots, as well as setback encroachments. Examples of fence setback and height considerations are provided. Fences on pages 13 & 22 are non-conforming.

October 21, 2021 UPDATE

P&Z requested discussion on General District be postponed until progress was made on the T District.

July 15, 2021 UPDATE

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

June 17 UPDATE

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

In 2013 City Council adopted an ordinance adding setback exceptions giving property owners of existing minor setback encroachments of ten percent or less to remain without having to seek a variance. In 2015 Planning & Zoning continued to amend setback requirements in General District Regulations by granting amnesty to properties that exceed the ten percent setback exception and does not qualify for legal nonconforming status. In 2016 amendments were made allowing

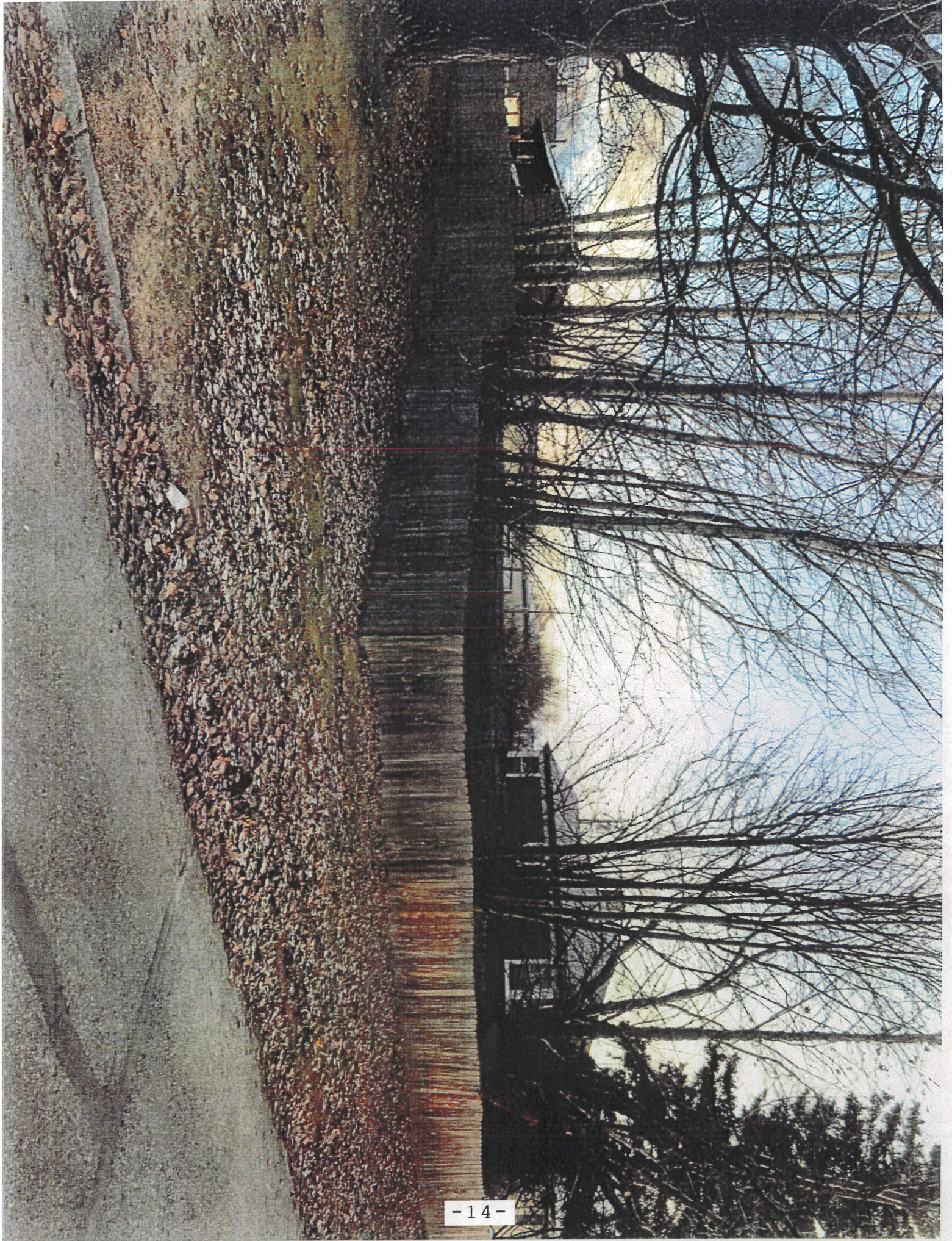
handicapped accessible ramps to project into required yards. Lastly, Section 17.60.060 Distance between buildings was repealed in its entirety in 2018. This is the last amendment to this chapter in Title 17 Zoning.

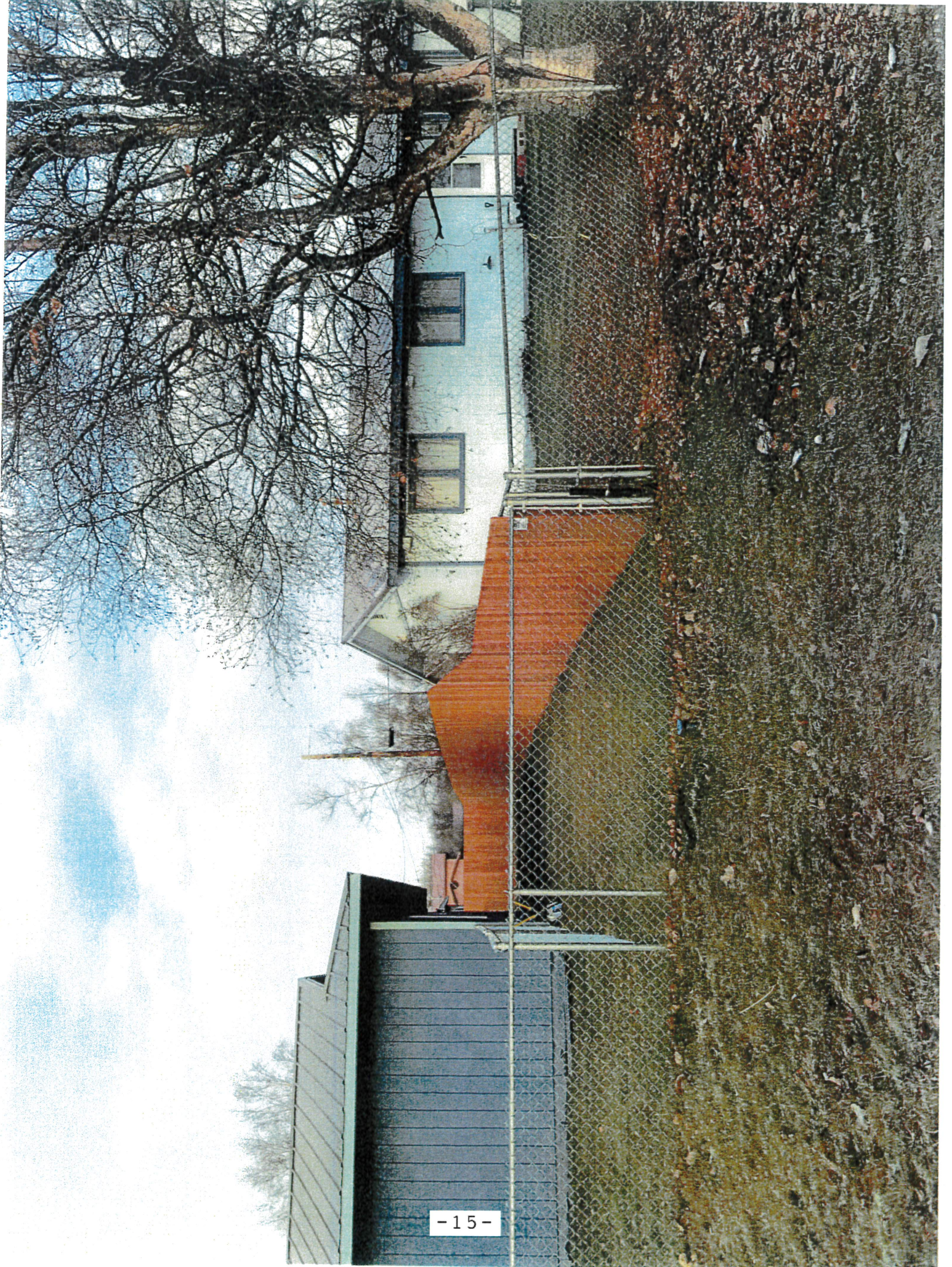
The intent of the General District is to set out regulations in this title within each district that shall be the minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided.

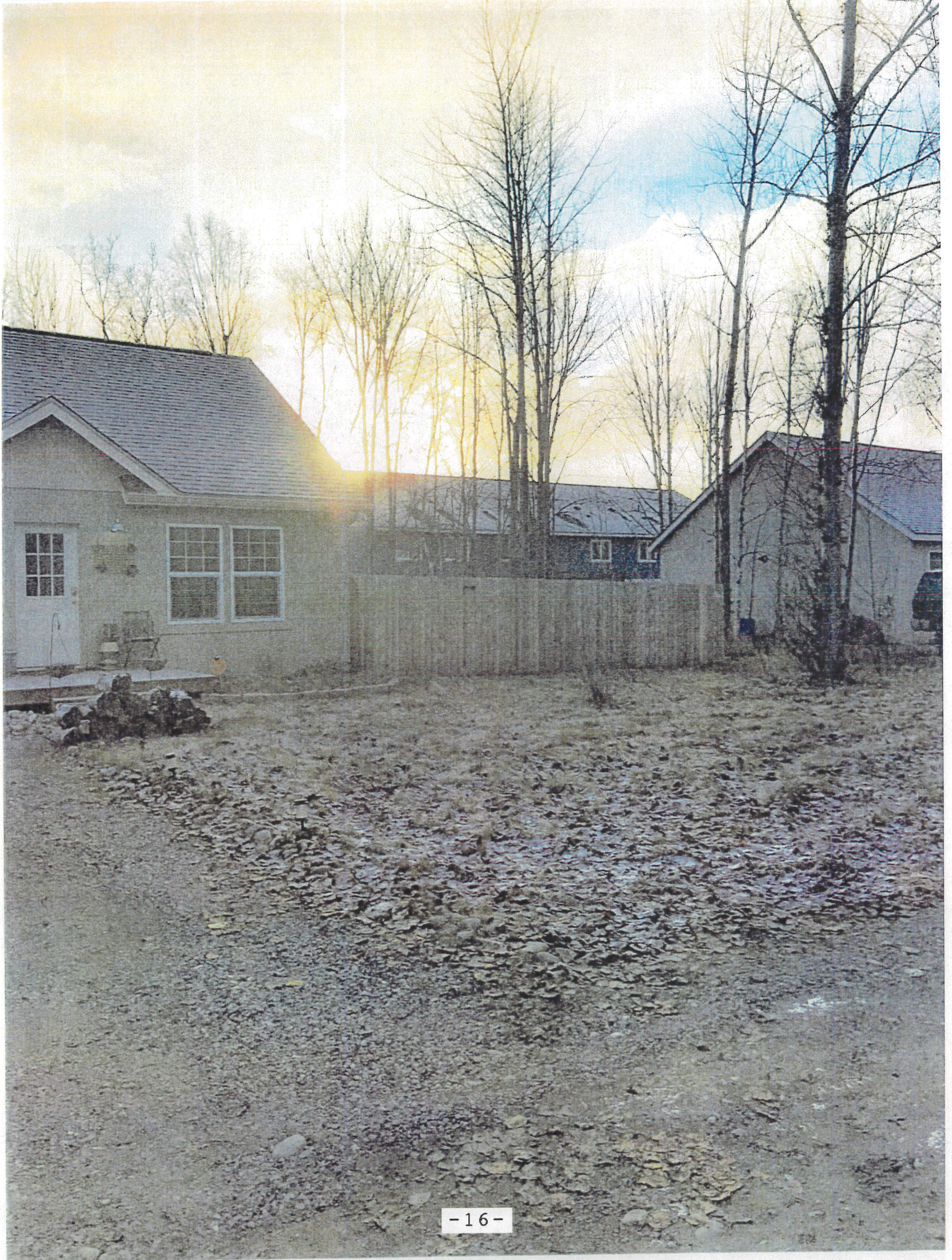
The review of Title 17 ensures compatible land use regulations and identifies any inconsistencies and necessary amendments. Please be prepared to discuss what changes are needed to meet current zoning conditions.

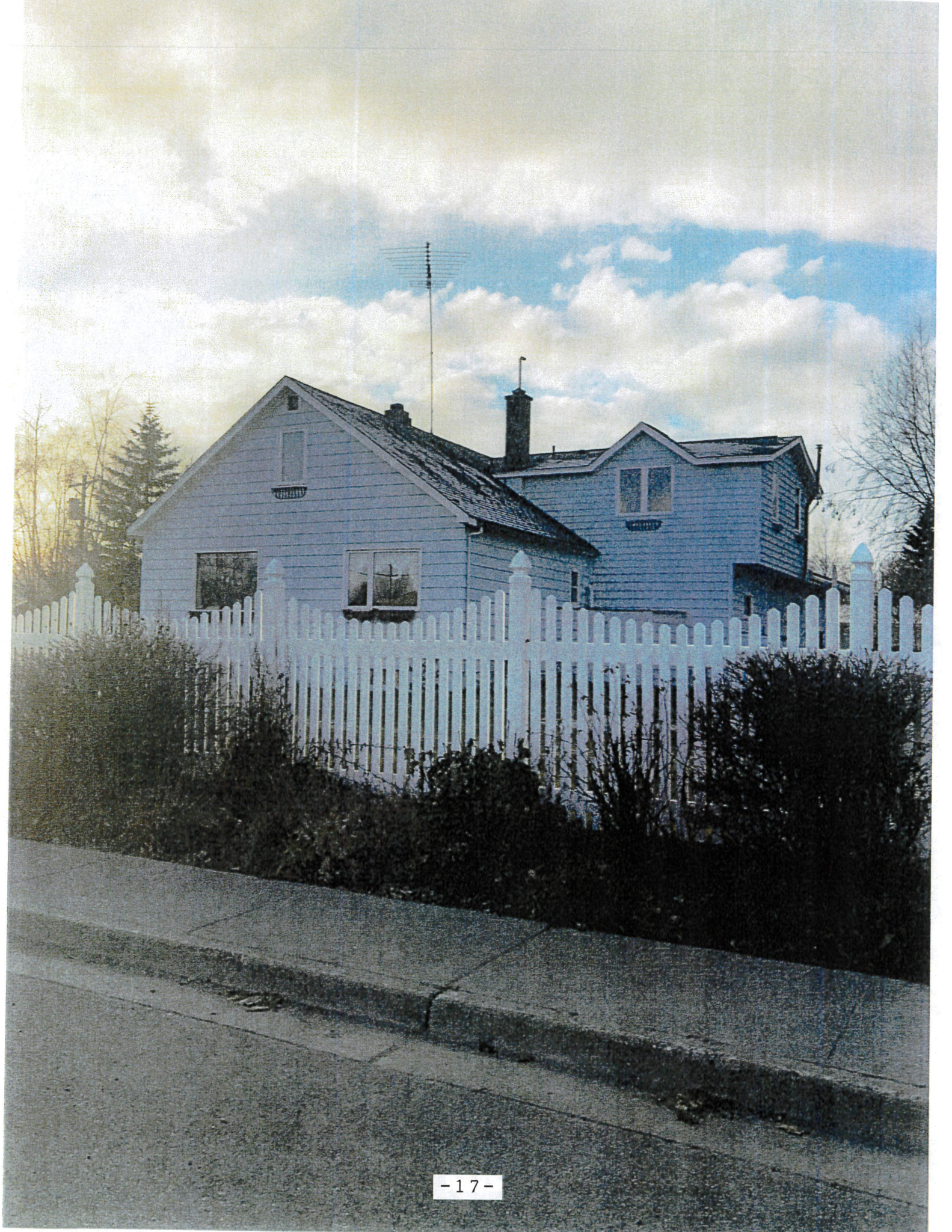
Recommendation: Review Palmer Municipal Code Chapter 17.60 General Regulations and provide comments where necessary should further action be requested.



