

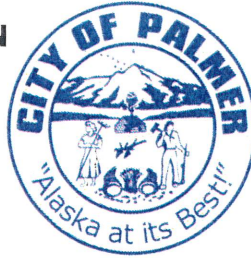


**City of Palmer**  
**Planning and Zoning Commission Packet**

*April 21, 2022*



**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**6 PM, THURSDAY, APRIL 21, 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  
COMMISSIONER PENNY MCCLAIN

**AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
  - 1. Regular Meeting of February 17, 2022
  - 2. Regular Meeting of March 17, 2022
- F. Reports
- G. Audience Participation
- H. Public Hearings
  - 1. IM 22-005: Consideration of proposed text amendment to Palmer Municipal Code Chapters 17.08 Definitions, 17.60 General District Regulations and Section 15.08.3103 Temporary Buildings and Structures
- I. Unfinished Business
- J. New Business
  - 1. A Committee of the Whole: Discussion of IM 22-007 Review of City of Palmer 2006 Comprehensive Plan (note: action may be taken by the Commission following the committee of the whole)
- K. Plat Reviews
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment

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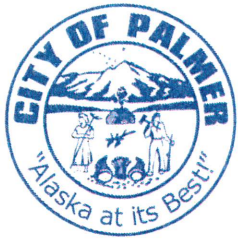
## Minutes

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## Public Hearings

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**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 22-005**

**SUBJECT:** Consideration of text amendment to Palmer Municipal Code (PMC) Chapters 17.08 Definitions, 17.60 General District Regulations and Deleting Section 15.08.1303 Temporary Buildings and Structures

**AGENDA OF:** March 17, 2022  
April 21, 2022

**ACTION:** Review and comment

**Attachment(s):** 1) Ordinance No. 22-0XX  
2) Ordinance No. 21-002  
3) Senior Citizen Research

**Summary:** This ordinance provides clarity to corner lots by designating front yard setbacks based on street addressing assignments. Further, it provides standards for flag lots that mirrors the borough's, who have platting authority in the city. A lot classification diagram has been added to Definitions that defines lot types in Palmer. Adding these proposed definitions along with adopting the borough's flag lot requirements will create consistency and clarity for lot standards in Palmer.

This ordinance also provides the zoning administrator the discretion to allow setback violations less than 10% to be reduced if after an investigation and written findings show that it would meet the public purpose of setbacks.

The need for council approval for temporary buildings and structures remaining after six months is no longer necessary with the adoption of Ordinance 21-002. This ordinance sets the standards and process to evaluate whether a temporary building is permitted in certain zoning districts, and if a conditional use permit is required. Additionally, the definition of temporary buildings has been amended in Ordinance 21-002 to clarify storage buildings versus temporary buildings. Section 15.08.3103 Temporary Buildings and Structures has been deleted in its entirety for consistency.

The Planning & Zoning Commission requested information on senior citizens related age requirements, tax exemptions and senior housing. Community Development staff has researched other community's senior opportunities for further discussion of possible implementations.

**Recommendation:** Review draft Ordinance No. 22-0XX and if approved, move forward to City Council with recommendation for adoption.



**City of Palmer  
Ordinance No. 22-0XX**

**Subject:** Amending Palmer Municipal Code Sections 17.08.260 Corner Lot, 17.60.055 Exceptions for Setbacks, Adding Sections 17.08.256 Lot Classification Diagram, 17.08.268 Flag Lot, and Deleting Section 15.08.3103 Temporary Buildings and Structures

**Agenda of:** Introduction

**Council Action:**     **Adopted**                       **Amended:** \_\_\_\_\_  
                                   **Defeated**

**Originator Information:**

**Originator:**    Brad Hanson, Director of Community Development

**Department Review:**

<b>Route to:</b>	<b>Department Director:</b>	<b>Signature:</b>	<b>Date:</b>
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

**Certification of Funds:**

Total amount of funds listed in this legislation:    \$ \_\_\_\_\_

This legislation (√):

- Creates revenue in the amount of:                      \$ \_\_\_\_\_
- Creates expenditure in the amount of:                      \$ \_\_\_\_\_
- Creates a saving in the amount of:                      \$ \_\_\_\_\_
- Has no fiscal impact

Funds are (√):

- Budgeted                      Line item(s): \_\_\_\_\_
- Not budgeted

Director of Finance Signature: \_\_\_\_\_

**Approved for Presentation By:**

	<b>Signature:</b>	<b>Remarks:</b>
City Manager	_____	_____
City Attorney	_____	_____
City Clerk	_____	_____

**Attachment(s):**

1. Ordinance No. 22-0XX
2. Ordinance Nol 21-002
3. Planning and Zoning Minutes for March 17, 2022 (Draft)

**Summary Statement/Background:**

During the Planning & Zoning Commission's continued review of Palmer Municipal Code Title 17, it became apparent to define and include the standards for the different lot types in the city of Palmer. Examples of these lots are corner lots, double frontage lots, as well as lots of irregular shape such as flag lots. Flag lots exist because there is no legal frontage to a road, or because the lot has less than the legal minimum frontage required in that particular zoning district.

P&Z Commission requested additional definitions of lot classification to be added in Title 17 to better understand the criteria for different types of lots in the city of Palmer. Community Development staff has researched various community's lot requirements including the Matsu-Borough, and how they define frontage of their more complex lots. For consistency, this ordinance provides a definition for flag lot that mirrors the borough's definition.

Proposed definitions of Double frontage lot and Flag lot have been added, as well as adding language to the definition of Corner lot to distinguish primary and secondary yards. These definitions outline the standards for setbacks, access to the lots, as well as the different lot types in the city of Palmer. Adding these proposed definitions and the lot classification diagram, along with adopting the borough's flag lot requirements will create consistency and clarity for lot standards in Palmer.

Section 15.08.3103 Temporary Buildings and Structures has been deleted in its entirety for consistency. The need for Council approval for temporary buildings and structures remaining after six months is no longer necessary since the adoption of Ordinance 21-002.

**Administration's Recommendation:**

Adopt Ordinance No. 22-0XX Amending Palmer Municipal Code Chapters 17.08 Definitions, 17.60 General District Regulations and Deleting Section 15.08.3103 Temporary Buildings and Structures.

