



**City of Palmer**  
**Planning and Zoning Commission Packet**

*February 17, 2022*





**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**6 PM, THURSDAY, FEBRUARY 17, 2022**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**  
[www.palmerak.org](http://www.palmerak.org)



CHAIRMAN CASEY PETERSON  
VICE CHAIRMAN JOSH TUDOR  
COMMISSIONER LINDA COMBS  
COMMISSIONER LISBETH JACKSON  
COMMISSIONER KRISTY THOM BERNIER

**AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Organization of the Commission
  - 1. Election of Chairman
  - 2. Election of Vice Chairman
- E. Approval of Agenda
- P. 2 F. Minutes of Previous Meetings
  - 1. Regular Meeting of November 18, 2021
  - 2. Regular Meeting of January 20, 2022
- G. Reports
- H. Audience Participation
- I. Public Hearings
  - P. 6 1. Resolution No. 22-002: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Lot 100, Block 1, Felton Addition Subdivision to be Rezoned from R-3, Medium Density Residential to R-4, High Density Residential, Located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska
- J. Unfinished Business
  - P. 30 1. A Committee of the Whole: Discussion of IM 22-002 regarding Palmer Municipal Code Chapter 17.60 General District Regulations (note: action may be taken by the Commission following the committee of the whole)
- K. New Business
- L. Plat Reviews
  - P. 54 1. IM 22-003: Pre-Application Plat Review to create four lots from Lot 1B, Hermon-Hardisty #1 located inside Palmer city limits
  - P. 66 2. IM 22-004: Abbreviated Plat Request to combine Lot 100 & 200, Felton Add. Subdivision, located inside city limits
- M. Public Comments
- N. Commissioner Comments
- O. Adjournment



## Minutes

THIS PAGE LEFT INTENTIONALLY BLANK



## Public Hearings

THIS PAGE LEFT INTENTIONALLY BLANK



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 22-001**

**SUBJECT:** Request for a Zoning Map Amendment to re-zone Lot 100, Block 1, Felton Add Subdivision from R-3, Medium Density Residential to R-4, High Density Residential

**AGENDA OF:** February 17, 2022

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

**Attachment(s):**

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

**Summary:** On January 13, 2022, Colony Way Investments LLC: Kyle & Nicole Moffat, and Martin & Nikki Moffat initiated a zoning map amendment to re-zone Lot 100, Block 1, Felton Add Subdivision from R-3, Medium Density Residential to R-4, High Density Residential. The neighboring lot, Lot 200 was recently rezoned from R-3 to R-4 by the owners and hope to combine both parcels into one lot.

The owners are requesting a zone change to allow the addition and expansion to existing Short-Term Rentals on the property.

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



THIS PAGE LEFT INTENTIONALLY BLANK



# Community Development Zone Change Application

## Staff Report to Commission

### PART I. GENERAL INFORMATION

<b>Location:</b>	Lot 100, Block 1, Felton Addition Subdivision	
<b>Site Address:</b>	342 South Colony Way, Palmer Alaska 99645	
<b>Request:</b>	To re-zone the Lot from R-3, Medium Density Residential to R-4, High Density Residential District	
<b>Applicant(s) &amp; Owner:</b>	Colony Way Investments LLC: Kyle & Nicole Moffat, Martin & Nikki Moffat	
<b>Public Hearing Date:</b>	February 17, 2022	
<b>Notification Requirements:</b>	In accordance with 17.80.030	
On January 28, 2022, 170 public hearing notices were mailed to property owners within 1,200' of the site. Notification of the public hearing was published in the Frontiersman on February 11, 2022. A total of 0 written comments were received in response to this rezone application.		

### PART II. BACKGROUND

#### **Site Information:**

Lot 100, Block 1, Felton Addition Subdivision is a double frontage lot that has access from South Colony Way and South Bonanza. The Lot is located between Lot 200, Felton Add, which is zoned R-4, Medium Density Residential and Lot 6-A, Block 1, Felton Add, which is zoned R-3, Medium Density Residential.

The plat was recorded in 1936 after the existing structure on the property was built in 1935, and operated as the Palmer Post Office from 1936 to 1949. Due to the age of the building and the modifications necessary to make the building safe and habitable, the owners intend to recreate a replica of the historical building.

In 2005 Lots 100 and 200 of Block 1 were rezoned from R-2, Low Density Residential to R-3, Medium Density Residential. The rezone in 2005 was initiated by the City of Palmer. It was a result of the enactment of R-3 and R-4 zoning districts to title 17 and affected the entire city.

#### **Parcel Size:**

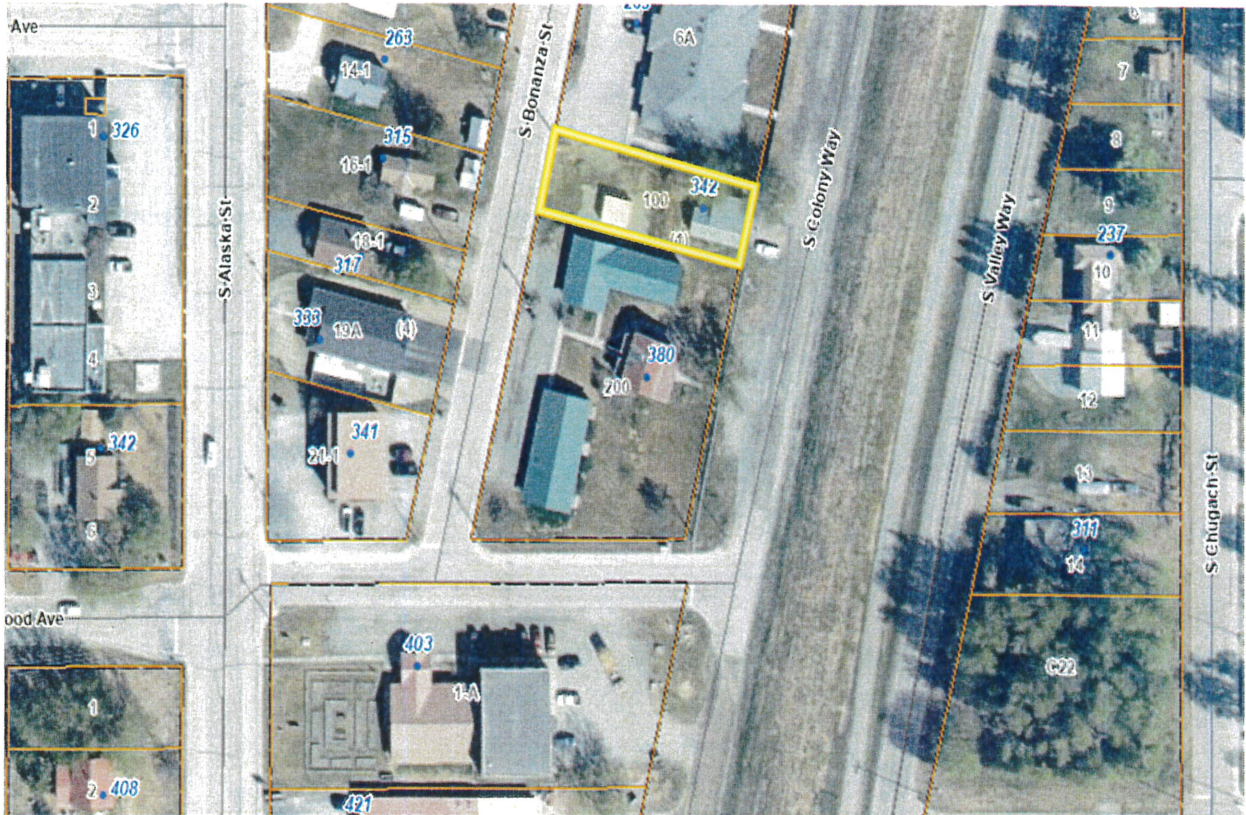
Lot size is 0.17 acres, 7,405 square feet.

#### **Existing Zoning:**

R-3, Medium Density Residential

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land use for surrounding areas</b>
North	R-3	Medium density residential
East	R-3	Single family
South	R-4	Short term rental, Alaska Life Colony Suites
West	CL	Small businesses, insurance, and law offices



**Considerations:**

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

- The owners are requesting this lot to have the same zoning designation as Lot 200 for a future replat that combines both lots into one tract containing 1.35 acres, 35,719 sq feet.
- The petitioner’s intention is to rebuild the structure in compliance to current code requirements, while preserving the familiar historical charm of the development.

## Code Requirements:

In the R-4 High Density Residential District, the required minimum lot width is 60 feet and the required minimum lot area is 8,400 square feet. The total square footage of the proposed rezone property is 7,405 square feet, with a width of 50 feet. The current lot size is smaller than the R-4 district allows, however, the applicant is in the process of replating Lot 100 to be combined with Lot 200, with the Matanuska-Susitna Borough.

## **PART III. FINDINGS OF FACT**

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

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

### Applicant's response:

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

### Staff finds:

- a) Goal 1 of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growth guided to make Palmer an increasingly attractive place to live, work, invest and visit.
- b) Goal 5 encourages the development of high-quality buildings that reflects Palmer's historical character.
- c) Goal 6 of Chapter 6 supports improvements to the downtown area to help ensure Palmer's traditional downtown is lively, attractive, and inviting for residents and visitors.
- d) The proposed change would support the goals and objectives of the City's Comprehensive Plan by encouraging attractive development that will improve the neighborhood and increase the availability of higher density housing near downtown.
- e) This new building will reflect Palmer's character and historical setting with high quality architecture while maintaining the traditional appeal of Palmer.
- f) The proposed change will provide more accommodations in the downtown area as well as encourage spending for visitors and tourists.

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

Applicant's response:

The adjoining lot to the NE on Colony Way has a 6 plex on the property, and across Bonanza street the lots are zoned Commercial Limited.

Staff finds:

- a) The property for the proposed rezone is contiguous to R-3 zoning on the East side, CL Commercial Limited on the West side, R-4 zoning to the South and R-3 zoning to the North lines of the lot.
- b) The lot next to the proposed rezone on the South side of the property is also short-term rentals, owned by the applicants. Among the other comparable land use in the subject area are residential neighborhoods as well as other small businesses such as retail and gift shops. Many restaurants and dining establishments are within walking distance from the property, convenient for visitors of Palmer while staying at this location.
- c) PMC 17.27.060 establishes a minimum lot size for dwelling units, that would make the development compatible with surrounding properties.

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

Applicant's response:

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

Staff finds:

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

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

Applicant's response:

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

Staff finds:

- a) The changed conditions affecting the subject parcel will be the reconstruction of a structure that will be removed. The continued development of the surrounding housing units supports the proposed change to R-4.

- b) The surrounding zoning districts consist of R-3, R-4 and Commercial Limited, and have had no recent significant condition changes to the area. The recent amendments to the Central Business District allows for flexibility for downtown parking as well as opportunities for economic development and more compatible use of land.

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

Applicant's response:

The proposed change will be very welcome to the public as it will be new, modern and safe. It will be an appealing addition to the neighborhood and will attract responsible patrons. This change, though it will not be a change to anyone but the people who know the code for Palmer, will not grant the owners special privilege, other than allowing us to construct a safe and winsome building in what is known to long standing Palmer residents as a historical part of our town.

Staff finds:

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

**PART III. STAFF RECOMMENDATION**

Based on the information provided by the applicant and comments received from the public, staff recommends approval of the requested rezone. Staff also finds the request to rezone Lot 100, Block 1, Felton Addition from R-3, Medium Density Residential to R-4, High Density Residential, is consistent with, and in conformance with the Palmer Comprehensive Plan.