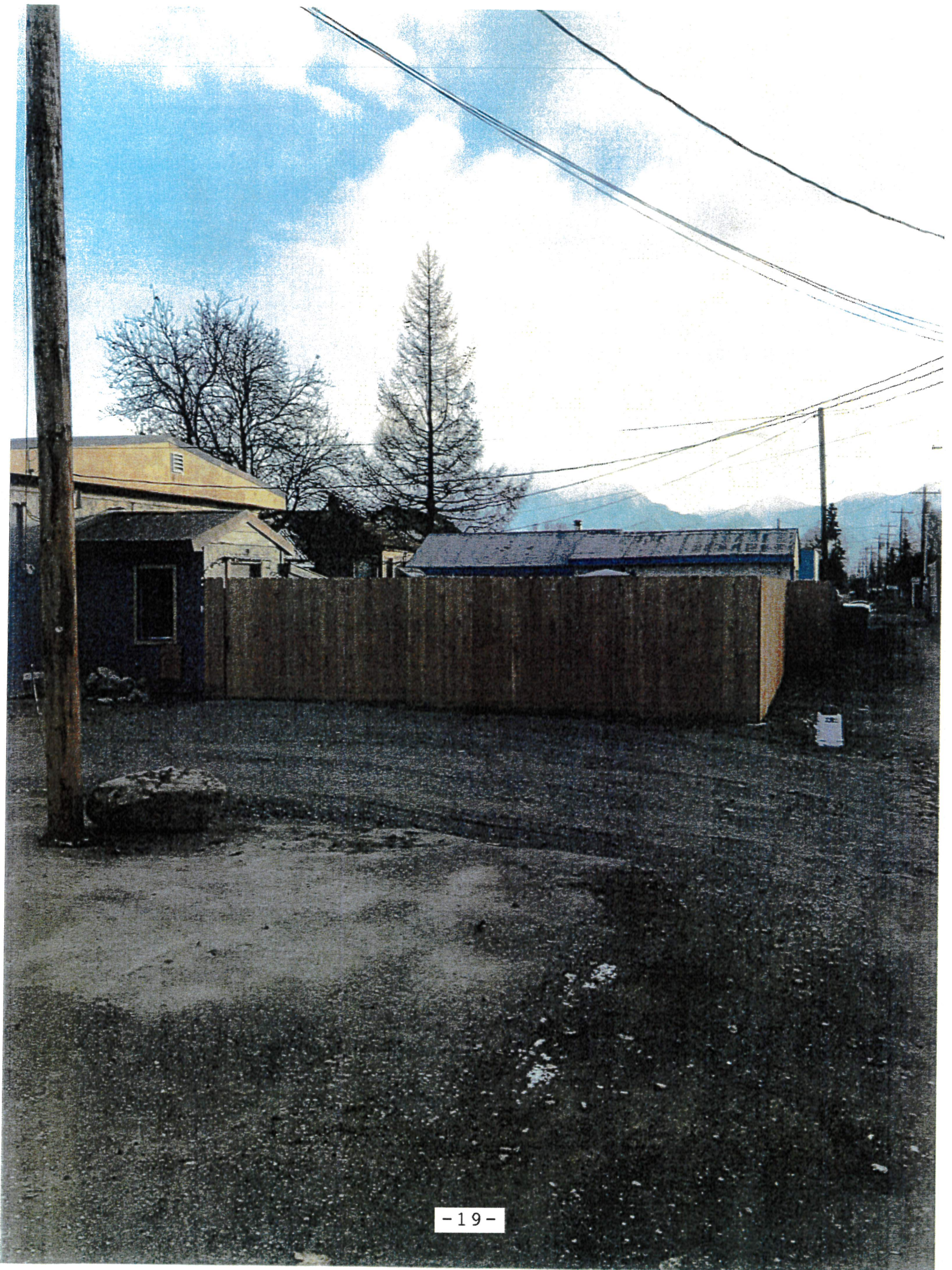


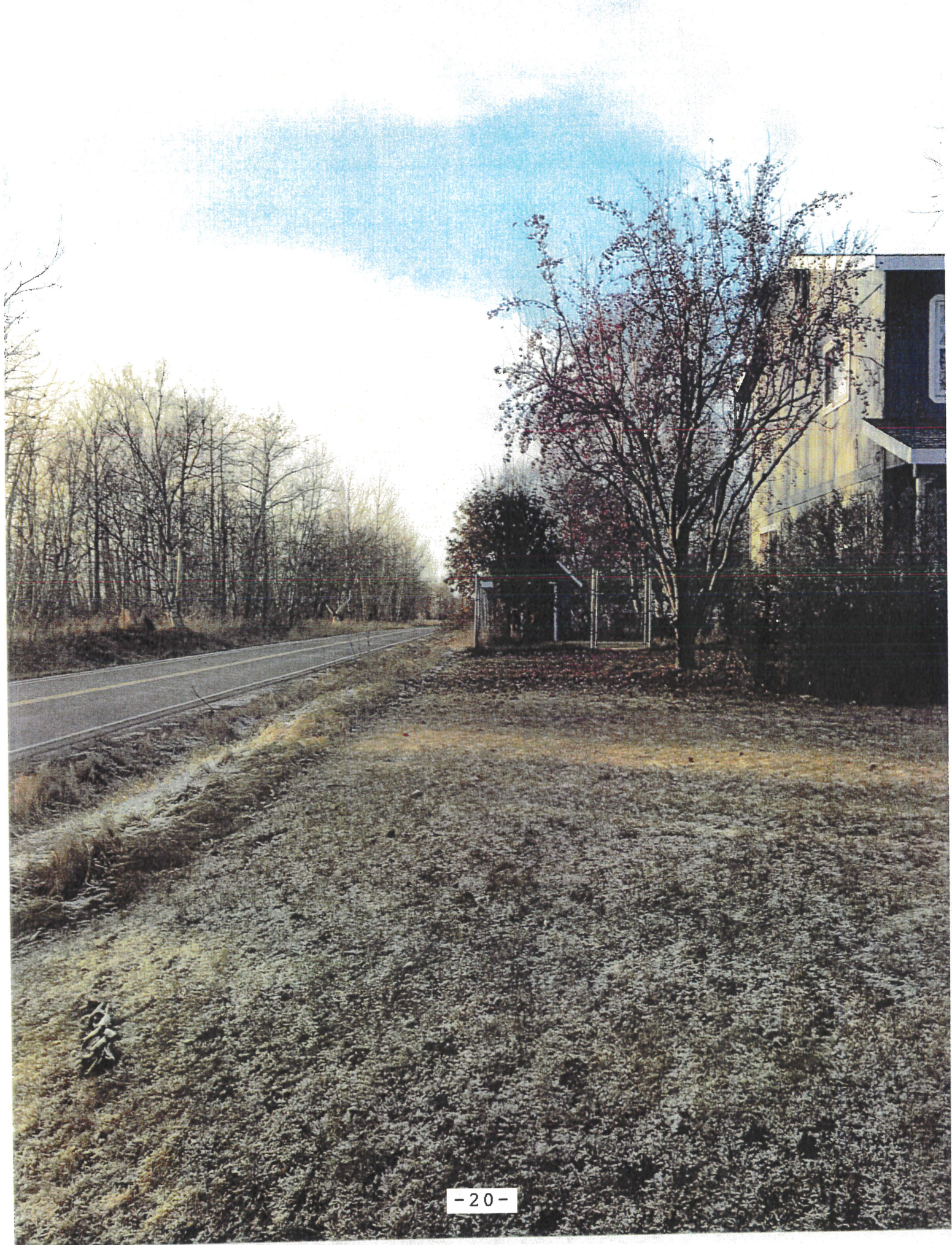




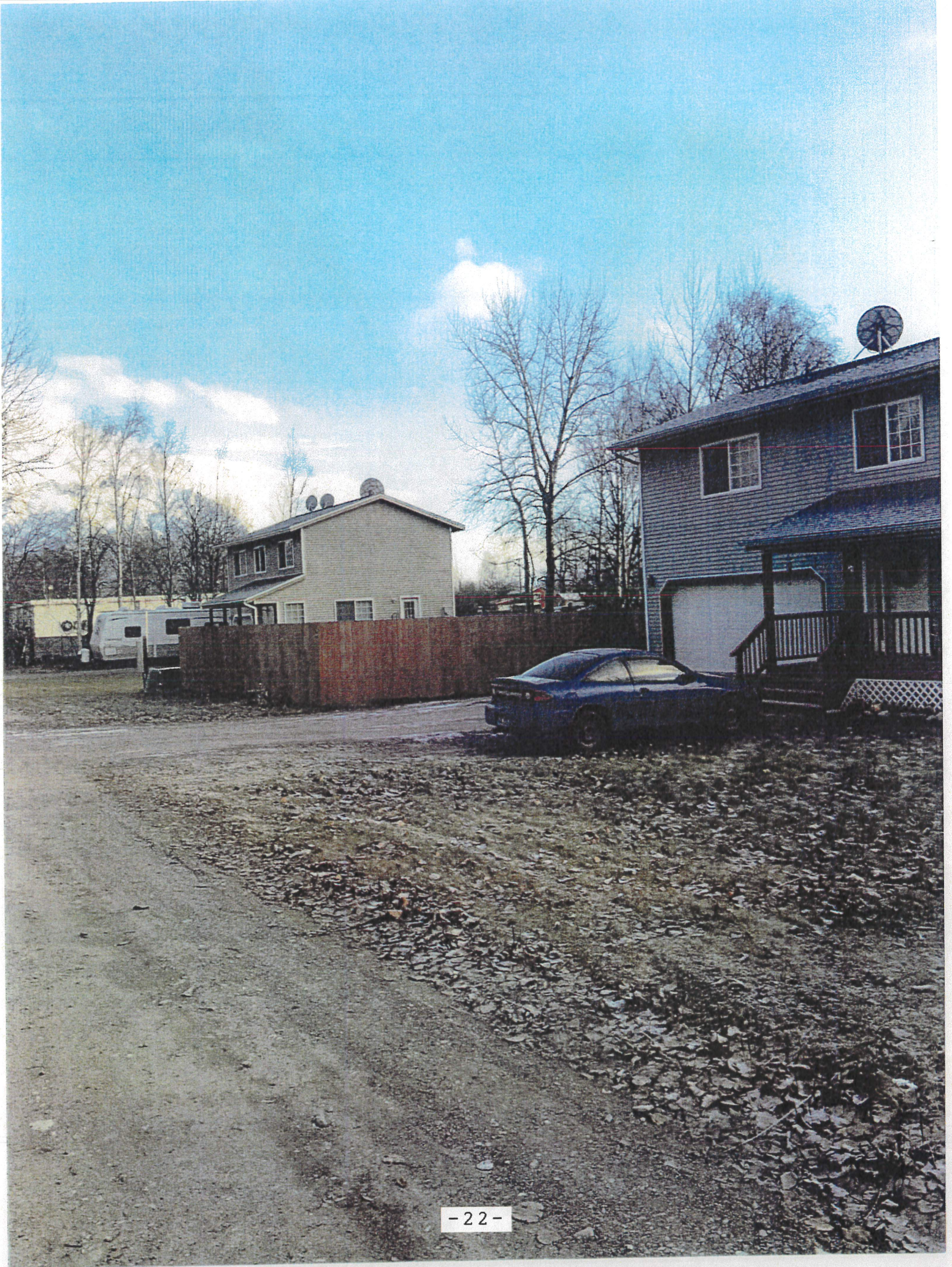












Chapter 17.60
GENERAL DISTRICT REGULATIONS

Sections:

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

17.60.010 Application of regulations.

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

17.60.020 Conformity of building and land uses.

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

17.60.030 Conformity of open spaces.

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

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

17.60.040 Buildings to have access.

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

17.60.050 Projections into required yards.

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

A. Paved terraces may project into required front, side or rear yards; provided, that no structures placed there violate other requirements of this title;

B. Unroofed landings and stairs may project into required rear yards only;

C. Cornices, eaves and similar incidental architectural features may project not more than two feet into any required yard;

D. An accessory building not exceeding 14 feet in height may be permitted to occupy a rear yard; provided, that no more than one-third of the total area of such rear yard shall be so occupied;

E. Every building erected after January 17, 1978, shall be located on a lot as defined in PMC 17.08.255;

F. In residential districts, an enclosed porch or arctic entry, including their roofs, may project into a required front or rear yard not more than five feet if the enclosed porch or arctic entry is no larger than 35 square feet of gross floor area and there is no other practicable location for such an entrance on the structure. This provision is restricted to dwellings constructed before January 1, 1986;

G. In residential districts, the installation of handicapped accessible ramps with handrails in any required setback:

1. These ramps may be roofed but not fully enclosed; and
2. Shall be constructed in accordance with Section 405, Ramps, of International Code Council ICC A117.1-2009. (Ord. 16-001 § 4, 2016; Ord. 454 § 4, 1992)

17.60.055 Exceptions for setback requirements.

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

17.60.057 Amnesty for setback encroachments.

- A. Certain technical setback violations exist on residential properties throughout the city of Palmer. In some cases, these violations have existed compatibly with the surrounding neighborhoods for 25 or more years with no known adverse impacts to public health, safety or welfare.
- B. In such cases, the city's existing amnesty program provides a mechanism for excusing full compliance with city setback regulations for certain minor violations existing on or before adoption of the current zoning code.
- C. To qualify as eligible for amnesty for certain setback violations, the following standards must be strictly satisfied:

1. The building or structure must be pre-existing and have been issued a building permit prior to construction;
2. The area or dimensional requirement involves front, rear, and/or side yard setbacks;
3. The building or structure complies with all other aspects of Palmer planning and zoning regulations. Such encroachments may be deemed "de minimis" as prescribed above and are determined to be "lawfully nonconforming";
4. The city has a record of a statement that the present property owner had no personal knowledge of any violation of the requirements of this section prior to substantial completion of the structure;
5. The city building inspector or a licensed architect has certified in writing that the encroachment conforms to the requirements of PMC Title 15 and State of Alaska Fire and Life Safety Regulations;
6. The city has received an as-built survey of the property that is the subject of the application, prepared and stamped by a land surveyor registered in the state of Alaska, which shows the location and dimensions of all structures on the property at the date of application, and the distances between structures and between the structures and the lot lines of the property;
7. The city has on file a copy of each plat note that applies to the property; and
8. Upon receiving a complete application:
 - a. The zoning administrator shall within five days mail notice of the application to each record owner of any property that immediately adjoins the property on which the encroachment is located, requesting written comment on the application within 10 calendar days of the date of the notice.
 - b. Within five days following the conclusion of the comment period, the zoning administrator shall issue a written determination whether the encroachment meets the standards for amnesty under this subsection. The zoning administrator may impose such conditions on the requested amnesty as the zoning administrator determines are appropriate to protect the general welfare.
 - c. A determination under this subsection shall describe the type and dimensions of the encroachment, and shall include a copy of the as-built survey that was submitted with the application for registration.