**LEGISLATIVE HISTORY**

Introduced by:  
Date:  
Public Hearing:  
Action:  
Vote:

Yes: \_\_\_\_\_ No: \_\_\_\_\_

CITY OF PALMER, ALASKA

**Ordinance No. 22-0XX**

**An Ordinance of the Palmer City Council Amending Palmer Municipal Code Sections 17.08.260 Corner Lot, 17.60.055 Exceptions for Setbacks, Adding Sections 17.08.256 Lot Classification Diagram, 17.08.268 Flag Lot, and Deleting Section 15.08.3103 Temporary Buildings and Structures**

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

WHEREAS, the commission proposes text amendments to Palmer Municipal Code Title 17 for the promotion of Palmer’s unique character and general welfare; and

WHEREAS, the Commission has reviewed and discussed lot restrictions compared to similar districts and has drafted code language consistent to borough lot regulations; and

WHEREAS, the Commission has determined there is a need to include additional definitions and criteria pertaining to lot orientation.

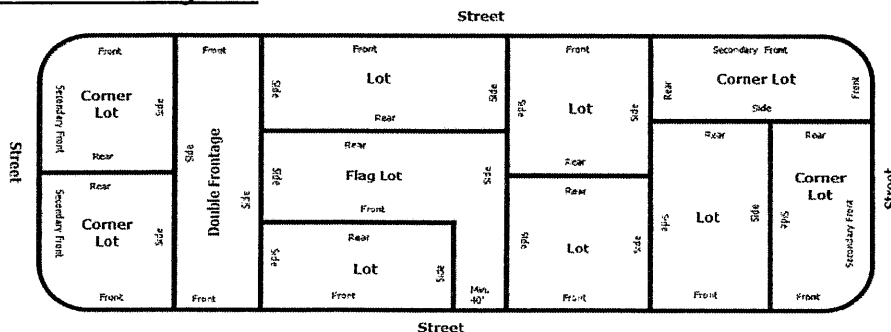
THE CITY OF PALMER, ALASKA, ORDAINS:

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

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

Section 3. Palmer Municipal Code Section 17.08.256 Lot classification diagram is hereby amended as follows (new language is underlined and deleted language is stricken):

**17.08.256 Lot classification diagram.**



Section 4. Palmer Municipal Code Section 17.08.260 Lot, corner is hereby amended as follows (new language is underlined and deleted language is stricken):

**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. A corner lot has one primary front yard which will be the address frontage and shall be subject to a full front yard setback as provided by PMC. The secondary front yard is on the secondary frontage side of the property and shall be subject to a secondary front yard setback.

Section 5. Palmer Municipal Code Section 17.08.266 Lot, double frontage is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.08.266 Lot, double frontage.**

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

Section 6. Palmer Municipal Code Section 17.08.268 Lot, flag is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.08.268 Lot, flag.**

"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 lot minimum width of 60 feet with a minimum lot area of 8,400 square feet and does not include the strip (pole). Flag lots containing 2.5 acres or less, the minimum pole width is 30 feet where two or more poles are adjoining, and 40 feet in width for a single pole. Flag lots containing greater than 2.5 acres, the minimum pole width is 40 feet where two or more poles are adjoining, and 60 feet in width for a single pole.

Section 7. Palmer Municipal Code Section 17.60.055 Exceptions for setback requirements is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**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.

Section 8. Palmer Municipal Code Section 15.08.3103 Temporary buildings or structures is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**~~15.08.3103 Temporary buildings or structures.~~**

~~Amend by adding a sentence as follows:~~

~~No temporary building or structure shall remain in place longer than six months without city council approval.~~

Section 9. Effective Date. Ordinance No. 21-0XX shall take effect upon adoption by the city of Palmer City Council.

**Passed and approved** this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Steve Carrington, Mayor

\_\_\_\_\_  
Shelly Acteson, City Clerk

**Subject:** Amending Palmer Municipal Code Title 17 Regarding a Central Business District and Enacting Palmer Municipal Code Section 17.28.020 Palmer Commercial Land Use Matrix


**Agenda of:** January 12, 2021 – Committee of the Whole  
February 20, 2021 – Introduction  
February 23, 2021 – Public Hearing

**Council Action:**     **Adopted**                       **Amended:** \_\_\_\_\_  
                                  **Defeated**

**Originator Information:**

**Originator:**    Brad Hanson, Director Community Development

**Department Review:**

Route to:	Department Director:	Signature:	Date:
<u>X</u>	Community Development		<u>January 12, 2021</u>
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

**Certification of Funds:**


Total amount of funds listed in this legislation:    \$ 0.00

This legislation (√):


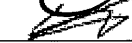
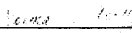
- Creates revenue in the amount of:                      \$ \_\_\_\_\_
- Creates expenditure in the amount of:                      \$ \_\_\_\_\_
- Creates a saving in the amount of:                      \$ \_\_\_\_\_
- Has no fiscal impact

Funds are (√):

- Budgeted                      Line item(s): \_\_\_\_\_
- Not budgeted                      \_\_\_\_\_

Director of Finance Signature: 

**Approved for Presentation By:**

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

**Attachment(s):**

1. Ordinance No. 21-002
2. Planning and Zoning Minutes for September 17, 2020
3. City of Palmer Zoning Map

**Summary Statement/Background:**

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

The goal of the amended commercial districts is:

1. To promote opportunities for investment and reinvestment by allowing a more compatible use of land through appropriate land use regulations and uniformity of code.
2. To promote transportation corridors in the City through motorized and nonmotorized access and beautification improvements.
3. To encourage economic opportunities through sound land use practices.
4. To promote land use flexibility to encourage quality, scale and character of development consistent with Palmer's existing or planned uses.

The proposed amendments to the commercial district are to promote the vitality and compatible values of the commercial districts. The amendments are designed to promote flexibility of allowable land use activities within different commercial land use districts. New and innovative land use can be evaluated based on intent of commercial zoning districts and their impacts. This will allow for innovative and responsiveness to new activities to be considered. Current code does not allow for activities to be considered if they are not specifically permitted within the zoning district.

Amendments propose to define and place conditions on the use of Conex and storage buildings within Commercial General and Commercial Limited.

The adoption of the City of Palmer commercial land use matrix should be more convenient for citizens to understand land use and their appropriate zoning district. Land uses are organized by district to allow a discernable comparison by zoning district.