If following the Public Hearing, Commission finds that the applicant's proposal conforms to the Palmer Comprehensive Plan and Zoning Code provisions, then staff recommends that the Commission approve this request for rezoning Lot 100, Block 1, Felton Addition subdivision from R-3, Medium Density Residential to R-4 High Density Residential and forward a recommendation for approval to the City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 22-002

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR LOT 100, BLOCK 1, FELTON SUBDIVISION TO BE REZONED FROM R-3, MEDIUM DENSITY RESIDENTIAL TO R-4, HIGH DENSITY RESIDENTIAL, LOCATED WITHIN SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

WHEREAS, Colony Way Investments LLC: Kyle & Nicole Moffat, Martin & Nikki Moffatt, have initiated a zoning map amendment application on January 13, 2022 to change the zoning designation for Lot 100, Block 1, Felton Add subdivision from R-3, Medium Density Residential to R-4, High Density Residential; and

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

WHEREAS, on January 28, 2022 170 public hearing notices were mailed to property owners within 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on February 11, 2022. A total of 0 written comments were received in response; and

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

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

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

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

**Fact 1:**

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

**Fact 2:**

- a) The property for the proposed rezone is contiguous to R-3 zoning on the East side, CL Commercial Limited on the West side, R-3 to the North and R-4 zoning to the South side of the lot.
- b) Among the other comparable land use in the subject area are residential neighborhoods as well as other small businesses such as retail and gift shops. Many restaurants and dining establishments are within walking distance from the property, convenient for visitors of Palmer while staying at this location.
- c) PMC 17.27.060 establishes a minimum lot size for dwelling units, that would make the development compatible with surrounding properties.

**Fact 3:**

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

**Fact 4:**

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

**Fact 5:**

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



NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Lot 100, Block 1, Felton Add subdivision from R-3, Medium Density Residential to R-4, High Density Residential.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 17<sup>th</sup> day of February, 2022.

\_\_\_\_\_  
Casey Peterson, Chairman

\_\_\_\_\_  
Nichole Degner  
Community Development Specialist



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

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

Bernier	Combs	Jackson	Tudor	Peterson	Vacant	Vacant

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

Bernier	Combs	Jackson	Tudor	Peterson	Vacant	Vacant

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

Bernier	Combs	Jackson	Tudor	Peterson	Vacant	Vacant

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

Bernier	Combs	Jackson	Tudor	Peterson	Vacant	Vacant

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

Bernier	Combs	Jackson	Tudor	Peterson	Vacant	Vacant

## **Zoning Map Amendment Application**

**Applicant:** COLONY WAY INVESTMENTS LLC  
Kyle and Nicole Moffat, Martin and Nikki Moffat

**Legal Description:** 342 S Colony Way, Palmer AK 99645  
(FELTON ADD PALMER TWNST BLOCK 1 100)

**Requested change:** R-3 to R-4

### **Reason for request:**

This property had a building erected on it in the early 1930's. It was understood to be the first Post Office in Palmer. Currently there is a single family residence on this lot.

The applicant purchased this property in June of 2020. Our intentions were made to save the building and also the historical value of this slice of Palmer's rich history. However from the foundation up the building will never meet current building codes or be a safe dwelling.

The decision has been made to remove the building and reconstruct a modern and safe building,

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

The construction of this building would be mutually beneficial for the applicant and the City of Palmer due to the fact that it satisfies the summary of goals found in Chapter 6 of the city of Palmer's comprehensive plan. The plans for this building, along with the other three buildings on the adjoining lot the applicants already own, would make Palmer an increasingly attractive place to live, work, invest, and visit. This building would help maintain high

quality residential neighborhoods and also promote development of new commercial endeavors through the means of erecting an extremely high quality building.

**2) How is the proposed change compatible with surrounding zoning districts and the established land use pattern?** The adjoining lot to the NE on Colony Way has a 6 Plex on the property and across Bonanza Street the lots are zoned commercial limited.

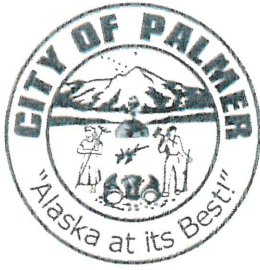
**3) Are public facilities such as schools, utilities and streets adequate to support the proposed change?** Yes, since the previous question states that there are no real changes to the property should this building be erected, no changes of utilities, schools, streets or otherwise would be affected.

**4) Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?** Yes. As already stated, this property has already been functioning in this area and the surrounding neighborhood for many decades.

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

The proposed change will be very welcome to the public as it will be will be new, modern, and safe. It will be an appealing addition to the neighborhood and will attract responsible patrons.

This change, though it will not be a change to anyone but the people who know the code for Palmer, will not grant the owners special privilege other than allowing us to construct a safe and winsome building in what is known to long standing Palmer residents as a historical part of our town.



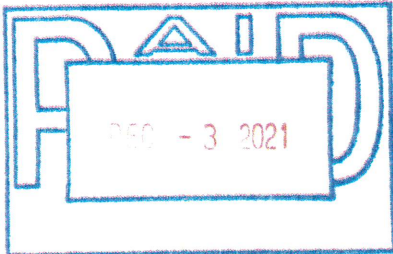
## PALMER COMMUNITY DEVELOPMENT

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

Invoice No.: CD21-134

Invoice Date: 12/03/2021

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

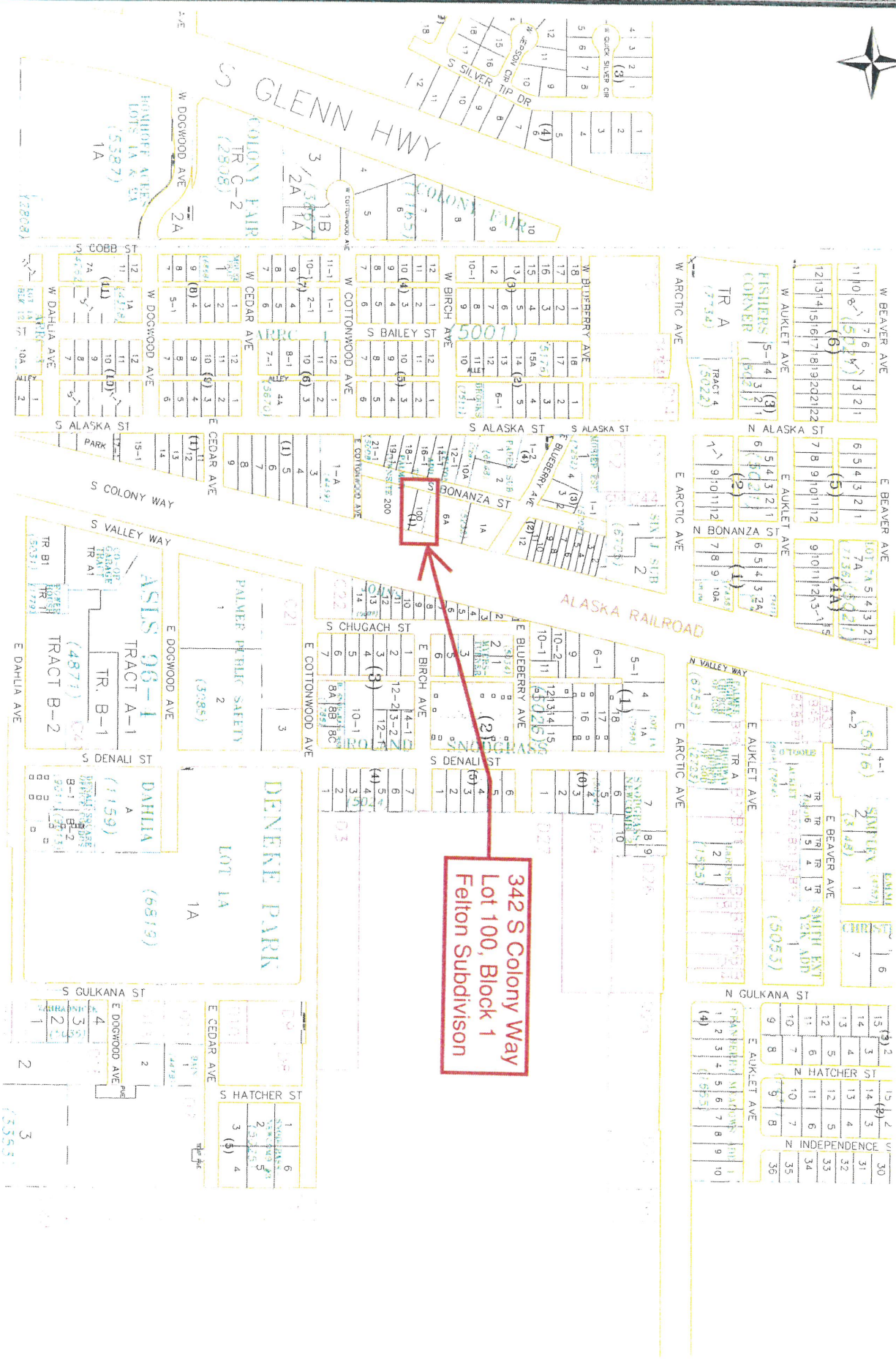
Qty	Description	Price
	<p>REQUEST FOR ZONING MAP AMENDMENT 342 S. Colony Way (Felton Add Palmer Twnst, Block 1 100)</p> 	\$250.00
		<b>TOTAL</b> \$250.00

*This invoice must be paid within 30 DAYS or further collection procedures will be taken.*





# VICINITY MAP



342 S Colony Way  
 Lot 100, Block 1  
 Felton Subdivision

Request for Rezone from R-3, Medium Density Residential District to R-4, High Density Residential District for Lot 100, Block 1, Felton Add Subdivision located at 342 S. Colony Way, in Palmer, Alaska.