- D. In accordance with PMC 17.68.050, no such structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity;
- E. In accordance with PMC 17.68.050, should such structure be destroyed by any means to an extent of more than 60 percent of its assessed value at time of destruction, it shall not be reconstructed except in conformity with the provisions of this title. (Ord. 15-021 § 3, 2015)

17.60.070 Fences and walls.

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

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

17.60.075 Garage or yard sales.

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

17.60.080 Future street width lines.

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

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

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

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

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

(Ord. 454 § 4, 1992)

17.60.090 Rules for tall structures.

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

The Palmer Municipal Code is current through Resolution 21-033, passed September 14, 2021.

Chapter 17.08
DEFINITIONS

17.08.004 Accessory.

"Accessory," as applied to a use or a building or a structure, means customarily subordinate or incidental to, and located on the same lot with a principal use, building or structure. (Ord. 454 § 4, 1992)

* Code reviser's note: Ord. 21-002 added a new PMC 17.08.005. This section, formerly PMC 17.08.005, has been editorially renumbered to preserve alphabetization.

17.08.005 Accessory dwelling unit (ADU).

"Accessory dwelling unit (ADU)" means a subordinate dwelling unit added to, created within, or detached from a single-family structure, that provides basic requirements for living, sleeping, eating, cooking and sanitation. It may be attached to, or detached from, the principal dwelling unit. (Ord. 21-002 § 3, 2021; Ord. 07-026 § 3, 2007. Formerly 17.08.006)

17.08.006 Accessory use.

"Accessory use" means a use of land found on the same parcel as the principal use but that is subordinate and incidental. Accessory uses may be less subordinate and incidental by floor space devoted to use, economic importance of the use to operation, the number of customers/visitors and whether the accessory use serves the purpose of the principal use. (Ord. 21-002 § 4, 2021)

17.08.007 Adult.

"Adult" means a person 18 years of age or older. (Ord. 489 § 3, 1995)

17.08.008 Agriculture.

"Agriculture" means the production, keeping or maintenance for sale, lease or personal use, of plants and animals useful to man, including, but not limited to, forages and seed crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats, exotic animals or any mutations thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fruits of all kinds, including grapes, nuts and berries; vegetables, nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program. (Ord. 457 § 3, 1993)

17.08.010 Agricultural building.

"Agricultural building" means a building used to shelter farm implements, hay, grain, poultry, livestock or other farm produce in which there is no human habitation and which is not used by the public. (Ord. 454 § 4, 1992)

17.08.012 Agricultural products.

"Agricultural products" includes, but is not limited to, crops; fruit; vegetables; floriculture; herbs; forestry; livestock and livestock products; horticultural specialties; maple sap, etc. (Ord. 12-005 § 5, 2012)

17.08.014 Agriculturally related products.

"Agriculturally related products" means items sold at a farm market or stand to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting farming in Alaska. (Ord. 12-005 § 5, 2012)

17.08.015 Alley.

"Alley" means a permanent service right-of-way providing a secondary means of access to abutting properties. (Ord. 454 § 4, 1992)

17.08.020 Alteration.

"Alteration" means any change, addition or modification in the construction, location or use classification. (Ord. 454 § 4, 1992)

17.08.025 Apartment.

"Apartment" means any building or portion thereof which is designed, built, rented, leased, let or hired out to be occupied, or which contains dwelling units for three or ~~more~~ ^{two} families living independently of each other. (Ord. 454 § 4, 1992)

17.08.030 Area, building.

"Building area" means the total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings, exclusive of steps. (Ord. 454 § 4, 1992)

17.08.032 Assisted living home.

"Assisted living home" means a residential facility, currently and duly licensed by the state of Alaska as an assisted living home, which combines housing, food service, general protective oversight and personalized assistance with the activities of daily living tasks such as eating, bathing, dispensing of medicines, housekeeping and other tasks. (Ord. 05-042 § 3, 2006)

17.08.035 Automobile wrecking.

"Automobile wrecking" means the dismantling of used motor vehicles or trailers, or the storage or sale of parts from dismantled or partially dismantled, obsolete or wrecked vehicles. (Ord. 454 § 4, 1992)

17.08.037 Babysitting.

"Babysitting" means providing care and supervision of children in a dwelling for compensation on an occasional basis. Babysitting is a home occupation. (Ord. 489 § 3, 1995)

17.08.040 Borough.

"Borough" means the Matanuska Susitna Borough. (Ord. 454 § 4, 1992)

17.08.041 Brewery.

A "brewery" is duly licensed by the state of Alaska, where beer is manufactured and bottled or barreled for sale. (Ord. 21-002 § 5, 2021)

17.08.042 Brewpub.

"Brewpub" means a brewery, duly licensed by the State of Alaska, and restaurant that serves food and brews a maximum of 50,000 gallons of beer on the premises in one calendar year. (Ord. 21-002 § 6, 2021; Ord. 09-001 § 3, 2009. Formerly 17.08.041)

17.08.045 Building.

"Building" means any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind. (Ord. 454 § 4, 1992)

17.08.050 Building, existing.

"Existing building" means a building erected prior to January 17, 1978, or one for which a legal building permit has been issued. (Ord. 454 § 4, 1992)

17.08.055 Building height.

"Building height" means the vertical distance from the average elevation of the finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof. (Ord. 454 § 4, 1992)

17.08.060 Building line.

"Building line" means a line set by ordinance establishing minimum distance from the street. (Ord. 454 § 4, 1992)

17.08.065 Building official.

"Building official" means the officer charged with the administration and enforcement of the building code. (Ord. 454 § 4, 1992)

17.08.070 Building, principal or main.

"Principal or main building" means a building in which is conducted the principal or main use of the lot of which said building is situated. (Ord. 454 § 4, 1992)

17.08.071 Building, storage.

"Storage building" means a building or structure that is not on a permanent foundation, is capable of being moved and is used as an accessory use to a primary use and is not occupied. (Ord. 21-002 § 7, 2021)

17.08.072 Building, temporary.

"Temporary building" means a building or structure that is not on a permanent foundation, is capable of being immediately moved and is an occupied structure. (Ord. 21-002 § 8, 2021)

17.08.074 Campground.

"Campground" means an area for the use of a temporary structure, tent, cabins, camping and camping trailers. (Ord. 454 § 4, 1992)

17.08.075 Caretaker dwelling unit.

"Caretaker dwelling unit" means a permanent residence, secondary and accessory to an existing allowed use for persons employed on site for purposes of care and protection of property, plants, animals, equipment, or other circumstances on site or on contiguous lots under the same ownership. (Ord. 21-002 § 9, 2021)

17.08.076 Central business district.

"Central business district (CBD)" means an overlay district created to assist Palmer to promote and protect the public health, safety, comfort, character, convenience and general welfare, as well as encourage economic growth in the downtown core both commercially and residentially. The boundaries are those described in PMC 17.30.050(A)(5). (Ord. 21-001 § 3, 2021)

17.08.077 Child.

"Child" means a person under 18 years of age. (Ord. 489 § 3, 1995)

17.08.078 Child care facility.

"Child care facility" means a facility wherein care, supervision, education and/or special needs care is provided for more than six children. (Ord. 489 § 3, 1995)

17.08.080 Church.

"Church" means a building or structure, or groups of buildings or structures, which by use or design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith. (Ord. 454 § 4, 1992)

17.08.085 City.

"City" means the city of Palmer. (Ord. 454 § 4, 1992)

17.08.090 Clerk.

"Clerk," other than city clerk, means the clerk of the commission. (Ord. 454 § 4, 1992)

17.08.091 Commercial parking.

"Commercial parking" means a parking lot or parking garage that is designed, used or intended to be used for the parking of motor vehicles outside the street right-of-way. Commercial parking areas are used, rented or leased to the general public, customers or residents of a development, or are provided as public parking for persons commuting to another location, such as a park-and-ride lot. This use does not include parking lots or garages which are constructed as required for another permitted use. (Ord. 21-002 § 10, 2021)

17.08.095 Commission.

"Commission" means the city planning and zoning commission. (Ord. 454 § 4, 1992)

17.08.100 Common area.

"Common area" means an area or space designed for joint use of tenants occupying mobile home developments, apartment complexes, condominiums or the like. (Ord. 454 § 4, 1992)

17.08.105 Community system (water or sewage).

"Community system (water or sewage)" means a central system which services all living units and is not publicly owned. (Ord. 454 § 4, 1992)

17.08.110 Conditional use permit.

"Conditional use permit" means a provision which allows for flexibility within the zoning ordinance by permitting certain specified uses in zoning districts after additional controls and safeguards are applied by the commission to ensure their compatibility with permitted principal uses. (Ord. 454 § 4, 1992)

17.08.111 Conex.

"Conex" means a large, steel-reinforced reusable container principally used for intermodal shipping of cargo and equipment. (Ord. 21-002 § 11, 2021)

17.08.113 Day care.

"Day care" means providing care and supervision services for compensation between 6:00 a.m. and 10:00 p.m. (Ord. 489 § 3, 1995)

17.08.115 Density.

"Density" means the number of dwelling units per gross - 29 - any residential development. (Ord. 454 § 4, 1992)

17.08.117 District.

"District" means a portion of the city within which:

1. Certain uses of land and buildings are permitted or prohibited;
2. Certain yards and other open spaces may be required;
3. Certain height limits are established for buildings, all as set forth and specified in this title. (Ord. 05-018 § 3, 2005)

17.08.120 Driveway.

"Driveway" means a minor private way used by vehicles and pedestrians on a lot or for common access to a small group of lots or common facilities. (Ord. 454 § 4, 1992)

17.08.125 Dwelling.

"Dwelling" means a building designed or used exclusively as the living quarters for one or more families. (Ord. 454 § 4, 1992)

17.08.130 Dwelling, factory-built.

"Factory-built dwelling" means a detached single-family dwelling designed for long-term human habitation and having complete living facilities, and being at least 900 square feet in size, constructed and fabricated into one or more sections at a factory and designed to be jointed at location of use on a permanent foundation. (Ord. 454 § 4, 1992)

17.08.135 Dwelling, multiple-family.

"Multiple-family dwelling" means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided. (Ord. 454 § 4, 1992)

17.08.140 Dwelling, one-family or single-family.

"One-family dwelling" or "single-family dwelling" means a detached building constructed on a permanent foundation, designed for long-term human habitation exclusively by one family, having complete living facilities and constituting one dwelling unit. (Ord. 454 § 4, 1992)

17.08.145 Dwelling, prefabricated.

"Prefabricated dwelling" means a detached single-family dwelling designed for long-term habitation and having complete living facilities fabricated at a factory into component parts which are assembled at location of use on a permanent foundation. (Ord. 454 § 4, 1992)

17.08.150 Dwelling, two-family.

"Two-family dwelling" means a detached building designed for or occupied exclusively by two families and constituting two dwelling units. (Ord. 454 § 4, 1992)

17.08.155 Dwelling unit.

"Dwelling unit" means a structure or portion thereof providing independent and complete cooking, living, sleeping and toilet facilities for one family. (Ord. 454 § 4, 1992)

17.08.160 Easement.

"Easement" means a right given by the owner of land to another party for specific limited use of that land. (Ord. 454 § 4, 1992)

17.08.165 Enforcing agency.

"Enforcing agency" means the city or its designee. (Ord. 454 § 4, 1992)

17.08.170 Family.

"Family" means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a roominghouse, club, fraternity house or hotel. (Ord. 454 § 4, 1992)

17.08.172 Family child care.

See "Home child care." (Ord. 489 § 3, 1995)

17.08.175 Fence.

"Fence" means a barrier, which is constructed of one or more of the following materials, or combinations thereof:

- A. Wood;
- B. Metal;
- C. Fiberglass; or
- D. Masonry materials. (Ord. 10-014 § 3, 2010; Ord. 454 § 4, 1992)

17.08.180 Floor area, gross.

"Gross floor area" means the total area of all floors of a building as measured to the outside surfaces of exterior walls and including halls, stairways, elevator shafts, attached garages, porches and balconies. (Ord. 454 § 4, 1992)

17.08.185 Frontage.

"Frontage," or "front," of a lot is the side nearest the street. For the purposes of determining yard requirements on corner lots and through lots, each side of a lot adjacent to a street shall be considered frontage, and yards shall be provided as indicated under "yards" in this title. (Ord. 454 § 4, 1992)

17.08.190 Garage.

"Garage" means a building or portion thereof in which motor vehicles containing gasoline, distillate or other volatile, flammable liquids are stored. (Ord. 454 § 4, 1992)

17.08.195 Garage, repair.

"Repair garage" means any building or premises which may be designed and used for the purposes of performing major automotive mechanical repairs and body work and other customary and incidentally related activities. (Ord. 454 § 4, 1992)

17.08.196 Garage or yard sale.

"Garage or yard sale" means the sale of new, used or secondhand items or personal property at premises that are zoned residential, to include without limitation, R-1, R-1E, R-2, R-3, and R-4. This definition includes the terms "garage sale," "yard sale," "flea sale," "porch sale," "lawn sale," "attic sale," "basement sale," "rummage sale," "flea market sale," etc. The definition does not include the sale of four or fewer specific items where the specific items have been individually advertised for sale. (Ord. 05-034 § 3, 2005)

17.08.200 Grade (ground level).

"Grade (ground level)" means the average level of the finished ground at the center of all walls to a building. In case walls are parallel to and within five feet of a public sidewalk, the ground level shall be measured at the sidewalk. (Ord. 454 § 4, 1992)

17.08.205 Guest room.

"Guest room" means any room in a hotel, dormitory, boarding or lodging house used and maintained to provide sleeping accommodations. Each 100 square feet or fraction thereof of floor area used for sleeping purposes shall be considered to be a separate guest room. (Ord. 454 § 4, 1992)

17.08.207 Handicap.

"Handicap" means, with respect to a person:

1. A physical or mental impairment which substantially limits one or more of such person's major life activities;
2. A record of having such an impairment; or
3. Being regarded as having such an impairment, but such term does not include current, illegal use or addiction to a controlled substance (as defined from time to time in 21 U.S.C. Section 802). (Ord. 489 § 3, 1995)

17.08.208 Handicapped accessible ramps.

"Handicapped accessible ramps" means a walking surface that is part of a route providing access to a building for persons with limited mobility and providing a reasonable accommodation under the Fair Housing Act and the Americans with Disabilities Act. (Ord. 16-001 § 3, 2016)

17.08.210 Health authority.

"Health authority" means the Alaska Department of Health and Social Services. (Ord. 454 § 4, 1992)

17.08.217 Home based commercial business.

"Home based commercial business" means an activity conducted for profit by the residents of a property in a rural residential district which has received a conditional use permit for operation of the business. The business shall be secondary to the use of the dwelling for living purposes and shall be conducted in a manner that does not reasonably interfere with the primary residential character of the area. (Ord. 12-004 § 3, 2012)

17.08.218 Home child care.

"Home child care" means providing care and supervision for not more than six children total. Home child care is a home occupation. (Ord. 489 § 3, 1995)

17.08.220 Home occupation.

"Home occupation" means an accessory use customarily conducted within a dwelling by the residents thereof, which is clearly secondary to the use of the dwelling for living purposes and does not change the character thereof or have any exterior evidence of such secondary use other than a nameplate or sign not to exceed four square feet in area. (Ord. 552 § 3, 1999; Ord. 454 § 4, 1992)

17.08.222 Home special needs care.

"Home special needs care" means providing special needs care for not more than five people for compensation in a dwelling. Home special needs care is a home occupation. (Ord. 489 § 3, 1995)