Accessory and temporary buildings are defined allowing for differentiation of occupancy requirements.

**Administration's Recommendation:**

Adopt Ordinance No. 21-002 amending Palmer Municipal Code Chapters 17.08, definitions, 17.28 Limited Commercial, 17.32 General Commercial and enacting 17.28, City of Palmer Commercial Land Use Matrix.

**LEGISLATIVE HISTORY**

Introduced by: City Manager Moosey  
Date: February 20, 2021  
Public Hearing: February 23, 2021  
Action: Adopted  
Vote: Unanimous

Yes:	No:
Berberich	
Best	
Carrington	
Combs	
Daniels	
DeVries	
Valierius	

CITY OF PALMER, ALASKA

**Ordinance No. 21-002**

**An Ordinance of the Palmer City Council Amending Palmer Municipal Code Title 17.08 definitions, Palmer Municipal Code 17.28 Commercial Limited and 17.32 Commercial General and Enacting 17.28 Palmer Commercial Land Use Matrix**

WHEREAS, on September 17, 2020, the Planning and Zoning Commission (commission) reviewed Title 17 Zoning ensuring the regulations and standards are applicable to the current needs of the community; and

WHEREAS, the commission proposes text amendments to Palmer Municipal Code Title 17 for the promotion of Palmer’s unique character and general welfare; and

WHEREAS, the commission has reviewed and discussed the city of Palmer’s commercial district comparing it to other similar districts and drafted code language to allow for the establishment of other compatible land uses; and

WHEREAS, the commission determined there is a need to expand opportunities for development activities through sound land use principals and projects that contain a compatible mix of commercial and residential uses.

THE CITY OF PALMER, ALASKA, ORDAINS:

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

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

Section 3. Palmer Municipal Code Section 17.08.006 is hereby amended to be renumbered as follows (new language is underlined and deleted language is stricken):

**17.08.0065 Accessory dwelling unit (ADU).**

Section 4. Palmer Municipal Code Section 17.08.006 Accessory Use is hereby added as follows (new language is underlined and deleted language is stricken):

**17.08.006 Accessory Use.**

Are uses of land found on the same parcel as the principal use but are 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.

Section 5. Palmer Municipal Code Section 17.08.041 Brewery is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.08.041 Brewery.**

A brewery is duly licensed by the state of Alaska, where beer is manufactured and bottled or barreled for sale.

Section 6. Palmer Municipal Code Section 17.08.041 is hereby amended to be renumbered as follows (new language is underlined and deleted language is stricken):

**17.08.041~~2~~ Brewpub.**

Section 7. Palmer Municipal Code Section 17.08.071 Building, Storage is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.08.071 Building, Storage.**

Storage "building" means a building or structure 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.

Section 8. Palmer Municipal Code Section 17.08.072 Building, Temporary is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.08.072 Building, Temporary.**

Temporary "building" means a building or structure not on a permanent foundation, is capable of being immediately moved and is an occupied structure.

Section 9. Palmer Municipal Code Section 17.08.076 Caretaker Dwelling is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.08.076 Caretaker Dwelling.**

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.

Section 10 Palmer Municipal Code Section 17.08.091 Commercial Parking is hereby added to read as follows (new language is underlined and deleted language is stricken):

**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 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.

Section 11 Palmer Municipal Code Section 17.08.011 Conex is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.08.011 Conex.**

Conex means a large, steel-reinforced reusable container principally used for intermodal shipping of cargo and equipment.



Section 12. Palmer Municipal Code Section 17.08.420 is hereby amended to be renumbered as follows (new language is underlined and deleted language is stricken):

**17.08.420~~18~~ Site**

Section 13. Palmer Municipal Code Section 17.08.420 Special Event is hereby added to read as follows (new language is underlined and deleted language is stricken):

**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.

Section 14. Palmer Municipal Code Section 17.28.020 Commercial Land Uses is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.28.020 ~~Permitted uses~~ Commercial land uses.**

**City of Palmer  
Commercial Land Use Matrix**

<b>Commercial - Retail</b>	<b>CBD Overlay</b>	<b>C-L</b>	<b>C-G</b>	<b>BP</b>	<b>I</b>	<b>P</b>	<b>A</b>
Large retail establishment (+20000)	<u>P</u>		P				
Automobile sales			P	P	P		
<u>Airplane, boat, motorcycle, ATV, recreational vehicle sales and service</u>			<u>P</u>	<u>P</u>	<u>P</u>		
Building materials			P	P	P		C
Garden & Farm supplies		C	P	P	P		P
Convenience store (Neighborhood Grocery)	P	P	P				
<u>Renewable energy sales and service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Bicycle sales and service</u>	<u>P</u>	<u>P</u>	<u>P</u>				
<u>Office supplies, home and office sale and service</u>	<u>P</u>	<u>P</u>	<u>P</u>				
<u>Telecommunication sales and service</u>	P		P	P	P		
Tire Sales and Service, auto parts and accessory sales	P		P	P	P		
Liquor Sale	P	C	P				
Sporting-goods store, hunting apparel, camping, firearms, archery and accessory	P		P	P			
<u>Flea Market – indoor</u>			<u>P</u>	<u>P</u>	<u>P</u>		
<u>Butcher, delicatessen sales and service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Farmers Market	P	P	P				P
Apparel, shoe, clothing	P	P	P				
<u>Artisan sales and service – art, jewelry, collectibles</u>	P	P	P	P	P		P
General - Book, stationary, video, art supply, hobby, toy, game, fabric, floral, accessor, gift	P	P	P				

Pet shops			P	P	P		P
Auction	P		C	P	P		
Collectibles – Antique, 2 <sup>nd</sup> Hand, Thrift	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>			<u>P</u>
Marijuana – Retail							
Marijuana – Cultivation							
Marijuana – Product Manufacturing							
Marijuana – Testing Facility							
Retail fuel, gas, propane		C	P	P	P		
Home accessory – carpet, blinds, cabinets, or other similar	P	P	P	P	P		<u>P</u>

<b>Education / Training</b>	<b>CBD Overlay</b>	<b>C-L</b>	<b>C-G</b>	<b>BP</b>	<b>I</b>	<b>P</b>	<b>A</b>
Elementary						P	
Secondary						P	
Trade, College / University	C		<u>C</u>	P	P	P	
Boarding			<u>C</u>				
Beauty, art, dancing, drama, modeling, photography, or similar	P	<u>P</u>	P	P			
On-line	P	<u>P</u>	<u>P</u>				