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

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

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

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

ALASKA LIFE THE LLC  
12120 E WOODSTOCK DR  
PALMER AK 99645

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

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

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

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

APD HOUSING PARTNERS 18 L P  
PO BOX 19240  
SEATTLE WA 98109-1240

AUBREY BOB  
# 16  
352 E BLUEBERRY ST  
PALMER AK 99645

AWE STAN H  
PO BOX 2504  
PALMER AK 99645-2504

BOUCHARD JULIE M  
134 E AUKLET AVE  
PALMER AK 99645

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

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

BALES CANDICE M  
PO BOX 2621  
PALMER AK 99645-2621

BARNETT ROSS A  
128 E AUKLET AVE  
PALMER AK 99645

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

BOLSHIO MISHA INC  
PMB 311  
1150 S COLONY WAY STE 3  
PALMER AK 99645-6967

Thomas Brown  
128 W Beaver Ave  
Palmer AK 99645-6242

BERBERICH INVESTMENTS LLC  
532 E EAGLE AVE  
PALMER AK 99645

BERGER PAUL  
15250 EVERGREEN RIDGE  
ANCHORAGE AK 99516

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

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

BURTCH FAMILY TRUST  
STE 3 PMB 105  
1150 S COLONY WAY  
PALMER AK 99645-6967

BLATCHFORD HENRY  
417 S COBB ST  
PALMER AK 99645

BROOKS PROPERTIES LLC  
3680 S SKY RANCH LOOP  
PALMER AK 99645

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

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

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



CULLEN TEA  
4820 S ESCALON BELLOTA RD  
FARMINGTON CA 95230

CZARNEZKI MARGARET R  
335 S COBB ST  
PALMER AK 99645

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

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

COMBS DAVID HARVEY  
COMBS SABRENA KENT  
208 W COTTONWOOD AVE  
PALMER AK 99645

COLONY WAY INVESTMENTS LLC  
800 W BRIAR DR  
WASILLA AK 99654

CAULKINS DENISE  
SPC 2  
352 E BLUEBERRY  
PALMER AK 99645

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

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

CM MECHANICAL INC  
PO BOX 1025  
PALMER AK 99645-1025

DYEMOND LLC  
11621 OLD SEWARD HWY  
ANCHORAGE AK 99515

RODEHEAVER RAYMOND  
#801  
1200 W DIMOND BLVD  
ANCHORAGE AK 99515

DECORA RICHARD ALLEN  
313 S DENALI ST  
PALMER AK 99645

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

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

DALRYMPLE-SORENSEN HOLDINGS LLC  
353 S DENALI ST  
PALMER AK 99645

DAW WHITNEY M  
PO BOX 3822  
PALMER AK 99645-3822

EAGERTON ANN  
267 S BAILEY ST  
PALMER AK 99645

DONN ERWIN CHARLES  
DONN DENA K & DONN DEVIN  
PO BOX 2064  
PALMER AK 99645-2064

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

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

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

FAMILY CHRISTIAN CENTER  
PO BOX 2491  
PALMER AK 99645-2491

FELZIEN CHARLES R  
PO BOX 110  
PALMER AK 99645-0110

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

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

FOSELMAN DALE & CATHERINE M  
3562 E TEAGUE TRAIL CIR  
WASILLA AK 99654

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

FROHLING KEVIN K  
6250 N LOSSING RD  
PALMER AK 99645

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

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

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

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

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

GRABAREK LUKASZ  
347 S CHUGACH ST  
PALMER AK 99645-6429

GUTHRIE STANLEY L  
PO BOX 2367  
PALMER AK 99645-2367

GRABAREK LUKASZ  
347 S CHUGACH ST  
PALMER AK 99645-6429

GRIMES DUSTIN L & AUSTIN M  
11200 E LUPINE RD  
PALMER AK 99645-9448

HALE JOSEPH  
15581 E TEELING CIR  
PALMER AK 99645

GRIZZLY ENTERPRISES LLC  
2900 BORLAND DR  
ANCHORAGE AK 99517-2468

GROVER WESLEY R REV TR TRE  
PO BOX 556  
PALMER AK 99645

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

HEADRICK MEGAN  
PO BOX 3951  
PALMER AK 99645-3951

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

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

HILL JARED  
SPC 10  
352 E BLUEBERRY AVE  
PALMER AK 99645

HOKENSON TASHA N  
424 S BAILEY ST  
PALMER AK 99645

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

HOPF ROBERT G  
SELICK MARILYN K  
14129 W HORIZON DR  
SUN CITY WEST AZ 85375-2807

INGALDSON WM H  
4120 TAZLINA AVE  
ANCHORAGE AK 99517

JIMENEZ PAULETTE  
PO BOX 2513  
PALMER AK 99645

HARTLEY MARSHA R SEP PROP TR  
11240 W 76TH WAY  
ARVADA CO 80005

HAWKINS JOS T  
108 E ARCTIC AVE  
PALMER AK 99645

KONYOT JOE  
PO BOX 876738  
WASILLA AK 99687-6738

JOHNSON DELENA  
PO BOX 944  
PALMER AK 99645-0944

JOHNSON JEFF  
THORN CRAIG A  
PO BOX 2527  
PALMER AK 99645-2527

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

KEELING GERALDINE LAMPARD  
243 S BAILEY ST  
PALMER AK 99645

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

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

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

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

KLH INC  
4255 S MCKEHNIE LOOP  
PALMER AK 99645

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

KNIK TRIBE  
PO BOX 871565  
WASILLA AK 99654

KOPPERUD NOEL H  
PO BOX 4470  
PALMER AK 99645-4470

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

LAVIELLE FLOYD  
SPC 3  
352 E BLUEBERRY ST  
PALMER AK 99645

LEE CYNTHIA M  
PO BOX 2401  
PALMER AK 99645-2401

KRAUN CLARENCE  
SPC 28  
352 E BLUBERRY ST  
PALMER AK 99645

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

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

LOCKE LYNDA E  
421 S LAKE ST  
WASILLA AK 99654

LOGSDON & GOLTER LLC  
348 S DENALI ST  
PALMER AK 99645

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

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

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

MCLEAN ROSALYN H  
PO BOX 847  
EUREKA NV 89316-0847

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

MCKENZIE KAY S  
452 S COLONY WAY  
PALMER AK 99645

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

MCPMAHAN-POLLEN SALLY REV TR  
2000 N PENNY LN  
PALMER AK 99645

MEADOWS CHARLSA JOY  
JACK ANDERSON  
6823 TERRY ST  
ANCHORAGE AK 99502

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

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

MITTLESTADT SUZANNE  
319 S CHUGACH ST  
PALMER AK 99645-6429

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

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

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

NARANJO AUGUST  
221 S DENALI ST  
PALMER AK 99645-6433

RELGUD INVESTMENTS LLC  
10701 STROGANOF DR  
ANCHORAGE AK 99507

RICHARDS RON D  
RICHARDS MICHELLE L  
1460 S FRAN ST  
PALMER AK 99645-9029

RIGGS JOHN FAMILY TR  
RIGGS CHERYL D TRE  
4832 REDTAIL DR  
KLAMATH FALLS OR 97601

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

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

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

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

ROUSE KAY  
KAY MCKENZIE  
452 S COLONY WAY  
PALMER AK 99645

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

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

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

PIONEER MOTEL LLC  
PO BOX 4260  
PALMER AK 99645-4260

PALMER CAR WASH LLC  
18660 GENTEEL CIR  
EAGLE RIVER AK 99577-8202

QUILL BONNIE  
241 S BAILEY ST  
PALMER AK 99645-6323

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

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

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

PAPASAVAS CYNTHIA A  
PO BOX 3338  
PALMER AK 99645-3338

PASSPORT LLC  
610 S BAILEY ST  
PALMER AK 99645

PENWARDEN RICHARD  
SPACE 13  
352 E BLUEBERRY AVE  
PALMER AK 99645

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

SHAFER PHYLLIS J  
PO BOX 3475  
PALMER AK 99645-3475

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

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

SCANDURA MICHELLE R  
WEAVER THOMAS W  
231 W CEDAR AVE  
PALMER AK 99645

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

SLATER DAPHNE  
210 S ALASKA ST  
PALMER AK 99645

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

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

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

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

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

U S POSTAL SERVICE  
500 S COBB ST  
PALMER AK 99645

T & S ENTERPRISES LLC  
PO BOX 1969  
PALMER AK 99645

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

ZELAZNY JOS  
# 32  
352 E BLUEBERRY AVE  
PALMER AK 99645

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

VAN CLEVE RAMONA ANN  
PO BOX 372  
SUTTON AK 99674

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

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

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

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

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

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

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

WALDEN JESSICA S M  
147 S BONANZA ST  
PALMER AK 99645-6344

WILLIAMS DALE  
210 E AUKLET AVE  
PALMER AK 99645

WALKER RICHARD LEE  
2131 W MELANIE DR  
WASILLA AK 99654

WHITMORE ENTERPRISES LLC  
1200 S BADGER RD  
PALMER AK 99645

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



## Unfinished Business

THIS PAGE LEFT INTENTIONALLY BLANK



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 22-002**

**Substitute for 21-018**

**SUBJECT:** General District Regulations (PMC 17.60)

**AGENDA OF:** June 17, 2021  
July 15, 2021  
October 21, 2021  
November 18, 2021  
February 17, 2022

**ACTION:** Review and comment

**Attachment(s):** 1. Examples of corner lots, double frontage lots and fencing information  
2. PMC 17.60 General District Regulations  
3. PMC 17.08 Definitions

**Summary:**

**February 17, 2022**

P&Z will continue the review of General Districts for fencing and lot requirements. Examples of corner lots, double frontage lots and fencing requirements have been provided, as well as proposed definitions for lot standards.

**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 were provided. Fences on pages 13 & 22 of the November packet 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.

## Corner lots, double frontage, and fencing information

### Corner Lot Code Examples

#### Palmer Municipal Code

**"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.

#### Sultan WA

**"Corner lot"** means a lot with two adjacent sides fronting on public right-of-way. A corner lot has one primary front yard which will be the address assignment frontage and shall be subject to a full front yard setback as provided for the applicable zone in SMC Title 16. The secondary front yard is on the other frontage side of the property and shall be subject to a secondary for corner lots as provided in the applicable zone in SMC Title 16.

#### Burbank CA

**"Corner lot"** means a lot situated at the intersection of two (2) or more streets.

Code examples on corner lots:

#### Palmer Municipal Code

Minimum setback requirements:

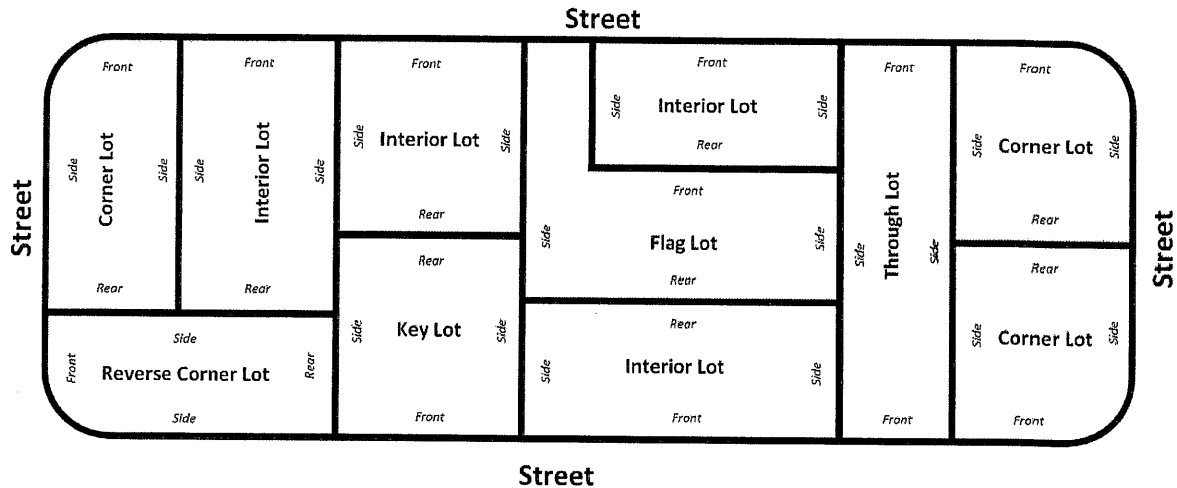
1. Front yard, 25 feet;
2. Side yards, excluding side yard on street side of corner lot:
  - a. For a lot of record as of January 17, 1978, six feet;
  - b. For a lot of record created after January 17, 1978, but before July 1, 2005, where actual construction has begun as of June 30, 2005, six feet;
  - c. For all other lots, 10 feet;
3. Side yards on street side of **corner lot**, 10 feet;
4. Rear yard: 25 feet.

City of Forks, WA Where a side lot line is also a street right-of-way, the side yard setback in any residential district shall be 15 feet subject to the approval of the planning director consulting with the building inspector; on corner lots in any residential district, the side lot line adjacent to the street may be considered the front lot line and the front, side, and rear yards adjusted accordingly. Approval shall be granted when the shifting of yards will result in better siting of the dwelling without adversely affecting adjacent properties, or obscuring drivers' views as determined by the planning director.

City of Burbank, CA Within a required street-facing side yard (other than a reverse corner lot), fences, walls, and hedges are limited to six (6) feet, except for that portion of the street-facing side yard between the rear of the main dwelling structure and the rear property line, the maximum allowed height of a fence, wall, or hedge is eight (8) feet. On a reverse corner lot, fences, walls and hedges within the street-facing side yard are subject to the same height limits as apply in the front yard.

Reverse Corner Lots: Where a reversed corner lot abuts a key lot (See Diagram 10-1-603(G)(3) below) and the key lot is located in a residential zone, the minimum required street-facing side yard setback and permitted encroachments for all structures and objects in the rear 30 feet of the reversed corner lot is equal to the required setback and permitted encroachments for structures and objects in the front yard of the key lot.

## Lot Types



### Definitions

#### Midvale UT

**"Clear view triangle"** (sight triangle) means a triangular area at the intersection of two streets bounded by top back of curb and a line connecting them at points thirty feet from the intersection of the two curb lines.

#### Sultan WA

**"Double-frontage lot"** means a lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot. Also known as a through-lot. Either frontage abutting the right-of-way can be designated as the "primary" frontage. The other frontage will be designated as the secondary frontage.

#### Burbank CA

**"Double frontage lot"** (through lot) means a corner or interior lot which abuts on two (2) separate and substantially parallel public streets.

**"Key lot"** means the first interior lot to the rear of a reversed corner lot.

**"Reverse corner lot"** means a corner lot, the rear lot line of which abuts upon the side lot line of another lot.

#### Palmer Municipal Code

**"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.

#### Palmer Municipal Code

**"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.

### Fencing Requirements

#### Palmer Municipal Code

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.

Other code examples on fence height requirements:

City of Midvale, UT

- B. Height. No fence or wall may exceed seven feet in height, four feet in height in the front yard setback, nor three feet in the clear view triangle, measured as follows:
  - 1. In a required yard abutting a street, the total effective height above the finished grade measured on the side nearest the street;
  - 2. In any other required yard, the total effective height above the finished grade measured on the side nearest the abutting property;
  - 3. On a property line, measured from the finished grade of either side when the abutting property owners are in agreement;
  - 4. A temporary fence on a construction site may be as high as required to protect the property during the period of construction;
  - 5. Fencing up to eight feet in height may be allowed in the side(s) or rear yard provided one of the following requirements are met:
    - a. The side(s) or rear property is adjacent to a freeway system or arterial or collector roadway.
    - b. Buffering between commercial/industrial uses and residential uses or between single family and multifamily residential uses.
    - c. Demonstration of safety and/or security matters.