17.08.223 Hospice facility.

"Hospice facility" means a facility where terminally ill individuals and their families receive support services from a team of health care providers and others to meet their physical, psychological, social, emotional, and spiritual needs. (Ord. 05-042 § 3, 2006)

17.08.225 Hospital.

"Hospital" means an institution providing health services and medical or surgical care to persons, primarily inpatients, suffering from physical and mental illnesses, disease, injury, deformity and other abnormal physical conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities. (Ord. 05-042 § 4, 2006; Ord. 454 § 4, 1992)

17.08.230 Hotel.

"Hotel" means any building, containing six or more rooms, intended or designed to be used, rented or hired out, or to be occupied for sleeping purposes only by transients. (Ord. 454 § 4, 1992)

17.08.235 Housing.

"Housing" means living units, dwellings and/or other structures that shelter or cover. (Ord. 454 § 4, 1992)

17.08.240 Junk.

"Junk" means any worn out, wrecked, scrapped, partially or fully dismantled discarded tangible material, combination of such materials or items, including motor vehicles that are inoperable or not currently registered for operation upon the public roads of Alaska; also machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot, without further alternation and reconditioning, be used for their original purpose. (Ord. 454 § 4, 1992)

17.08.245 Junkyard.

See "Salvage yard." (Ord. 454 § 4, 1992)

17.08.247 Large retail establishment.

"Large retail establishment" means one or more buildings located on a single parcel that are used or intended for use principally for the retail sale of merchandise, and whose total building(s) footprint exceeds 20,000 square feet. "Large retail establishment" includes without limitation general merchandise retailers, warehouse and club retailers, superstores, discount stores, outlet stores, second-hand stores, and thrift stores. (Ord. 606 § 3, 2004)

17.08.250 Loading space.

"Loading space" means a space located on premises for pickup and delivery at the premises. Required off-street loading space shall not be included as off-street parking space in computation of required off-street parking space. (Ord. 454 § 4, 1992)

17.08.255 Lot.

"Lot" means a parcel of land shown as an individual unit on the most recent plat of record. (Ord. 454 § 4, 1992)

17.08.260 Lot, corner.

"Corner lot" means a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees. (Ord. 454 § 4, 1992)

17.08.265 Lot depth.

"Lot depth" means a mean horizontal distance between the front and rear property lines of a lot, measured in the general direction of its side property lines. (Ord. 454 § 4, 1992)

- 17.08.270 Lot, front.
The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and double frontage lots, all sides of a lot adjacent to the streets shall be considered frontage. (Ord. 454 § 4, 1992)
- 17.08.275 Lot line, front.
"Front lot line" means a line separating the lot from the street. (Ord. 454 § 4, 1992)
- 17.08.280 Lot line, rear.
"Rear lot line" means the line that is opposite and most distant from the front lot line, and in the case of an irregular, triangular or gore-shaped lot, a line not less than 10 feet in length, within a lot, parallel to and at the maximum distance from the front lot line. (Ord. 454 § 4, 1992)
- 17.08.285 Lot line, side.
"Side lot line" means any lot boundary line not a front lot line or rear lot line. (Ord. 454 § 4, 1992)
- 17.08.290 Lot width.
"Lot width" means the distance between straight lines connecting front and rear lot lines at each side of the lot, measured between the midpoints of such lines. (Ord. 454 § 4, 1992)
- 17.08.291 Marijuana cultivation facility.
"Marijuana cultivation facility" means an entity registered to cultivate, prepare, and package marijuana and to sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers. (Ord. 21-004 § 3, 2021)
- 17.08.292 Marijuana manufacturing facility.
"Marijuana manufacturing facility" means an entity registered to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers. (Ord. 21-004 § 4, 2021)
- 17.08.293 Marijuana retail store.
"Marijuana retail store" means an entity registered to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities, and to sell marijuana and marijuana products to consumers. (Ord. 21-004 § 5, 2021)
- 17.08.294 Marijuana testing facility.
"Marijuana testing facility" means an entity registered to analyze and certify the safety and potency of marijuana. (Ord. 21-004 § 6, 2021)
- 17.08.295 Mental health facility.
"Mental health facility" means a facility or institution for diagnosing, treating, caring for or counseling people requiring mental health services in confinement. (Ord. 489 § 4, 1995; Ord. 454 § 4, 1992)
- 17.08.296 Microbrewery.
"Microbrewery" means a brewery, duly licensed by the state of Alaska, that brews a maximum of 15,000 gallons of beer on the premises in one calendar year. (Ord. 19-015 § 3, 2019)
- 17.08.297 Mixed use.
"Mixed use" means a type of development that combines residential, commercial and/or office uses within a commercial district into one development or building. (Ord. 05-026 § 3, 2005)
- 17.08.300 Mobile home.
"Mobile home" means a detached single-family dwelling designed for long-term human habitation and having complete living facilities, constructed and fabricated into a complete unit at a factory and capable of being transported to location of use on its own chassis and wheels, identified by a model number and serial number by its manufacturer, and designed primarily for placement on an impermanent foundation. (Ord. 454 § 4, 1992)
- 17.08.305 Mobile home park.
"Mobile home park" means any parcel or adjacent parcels of land in the same ownership which is utilized for occupancy by two or more mobile homes. (Ord. 454 § 4, 1992)

17.08.310 Motel.

"Motel" means a group of attached or detached buildings containing individual sleeping or living units with at least one parking space for each unit located on the same premises and convenient to each unit, all for the temporary use by automobile tourists and transients. "Motel" includes auto courts and motor lodges. (Ord. 454 § 4, 1992)

17.08.316 Nonconforming use.

"Nonconforming use" means a use of land or structure, which was lawfully existing immediately before the provisions of this title or its amendments became applicable to such land or structure, but which use did not conform to the provisions of this title or its amendments when these provisions became applicable to such use or structure and which use has continued to be used without cessation, discontinuance or abandonment for the periods set out in Chapter 17.68 PMC. (Ord. 609 § 4, 2004)

17.08.320 Nursing home.

"Nursing home" means a facility managed, supervised, or in the general care of a nursing home administrator currently and duly licensed as such by the state of Alaska, which facility is operated in connection with a hospital or in which nursing care, intermediate care, and medical services are prescribed by or performed under the general direction of persons licensed to practice medicine or surgery with the state for the accommodation of convalescents or other persons who are not acutely ill but who do require skilled or intermediate nursing care and related medical services; the term "nursing home" is restricted to those facilities the purpose of which is to provide skilled or intermediate nursing care and related medical services for a period of not less than 24 hours a day to individuals admitted because of illness, disease or physical or mental infirmity. (Ord. 05-042 § 3, 2006)

17.08.325 Park.

"Park" means a publicly owned area for recreational use by persons of all ages. (Ord. 454 § 4, 1992)

17.08.330 Parking, public.

"Public parking" means a structure or an open area, other than a street, alley or other right-of-way, used for the temporary parking of automobiles and available for public use whether free, for compensation or as an accommodation for clients or customers. (Ord. 454 § 4, 1992)

17.08.335 Parking space, off-street.

"Off-street parking space" means a space located off any street, alley or other right-of-way which is adequate for parking an automobile with room for opening both doors of it and adequate maneuvering room on a parking lot with access to a public street or alley. (Ord. 454 § 4, 1992)

17.08.340 Person.

"Person" means a natural person, his or her heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid, and the trustee, grantor and trustor of a trust. (Ord. 454 § 4, 1992)

17.08.345 Planned unit development.

"Planned unit development" means a group or combination of certain specified residential, commercial or industrial uses to be developed as a functional unit, the plan for which may not conform to the regulations established in any one or more zoning districts with respect to lot size, bulk, type of use, density, lot coverage, height or required open space. (Ord. 454 § 4, 1992)

17.08.350 Plat.

"Plat" means any map, plan or chart of a city, town, section or subdivision indicating the location and boundaries of individual properties. (Ord. 454 § 4, 1992)

17.08.355 Playground.

"Playground" means a publicly owned area for recreational use primarily by children. (Ord. 454 § 4, 1992)

17.08.360 Plot.

"Plot" means a parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or metes and bounds. (Ord. 454 § 4, 1992)

17.08.363 Power plant.

"Power plant" means a facility used for generating electricity, an industrial complex where power, especially electricity, is generated from another source of energy, 34 gas, coal, nuclear reactions, flowing water, wind, solar, or other natural resource. (Ord. 10-015 § 3, 2010)

17.08.365 Private street.

"Private street" means a private way which affords principal means of access to abutting individual lots and auxiliary buildings. (Ord. 454 § 4, 1992)

17.08.368 Preschool.

"Preschool" means providing day care with or without educational services for children not yet attending elementary school; includes nursery school and kindergarten. (Ord. 489 § 3, 1995)

17.08.370 Property line.

"Property line" means a demarcation limit of a lot dividing it from other lots or parcels of land. (Ord. 454 § 4, 1992)

17.08.375 Public street.

"Public street" means a public way which affords principal means of access to abutting properties and is dedicated to the public. (Ord. 454 § 4, 1992)

17.08.380 Residential care facility.

"Residential care facility" means a place which provides 24-hour care for one or more people who are not related by blood, marriage or legal adoption to the owner or operator and includes facilities called group homes and institutions. (Ord. 489 § 4, 1995; Ord. 454 § 4, 1992)

17.08.385 Right-of-way.

"Right-of-way" means the area which is dedicated to the public over which the right of passage exists. (Ord. 454 § 4, 1992)

17.08.390 Roominghouse.

"Roominghouse" means any dwelling in which, for compensation, three or more persons whether individually or as families are housed or lodged, with or without meals. A boardinghouse, lodginghouse, tourist home or a furnished-room house shall be deemed a roominghouse. (Ord. 454 § 4, 1992)

17.08.395 Salvage yard.

"Salvage yard" means any lot, or portion of a lot, which is used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping or sale of used, discarded, wrecked or abandoned airplanes, appliances, vehicles, boats, building and building materials, machinery, equipment, or parts thereof, including, but not limited to, scrap metals, wood, lumber, plastic, fiber or other tangible materials as defined in this title under "junk." (Ord. 454 § 4, 1992)

17.08.397 School.

"School" means an educational institution providing primary and secondary structured teaching where students attend regularly, including all structures and land involved in the accomplishment of educational purposes. (Ord. 21-004 § 7, 2021; Ord. 489 § 3, 1995)

17.08.398 Senior citizen.

"Senior citizen" means an individual who is 60 years of age or older. (Ord. 05-042 § 5, 2006)

17.08.399 Senior citizen housing.

"Senior citizen housing" means housing in which each dwelling unit is occupied by individuals representing one or more of the following classifications:

A. One or more senior citizens;

B. The surviving spouse of a senior citizen who was, at the time of his or her death, living in the dwelling unit with the surviving spouse;

C. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are related to the senior citizen within two degrees of consanguinity and nieces and nephews;

D. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are essential to the care or well-being of the senior citizen.

Senior citizen housing also includes individuals who meet the eligibility requirements of a state or federal senior housing program that provides financing for projects so long as at least 80 percent of the units in the project are occupied exclusively by individuals who satisfy the requirements of subsection (A), (B), (C), or (D) of this section. (Ord. 05-042 § 6, 2006)

17.08.400 Service station.

"Service station" means a retail place of business engaged primarily in the sale of motor fuels, lubricants and other petroleum products, but also in supplying accessories and services generally required in the normal operation and maintenance of motor vehicles. The servicing of motor vehicles shall be generally limited to lubrication, nonmechanical washing, installation or replacement of accessory items, and the performance of minor automotive maintenance and repair. Body and fender work are prohibited except where specifically permitted by the regulations or by the terms of a special exception. (Ord. 454 § 4, 1992)

17.08.405 Setback.

"Setback" means the minimum horizontal distance between the front, rear and side lines of the lot, and the front, rear or side lines of the buildings. (Ord. 454 § 4, 1992)

17.08.410 Shall.

"Shall" indicates that which is required. (Ord. 454 § 4, 1992)

17.08.415 Should.

"Should" indicates that which is recommended but not required. (Ord. 454 § 4, 1992)

17.08.418 Site.

"Site" means a parcel of land consisting of one or more lots or portions thereof which is described by reference to a recorded plat or by metes and bounds. (Ord. 21-002 § 12, 2021; Ord. 454 § 4, 1992. Formerly 17.08.420)

17.08.420 Special event.

"Special event" means any kind of public celebration or event designated by the city manager and officially authorized as a special event. (Ord. 21-002 § 13, 2021)

17.08.421 Special limitation.

"Special limitation" means a provision adopted by ordinance which restricts the permitted principal uses and/or structures otherwise allowed in a zoning district or which requires compliance with site design standards not otherwise required by zoning district regulations. (Ord. 614 § 3, 2004)

17.08.422 Special needs care.

"Special needs care" means providing care, supervision and/or education for people requiring more than ordinary attention because of a physical and/or a mental handicap. (Ord. 489 § 3, 1995)

17.08.423 Special needs day care facility.

"Special needs day care facility" means a facility wherein special needs day care is provided for more than five people. (Ord. 489 § 3, 1995)

17.08.424 Special needs housing.

"Special needs housing" means a residential facility where tenants are physically or mentally disabled or are senior citizens. (Ord. 05-036 § 3, 2005)

17.08.425 Story.

"Story" means the portion of a building between any floor and the next floor above, except that the topmost story shall be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor level directly above a basement, cellar or unused floor space is more than six feet above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any point, such basement, cellar, or unused floor space shall be considered a story. (Ord. 454 § 4, 1992)

17.08.430 Street.

"Street" means a way permanently open to general use which affords the principal means of access to abutting property, such as avenue, place, drive, boulevard, highway and any other similar public thoroughfare, except an alley as defined in PMC 17.08.015. (Ord. 454 § 4, 1992)

17.08.435 Street line.

"Street line" means the line of demarcation between a street and the lot or land abutting thereon. (Ord. 454 § 4, 1992)

17.08.440 Structure.

"Structure" means anything which is constructed or erected and located on or under the ground, or attached to something fixed to the ground. (Ord. 454 § 4, 1992) - 36 -

17.08.442 Tall structure.

"Tall structure" means a structure which by its nature is tall and is not habitable or occupiable, such as an aerial, antenna, belfry, chimney, church spire, cupola, fire hose tower, flagpole, mast monument, tank, telecommunication tower and other similar structure or facility. (Ord. 630 § 3, 2004)

17.08.445 Trailer.

"Trailer" means any vehicle used or intended to be used as living or sleeping quarters for humans and which may be driven, towed or propelled from one location to another without change in structure or design, whether or not the same is supported by wheels and including trailers, trailer coaches and house cars. (Ord. 454 § 4, 1992)

17.08.450 Trailer camp, park or lot.

"Trailer camp," "park" or "lot" means any area or premises where space for two or more trailers is rented, held out for rent or for which free occupancy or camping for such number is permitted to trailers or users for the purpose of securing their trade, herein referred to as a "trailer camp," but not including automobile or trailer sales lots on which unoccupied house trailers are parked for inspection and sales. (Ord. 454 § 4, 1992)

17.08.455 Use.

"Use" means the purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained. (Ord. 454 § 4, 1992)

17.08.460 Use, principal.

"Principal use" means any main activity permitted by this title. (Ord. 454 § 4, 1992)

17.08.463 Utility substation.

"Utility substation" means a building or structure located above ground such as pump stations and equipment buildings used to transmit, distribute, or switch power, water, sewerage, natural gas, or communications signals. (Ord. 10-015 § 4, 2010)

17.08.465 Variance.

"Variance" means the relaxation of the strict application of the terms of this title. This definition shall not be construed to permit a use in any district which use is prohibited therein. (Ord. 454 § 4, 1992)