<b>Food Service</b>	<b>CBD Overlay</b>	<b>C-L</b>	<b>C-G</b>	<b>BP</b>	<b>I</b>	<b>P</b>	<b>A</b>
Bakery, coffee Shop	P	P	P	<u>P</u>	<u>P</u>		
Brewery	P				P		P
Itinerant vendors	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Microbrewery, Brewpub, winery, distillery, artesian brewing	P		P	<u>P</u>	<u>P</u>		<u>P</u>
Meat processing and smoking house	P		<u>P</u>	<u>P</u>	P		<u>P</u>
Restaurant / Cafe	P	P	P				
Restaurant / Café with drive thru	P		P				
Specialty – ice cream, candy, other similar	P	P	<u>P</u>	<u>P</u>	<u>P</u>		

<b>Health / Veterinary</b>	<b>CBD Overlay</b>	<b>C-L</b>	<b>C-G</b>	<b>BP</b>	<b>I</b>	<b>P</b>	<b>A</b>
Hospital with heliport	C		C			C	
Urgent care, medical complex	P	P	<u>P</u>				
Health practitioner - Medical, dental, eye, Psychiatrist, physical therapy or other specialty with laboratories,	P	P	<u>P</u>			P	
Pharmacy, drug	P	P	<u>P</u>				
Mental Health facility	C		C			C	C
Veterinary practice, surgery, overnight boarding, veterinary groomers	P	<u>C</u>	<u>P</u>				
Boarding Kennels <sup>1</sup>				P	<u>P</u>		

<b>General Services</b>	<b>CBD Overlay</b>	<b>C-L</b>	<b>C-G</b>	<b>BP</b>	<b>I</b>	<b>P</b>	<b>A</b>
Lodging – STR (see 17.89), boarding, hotel, motel,	P	<u>C</u>	P				P
Automobile, equipment rental	P		<u>P</u>	P	<u>P</u>		
Daycare – Adult, children, infants	P	P	<u>P</u>				
Commercial parking	P	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>		
Carwash	C	<u>C</u>	<u>P</u>	<u>P</u>	P	C	
Transportation terminals	P	<u>C</u>	<u>P</u>				
Personal Care – beauty, nail, spa, tattoo, massage therapist or other similar	P	P	<u>P</u>			P	
Laundromats, dry-cleaning, laundry and linen service	P	<u>P</u>	<u>P</u>	<u>P</u>	P		
Personal services – delivery, domestic, clothing alteration,	P	P	<u>P</u>	<u>P</u>			
<u>Exercise Facilities – gyms, health, yoga, Pilates, or other similar</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Printing and Post-office and accessory activities	P	<u>P</u>	<u>P</u>				
Mini – storage – Indoor				<u>P</u>	<u>P</u>		
<u>Indoor shooting range</u>			<u>P</u>	<u>P</u>	<u>P</u>		
<u>Screen printing, sign design and construction</u>	P	<u>P</u>	P	<u>P</u>	<u>P</u>		<u>P</u>
Bingo or other games of chance	P		<u>P</u>				
Taxidermy shops sales and service (excluding large scale tanning)	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Meat storage – individual lockers, bulk	P	<u>C</u>	<u>P</u>	P	P		<u>P</u>
Pawn shops			P				P
Entertainment – billiards, bowling, arcade or other similar	P	<u>P</u>	<u>P</u>				
Machine shop		<u>C</u>	P	P	P		
Aeronautical (outside airport boundaries)		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Wireless communication towers	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
Automotive repair	<u>P</u>		P	P	P	C	<u>C</u>
Autobody repair			P	P	P	C	<u>C</u>
<u>Radio/Television studios, music or recording studio</u>	P		P	P			
Bail bonds	P		<u>P</u>				
<u>Authorized Special Event/Activity</u>	P	<u>P</u>	<u>P</u>	P	P	P	P

Office	CBD Overlay	C-L	C-G	BP	I	P	A
Banks – alternative financial, credit unions, saving and loans, or other similar	P	P	P				
Professional – business services, insurance, real-estate, administrative, engineering, drafting, lawyers	P	P	P				
Medical	P	P	P				
Construction (excluding storage of heavy equipment)	P	P	P	P	P		
Governmental	P	<u>P</u>	<u>P</u>	P	<u>P</u>	P	

Industrial / Manufacturing	CBD Overlay	C-L	C-G	BP	I	P	A
Warehousing and Freight movement and storage			C	P	P		
Impound vehicle yards				<u>P</u>	P		
Contractor yards – Electrical, masonry, building, roofing, Industrial,				P	P		
Manufacturing, processing, fabrication, packaging, or assembly of goods			<u>C</u>	P	P		
Large wholesale sales				P	P		
Mining/extraction				C	C		C
Recycling, including organic, junk yards				C	<u>C</u>		C
Landfills				C	C	C	C
Meat slaughterhouse and packing, wholesale fur dealers				<u>C</u>	<u>C</u>		
Heavy vehicle and equipment sales and service					P	P	
Asphalt plant				<u>C</u>	C		

Public Assembly	CBD Overlay	C-L	C-G	BP	I	P	A
Assembly Halls – Auditorium, civic center, concert hall, performing arts center, theaters, senior, youth	P	P	<u>P</u>			P	
Humanitarian service and shelter facilities – long-term	C		<u>C</u>				
Funeral parlors and mortuaries	P		<u>P</u>				
Libraries, Museums, Art galleries,	P		<u>P</u>			P	P
Recreational Facilities – ice arena, swimming pools	P					P	
Private clubs or lodges with alcohol	P		<u>P</u>				
Private clubs or lodges without alcohol	P		P				

Racetrack - non-motorized				<u>C</u>	C		C
Racetrack – motorized						C	C
Place of worship – churches	P	<u>C</u>	<u>P</u>				P
Outdoor concert venue	P		<u>P</u>	<u>P</u>			
Center – youth, senior	P	P	<u>P</u>				

Recreational	CBD Overlay	C-L	C-G	BP	I	P	A
Managed open space	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Boat – Launch, club,			<u>P</u>		<u>P</u>	P	
Shooting ranges – indoor				<u>P</u>	<u>P</u>		C
Shooting ranges – outdoor				<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Campgrounds – recreational vehicle parks						C	
Golf course						<u>P</u>	P
Miniature golf	P		<u>P</u>				P
Go-cart facility			<u>C</u>				