Fencing eight feet in height shall comply with the following conditions:

- I. The proposed fence shall be reasonably compatible with respect to height from adjacent fences and shall transition consistently from one segment of fence to another.
- II. The proposed fence shall be reasonably compatible with respect to materials from adjacent fences and shall propose materials and colors that are consistent and similar.
- III. A building permit shall be obtained from the city and construction of fences and retaining walls must meet applicable requirements of the building codes; and

Corner lots may have a fence up to seven feet in height, enclosing the yard area opposite one of the side yards and along the street frontage, provided the fence does not extend into the remaining required front yard setback. [Any fence, hedge, or wall placed within ten feet of a driveway may not exceed three feet in height for sight-obscuring solid material or four feet in height for non-obscuring open materials for the first ten feet behind the sidewalk. Corner lot rule: Corner lots have two front yards. On corner lots there is no front yard.

City of Burbank, CA

Within a required street-facing side yard (other than a reverse corner lot), fences, walls, and hedges are limited to six (6) feet, except for that portion of the street-facing side yard between the rear of the main dwelling structure and the rear property line, the maximum allowed height of a fence, wall, or hedge is eight (8) feet. On a reverse corner lot, fences, walls, and hedges within the street-facing side yard are subject to the same height limits as apply in the front yard.

## **Proposed PMC definitions**

"Double frontage lot" means a lot which abuts on two separate parallel public streets.

"Flag lot" means a lot with a long, narrow strip that resembles a pole providing a minimum of 40 feet access to the lot. Flag lots must meet the required minimum width of 60 feet with a minimum lot area of 8,400 square feet and does not include the strip (pole).

"Lot area" means the total horizontal area within the lot lines of a lot, but does not include the pole area of a flag lot and excludes any street rights-of-way.

"Yard, required" means the minimum open space between a lot line and the yard line within which no building is permitted to be located except within the minimum requirements of this title.

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:

<b>Street or Road</b>	<b>Future Width</b>
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 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 shelter, 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 gr – 4 2 – n 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. 43 § 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 – 4 4 – compensation 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 5 - ?)

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 in an industrial complex where power, especially electricity, is generated from another source of energy such as 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 located on or under the ground, or attached to something fixed to the ground. (Ord. 454 § 4, 1992)

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.**

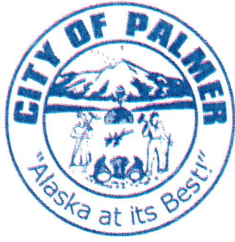
"Zoning administrator" means a city official appointed by the city manager to administer and enforce the zoning ordinance. (Ord. 454 § 4, 1992)

THIS PAGE LEFT INTENTIONALLY BLANK



## Plat Reviews

THIS PAGE LEFT INTENTIONALLY BLANK



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 22-003**

**SUBJECT:** Pre-Application Routing Slip for Hermon-Hardisty #1 Subdivision

**AGENDA OF:** February 17, 2022

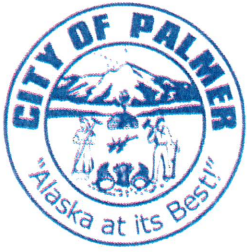
**ACTION:** Review and comment

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

**Summary:** To create four lots from Lot 1B, Hermon-Hardisty Add #1 located inside city limits of Palmer

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





Brad Hanson  
Director

Beth Skow  
Library Director

Cotton Gore  
Parks & Facilities Manager

Dusten Voehl  
Building Inspector

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

## MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Nichole Degner, Community Development  
DATE: December 20, 2021  
SUBJECT: Pre-Application Routing Slip for Lot 1B, Hermon-Hardisty #1

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 comments
2. Building Inspector: No comments
3. Community Development: Minimum access for lots in R-1 require a width of 60'. All lots must be on a public or private street.
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 February 17, 2022 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

**MATANUSKA-SUSITNA BOROUGH  
PLATTING DIVISION  
PRE-APPLICATION ROUTING SLIP**

AOB

DUE DATE: **December 20, 2021**  
 MEETING DATE: **December 23, 2021**  
 TIME: **Email only**  
 PETITIONER / #: **Ray & Kirsten Gamradt 406-546-1956**  
 EMAIL: [rgamradt@hotmail.com](mailto:rgamradt@hotmail.com)  
 OWNER(s) / #: **Same**  
 SEC/TWP/RNG: **SEC 04, T17N, R02E** TAX MAP: **PA 12**  
 SUBDIVISION: **Hermon-Hardisty Add #1, Plat No. 2006-223** RSA#: **NA**  
 TAX ID: **55987000L001B** CITY OF: **Palmer**  
 REQUEST: **To create four lots from Lot 1B, Hermon-Hardisty Add #1, Plat No. 2006-223. Within the City of Palmer. Petitioner will require a variance from MSB 43.20.120 Legal Access, as there is only a 10' wide easement.**

**SENT PRE-APP PACKET TO:**

ASSESSMENTS, <b>CHARLYN SPANNAGEL</b> , <b>JACQUE MALETTE</b> ATTORNEY, <b>JOHN ASCHENBRENNER</b> PLANNING DEPARTMENT, <b>ALEX STRAWN</b> PLANNING DIVISION, <b>PLANNING EMAIL</b> PLATTING OFFICER, <b>FRED WAGNER</b> DEVELOPMENT SERVICES, <b>THERESA TARANTO</b> , <b>ANDY DEAN</b> , <b>PERMIT CENTER</b> LIDS, <b>MARCIA VONEHR</b>	COMMUNITY DEVELOPMENT, <b>JILL IRSIK</b> , <b>ERIC PHILLIPS</b> PUBLIC WORKS DEPT, <b>TERRY DOLAN</b> O & M DIVISION, <b>JIM JENSON</b> PRE-DESIGN & ENGINEERING DIV, <b>BRAD SWORTS</b> , <b>JAMIE TAYLOR</b> EMS SERVICES, <b>FIRE CODE</b>
--	---

**COMMENTS:**

PA20210228

PLT-21-8-2538

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

## Pre-Application Request Form

Name of Requestor: Ryan and Kirsten Gauriat  
 Mailing Address: 161 S Gunkel St  
Palmer AK 99645  
 Phone Number: (406) 546-1956  
 Email: rgauriat@hotmail.com

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.

RECEIVED

DEC 10 2021

**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.):  
559870002001B PLATTING 17N02E04  
Lot 16 Herman - Hardisty Add #1 Plot #2006-223
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.:  
Current plan is to subdivide Lot 16 into 4 distinct lots. (Three existing) lots will be used to accommodate new single-family dwellings in the future. See Plan. The original lot will reduce in size (from 2.94 ac to 1.22 ac (approx)), with new lots of sizes (Sublot A, 0.33 ac, and 0.33 ac (approx)).

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

PA20210228 p14-21-8-2538

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

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

Provide if available:  
 Easement Documentation  
 As-Built Survey

**PRE-APPLICATION CONFERENCE DATE & TIME:**  
12/23/21

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

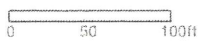
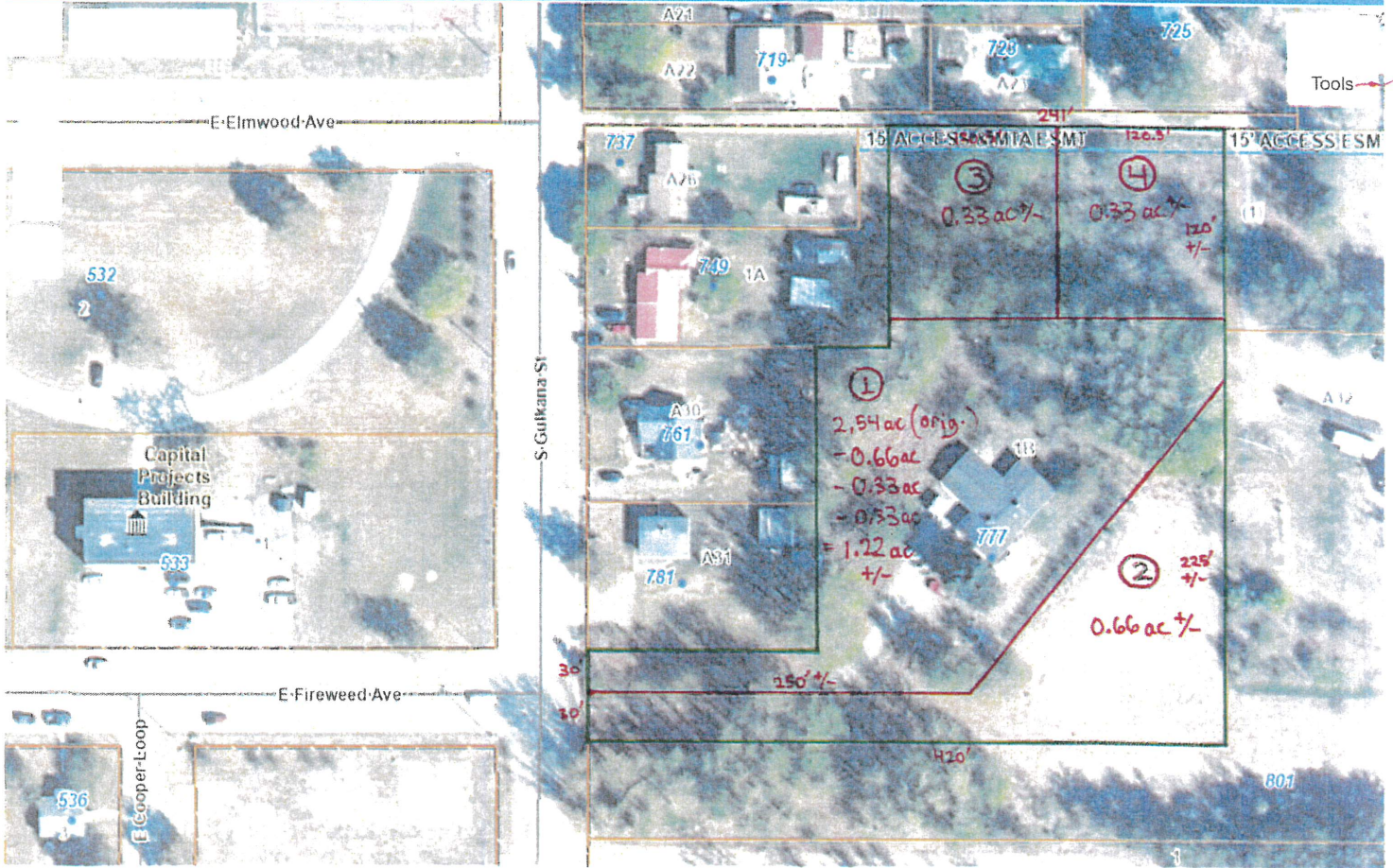
For Office Use Only

 Date Revd: 12/10/21  
 How Paid: C/C  
 Initials: RG



# MSB Parcel Viewer

## MAINTENANCE BOROUGH



B25

ST. JOHN SUB  
2  
(5341) 1

E FIREWEED AVE  
1 2 3  
(1)  
E COOPER LOOP TR A  
1 2 3 4  
(2)

ARBOR  
ESTATES  
(5910)  
TR B

S GULKANA ST

E EVERGREEN AVE

1 2 BEN-HUR 4 A43  
A21 3 A25  
A22 A23 (1659)

A26 1A HERMON-HARDISTY (1)(1345) 2

A30 ADD NO 1 A32 A7  
A31 1B (5987)