17.08.467 Winery.

"Winery" means a facility, duly licensed by the State of Alaska, where a maximum of 50,000 gallons of wine is manufactured and bottled or barreled in one calendar year, and is sold by the bottle or barrel for consumption off site. (Ord. 09-012 § 3, 2009)

17.08.470 Yard.

"Yard" means a required open space on the same lot with a principal use unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility. (Ord. 454 § 4, 1992)

17.08.475 Yard, front.

"Front yard" means a yard extending the full width of the lot across the front of a lot adjoining a public street, and from the front lot line to the nearest exterior wall of the building, front of the bay window, or front of a covered porch or other projection, whichever is nearest to the front lot line. (Ord. 454 § 4, 1992)

17.08.480 Yard, rear.

"Rear yard" means a yard extending across the rear of the lot between the inner side yard lines. In the case of double frontage lots, there will be no rear yards but only front and side yards. (Ord. 454 § 4, 1992)

17.08.485 Yard, side.

"Side yard" means a yard extending from the rear lot line of the front yard to the rear lot line, or in the absence of any clearly defined rear lot line to the point on the lot line involved with the public street. In the case of double-frontage lots, side yards shall extend from the rear lines of front yards required. If no front yard is required, the front boundary of the side yard shall be the front property line. (Ord. 454 § 4, 1992)

17.08.490 Zoning administrator.

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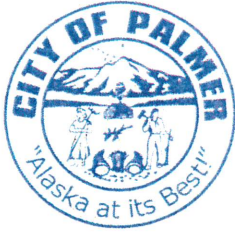
"Zoning administrator" means a city official appointed by the city manager to administer and enforce the zoning ordinance. (Ord. 454 § 4, 1992)

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New Business

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-026**

SUBJECT: Consideration of Resolution No. 21-007 Recommending City Council Approve the December 2021 Revisions and Updates to the December 2017 Official Zoning Map

AGENDA OF: November 18, 2021

ACTION: Discussion: Provide direction for staff for further corrections or approve Resolution No. 21-026 recommending City Council approval of revised and updated Palmer Zoning Map

Attachment(s):

- 1) Resolution No. 21-007
- 2) Revised Palmer Zoning Map dated December 2021 (insert)
- 3) List of changes to zoning map
- 4) Enlarged map of each area showing change made to zoning map

Summary: Palmer Municipal Code Section 17.16.040 allows for revisions to the Zoning Map from time to time as needed. In case the zoning map becomes damaged, destroyed, lost or requires changes and additions, the council may consider the advice of the commission and adopt a new zoning map, which shall replace the prior zoning map.

The updated 2021 zoning map will reflect the following changes:

- 1) Cedar Hills Properties Rezone from CL to P
- 2) CBD Boundaries updated
- 3) Alaska Life Rezone from R-3 to R-4
- 4) Food Bank Rezone from R-4 to CG

Recommendation: Review and adopt Resolution No. 21-007, recommending revisions to the December 2021 Zoning Map.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 21-007

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE THE DECEMBER 2021 REVISIONS AND UPDATES TO THE DECEMBER 2017 OFFICIAL ZONING MAP

WHEREAS, the City Council has approved changes to zoning districts for 3 parcels or tracts of land and to amend the Central Business District boundary since adoption of the December 2017 Official Zoning Map for the City of Palmer; and

WHEREAS, the December 2017 Zoning Map does not include the recently amended Central Business District boundary; and

WHEREAS, the December 2021 revised and updated zoning map includes all of the zoning districts authorized by City Code; and

WHEREAS, pursuant to PMC 17.16.040, the Council may, by ordinance, upon taking into account the advice of the commission, adopt a new zoning map which shall supersede the prior zoning map.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the December 2021 revisions and updates to the December 2017 Official Zoning Map.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 18th day of November, 2021.

Casey Peterson, Chairman

Brad Hanson, Community Development Director

ZONING MAP AMENDMENTS

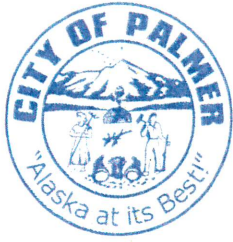
NO.	DATE	LEGAL DESCRIPTION	ACTION	SIGNATURE
18-002-Z-1	02/27/2018	Rezone section of Airport from A-1 to A-M	A-1 to A-M	/S/
20-006	06/23/2020	Tax Parcel Tract 5, Cedar Hills Subdivision, Unit 2, Phase 1 from CL to P	CL to P	/S/
21-001	02/23/2021	CBD Boundary Amendment	Passed	/S/
21-014	07/27/2021	Lot 200, Block 1, Felton Add Subdivision from R-3 to R-4 Alaska Life	R-3 to R-4	/S/
21-016	09/28/2021	Lot 7, Block 6, Snodgrass-Newcomb #2 Sub. from R-4 to CG Foodbank	R-3 to R-4	/S/

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Plat Reviews

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-027**

SUBJECT: Pre-Application Plat Review

AGENDA OF: November 18, 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 B11, located outside city limits.

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

MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 PRE-APPLICATION ROUTING SLIP

KMc

DUE DATE: **November 8, 2021**
 PRE-APP DATE: November 10, 2021
 PETITIONER / #: Michael Stewart
 OWNER(s) / #: Michael Stewart & Franklin Stewart
 SEC/TWP/RNG: SEC 08, T17N, R02E
 SUBDIVISION: N/A
 TAX ID: 117N02E08B011
 REQUEST: To create two lots from Tax Parcel B11. The proposed northern lot has access from S. Margaret Drive. The proposed southern lot has access from S. Blunck Street.

PHONE: (907) 355-3348
 E-MAIL: suservices@ak.net
 TAX MAP: PA12
 RSA#: 16 South Colony
 CITY OF: N/A

SENT PRE-APP PACKET TO:

ASSESSMENTS, CHARLYN SPANNAGEL
 ASSESSMENTS, JACQUE MALETTE
 ASSESSMENTS, MSB FARMERS
 ATTORNEY, JOHN ASCHENBRENNER
 PLANNING DEPARTMENT, ALEX STRAWN
 PLANNING DIVISION, PLANNING EMAIL
 PLATTING OFFICER, FRED WAGNER
 DEVELOPMENT SERVICES, THERESA TARANTO,
 ANDY DEAN, PERMIT CENTER
 ADOT&PF

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
 CITY OF PALMER

PA20210212 PLT-21-8-2522

COMMENTS:

PRE-APP CHECK LIST.	
TASK	COMPLETE
Collect \$50 / Receipt	√
Collect Map	√
Collect Application	√
Schedule Date	√
Apt. Sheet to Customer	√
My Property	√
GIS Tax Map	√
Aerial Map	√
SOA Road ?	Glenn Hwy
Cartegraph Sheet	√
CITY P/W/H?	Palmer adj.
Cross Check	<i>PMG</i>
E-Mail for Comments	√
Add to Platting Calendar	√

Pre-Application Request Form

Name of Requestor: MICHAEL P. STEWART
 Mailing Address: 282 E. LEOTA ST., WASILLA AK 99654
 Phone Number: (907) 355-3348
 Email: SUSERVICES@AK.NET

Owner's name (if different)
Same

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:

1. Fee of \$50.00. Payable to MSB. TAX MAP # PA 12
 2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
117 N 02 E 08 B 011
S 17 N 02 E 08 B 011

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. ~~Provide~~ eliminating lot lines or vacating easements or right-of-ways: show the area of vacation or the lot line to be eliminated.

RECEIVED

OCT 27 2021

PLATTING

6. ~~Provide~~ 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.:
Currently joint ownership, would like to separate ownership

Optional: Provide development plans to better assist borough departments with providing appropriate comments:

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

PA 20210212 PLT-21-8-2522
 PRE-APPLICATION CONFERENCE DATE & TIME:
11-10-21

Comments Due: 11-08-21

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

For Office Use Only
 Date Rcvd: 10/22/21
 How Paid: CASH BSVW
 Initials: ASB

Lot B11



- Legend**
- Road Mileposts
 - Roads
 - Highway
 - Major Road
 - Interurban Road
 - Minor Road
 - Right-of-Way
 - Private Road
 - Not Constructed
 - Alaska Railroad
 - Mai-Syu Borough Boundary
 - Incorporated Cities
 - Parcels
 - Government Lot Lines
 - ROW and Easements
 - ROW Road
 - ROW RR
 - Section line easement
 - ROW Easement
 - Lakes and Rivers
 - Streams
 - 100 year Flood Zone
 - Section Lines

1:4,000

Notes
 This map was automatically generated using GeoContext Essentials.

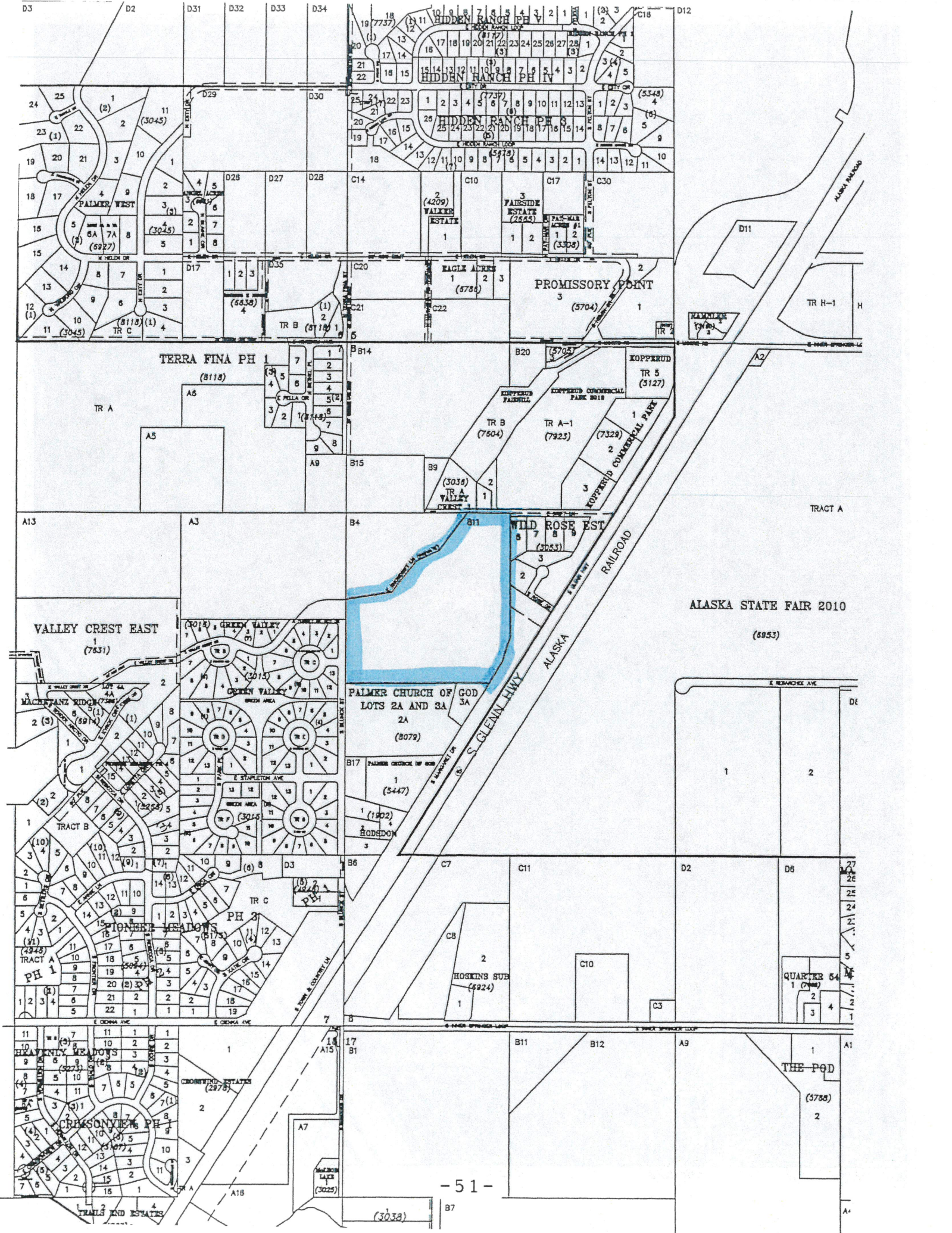
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of this map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and defects related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-961-7858.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



0.1 0.05 0.13 Miles

WGS 1984 Web Mercator Auxiliary Sphere
 © Latitude Geographics Group Ltd.



(303a)

THE POD
(5788)

ALASKA STATE FAIR 2010
(6953)

PROMISSORY POINT
(5704)

TERRA FINA PH 1
(8118)

VALLEY CREST EAST
(7631)

PALMER CHURCH OF GOD
LOTS 2A AND 3A
(8079)

WILD ROSE EST
(7653)

PIONEER MEADOWS
(4948)

QUARTER 64
(7988)

HOSKINS SUB
(6924)

CRANFORD ESTATES
(2978)

CRANFORD PH
(3077)

TRAILS END ESTATES

TR H-1

TRACT A

1 2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

1 2

A4



PA12

Bethel Dr

S Rose Dr

S Margaret Dr

S Glenn Hwy

S Wildrose Cir

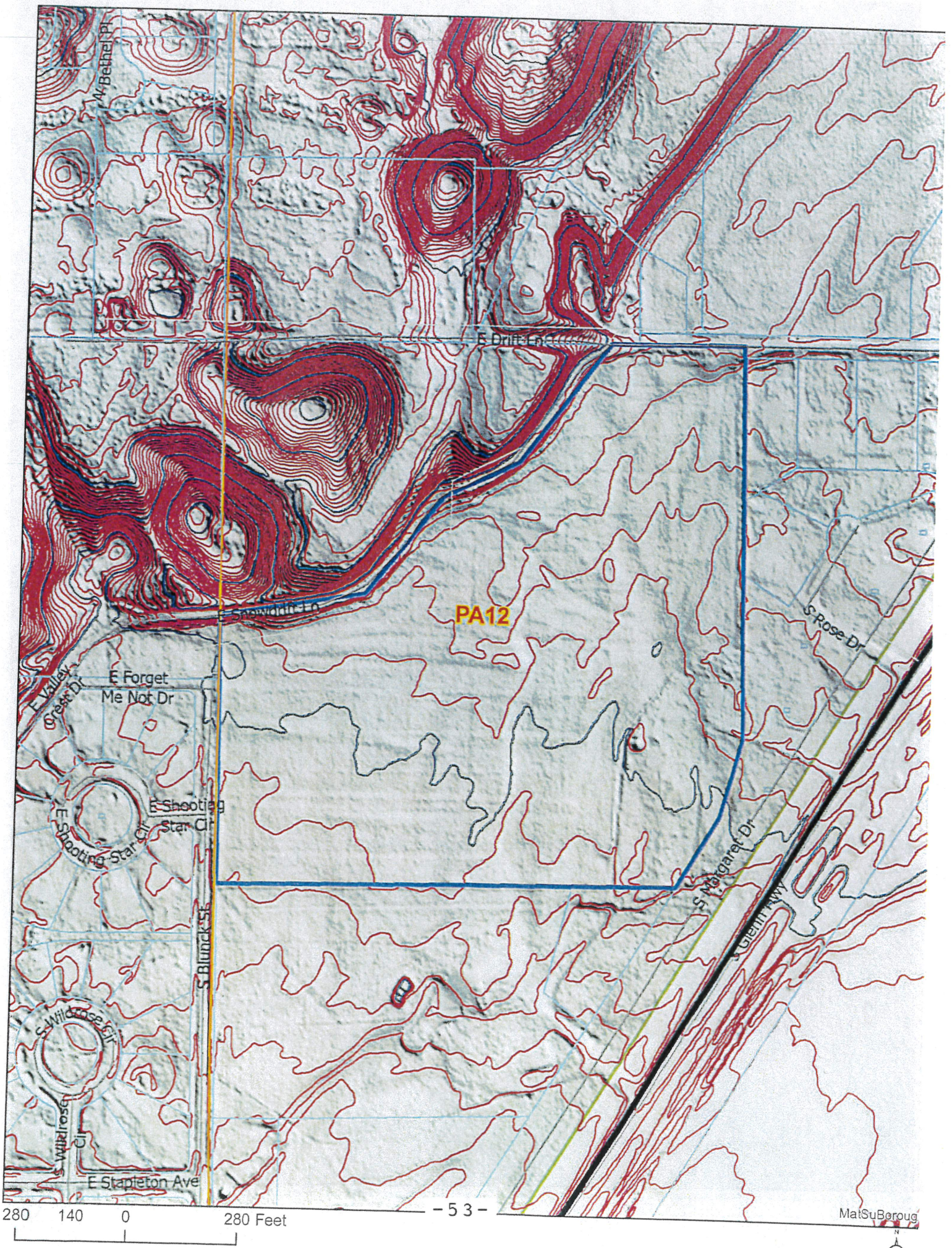
E Stapleton Ave

MatSu Borough

280 140 0 280 Feet

- 5 2 -





PA12

280 140 0 280 Feet

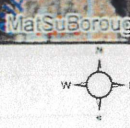
MatSu Borough



- 5 3 -



820 410 0 820 Feet



Cartegraph Road Information



Road Number: 006879
Surface Type: HMA
TRS: S 17N02E05
ROW Width:
Route Back:
Custodian: City of Palmer
Status: Active

Road Name: Margaret Dr
Certified: 0
TRS Left:
Length: 0.854943181818182
Route Ahead:
RSA Superintendent: Will Barickman

RSA #: 16
Map #: PA 12
TRS Right:
Classification: Collector
Travel Direction:
Contractor:

SOUTH COLONY RSA
Asphalt

Certified Value of 1 denotes Certified.