Public / Institutional	CBD Overlay	C-L	C-G	BP	I	P	A
Courthouse						P	
Jails						P	
Playgrounds, parks, ballfields	P	<u>P</u>	<u>P</u>			P	P
Electrical distribution substations, communication huts				P	<u>P</u>	P	P
Cemeteries						C	C
Fire stations/Emergency Services	C	C	C	P	<u>P</u>	P	C

Residential	CBD Overlay	C-L	C-G	BP	I	P	A
Single-Family residence	P	P	P				P
Accessory Dwelling Unit associated with a single-family residence	<u>P</u>						P
Single or Multiple family dwelling as a part of a mixed-use development on and above the second floor or below the ground level of the structure	P	P	P				P
Temporary Buildings	P	P	P	P	P		P

Zoning District Matrix Key:

CBD Overlay = Central Business District  
 BP = Business Park District  
 A = Agriculture District

C-L = Commercial Limited District  
 I = Industrial District

C-G = Commercial General District  
 P = Public District

P = Permitted Use  
 C = Conditional use  
 Blank= Not permitted

<sup>1</sup> Provided such an activity be conducted within a completely enclosed building, except that outdoor exercise yard may be permitted.

Section 15. Palmer Municipal Code Section 17.28.010 is hereby amended and renumbered to read as follows (new language is underlined and deleted language is stricken):

**17.-28.29.010 Intent.**

C. All of the permitted principal uses listed in PMC 17.29.020 shall be uses conducted wholly within an enclosed building.

D. Land uses as defined in the Palmer use matrix in Palmer Municipal Code Section 17.28.020.

Section 16. Palmer Municipal Code Section 17.28.020 is hereby amended and renumbered to read as follows (new language is underlined and deleted language is stricken):

**17.-28.29.020 Permitted uses.**

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

~~Permitted principal uses in the C-L district are:~~

~~A. One single family dwelling per lot;~~

~~A. Single- or multiple-family dwellings as part of a mixed-use development, on and above the second floor or below the ground level of the structure;~~

~~C. Truck gardens, raising of bush and tree crops, flower gardening and greenhouses;~~

~~D. Home occupations;~~

~~E. Churches;~~

~~F. Banks;~~

~~G. Barber or beauty shop;~~

~~H. Bakery shop, candy or ice cream store or delicatessen;~~

~~I. Cafe or restaurant;~~

~~J. Clothing, dress, or shoe store;~~

~~K. Office building, financial and professional offices;~~

~~L. Repealed by Ord. 10-011;~~

~~M. Dentist, doctor, optometrist, medical, or dental clinic;~~

~~N. Pharmacy, dry goods, grocery, meat market or locker plant;~~

~~O. Dry cleaner or laundromat;~~

~~P. Clothing alterations or shoe repair;~~

~~Q. Florist, gift shop, music store, stationery, variety store, hobby and model shop;~~

~~R. Book, camera, luggage, jewelry or toy store;~~

~~S. Senior citizen centers;~~

~~T. Hospitals and homes for the elderly;~~

~~U. Child care facilities and preschools;~~

~~V. Special needs day care facilities;~~

~~W. Accessory uses customarily incidental to any of the above uses.~~

Section 17. Palmer Municipal Code Section 17.29.021 is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.29.021 Compatibility of Land Uses not defined.**

Where a proposed use is not specifically identified or is unclear as to whether the use is allowed in a particular zone, the zoning administrator may find, based on a finding of facts, the use is similar to another use that is permitted, allowed conditionally or prohibited in the subject zone and apply code accordingly. Land use findings by the zoning administrator will be based on zoning district compatibility, intensity of use and comparison to like activities or land use. Land use rulings that require discretion on the part of the zoning administrator shall be confirmed by the planning and zoning commission at the next regular meeting that allows due public notice.

Section 18. Palmer Municipal Code Section 17.29.022 is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.29.022 Appeal of Compatibility of Use.**

In the event the petitioner disagrees with the decision of the planning and zoning commission they may appeal to the Palmer City Council for final city evaluation. Any subsequent appeal shall be made to the superior court for the state of Alaska, in Palmer, Alaska.

Section 19, Palmer Municipal Code Section 17.29.028 is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.29.028 Accessory uses.**

Accessory uses in the Commercial Limited district are as follows:

A. Dwelling units in conjunction with and accessory to the permitted use.

B. Uses customarily incidental to the permitted use.

C. Storage Buildings shall meet the following development standards:

1. Building Permits. The building and any accessory structures, such as add-on canopies, stairs and decks shall comply with building codes. Trailer-type stands that are raised off wheels shall require building permits for adequate tie-downs and skirted with similar materials as principal siding.
2. Signage. All signs will meet the requirements of PMC Title 14.
3. Setbacks. All structures shall be setback per the requirements of PMC 17.29.064. Structures, signs and parking and maneuvering areas shall not obstruct sight distance.
4. Site Plan. Comply with site plan standards of PMC Title 17.
5. Size Limitations. May not exceed 400 square feet.
6. Placement shall be in rear of primary structure or use.

Section 20, Palmer Municipal Code Section 17.28.030 is hereby amended and renumbered to read as follows (new language is underlined and deleted language is stricken):

**17.2829.030 Conditional uses.**

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

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

~~A. Utility substations;~~

~~B. Funeral parlors;~~

~~C. Residential care facilities;~~

~~D. Brewpubs;~~

~~E. Wineries;~~

~~F. Public and private schools.~~

Section 21, Palmer Municipal Code Section 17.28.040 is hereby amended and renumbered to read as follows (new language is underlined and deleted language is stricken):

**17.-28.29.040 Prohibited uses.**

A. Land uses as defined in Palmer Use Matrix 17.28.020

~~Prohibited uses and structures in the C-L district are all uses and structures not specified as permitted outright, including, for example, large retail establishments and the outside storage of heavy equipment, such as tractors, graders or trucks, used for gain;~~

B. ~~Conex storage building unless~~

1. Screened with six feet solid cedar fence, when placed abutting a R-1 residential use.
2. Sided with siding of similar material as that of primary structure on lot.
3. Sided or screened when abutting a nonresidential use.
4. Placement shall be in rear of primary structure.
5. Size Limitations shall not exceed 200 square feet.