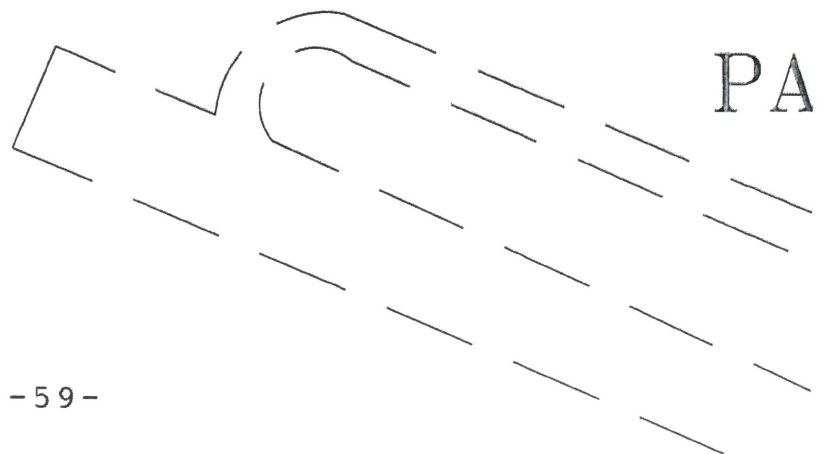
(5007) 1 EGT VET 2 2 (3043)

A33 A34 A8

VIRGIL ECKERT  
13 12 11 10 9 8 7 6 5 4 3 2 1  
(5006)

E YUKON ST

LS01  
9 10



PA05

EVERGREEN

PA12

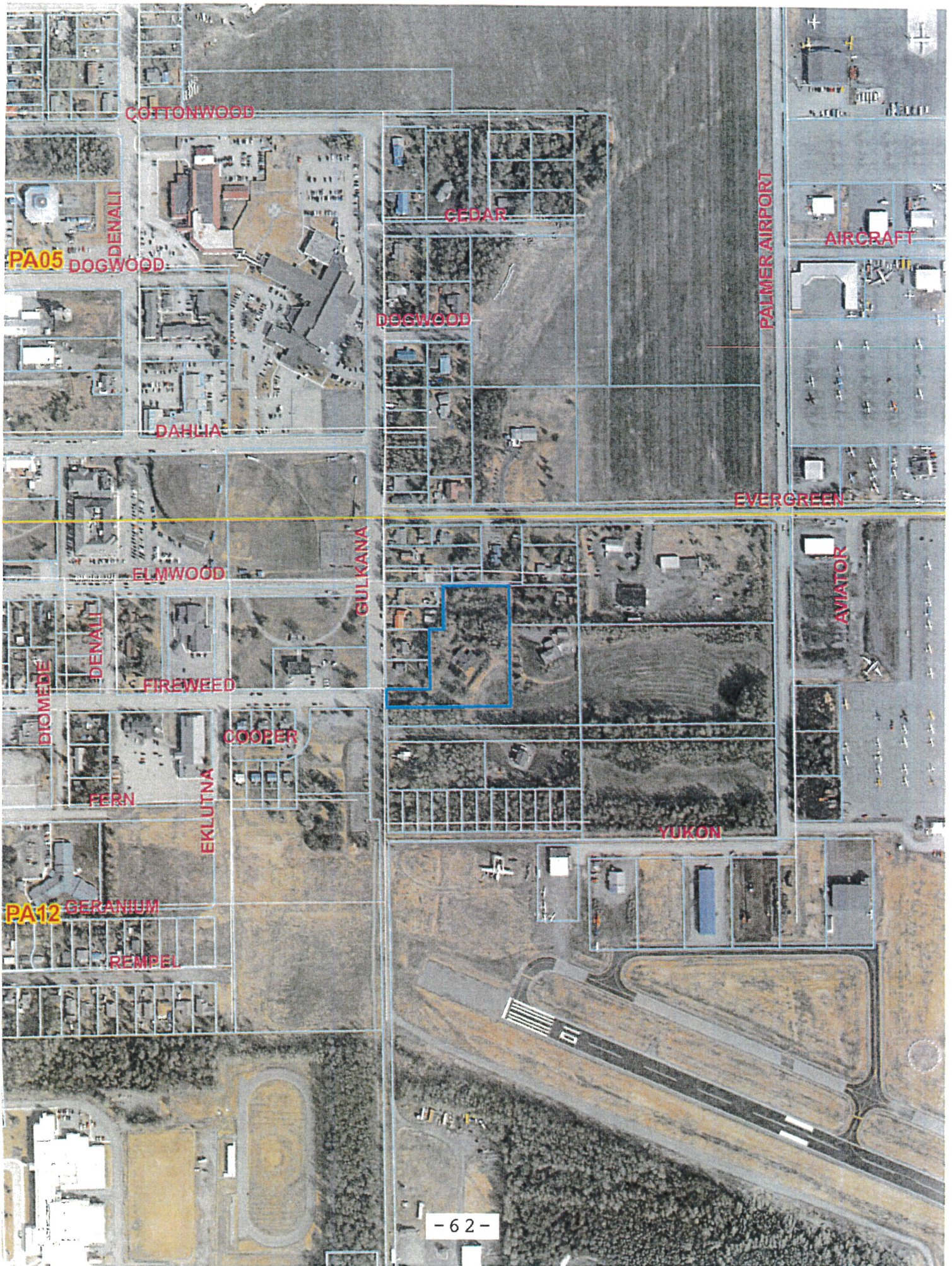
GULKANA

PA05

EVERGREEN

PA12

GULKANA





## Cartegraph Road Information

### Road Info

<b>Road Number:</b> 003269	<b>Road Name:</b> Gulkana Court	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E28	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 50	<b>Length:</b> 0.07	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Falcon Court	<b>Route Ahead:</b> End	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

*Certified Value of 1 denotes Certified.*

<b>Road Number:</b> 004821	<b>Road Name:</b> Gulkana Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 3" Gravel Avg	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S17N02E04	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 60	<b>Length:</b> 0.07	<b>Classification:</b> Residential	UNS Unsurfaced
<b>Route Back:</b> Yukon Street	<b>Route Ahead:</b> Fireweed Avenue	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

<b>Road Number:</b> 004821	<b>Road Name:</b> Gulkana Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S17N02E04	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 60	<b>Length:</b> 0.12	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Fireweed Avenue	<b>Route Ahead:</b> Evergreen Avenue	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

Road Info			
Road Number: 004821	Road Name: Gulkana Street	RSA #: 5	PALMER RSA
Surface Type: 3" Gravel Avg	Certified: 0	Map #: PA05	
TRS: S17N02E04	TRS Left:	TRS Right:	
ROW Width: 30	Length: 0.13	Classification: Residential	UNS Unsurfaced
Route Back: Cope Industrial Way	Route Ahead: Yukon Street	Travel Direction: North	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			
Road Number: 004821	Road Name: Gulkana Street	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05	
TRS: S18N02E33	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.25	Classification: Residential	AC Asphalt Concrete
Route Back: Evergreen Avenue	Route Ahead: Cottonwood Avenue	Travel Direction: North	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			
Road Number: 004821	Road Name: Gulkana Street	RSA #: 5	PALMER RSA
Surface Type: 2" Asphalt	Certified: 0	Map #: PA05	
TRS: S18N02E28	TRS Left:	TRS Right:	
ROW Width: 60	Length: 0.49	Classification: Residential	AC Asphalt Concrete
Route Back: Eagle Avenue	Route Ahead: Falcon Court	Travel Direction: North	
Custodian: City of Palmer	RSA Superintendent:	Contractor: City of Palmer	
Status: Active			



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55987000L001B

**Site Information**

Account Number 55987000L001B Subdivision HERMON-HARDISTY ADDN 1  
 Parcel ID 61554 City Palmer  
 TRS S17N02E04 Map PA12  
 Abbreviated Description (Not for Conveyance) HERMON-HARDISTY ADDN 1 LOT 1B

Site Address 777 S Gulkana St

**Ownership**

Owners GAMRADT RAYMOND & KIRSTEN Buyers  
 Primary Owner's Address 761 S GULKANA ST PALMER AK 99645-6679 Primary Buyer's Address

**Appraisal Information**

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2021	\$61,500.00	\$226,100.00	\$287,600.00	2021	\$61,500.00	\$226,100.00	\$287,600.00
2020	\$61,500.00	\$211,400.00	\$272,900.00	2020	\$61,500.00	\$211,400.00	\$272,900.00
2019	\$61,500.00	\$190,500.00	\$252,000.00	2019	\$61,500.00	\$190,500.00	\$252,000.00

**Building Information**

Structure 1 of 1  
 Residential Units 1 Use Residential Building  
 Condition Standard Design One Story  
 Basement Full Construction Type Frame  
 Year Built 1956 Grade 04.9  
 Foundation Concrete Block Building Appraisal \$226100  
 Well Well P - Public Water Septic Septic P - Public Septic

**Building Item Details**

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A	1788 Sq. Ft.	100%
1	Fin. Basement Living - 2C	1788 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	Garage (10.3) Area - 11M	598 Sq. Ft.	100%
1	First Story	1788 Sq. Ft.	100%

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2021	Yes	0012	12.942	\$3722.12
2020	Yes	0012	13.322	\$3635.57
2019	Yes	0012	13.386	\$3373.27

**Recorded Documents**

Date	Type	Recording Info (offsite link to DNR)
7/22/2021	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2021-021792-0</a>
6/6/2014	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2014-010242-0</a>
8/27/2013		<a href="#">Palmer 2013-018818-0</a>

**Tax Account Status <sup>2</sup>**

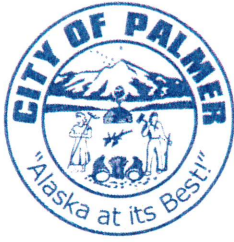
Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00		\$0.00	\$0.00	\$0.00	No

**Land and Miscellaneous**

Gross Acreage 2.54 Taxable Acreage 2.46 Assembly District 002 Precinct 11-070 Fire Service Area Palmer Fire Service is under the jurisdiction of the [City of Palmer](#) Road Service Area No Borough Road Service, for City of Palmer road service info, call (907)745-3400  
 Last Updated: 12/6/2021 10:00:01 AM

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

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 22-004**

**SUBJECT:** Abbreviated Plat Request for Felton Add Subdivision

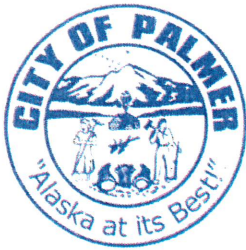
**AGENDA OF:** February 17, 2022

**ACTION:** Review and comment

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

**Summary:** The request is to combine Lot 100 and Lot 200, Block 1, Felton Add Subdivision located inside city limits.

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



## DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Beth Skow  
Library Director

Cotton Gore  
Parks & Facilities Manager

Dusten Voehl  
Building Inspector

Mail: 231 W. Evergreen Ave.  
Location: 645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3709  
[www.palmerak.org](http://www.palmerak.org)

## MEMORANDUM

TO: Fred Wagner, Chief of Platting  
FROM: Nichole Degner, Community Development  
DATE: January 26, 2022  
SUBJECT: Abbreviated Plat Request for Lot 100 & 200 Felton Add.  
Tax ID: 55008B01-100

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 comments
2. Building Inspector: No comments
3. Community Development: No changes necessary
4. Fire Chief: No changes necessary
5. Public Works: No comments
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the February 17, 2022 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

# MATANUSKA-SUSITNA BOROUGH

## Platting Division

350 East Dahlia Avenue – Palmer AK 99645

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

**Comments Due:** *January 26, 2022*

**Date:** January 13, 2022

### Abbreviated Plat Request for Comments

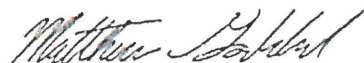
AK Dept of Transportation – Anchorage	<b>MSB – Emergency Services</b>
AK Dept of Transportation – Palmer	<b>MSB – Community Development</b>
AK Dept of Transportation – Aviation	<b>MSB – Cultural Resources</b>
AK DNR, Division of Mining/Land/Water	<b>MSB – Capital Projects, Engineering</b>
AK DNR, Public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

Title:	FELTON ADDITION PALMER TOWNSITE TRACT A BLOCK 1
Location:	SEC 33, T18N, R02E, S.M., AK
Petitioners:	MARTIN & KYLE MOFFAT 12120 E. WOODSTOCK DR. PALMER AK 99645
Surveyor:	FARMER SURVEYING, LLC 9131 E. FRONTAGE RD. PALMER AK 99645

The request is to combine Lot 100 and Lot 200, Block 1, Felton Addition Palmer Townsite, Plat # 18-235, containing 0.82 acres +/- . The property is located directly north of E. Cottonwood Avenue, east of S. Alaska Street,, and west of S. Denali Street (Tax ID # 55008B01-100 & 55008B01-200); within the SW ¼ Section 33, Township 18 North, Range 02 East, Seward Meridian, Alaska. In the city of Palmer and in Assembly District #2.