Road Number: 006879
Surface Type: HMA
TRS: S 17N02E05
ROW Width:
Route Back:
Custodian: Mat-Su Borough
Status: Active

Road Name: Margaret Dr
Certified: 1
TRS Left:
Length: 1.14238636363636
Route Ahead:
RSA Superintendent: Will Barickman

RSA #: 16
Map #: PA 12
TRS Right:
Classification: Collector
Travel Direction:
Contractor:

SOUTH COLONY RSA
Asphalt

Cartegraph Road Information

Road Info

Road Number: 001767 **Road Name:** Drift Lane **RSA #:** 16 SOUTH COLONY RSA
Surface Type: 3" Gravel Avg **Certified:** 0 **Map #:** PA12
TRS: S17N02E08 **TRS Left:** **TRS Right:** UNS Unsurfaced
ROW Width: 30 **Length:** 0.06 **Classification:** Residential
Route Back: Glenn Highway **Route Ahead:** End **Travel Direction:** West
Custodian: Unapproved Construction **RSA Superintendent:** Will Barickman **Contractor:** Norse Alaska
Status: Active

Certified Value of 1 denotes Certified.

Road Number: 001767 **Road Name:** Drift Lane **RSA #:** 16 SOUTH COLONY RSA
Surface Type: HMA **Certified:** 1 **Map #:** PA12
TRS: S17N02E08 **TRS Left:** **TRS Right:** Asphalt
ROW Width: 30 **Length:** 0.07 **Classification:** Collector
Route Back: Glenn Highway **Route Ahead:** End **Travel Direction:** West
Custodian: Mat-Su Borough **RSA Superintendent:** Will Barickman **Contractor:** Mckenna Brothers
Status: Active

Road Number: 001767 **Road Name:** Drift Lane **RSA #:** 16 SOUTH COLONY RSA
Surface Type: HMA **Certified:** 1 **Map #:** PA12
TRS: S17N02E08 **TRS Left:** **TRS Right:** Asphalt
ROW Width: 55 **Length:** 0.15 **Classification:** Collector
Route Back: Glenn Highway **Route Ahead:** End **Travel Direction:** West
Custodian: Mat-Su Borough **RSA Superintendent:** Will Barickman **Contractor:** Mckenna Brothers
Status: Active

Cartegraph Road Information

Road Info

Road Number: 000307
Surface Type: HMA
TRS:
ROW Width: 33
Route Back: Glenn Highway
Custodian: Mat-Su Borough
Status: Active
Road Name: Blunck Street
Certified: 1
TRS Left: S17N02E07
Length: 0.03
Route Ahead: Stapleton Avenue
RSA Superintendent: Will Barickman
RSA Superintendent: Will Barickman
Status: Active
RSA #: 16
Map #: PA12
TRS Right: S17N02E08
Classification: Collector
Travel Direction: North
Contractor: Mckenna Brothers
 SOUTH COLONY RSA

Certified Value of 1 denotes Certified.

Road Number: 000307
Surface Type: 3" Gravel Avg
TRS:
ROW Width: 50
Route Back: Glenn Highway
Custodian: Unapproved Construction
Status: Active
Road Name: Blunck Street
Certified: 0
TRS Left: S17N02E07
Length: 0.05
Route Ahead: Forget Me Not Drive
RSA Superintendent: Will Barickman
RSA Superintendent: Will Barickman
Status: Active
RSA #: 16
Map #: PA12
TRS Right: S17N02E08
Classification: Residential
Travel Direction: North
Contractor: Norse Alaska
 SOUTH COLONY RSA

Road Number: 000307
Surface Type: HMA
TRS:
ROW Width: 50
Route Back: Glenn Highway
Custodian: Mat-Su Borough
Status: Active
Road Name: Blunck Street
Certified: 1
TRS Left: S17N02E07
Length: 0.09
Route Ahead: Stapleton Avenue
RSA Superintendent: Will Barickman
RSA Superintendent: Will Barickman
Status: Active
RSA #: 16
Map #: PA12
TRS Right: S17N02E08
Classification: Collector
Travel Direction: North
Contractor: Mckenna Brothers
 SOUTH COLONY RSA

Road Info

Road Number: 000307
Surface Type: HMA
TRS:
ROW Width: 50
Route Back: Glenn Highway
Custodian: Mat-Su Borough
Status: Active

Road Name: Blunck Street
Certified: 1
TRS Left: S17N02E07
Length: 0.13
Route Ahead: Stapleton Avenue
RSA Superintendent: Will Barickman

RSA #: 16
Map #: PA12
TRS Right: S17N02E08
Classification: Collector
Travel North
Direction:
Contractor: Mckenna Brothers

SOUTH COLONY RSA

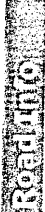
Road Number: 000307
Surface Type: 3" Gravel Avg
TRS:
ROW Width: 50
Route Back: Glenn Highway
Custodian: Mat-Su Borough
Status: Active

Road Name: Blunck Street
Certified: 1
TRS Left: S17N02E07
Length: 0.17
Route Ahead: Forget Me Not Drive
RSA Superintendent: Will Barickman

RSA #: 16
Map #: PA12
TRS Right: S17N02E08
Classification: Residential
Travel North
Direction:
Contractor: Mckenna Brothers

SOUTH COLONY RSA

Cartegraph Road Information



Road Number: 004927

Surface Type: 3" Gravel Avg

TRS: S17N02E07

ROW Width: 10

Route Back: Drift Lane

Custodian: Unapproved Construction

Status: Active

Road Name: Snowdrift Lane

Certified: 0

TRS Left:

Length: 0.16

Route Ahead: End

RSA Superintendent: Will Barickman

RSA #: 16

Map #: PA12

TRS Right:

Classification: Residential

Travel West

Direction:

Contractor: Norse Alaska

SOUTH COLONY RSA

UNS Unsurfaced

Certified Value of 1 denotes Certified.

Road Number: 004927

Surface Type: 3" Gravel Avg

TRS: S17N02E08

ROW Width: 10

Route Back: Drift Lane

Custodian: Unapproved Construction

Status: Active

Road Name: Snowdrift Lane

Certified: 0

TRS Left:

Length: 0.18

Route Ahead: End

RSA Superintendent: Will Barickman

RSA #: 16

Map #: PA12

TRS Right:

Classification: Residential

Travel West

Direction:

Contractor: Norse Alaska

SOUTH COLONY RSA

UNS Unsurfaced



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 117N02E08B011

Site Information

Account Number: 117N02E08B011 Subdivision:
Parcel ID: 16005 City: None
PRS: S17N02E08 Map PA12
Abbreviated Description: TOWNSHIP 17N RANGE 2E SECTION 8 LOT B11
(Not for Casaplace)

Ownership

Owners: STEWART MICHAEL P STEWART FRANKLIN C Buyers
Primary Owner's Address: 282 E LEOTA ST WASILLA AK 99654 Primary Buyer's Address:

Appraisal Information

Year	Assessment			Year	Land Assessed	Bldg Assessed	Total Assessed
	Land Appraised	Bldg. Appraised	Total Appraised				
2021	\$321,400.00	\$55,700.00	\$377,100.00	2021	\$132,850.00	\$55,700.00	\$188,550.00
2020	\$321,400.00	\$54,000.00	\$375,400.00	2020	\$133,700.00	\$54,000.00	\$187,700.00
2019	\$321,400.00	\$46,500.00	\$367,900.00	2019	\$321,400.00	\$46,500.00	\$367,900.00

Building Information

Structure 1 of 2	Residential Units	Condition	Basement	Year Built	Foundation	Well	Use	Design	Construction Type	Grade	Building Appraisal	Septic
1	1	Sub-Standard	Partial	1935	Concrete Block	Well 1 - Drilled Well	Residential Building	One Story	Log	03.9	\$34500	Septic - 1 - Septic Tank
Structure 2 of 2	Residential Units	Condition <td>Basement <td>Year Built <td>Foundation <td>Well <td>Use <td>Design <td>Construction Type <td>Grade <td>Building Appraisal <td>Septic</td> </td></td></td></td></td></td></td></td></td>	Basement <td>Year Built <td>Foundation <td>Well <td>Use <td>Design <td>Construction Type <td>Grade <td>Building Appraisal <td>Septic</td> </td></td></td></td></td></td></td></td>	Year Built <td>Foundation <td>Well <td>Use <td>Design <td>Construction Type <td>Grade <td>Building Appraisal <td>Septic</td> </td></td></td></td></td></td></td>	Foundation <td>Well <td>Use <td>Design <td>Construction Type <td>Grade <td>Building Appraisal <td>Septic</td> </td></td></td></td></td></td>	Well <td>Use <td>Design <td>Construction Type <td>Grade <td>Building Appraisal <td>Septic</td> </td></td></td></td></td>	Use <td>Design <td>Construction Type <td>Grade <td>Building Appraisal <td>Septic</td> </td></td></td></td>	Design <td>Construction Type <td>Grade <td>Building Appraisal <td>Septic</td> </td></td></td>	Construction Type <td>Grade <td>Building Appraisal <td>Septic</td> </td></td>	Grade <td>Building Appraisal <td>Septic</td> </td>	Building Appraisal <td>Septic</td>	Septic
1	1	Standard	None	1978	Unknown		Mobile Home	Trailer	None	19.2	\$21200	

Building Item Details

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A	768 Sq. Ft.	100%
1	First Story	970 Sq. Ft.	100%
2	MH Lean to - 19G	528 Sq. Ft.	100%
2	MH Lean to - 19G	576 Sq. Ft.	100%

Tax/Billing Information

Year	Certified	Zone MFR	Tax Billed
2021	Yes	0003	12,834 \$2419.85
2020	Yes	0003	13,293 \$2495.09
2019	Yes	0003	13,419 \$4936.85

Recorded Documents

Date	Type	Recording Info (cf/state link to DNR)
3/26/2019	QUITCLAIM DEED (ALL TYPE)	Palmer 2019-005247-0
2/6/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-003032-0
1/19/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-001599-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$1,209.91		\$0.00	\$0.00	\$150,000.00	\$188,550.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
30.13	29.51	Assembly District 002	11-060	132 Greater Palmer Consol	016 South Colony RSA

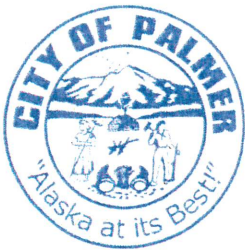
¹ Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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

Last Updated: 10/25/2021 8:00:01 AM

Greater Palmer Community Council

No SPLUDS



MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development
DATE: November 8, 2021
SUBJECT: Pre-Application Plat Review Tax Parcel B11

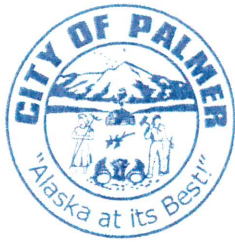
Inside City Limits

Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: No comments.
3. Community Development: No comments.
4. Fire Chief: No comments.
5. Public Works: No comments.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the November 18, 2021 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 21-028**

SUBJECT: Pre-Application Plat Review

AGENDA OF: November 18, 2021

ACTION: Review and comment

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

Summary: To create two lots from Block 2, Lots 5 through 7, Lucas Subdivision, located inside city limits.

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

MATANUSKA-SUSITNA BOROUGH
 PLATTING DIVISION
 PRE-APPLICATION ROUTING SLIP

MG

DUE DATE: **November 11, 2021**
 MEETING DATE: November 18, 2021
 TIME: email only
 PETITIONER / #: Lorie Koppenberg Phone # 907-355-3153
 EMAIL: mk800@mtaonline.net
 OWNER(s) / #: Koppenberg Properties LLC
 SEC/TWP/RNG: SEC 05, T17N, R02E TAX MAP: PA 12
 SUBDIVISION: Lucas Block 2 Lot 5-7 RSA#: N/A
 TAX ID: 55012B02L005-L007 CITY OF: Palmer
 REQUEST: To create two lots from Block 2, Lots 5, 6, and 7.

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
 CITY OF, PALMER

COMMENTS:

PA20210215

PLT-21-8-2525

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?	Palmer
Cross Check	<i>AOS</i>
E-Mail for Comments	√
Add to Platting Calendar	√

MG
PA12

Pre-Application Request Form

Name of Requestor: ^{Lorie} Lorie Koppenberg - Koppenberg Properties
Mailing Address: PO BOX 2344
Palmer AK 99645
Phone Number: 907 355 3153
Email: rmk800@mtaonline.net

Owner's name (if different)

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:

1. Fee of \$50.00. Payable to MSB. TAX MAP # PA12
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
55012B021005-07

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
OCT 26 2021
PLATTING

created two lots out of three
readjust lot lines

Optional: Provide development plans to better assist borough departments with providing appropriate comments: not ready yet

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.