C. ~~Parking or storage of heavy equipment, such as tractors, graders or trucks.~~

D. ~~Temporary Buildings, except when development standards meet the following criteria:~~

1. Sites with on-site parking and/or drive-up facilities will require an approved driveway approach with adequate sight distance per Palmer Municipal Code Chapter 17.62.020(E).
2. Stands with drive-up windows require three 18-foot-long queuing spaces per window. Fewer spaces may be approved by the zoning administrator; provided, a plan is submitted showing the site has sufficient overflow areas so that traffic will not block streets, sidewalks or parking lot circulation aisles.
3. Parking shall meet minimum requirements of PMC 17.64.
4. The temporary building and any accessory structures, such as add-on canopies, stairs and decks, shall comply with building codes. Trailer-type stands that are raised off wheels shall require building permits for adequate tie-downs and skirted with similar materials as principal siding.
5. Meet all applicable licensing.
6. All signs will meet the requirements of PMC Title 14.
7. All structures shall meet the minimum the setback requirements of PMC 17.29.064. Structures, signs, parking and maneuvering areas shall not obstruct sight distance.
8. Compliance with site plan standards PMC Title 17.
9. Size limitations may not exceed 700 square feet.

Section 22. Palmer Municipal Code Section 17.28.062 is hereby amended to be renumbered as follows (new language is underlined and deleted language is stricken):

**17.28.29.062 Lot area restrictions.**

Section 23. Palmer Municipal Code Section 17.28.064 is hereby amended and renumbered to read as follows (new language is underlined and deleted language is stricken):

**17.-28.29.064 Setback requirements.**

Minimum setback requirements are as follows:

A. For ground level dwelling units (except for buildings existing as of January 17, 1978, in a recognized historic district, in which case the building setback for ground level residential use shall be the existing building setback), any part of a dwelling unit and residential garages, the setbacks are:

1. Front yard, 25 feet.
2. Side yard, ~~15~~ six feet.
3. Rear yard, 25 feet.

B. For residential uses above the ground level and nonresidential uses not abutting or immediately across an alley from an R-1 or R-1E zone, the setbacks are:

1. Front yard, none.
2. Side yard, none.
3. Rear yard, none.

D. For nonresidential uses abutting or immediately across an alley from an R-1 or R-1E zone, the setbacks are:

1. Front yard, none.
2. Side yard, ~~25~~ six feet.
3. Rear yard, 25 feet.

The width of the alley may be included in the side or rear setback measurement.

Section 24. Palmer Municipal Code Section 17.28.066 is hereby amended and renumbered as follows (new language is underlined and deleted language is stricken):

**17.-28.29.066 Open space requirements.**

A. All residential uses require a minimum of 200 square feet of open space for outdoor activities per dwelling unit. No dimension of the open space shall be less than 10 feet. This open space requirement does not apply to any building which has a footprint constructed before January 17, 1978, and which footprint has not been significantly altered.

B. Open space shall not be used for storage, driveway, vehicle or other parking, ~~above-ground building utilities or services, or any structures or sheds~~ (other than a fence). Open space may be used for lawn, shrubs, or trees.



Section 25. Palmer Municipal Code Section 17.28.068 is hereby amended and renumbered as follows (new language is underlined and deleted language is stricken):

**17.28.29.068 Fencing requirements.**

~~Lots abutting or immediately across an alley from any residential zone which contains four or more dwelling units or any nonresidential use shall have a six foot, six inch, solid or interlap fence on the side or sides abutting or across an alley from residential zones. The fence shall be well built, finished and maintained.~~

A lot, which abuts or is immediately across an ally from an R-1 or a R-1E residential zone and which contain five or more dwelling units or any non-residential use shall have a six foot solid or inter-lap fence on the side or sides abutting or across an ally from the lower density residential zones. The fence shall be well built, finished and maintained.

Section 26. Palmer Municipal Code Section 17.32.010 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.32.010 Intent.**

The C-G district is established as a district in which the principal use of land is for commercial enterprises to provide for commercial enterprises which serve the needs of a large population and a large land area and to provide a centralization of service by allowing heavier uses. All uses as defined in the Palmer use matrix in Palmer Municipal Code Section 17.28.020.

Section 27. Palmer Municipal Code Section 17.32.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.32.020 Permitted uses.**

Permitted principal uses in the C-G district are:

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

~~1. B. Any use permitted in the limited commercial district; (Mixed Residential Use)~~

~~2. Motels, hotels;~~

~~3. Bar, cocktail lounge, liquor and beer sales, including brewpubs and wineries;~~

~~4. Drive in cafe or restaurant;~~

~~5. Private club of fraternal, religious or philanthropic associations and union hall;~~

~~6. Home appliance, electrical or electronic equipment, instrument, medical appliance, office equipment, plumbing equipment and store fixture sales, service and repair;~~

~~7. Hardware store, general merchandise, pet shop;~~

~~8. Surplus or secondhand store, pawnshop;~~

~~9. Department store, furniture and household goods, sales and repairing, glass and mirror sales, paint, flooring;~~

~~10. Tailor shop or furriers;~~

~~11. Blueprinting and photo-stating, engraving, photo-developing, print shop, publishing, rubber stamp or sign painting;~~

~~12. Beauty or business college and studio or school of art, design, dancing, drama, modeling or photography;~~

~~13. Collection or employment agency, janitor service, taxi or vending machines;~~

~~14. Dental laboratory, funeral parlor, mattress-repairing, taxidermy or upholstery;~~

~~15. Telegraph or telephone office or travel agency;~~

~~16. Radio and TV studios;~~

~~17. Veterinarian clinic, except no boarding of animals;~~

~~18. Nursery and Christmas tree sales;~~

~~19. Billiard hall, bowling alley or theater;~~

~~20. Utility substation;~~

~~21. Motorcycle, boat and bicycle sales, parts and service;~~

~~22. Auto parts;~~

~~23. Service station, tire sales and service, battery sales;~~

- ~~24. Automobile and farm machinery sales; provided, that any open area used for the incidental repair of automobiles or farm machinery is located not less than 70 feet from the front lot line nor less than 25 feet from any other street line, unless such incidental repair is conducted and wholly confined within a building;~~  
~~25. Garages including automobile repairing, painting, body and fender, or upholstery if all operations are conducted wholly within a completely enclosed building. If adjoining any R district, it shall have no openings other than stationary windows facing the R district;~~  
~~26. Recreational vehicle and units, modular housing units, mobile homes, trailer repair and supporting parts and accessory sales; provided, that any open area used for the incidental repair of boats, automobiles, recreational vehicles and units, modular housing units, and mobile homes and trailers is located no less than 70 feet from the front lot line nor less than 25 feet from any other street line, unless such incidental repair is conducted and wholly confined within a building;~~  
~~27. Tool and light equipment rental;~~  
~~28. Large retail establishments;~~  
~~29. Accessory uses customarily incidental to any of the above uses.~~