Please submit your comments in writing, specifying any easements or other requirements your Department or agency may need or any data, which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by *January 26, 2022* so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **February 9<sup>th</sup>, 2022**.

Sincerely,

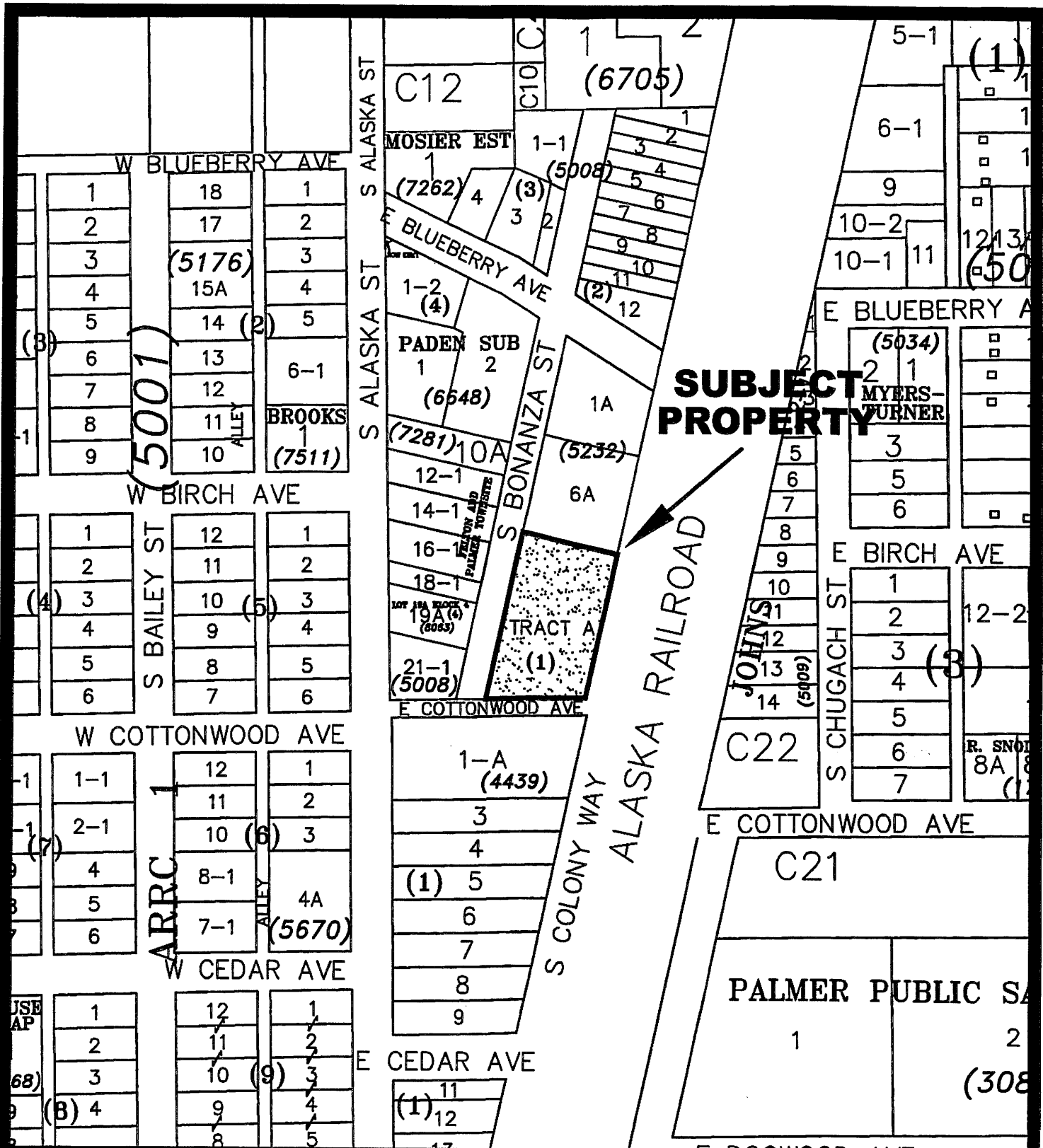


Matthew Goddard

Platting Technician

Direct line: 861-7881

[matthew.goddard@matsugov.us](mailto:matthew.goddard@matsugov.us)



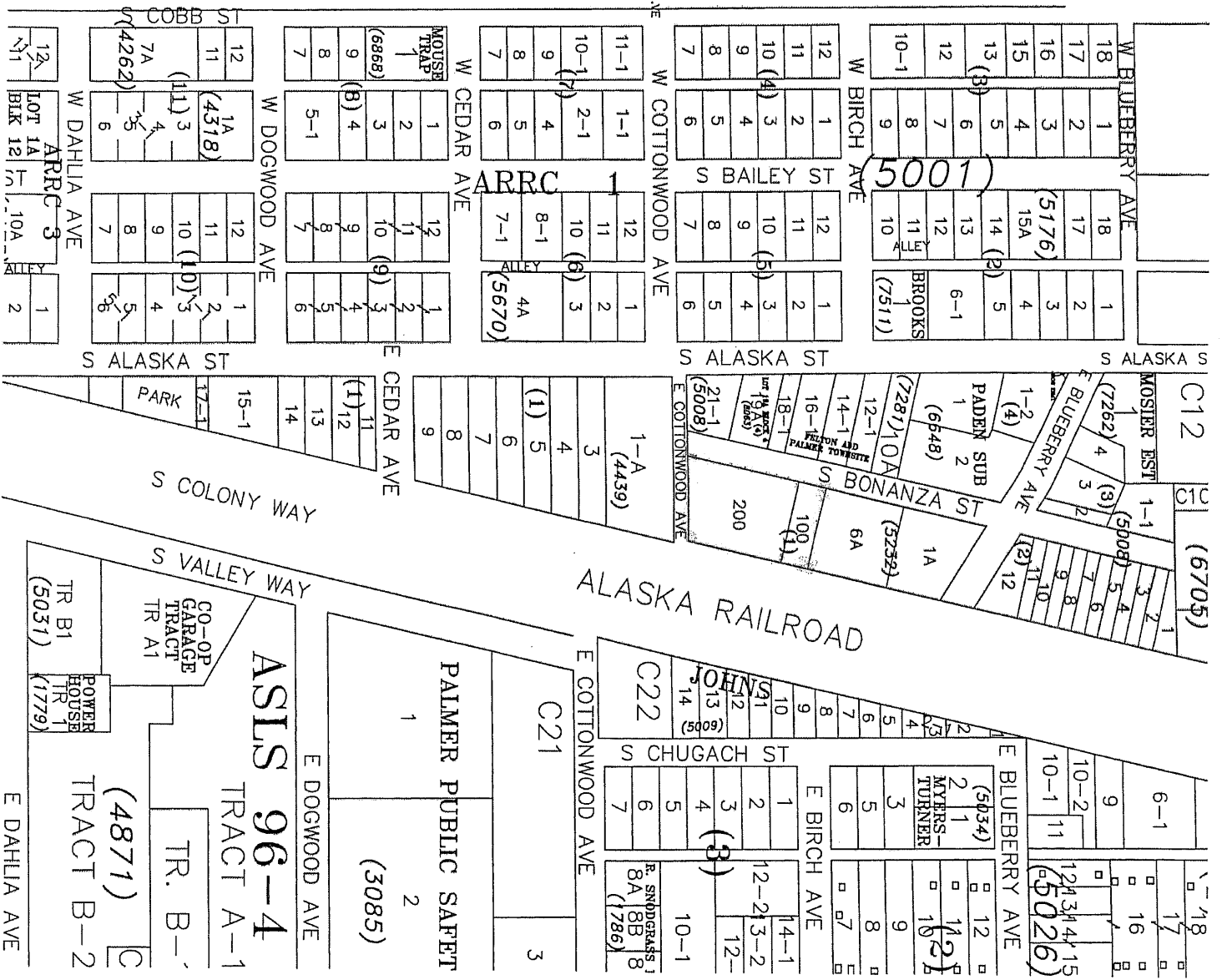
**VICINITY MAP**

FOR PROPOSED FELTON ADDITION PALMER  
 TOWNSITE TRACT A BLOCK 1 SUBDIVISION  
 LOCATED WITHIN  
 SECTION 33, T18N, R02E, SEWARD MERIDIAN  
 PALMER 05 MAP ALASKA