PA2021-0215 PLT-21-8-2525
PRE-APPLICATION CONFERENCE DATE & TIME:
Email Only 11/18/21

Provide if available:
Easement Documentation
As-Built Survey

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

For Office Use Only
Date Rcvd: 10-28-21
How Paid: C/C
Initials: RM

Matanuska-Susitna Borough



Legend

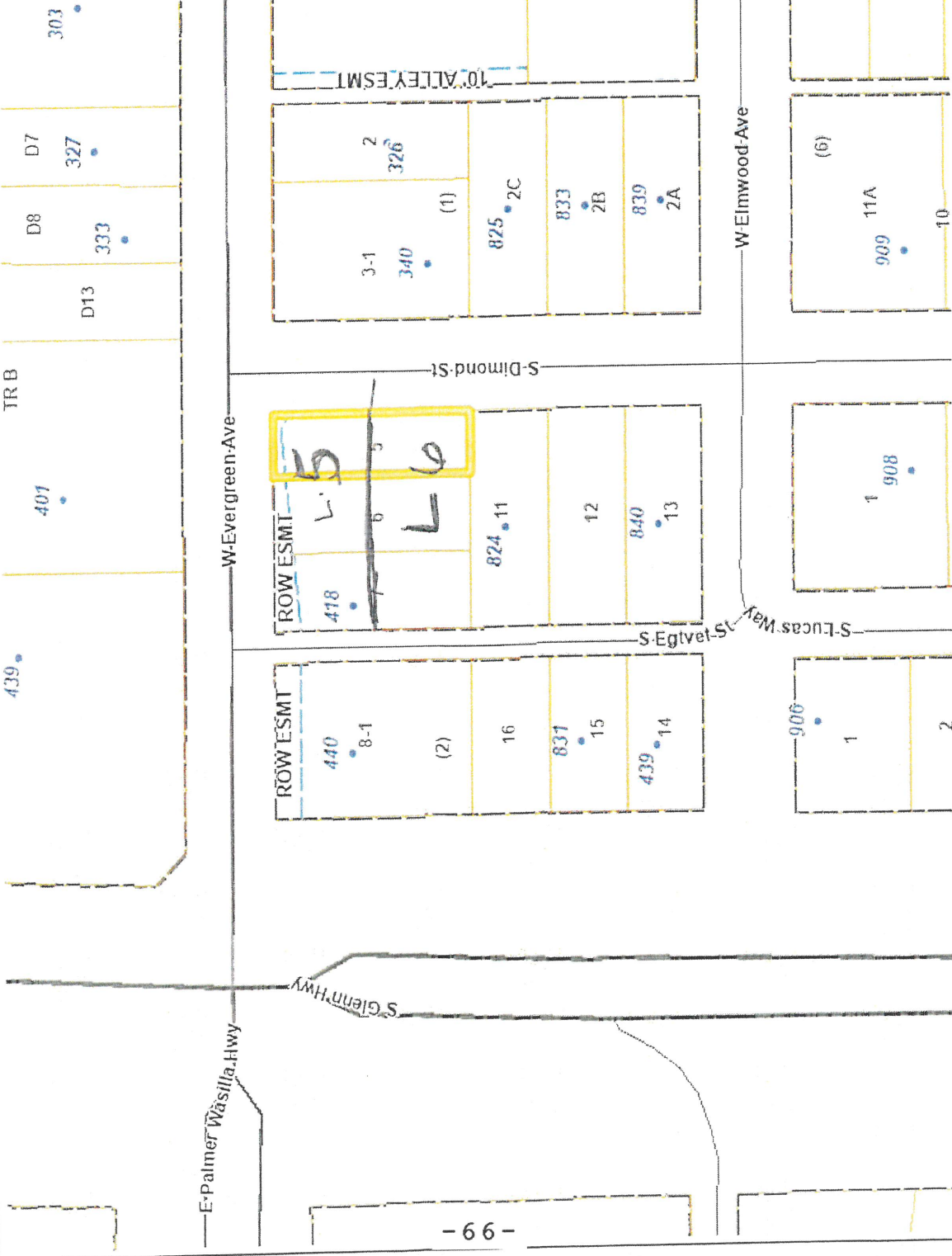
Road Mileposts

Roads

- Highway
- Major Road
- Medium Road
- Minor Road
- - Ramp
- - Primitive Road
- - Private Road
- - Not Constructed

Alaska Railroad
 Mat-Su Borough Boundary
 Incorporated Cities
 Address Numbers
 Parcels
 Government Lot Lines
 ROW and Easements
 ROW Road
 ROW RR
 ROW Easement
 Section line easement
 Lakes and Rivers
 Streams
 100 year Flood Zone
 Section Lines

1:2,400



Notes

This map was automatically generated using Geocortex Essentials.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose. Anyone who uses the map for any purpose other than that intended by the Borough, for information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-401-7856

0.1 0.04 0.08 0.16 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

Reported on 10/28/2021 10:31 AM

© Matanuska-Susitna Borough

A & TR B

COLONY FAIR
TR C-2
(2808)

W DOGWOOD AVE

W DOGWOOD AVE

W CEDAR AVE

MOUSE TRAP
↑
(6868)
9
8
7

1
2
3
(B) 4
5-1

12
11
10 (9)
9
8
7

1
2
3
4
5
6

E CE
S ALASKA ST

W DOGWOOD AVE

BOMHOFF ACRES
LOTS 1A & 2A
(5387)
1A

12
11
7A
(4262)

1A
(4318)
(11) 3
4
5
6

12
11
10 (10)
9
8
7

1
2
3
4
5
6

W DAHLIA AVE

D9

TR B
(1165)

(2808)

TR A-1

12
11
10
9
8 (12)

LOT 1A
BLK 12
1A
(7574)
(12)

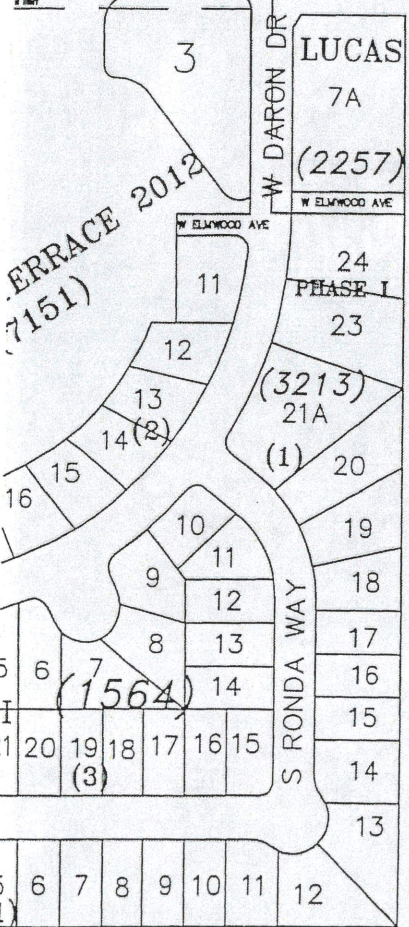
10A
(2175)
(13)
7A
(7420)

1
2
3
4
5
6

HWY
WASILLA HWY

W EVERGREEN AVE

32 33



S

8-1
(2)
16
15
14

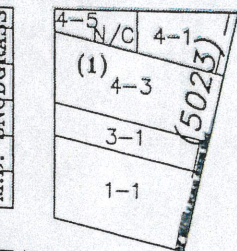
7 6 5

3-1
(1)
2C
2B
2A
(7920)

EVERGREEN CENTER
(5757)
BECK & HENRY

7-2
7-1
10
11
12

6
5
4
3
2
1
M.D. SNODGRASS



W ELMWOOD AVE

1
2
3
4
5
6
8
9
10
11

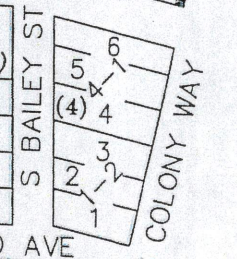
1
2
(5)
3
2
LOT 3-A
(6683)

LOT 11A (8)
(7454)
10
9
8
7

1
2
3
4
5-1
(6)

7A
(7419)
9
10
11
12

5A
(4995)
4
3
2
1



W FIREWEED AVE

(10)
8
9
10
11

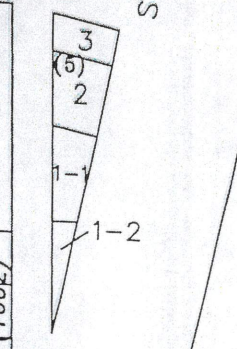
LUCAS 1
2
(8)
LOT 3-A
(6683)

12
11
10
9
8
7
7A
(7)

1-1
3
4
5
6
6A

4
5
6
7
8
9
10
11
12
13
14
15

5C
(2691)
M.D. SNODGRASS
4B
(1602)
3B
2B
1B



W FERN AVE

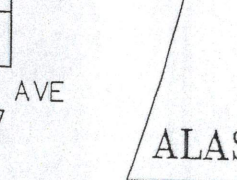
1
2

TR 2-A

LOYAL ORDER OF MOOSE
1
(5051)

B4

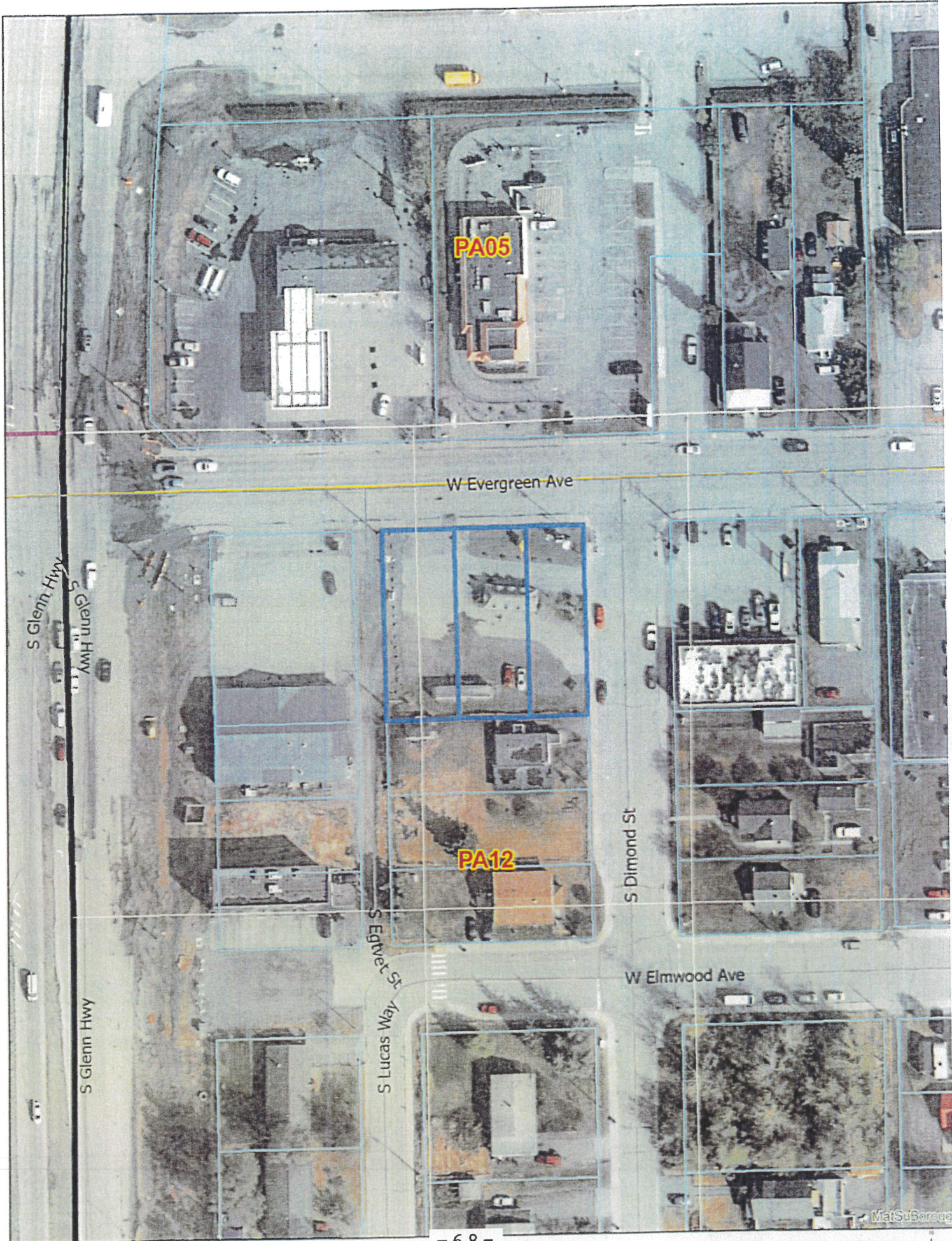
W GERANIUM AVE



GLACIER VIEW
(5051)