Section 28. Palmer Municipal Code Section 17.32.021 is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.32.021 Compatibility of land uses not defined.**

Where a proposed use is not specifically identified or is unclear as to whether the use is allowed in a particular zone, the zoning administrator may find the use is similar to another use that is permitted, allowed conditionally or prohibited in the subject zone and apply the code accordingly. Land use findings by the zoning administrator will be based on zoning district compatibility, intensity of use and comparison to like activities or land use. Land use rulings that require discretion on the part of zoning administrator shall be confirmed by the planning and zoning commission at the next regular meeting that allows due public notice.

Section 29. Palmer Municipal Code Section 17.32.022 is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.32.022 Appeal of compatibility of land use.**

In the event the petitioner disagrees with the confirmation of the Planning and Zoning they may appeal to the Palmer City Council for final city evaluation. Any subsequent appeal shall be made to the superior court for the state of Alaska, in Palmer, Alaska.

Section 30. Palmer Municipal Code Section 17.32.025 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.32.025 Standards for a large retail establishment permit.**

**B. Traffic Impacts.**

1. Vehicular Access. There shall be a minimum of two primary vehicular accesses. Primary and secondary vehicular access shall be from a street designated collector or greater on the city's most recent traffic study or analysis.
2. Traffic Impact Analysis. The developer shall submit a traffic impact analysis prepared by an engineer licensed by the State of Alaska under AS Title 8. Operational analysis and determination of level of service (LOS) for the traffic impact analysis prepared under this section must be in accordance with the Transportation Research Board's publication Special Report 209, Highway Capacity Manual (most current version), Alaska Department of Transportation highway standards for highway impact and mitigation.

Section 31. Palmer Municipal Code Section 17.32.028 is hereby added to read as follows (new language is underlined and deleted language is stricken):

**17.32.028 Accessory uses.**

A. Dwelling units in conjunction with and accessory <sup>v</sup> to the permitted use.

B. Uses customarily incidental to the permitted use.

C. Storage Buildings shall meet development standards as follows:

1. The building and any accessory structures, such as add-on canopies, stairs and decks shall comply with building codes. Trailer-type stands that are raised off wheels shall require building permits for adequate tie-downs and skirted with similar materials as principal siding.
2. All signs will meet the requirements of PMC Title 14.
3. Setbacks. All structures shall be setback according to the requirements of PMC 17.32. Structures, signs and parking and maneuvering areas shall not obstruct sight distance.
4. Compliance with site plan standards of PMC Title 17.
5. Size Limitations may not exceed 400 square feet.
6. Placement shall be in rear of primary structure or use.

Section 32. Palmer Municipal Code Section 17.32.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

### **17.32.030 Conditional uses.**

Conditional uses as defined in the Palmer use matrix in Palmer Municipal Code Section 17.28.020.

~~Uses which may be permitted in the C-G district by obtaining a conditional use permit are:~~

- ~~A. Laundry and linen supply service, dry cleaning businesses;~~
- ~~B. Propane or butane service;~~
- ~~C. Car washes;~~
- ~~D. Crematory;~~
- ~~E. Welding service and supplies;~~
- ~~F. Mental health facility;~~
- ~~G. Residential care facilities.~~

Section 33. Palmer Municipal Code Section 17.32.040 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

### **17.32.040 Prohibited uses.**

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

~~Prohibited uses and structures in the C-G district are all uses, and structures not specified as permitted outright, including:~~

~~A. B. Parking or storage of heavy equipment, such as tractors, graders or trucks.~~

~~B. C. Manufacturing, compounding, processing or treatment of products except that which is clearly incidental and essential to the retail or wholesale store or business.~~

D. Conex buildings unless the following is met:

1. Screened with six feet solid cedar fence, when placed abutting a residential use.
2. Sided with siding of similar material as that of primary structure on lot.
3. Sided or screened when abutting a nonresidential use.
4. Placement shall be in rear of primary structure.
5. Size Limitations shall not exceed 200 square feet.

E. Temporary buildings except when the development standards meet the following criteria:

1. Sites with on-site parking and/or drive-up facilities will require an approved driveway approach with adequate sight distance per PMC 17.62.020(E).
2. Stands with drive-up windows require three 18-foot-long queuing spaces per window. Fewer spaces may be approved by the zoning administrator; provided, a plan is submitted showing the site has sufficient overflow areas so traffic will not block streets, sidewalks or parking lot circulation aisles.
3. Parking shall meet the minimum requirements of PMC 17.64.
4. The temporary building and any accessory structures, such as add-on canopies, stairs and decks, shall comply with building codes. Trailer-type stands that are raised off wheels shall require building permits for adequate tie-downs and skirted with similar materials as principal siding.
5. Meet all applicable licensing.

6. All signs shall meet the requirements of PMC Title 14.
7. All structures shall meet the setback requirements of PMC 17.32.064. Structures, signs, parking and maneuvering areas shall not obstruct sight distance.
8. Compliance with site plan standards of PMC Title 17.
9. Size limitations may not exceed 700 square feet.

Section 34. Palmer Municipal Code Section 17.32.064 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.32.064 Setback requirements.**

Minimum setback requirements:

A. For ground level dwelling units (except for buildings existing as of January 1, 1978, in a recognized historic district, in which case the building setback for ground level residential use shall be the existing building setback), any part of a dwelling unit and residential garages, the setbacks are:

1. Front yard, 25 feet.
2. Side yard, ~~15~~ six feet.
3. Rear yard, 25 feet.

B. For residential uses above the ground level and nonresidential uses not abutting or immediately across an alley from an R-1, R-1E or R-2 zone, the setbacks are:

1. Front yard, none.
2. Side yard, none.
3. Rear yard, none.

C. For nonresidential uses abutting or immediately across an alley from an R-1, R-1E or R-2 zone, the setbacks are:

1. Front yard, none.
2. Side yard, ~~25~~ six feet.
3. Rear yard, 25 feet.

The width of the alley may be included in the side or rear setback measurement.