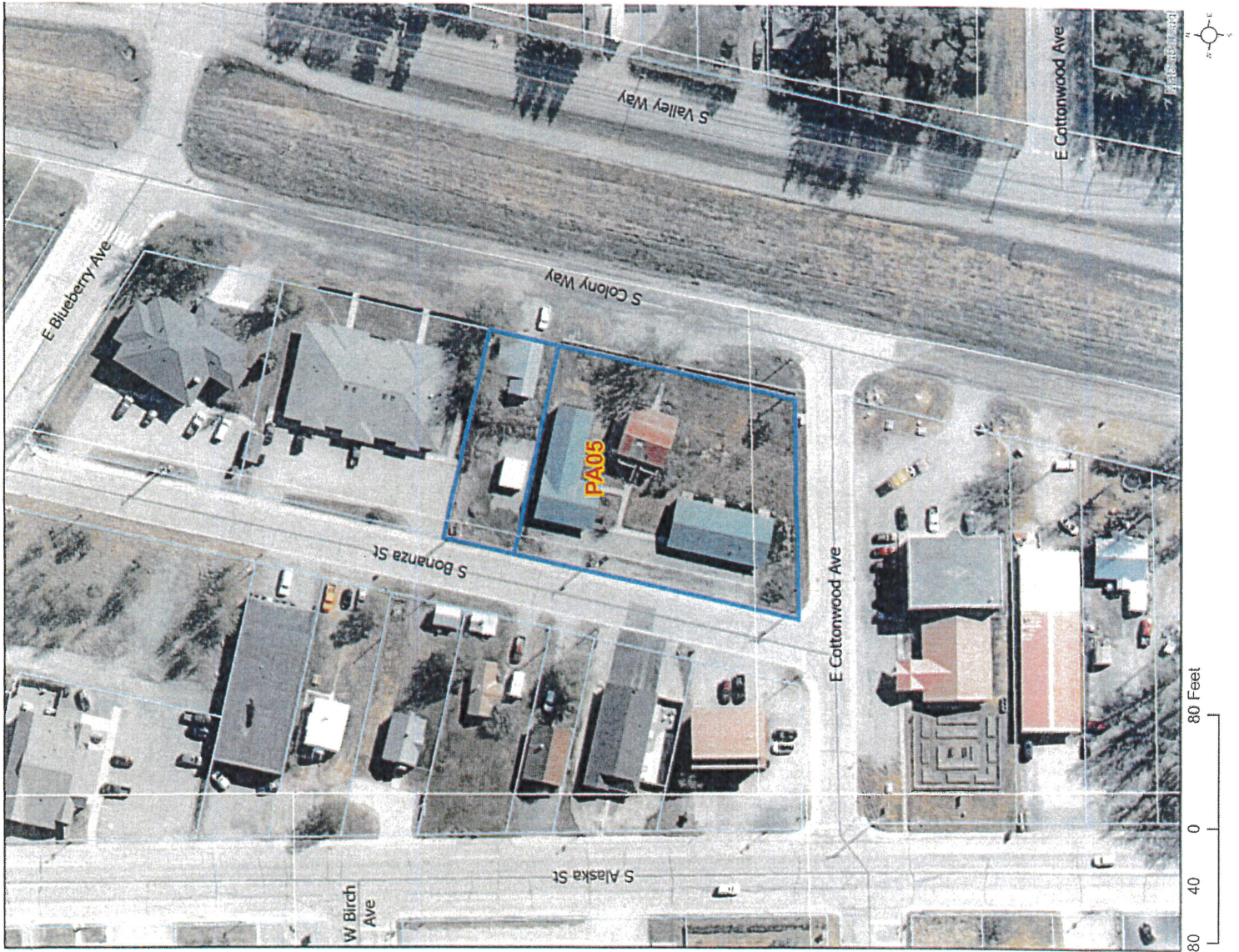
**ASLS 96-**  
**TRACT**

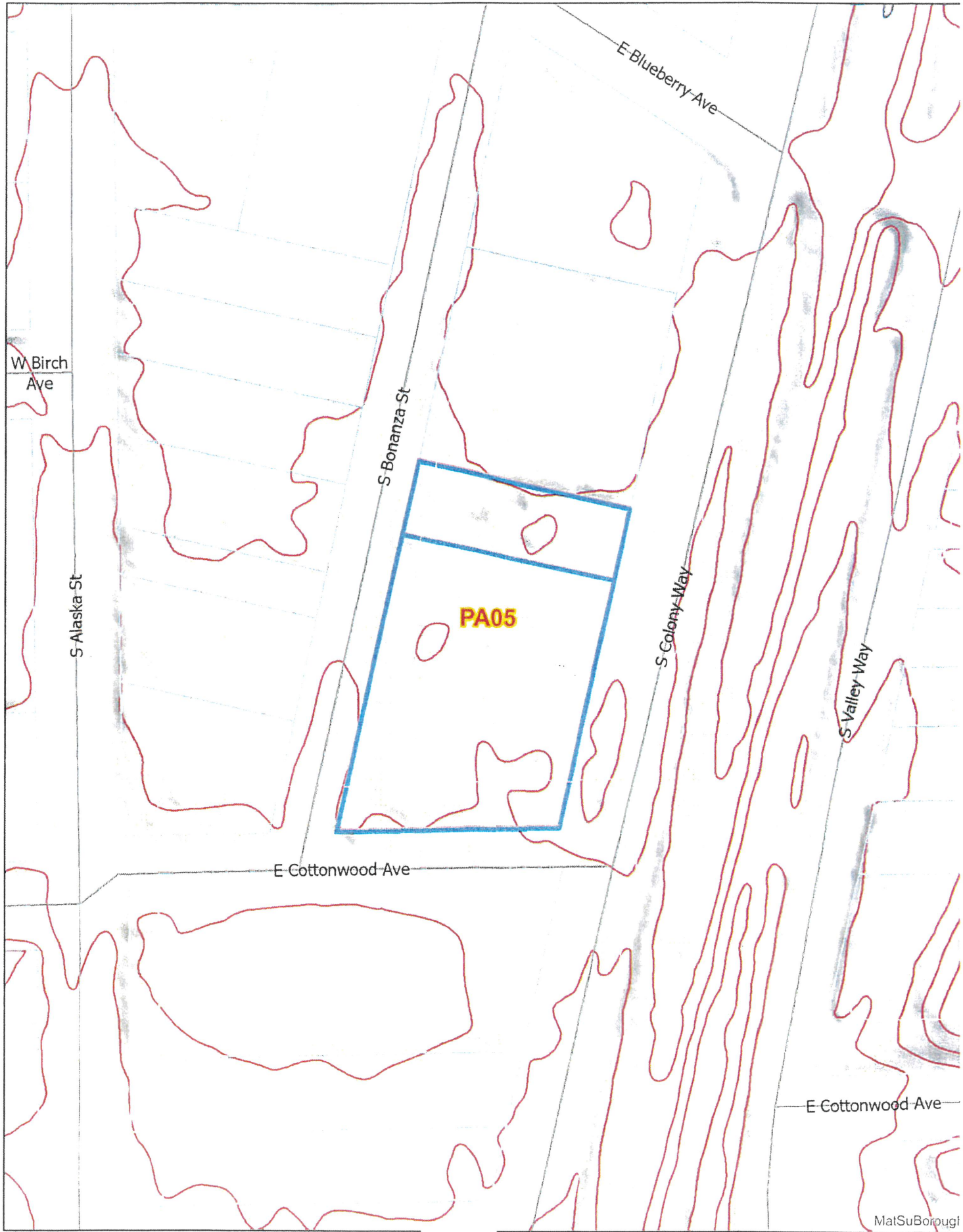
TR.

(1971)







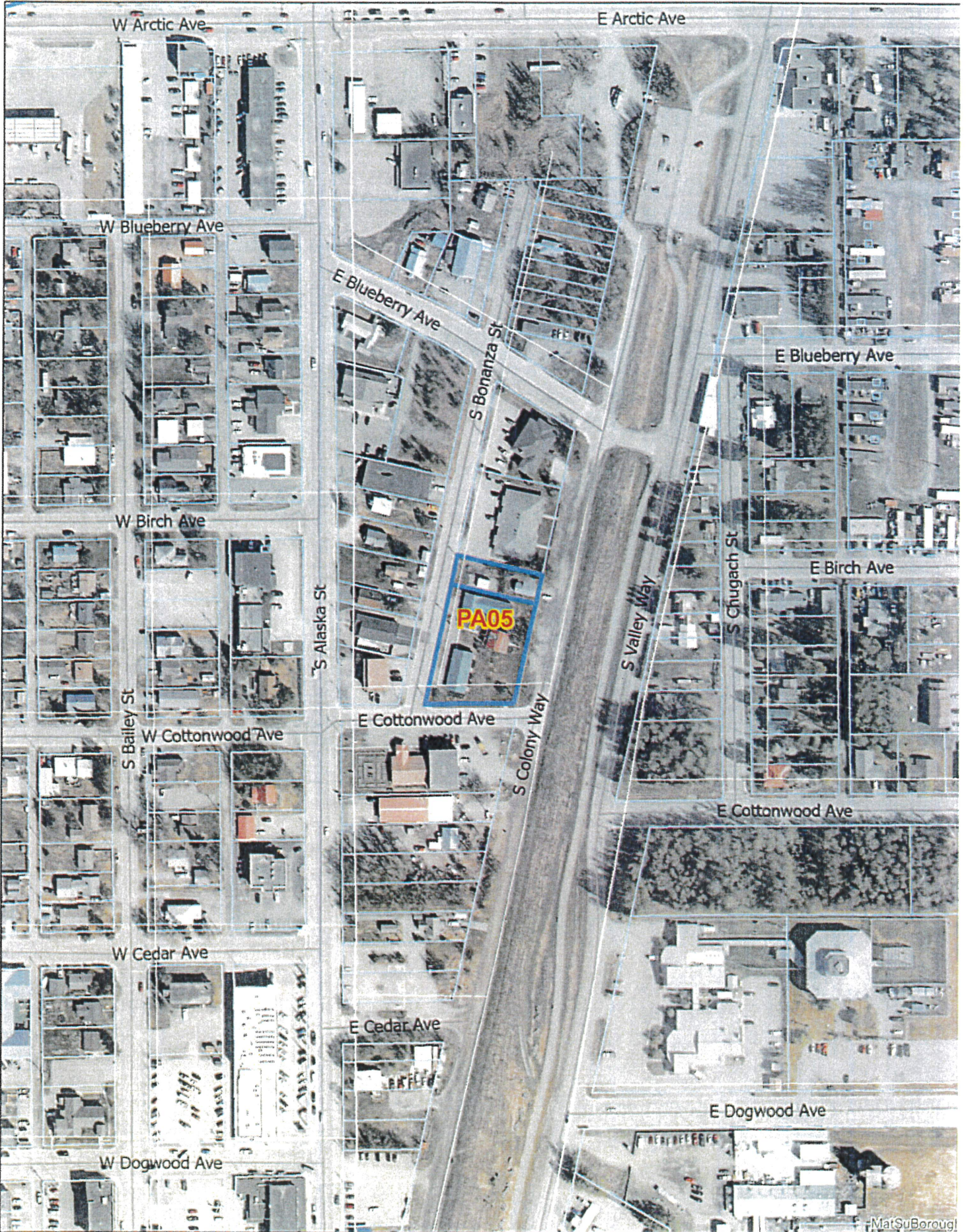


80 40 0 80 Feet

- 7 2 -

MatSu Borough





200 100 0 200 Feet



## Cartegraph Road Information

### Road Info

<b>Road Number:</b> 004828	<b>Road Name:</b> Cottonwood Avenue	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E32	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 50	<b>Length:</b> 0.04	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Cobb Street	<b>Route Ahead:</b> End	<b>Travel West Direction:</b>	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

*Certified Value of 1 denotes Certified.*

<b>Road Number:</b> 004828	<b>Road Name:</b> Cottonwood Avenue	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E33	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 25	<b>Length:</b> 0.06	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Alaska Street	<b>Route Ahead:</b> Colony Way	<b>Travel East Direction:</b>	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

<b>Road Number:</b> 004828	<b>Road Name:</b> Cottonwood Avenue	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E33	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 60	<b>Length:</b> 0.11	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Cobb Street	<b>Route Ahead:</b> Alaska Street	<b>Travel East Direction:</b>	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

**Road Info**

<b>Road Number:</b> 004828	<b>Road Name:</b> Cottonwood Avenue	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E33	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 60	<b>Length:</b> 0.41	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Valley Way	<b>Route Ahead:</b> Hatcher Street	<b>Travel Direction:</b> East	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

# Cartegraph Road Information

Road Info			
<b>Road Number:</b> 004820	<b>Road Name:</b> Bonanza Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 3" Gravel Avg	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E33	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 50	<b>Length:</b> 0.05	<b>Classification:</b> Residential	UNS Unsurfaced
<b>Route Back:</b> Blueberry Avenue	<b>Route Ahead:</b> End	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			
<i>Certified Value of 1 denotes Certified.</i>			
<b>Road Number:</b> 004820	<b>Road Name:</b> Bonanza Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> Unconstructed	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E28	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 60	<b>Length:</b> 0.1	<b>Classification:</b> Residential	UNS Unsurfaced
<b>Route Back:</b> Eagle Avenue	<b>Route Ahead:</b> Cascade Lane	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Unconstructed			
<b>Road Number:</b> 004820	<b>Road Name:</b> Bonanza Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E33	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 50	<b>Length:</b> 0.12	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Cottonwood Avenue	<b>Route Ahead:</b> Blueberry Avenue	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

Road Info			
<b>Road Number:</b> 004820	<b>Road Name:</b> Bonanza Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> Unconstructed	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E28	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 80	<b>Length:</b> 0.14	<b>Classification:</b> Residential	UNS Unsurfaced
<b>Route Back:</b> Eagle Avenue	<b>Route Ahead:</b> End	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Unconstructed			
<b>Road Number:</b> 004820	<b>Road Name:</b> Bonanza Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S17N02E04	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 60	<b>Length:</b> 0.24	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Commercial Drive	<b>Route Ahead:</b> Industrial Way	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			
<b>Road Number:</b> 004820	<b>Road Name:</b> Bonanza Street	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA05	
<b>TRS:</b> S18N02E33	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 50	<b>Length:</b> 0.39	<b>Classification:</b> Residential	AC Asphalt Concrete
<b>Route Back:</b> Arctic Avenue	<b>Route Ahead:</b> Dolphin Avenue	<b>Travel Direction:</b> North	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			

# Cartegraph Road Information

Road Info			
<b>Road Number:</b> 000598	<b>Road Name:</b> Colony Way	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA12	
<b>TRS:</b> S17N02E05	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 100	<b>Length:</b> 0.27	<b>Classification:</b> Minor Collector	AC Asphalt Concrete
<b>Route Back:</b> Glenn Highway	<b>Route Ahead:</b> Glacier View Avenue	<b>Travel Direction:</b> Northeast	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			
<i>Certified Value of 1 denotes Certified.</i>			
<b>Road Number:</b> 000598	<b>Road Name:</b> Colony Way	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 3" Gravel Avg	<b>Certified:</b> 0	<b>Map #:</b> PA12	
<b>TRS:</b> S18N02E33	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 100	<b>Length:</b> 0.3	<b>Classification:</b> Residential	UNS Unsurfaced
<b>Route Back:</b> Dahlia Avenue	<b>Route Ahead:</b> Blueberry Avenue	<b>Travel Direction:</b> Northeast	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			
<b>Road Number:</b> 000598	<b>Road Name:</b> Colony Way	<b>RSA #:</b> 5	PALMER RSA
<b>Surface Type:</b> 2" Asphalt	<b>Certified:</b> 0	<b>Map #:</b> PA12	
<b>TRS:</b> S17N02E04	<b>TRS Left:</b>	<b>TRS Right:</b>	
<b>ROW Width:</b> 100	<b>Length:</b> 0.4	<b>Classification:</b> Minor Collector	AC Asphalt Concrete
<b>Route Back:</b> Glacier View Avenue	<b>Route Ahead:</b> Evergreen Avenue	<b>Travel Direction:</b> Northeast	
<b>Custodian:</b> City of Palmer	<b>RSA Superintendent:</b>	<b>Contractor:</b> City of Palmer	
<b>Status:</b> Active			