BEDROCK
(3147)
1

B9



PA05

W Evergreen Ave

PA12

S Dimond St

W Elmwood Ave

S Glenn Hwy

S Glenn Hwy

S Lucas Way

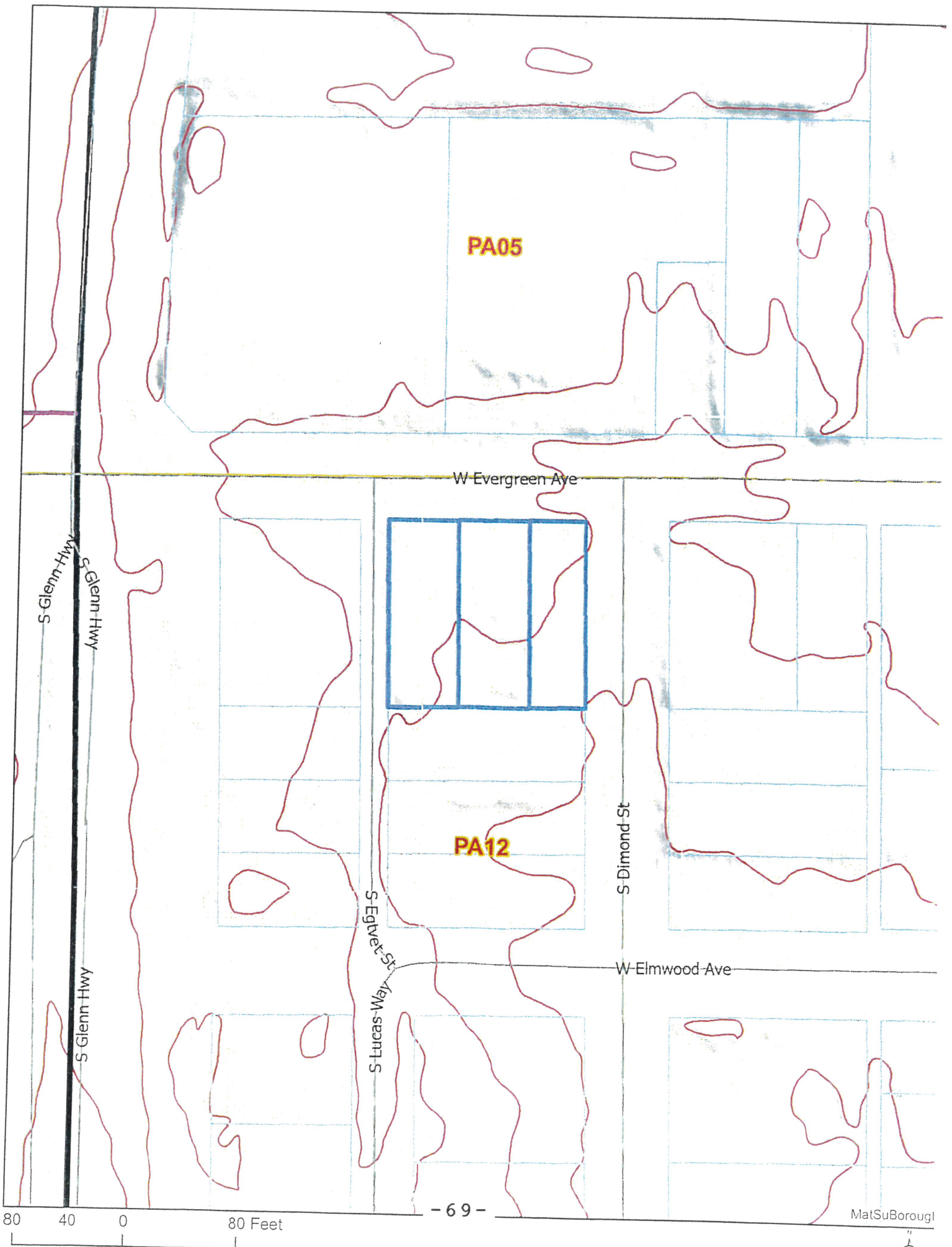
S Egbert St

MapSource

80 40 0 80 Feet

- 68 -





PA05

W Evergreen Ave

PA12

S Dimond St

W Elmwood Ave

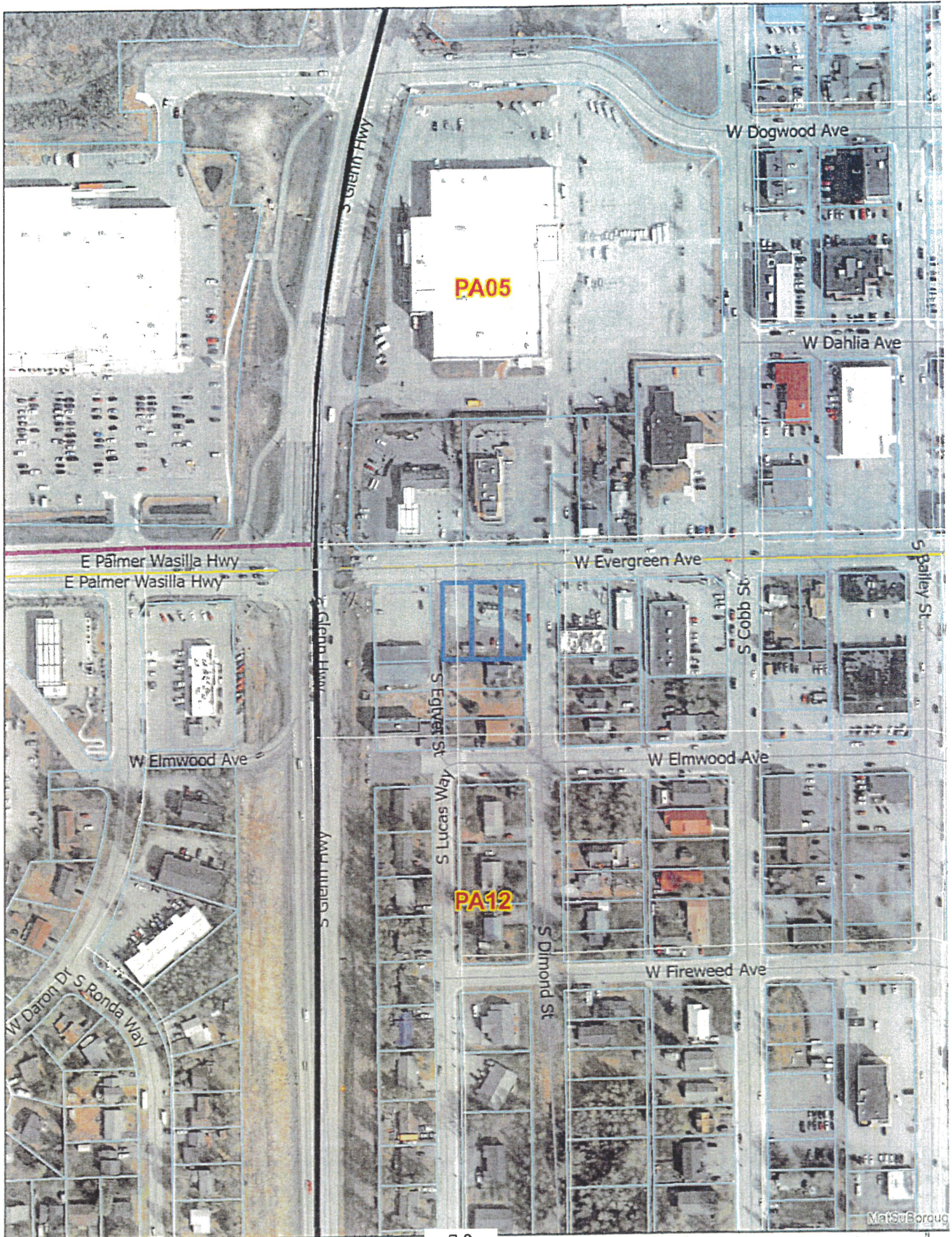
S Glenn Hwy

S Glenn Hwy

S Eglwyt St

S Lucas Way





E Palmer Wasilla Hwy
E Palmer Wasilla Hwy

W Dogwood Ave

W Dahlia Ave

W Evergreen Ave

W Elmwood Ave

W Elmwood Ave

PA12

W Fireweed Ave

200 100 0 200 Feet

- 70 -

MapSource



Cartegraph Road Information

Road Info

Road Number: 004825
Surface Type: 2" Asphalt
TRS:
ROW Width:
Route Back: Colony Way
Custodian: City of Palmer
Status: Active

Road Name: Evergreen Avenue
Certified: 0
TRS Left: S17N02E04
Length: 0.12
Route Ahead: Cobb Street
RSA Superintendent:

RSA #: 5
Map #: PA05
TRS Right: S18N02E33
Classification: Major Collector
Travel West
Direction:
Contractor: City of Palmer

PALMER RSA

AC Asphalt Concrete

Certified Value of 1 denotes Certified.

Road Number: 004825
Surface Type: 2" Asphalt
TRS:
ROW Width:
Route Back: Cobb Street
Custodian: City of Palmer
Status: Active

Road Name: Evergreen Avenue
Certified: 0
TRS Left: S17N02E05
Length: 0.13
Route Ahead: Glenn Highway
RSA Superintendent:

RSA #: 5
Map #: PA05
TRS Right: S18N02E32
Classification: Major Collector
Travel West
Direction:
Contractor: City of Palmer

PALMER RSA

AC Asphalt Concrete

Road Number: 004825
Surface Type: 2" Asphalt
TRS:
ROW Width:
Route Back: Gulkana Street
Custodian: State of Alaska
Status: Active

Road Name: Evergreen Avenue
Certified: 0
TRS Left: S18N02E33
Length: 0.24
Route Ahead: Palmer Airport Road
RSA Superintendent:

RSA #: 5
Map #: PA05
TRS Right: S17N02E04
Classification: Major Collector
Travel East
Direction:
Contractor: City of Palmer

PALMER RSA

AC Asphalt Concrete

Road Info

Road Number: 004825
Surface Type: 2" Asphalt
TRM:
ROW Width:
Route Back: Glenn Highway
Custodian: State of Alaska
Status: Active

Road Name: Evergreen Avenue
Certified: 0
TRS Left: S18N02E33
Length: 0.35
Route Ahead: Felton Street
RSA Superintendent:

RSA #: 5
Map #: PA05
TRS Right: S17N02E04
Classification: Major Collector
Travel Direction: West
Contractor: State of Alaska
Material: AC Asphalt Concrete

Cartegraph Road Information

Road Info

Road Number: 004217	RSA #: 5	PALMER RSA
Surface Type: 3" Gravel Avg	Map #: PA12	
TRS: S17N02E05	TRS Right:	
ROW Width: 20	Classification: Alley	UNS Unsurfaced
Route Back: Glenn Highway	Travel South	
Custodian: City of Palmer	Direction:	
Status: Active	Contractor: City of Palmer	

Road Name: Egtvet Street	
Certified: 0	
TRS Left:	
Length: 0.05	
Route Ahead: Elmwood Avenue	
RSA Superintendent:	

Certified Value of 1 denotes Certified.

Cartegraph Road Information

Road Info

Road Number: 000761 **Road Name:** Dimond Street **RSA #:** 5 PALMER RSA
Surface Type: Unconstructed **Certified:** 0 **Map #:** PA12
TRS: S17N02E05 **TRS Left:** **TRS Right:** UNS Unsurfaced
ROW Width: 60 **Length:** 0.09
Route Back: Fireweed Avenue **Route Ahead:** Fern Street **Travel South Direction:**
Custodian: City of Palmer **RSA Superintendent:** **Contractor:** City of Palmer
Status: Unconstructed

Certified Value of 1 denotes Certified.

Road Number: 000761 **Road Name:** Dimond Street **RSA #:** 5 PALMER RSA
Surface Type: 2" Asphalt **Certified:** 0 **Map #:** PA12
TRS: S17N02E05 **TRS Left:** **TRS Right:** AC Asphalt Concrete
ROW Width: 60 **Length:** 0.13
Route Back: Evergreen Avenue **Route Ahead:** Fireweed Avenue **Travel South Direction:**
Custodian: City of Palmer **RSA Superintendent:** **Contractor:** City of Palmer
Status: Active



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 55012B02L007

Site Information

Account Number: 55012B02L007 Subdivision: LUCAS
Parcel ID: 8608 City: Palmer
TRS: S17N02E05 Map PA12
Abbreviated Description: LUCAS BLOCK 2 LOT 7 Tax Map

Site Address: 418 W Evergreen Ave

Ownership

Owners: KOPPENBERG PROPERTIES LLC Buyers
Primary Owner's Address: PO BOX 2344 PALMER AK 99645-2344 Primary Buyer's Address

Appraisal Information

Year	Appraisal			Assessment			
	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$71,900.00	\$0.00	\$71,900.00	2021	\$71,900.00	\$0.00	\$71,900.00
2020	\$71,900.00	\$0.00	\$71,900.00	2020	\$71,900.00	\$0.00	\$71,900.00
2019	\$71,900.00	\$0.00	\$71,900.00	2019	\$71,900.00	\$0.00	\$71,900.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0012	12.942	\$930.53
2020	Yes	0012	13.322	\$957.85
2019	Yes	0012	13.386	\$962.45

Recorded Documents

Date	Type	Recording Info (offsite link to GMR)
10/11/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-029448-0
6/9/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-014391-0
6/9/2005	QUITCLAIM DEED (ALL TYPE)	Palmer 2005-014390-0

Tax Account Status ²

Status	Tax Balance	Finn	Disabled Veteran	Senior	Total	LID Exists
Current	\$465.26		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.15	0.13	Assembly District 002	11-075	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

¹ Total Assessed is net of exemptions and deferrals, 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.

Last Updated: 10/28/2021 4:00:00 PM

No Community Council (Palmer City Limits)



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 55012B02L006

Site Information

Account Number	55012B02L006	Subdivision	LUCAS
Parcel ID	20761	City	Palmer
TRS	S17N02E05	Map PA12	
Abbreviated Description (Not for Conveyance)	LUCAS BLOCK 2 LOT 6		

Ownership

Owners	KOPPENBERG PROPERTIES LLC	Buyers	
Primary Owner's Address	PO BOX 2344 PALMER AK 99645-2344	Primary Buyer's Address	

Appraisal Information

Assessment

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed
2021	\$74,900.00	\$45,400.00	\$120,300.00	2021	\$74,900.00	\$45,400.00	\$120,300.00
2020	\$74,900.00	\$49,600.00	\$124,500.00	2020	\$74,900.00	\$49,600.00	\$124,500.00
2019	\$74,900.00	\$53,200.00	\$128,100.00	2019	\$74,900.00	\$53,200.00	\$128,100.00

Building Information

Structure 1 of 1							
Residential Units	0	Use	Retail Food				
Condition	Standard	Design	Commercial				
Basement	None	Construction Type	Frame				
Year Built		2002 Grade	None				
Foundation	Poured Concrete	Building Appraisal	\$45400				
Well	Well P - Public Water	Septic	Septic P - Public Septic				

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	M/I	Tax Billed	Date	Type	Recording Info (links to DNR)
2021	Yes	0012		12.942	10/11/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-029448-0
2020	Yes	0012		13.322	6/9/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-014391-0
2019	Yes	0012		13.386	6/9/2005	QUITCLAIM DEED (ALL TYPE)	Palmer 2005-014390-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Ex st's
Current	\$778.46		\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.15	0.14	Assembly District 002	11-075	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: 10/28/2021 4:00:00 PM

¹ Total Assessed is net of exemptions and deferrals, 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.



Matanuska-Susitna Borough
 350 E. Dahlia Avenue
 Palmer, Alaska 99645
 Platting Case Summary for

PA20210215

PA 12 KOPPENBERG 11/18/2021

Applicant Name: KOPPENBERG PROPERTIE

Status: F 10/29/2021

Technician: MATTHEW GODDARD

Surveyor:

Engineer:

Pre-App Date: 11/18/2021

Date Submitted: 10/28/2021

TRS:

Date App Accepted: 10/29/2021

Start Date: 10/29/2021

Expiration Date:

30-Day Letter Date:

NOA Date:

Platting Board Date:
 Platting Board Approval:
 Resolution #:

Linked Parcels: PA 12 MAP

S 17N02E05 TRS

PA20210215

55012B02L005

Assembly District 002

55012B02L006

Assembly District 002

55012B02L007

Assembly District 002

Case Type: PRE_APP PA20210215

Subdivision Sub-Type:

Total Acreage: 0.42 Covenants:

Total Parcels: 3

Plat Sheets:

Recording Info:

Rec Date:

Rec Dis

Book

Page

Plat Year

Plat#



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 55012B02L005

Site Information

Account Number	55012B02L005	Subdivision	LUCAS
Parcel ID	5994	City	Palmer
TRS	S17N02E05	Map PA12	
Abbreviated Description (Not for Conveyance)	LUCAS BLOCK 2 LOT 5		

Ownership

Owners	KOPPENBERG PROPERTIES LLC	Buyers	
Primary Owner's Address	PO BOX 2344 PALMER AK 99645-2344	Primary Buyer's Address	

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2021	\$61,700.00	\$0.00	\$61,700.00	2021	\$61,700.00	\$0.00	\$61,700.00
2020	\$61,700.00	\$0.00	\$61,700.00	2020	\$61,700.00	\$0.00	\$61,700.00
2019	\$61,700.00	\$0.00	\$61,700.00	2019	\$61,700.00	\$0.00	\$61,700.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
-----------------	-------------	------	------------------

Tax/Billing Information

Year	Certified	Zone	MU	Tax Billed
2021	Yes	0012		12,942 \$798.52
2020	Yes	0012		13,322 \$821.97
2019	Yes	0012		13,386 \$825.92

Recorded Documents

Date	Type	Recording Info (click link to PDF)
10/11/2006	QUITCLAIM DEED (ALL TYPE)	Palmer 2006-029448-0
6/9/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-014391-0
6/9/2005	QUITCLAIM DEED (ALL TYPE)	Palmer 2005-014390-0

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exempt
Current	\$399.26		\$0.00	\$0.00	\$0.00	\$0.00 No

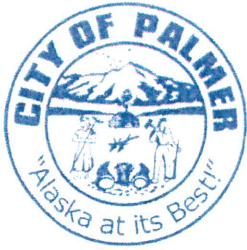
Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.12		0.11 Assembly District 002	11-075	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: 10/28/2021 4:00:00 PM

¹ Total Assessed is net of exemptions and deferrals, 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.

* 824 S Diamond
Neighbor = AIA
Airport Influence
Area



Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Nichole Degner, Community Development
DATE: November 11, 2021
SUBJECT: Pre-Application Plat Review Lucas, Block 2, Lots 5-7

Inside City Limits

Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector: L5 will retain 418 W Evergreen Ave. address and L6 will be addressed off S Dimond St. when requested.
3. Community Development: No comments.
4. Fire Chief: Palmer Fire has no concerns with the proposed change.
5. Public Works: No comments.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the November 18, 2021 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