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55008B01-100

### Site Information

Account Number 55008B01-100 Subdivision FELTON ADD PALMER TWNST  
 Parcel ID 27920 City Palmer  
 TRS S18N02E33 Map PA05 Tax Map  
 Abbreviated Description FELTON ADD PALMER TWNST BLOCK 1 100  
 (Not for Conveyance)

Site Address 342 S Colony Way

### Ownership

Owners COLONY WAY INVESTMENTS LL Buyers  
 Primary Owner's Address 800 W BRIAR DR WASILLA AK 99654 Primary Buyer's Address

### Appraisal Information

Year	Appraisal			Assessment Year	Assessment		
	Land Appraised	Bldg. Appraised	Total Appraised		Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2021	\$35,000.00	\$45,900.00	\$80,900.00	2021	\$35,000.00	\$45,900.00	\$80,900.00
2020	\$35,000.00	\$43,000.00	\$78,000.00	2020	\$35,000.00	\$43,000.00	\$78,000.00
2019	\$35,000.00	\$39,200.00	\$74,200.00	2019	\$35,000.00	\$39,200.00	\$74,200.00

### Building Information

Structure 1 of 1  
 Residential Units 1 Use Residential Building  
 Condition Sub-Standard Design One Story  
 Basement Partial Construction Type Frame  
 Year Built 1935 Grade 03.8  
 Foundation Poured Concrete Building Appraisal \$45900  
 Well Well P - Public Water Septic Septic P - Public Septic

### Building Item Details

Building Number	Description	Area	Percent Complete
1	Unfinished Basement - 2A	348 Sq. Ft.	100%
1	Gas Heat	1 Sq. Ft.	100%
1	First Story	864 Sq. Ft.	100%

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2021	Yes	0012	12.942	\$1047.01	7/20/2021 QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2021-021460-0</a>
2020	Yes	0012	13.322	\$1039.12	6/26/2020 WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2020-014264-0</a>
2019	Yes	0012	13.386	\$993.24	6/6/2018 WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2018-011216-0</a>

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$523.50	\$0.00	\$0.00	\$0.00	\$0.00	No

### Land and Miscellaneous

Gross Acreage 0.17 Taxable Acreage 0.17 Assembly District 002 Precinct 11-075 Fire Service Area Palmer Fire Service is under the jurisdiction of the City of Palmer Road Service Area No Borough Road Service, for City of Palmer road service info, call (907)745-3400

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

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 55008B01-200

### Site Information

Account Number	55008B01-200	Subdivision	FELTON ADD PALMER TWNST
Parcel ID	23745	City	Palmer
TRS	S18N02E33	Map PA05	
Abbreviated Description (Not for Conveyance)	FELTON ADD PALMER TWNST BLOCK 1 200		

Site Address 380 S Colony Way

### Ownership

Owners	ALASKA LIFE THE LLC	Buyers	
Primary Owner's Address	12120 E WOODSTOCK DR PALMER AK 99645	Primary Buyer's Address	

### Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed <sup>1</sup>
2021	\$110,900.00	\$568,600.00	\$679,500.00	2021	\$110,900.00	\$568,600.00	\$679,500.00
2020	\$110,900.00	\$584,700.00	\$695,600.00	2020	\$110,900.00	\$584,700.00	\$695,600.00
2019	\$110,900.00	\$600,900.00	\$711,800.00	2019	\$110,900.00	\$600,900.00	\$711,800.00

### Building Information

#### Structure 1 of 3

Residential Units	4	Use	Multi Family
Condition	Standard	Design	One Story
Basement	None	Construction Type	Frame
Year Built		2002 Grade	14.1
Foundation	Concrete Block	Building Appraisal	\$148800
Well	Well P - Public Water	Septic	Septic P - Public Septic

#### Structure 2 of 3

Residential Units	3	Use	Multi Family
Condition	Standard	Design	One Story
Basement	None	Construction Type	Frame
Year Built		2000 Grade	14.1
Foundation	Concrete Block	Building Appraisal	\$194800
Well		Septic	

#### Structure 3 of 3

Residential Units	4	Use	Multi Family
Condition	Standard	Design	Two Story
Basement	Full	Construction Type	Frame
Year Built		1966 Grade	14.1
Foundation	Concrete Block	Building Appraisal	\$225000
Well		Septic	

### Building Item Details

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

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	
2021	Yes	0012	12.942	\$8794.09	
2020	Yes	0012	13.322	\$9266.78	
2019	Yes	0012	13.386	\$9528.15	

### Tax Account Status <sup>2</sup>

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$4,397.04		\$0.00	\$0.00	\$0.00	No

### Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.65	0.65	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

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

<sup>2</sup> If account is in foreclosure, payment must be in certified funds.

Last Updated: 1/12/2022 11:00:01 AM



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

**2022004**

**FELTON ADD PALMER TWNST TR A B1**

Applicant Name: MARTIN R MOFFAT Status: A 01/12/2022  
 KYLE MOFFAT  
 Technician: MATTHEW GODDARD  
 Surveyor: FARMER SURVEYING LLC  
 Engineer:

Pre-App Date:  
 Date Submitted: 01/10/2022 TRS:  
 Date App Accepted: 01/12/2022  
 Start Date: 01/12/2022  
 Expiration Date:  
 30-Day Letter Date: Platting Board Date: 02/09/2022  
 NOA Date: Platting Board Approval:  
 Resolution #:

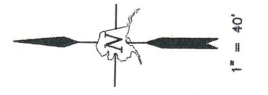
Linked Parcels: PA 05 MAP  
S 18N02E33 TRS  
2022004  
55008B01-100  
 Assembly District 002  
55008B01-200  
 Assembly District 002

Case Type: SUB 2022004 Subdivision Sub-Type: AbbPlat

Total Acreage: 0.82 Covenants: Total Parcels: 1 Plat Sheets:

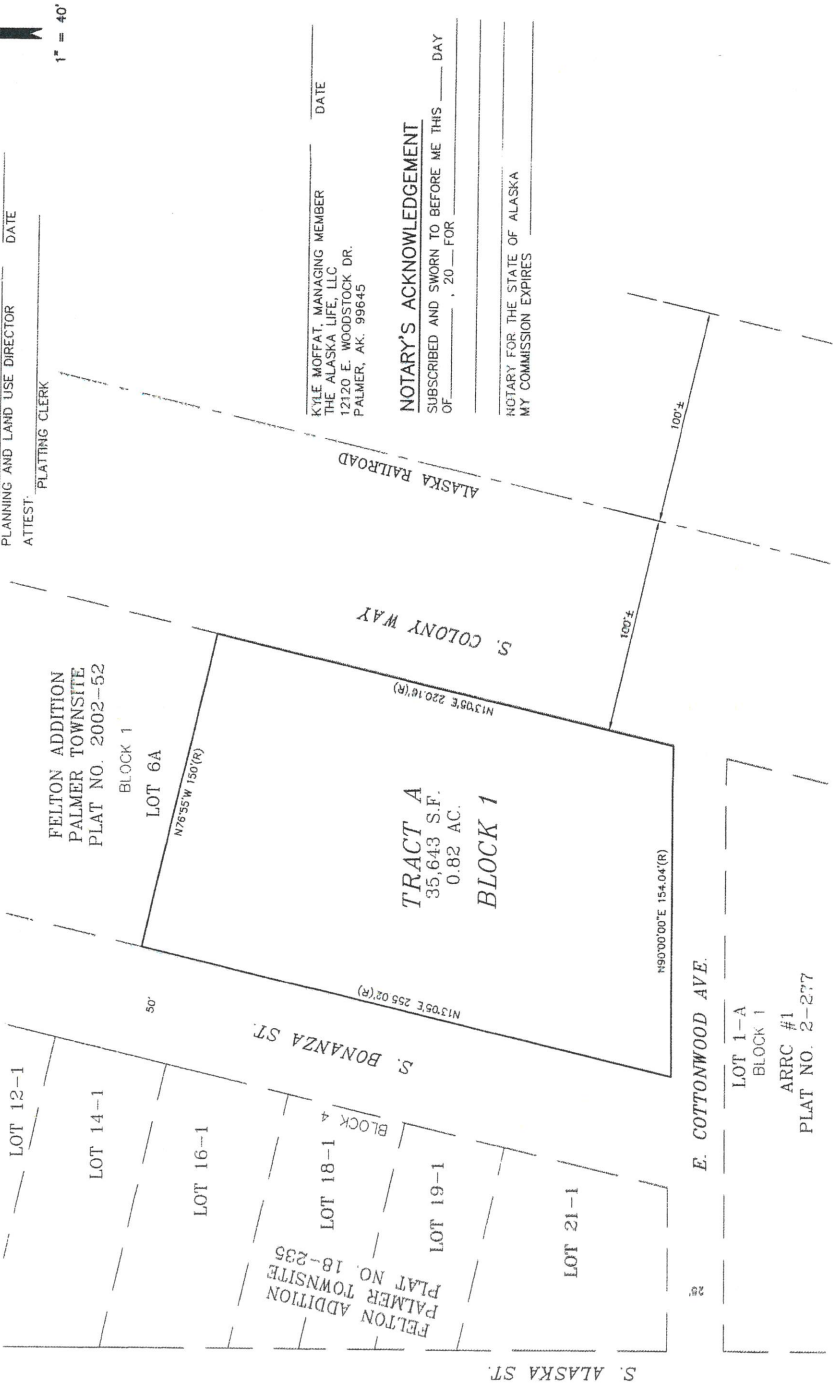
**Recording Info:**

<u>Rec Date:</u>	<u>Rec Dis</u>	<u>Book</u>	<u>Page</u>	<u>Plat Year</u>	<u>Plat#</u>
------------------	----------------	-------------	-------------	------------------	--------------



**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANASKA SUBURBAN BOROUGH AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY RESOLUTION No. \_\_\_\_\_ DATED \_\_\_\_\_ 202\_\_ (THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: PLATTING CLERK \_\_\_\_\_



**CERTIFICATE OF OWNERSHIP**  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT

MARTIN R. MOFFAT, MANAGING MEMBER DATE \_\_\_\_\_  
 COLONY WAY INVESTMENTS, LLC  
 12120 E. WOODSTOCK DR.  
 PALMER, AK. 99645

**NOTARY'S ACKNOWLEDGEMENT**  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ FOR \_\_\_\_\_

NOTARY FOR THE STATE OF ALASKA \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM PLAT No. 18-235

ROBERT J. FARMER, PLS  
 LS 10615-S \_\_\_\_\_ DATE \_\_\_\_\_



**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 202\_\_ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, MAT-SUB BOROUGH \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 202\_\_ AGAINST THE PROPERTY, INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL, CITY OF PALMER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. THIS PROPERTY IS SERVED BY CITY OF PALMER WATER AND SEWER SYSTEMS.
3. AIR RIGHT OF WAY EASEMENT RECORDED MAY 9, 2018 AS INSTRUMENT NO. 2018-009121-0

**FELTON ADDITION PALMER TOWNSITE, TRACT A, BLOCK 1**  
 A PLAT OF A REPLAT OF DEED PARCEL RECORDING NO. 2021-021460-0 AND DEED PARCEL RECORDING NO. 2018-019930-0 AND LOCATED WITHIN THAT PORTION OF BLOCK 1, OF THE FELTON ADDITION PALMER TOWNSITE, PLAT NO. 18-235 PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA, LOCATED WITHIN THE SW1/4, SECTION 33, T18N, R2E, S.M., A.K. CONTAINING 0.82± ACRES

**FARMER SURVEYING**  
 PALMER, ALASKA 99645  
 PH: (907)745-0222  
 www.farmersurveying.com  
 bob@farmersurveying.com

W.O. 2100352 DATE: DEC. 2021  
 DRAWN BY: JMC SCALE: 1" = 40'  
 FILE: 2100352\_PL SHEET 1 OF 1

Agenda Copy

RECEIVED  
 20 2021  
 AT