Section 35. Palmer Municipal Code Section 17.32.066 is hereby amended as follows (new language is underlined and deleted language is stricken):

**17.32.066 Open space requirements.**

A. All residential uses require a minimum of 200 square feet of open space for outdoor activities per dwelling unit. No dimension of the open space shall be less than ten feet. This open space requirement does not apply to any building which has a footprint constructed before January 17, 1978, and which footprint has not been significantly altered.

B. Space that can be considered are roof tops and balconies.

BC. Open space shall not be used for storage, driveway, vehicle or other parking, above ground building utilities or services, ~~or any structures, or sheds~~ (other than a fence). Open space may be used for lawn, shrubs, or trees.

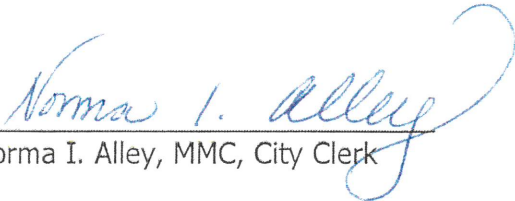
Section 36. Palmer Municipal Code Section 17.32.068 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

**17.32.068 Fencing requirements**

Lots abutting or immediately across an alley from an R-1 or R-1E residential zone which contain five ~~four~~ or more dwelling units or any nonresidential use shall have a six-foot, ~~six-inch~~, solid or interlap fence on the side or sides abutting or across an alley from residential zones. The fence shall be well built, finished and maintained.

Section 37. Effective Date. Ordinance No. 21-002 shall take effect upon adoption by the city of Palmer City Council.

**Passed and approved** this 23<sup>rd</sup> day of February, 2021.

  
Norma I. Alley, MMC, City Clerk

  
Edna B. DeVries, Mayor

**3.12.032 Residential real property exemption.**

- A. Sixty-eight thousand dollars of assessed value of a single parcel of residential real property owned and occupied by the owner of record as the owner's permanent place of residence in the city shall be exempt from the city tax levy on real property within the city.
- B. This exemption shall be in addition to any other exemption applicable to the property.
- C. This exemption shall apply to real property owned and occupied as a permanent place of residence by a resident who is:
  - 1. Sixty-five years of age or older;
  - 2. A disabled veteran, including a person who was disabled in the line of duty while serving in the Alaska Territorial Guard; or
  - 3. At least 60 years old and a widow or widower of a person who qualified for an exemption under this subsection.
- D. The standards for determining eligibility for the mandatory senior citizen and disabled veteran tax exemption under PMC 3.12.030 apply to this exemption.
- E. No exemption under this section may be granted except upon written application on a form provided by the assessor.
  - 1. The owner of record must file the application for this exemption with the assessor no later than April 30th of the assessment year for which the exemption is sought.
  - 2. The owner of record shall not be required to file an updated application for successive years unless there is a change in ownership or occupancy of the residence. (Ord. 15-004 § 3, 2015; Ord. 14-012 § 3, 2014)

**The Palmer Municipal Code is current through Ordinance 21-016, passed September 28, 2021.**

In regards to Seniors:

### 1. Property tax exemption

#### **AS 29.45.030 Required Exemptions.** Alaska Statutes, Municipal Taxation

(a) The following property is exempt from general taxation:

(e) The real property owned and occupied as the primary residence and permanent place of abode by a (1) resident 65 years of age or older; (2) disabled veteran; or (3) resident at least 60 years old who is the widow or widower of a person who qualified for an exemption under (1) or (2) of this subsection, is exempt from taxation on the first \$150,000 of the assessed value of the real property. A municipality may, in case of hardship, provide for exemption beyond the first \$150,000 of assessed value in accordance with regulations of the department. Only one exemption may be granted for the same property and, if two or more persons are eligible for an exemption for the same property, the parties shall decide between or among themselves who is to receive the benefit of the exemption. Real property may not be exempted under this subsection if the assessor determines, after notice and hearing to the parties, that the property was conveyed to the applicant primarily for the purpose of obtaining the exemption. The determination of the assessor may be appealed under AS 44.62.560 - 44.62.570.

### 2. Housing

#### **18.07.390 Senior housing standards.** Issaquah WA

A. Purpose and Intent: The purpose and intent of requiring specific standards for senior housing is to:

1. Provide incentives through parking requirement reductions and density bonus provisions to develop housing opportunities for persons, fifty-five (55) years of age or older, in a responsive and appropriate manner consistent with their special needs;
2. Regulate the bulk, height, and spacing of buildings, and the circulation and parking pattern within the development in order to obtain adequate light, air, privacy, and usable open space for recreation and landscaped amenities;
3. Provide a well-designed and safe environment for seniors;
4. Ensure that senior housing is compatible with the surrounding area and adjacent land uses.

B. Definitions: The general term "senior housing" shall include both small scale senior housing and large scale senior housing. "Small scale senior housing" is three (3) acres or less, and "large scale senior housing" is more than three (3) acres in size.

5. Occupancy: Occupancy of senior housing units is restricted to persons fifty-five (55) years of age or older with the following exceptions:
  - a. A spouse under fifty-five (55) years of age married to one over fifty-five (55) years of age.
  - b. A child over eighteen (18) years of age residing with at least one (1) parent or grandparent over fifty-five (55) years of age.
  - c. Adults under fifty-five (55) years of age if their presence is required to assist an occupant over fifty-five (55) years of age.
  - d. Adults of any age who are related to, or on the basis of friendship desire to live with, an occupant who is fifty-five (55) years or older.

### 3. Sales tax exemption

#### **Senior Sales Tax Exemption.** Ketchikan Gateway Borough

Sales tax exemption benefits for the eligible person include no sales taxes on purchases for personal use by the eligible person and/or their spouse. Any person 65 years of age or older who is eligible to receive a PFD, or would be eligible if they applied, and who has been a bona fide resident of the Borough for not less than 180 days, may be eligible for a sales tax exemption card.

## **Examples of Senior Citizen code – Alaska**

### **3.08.055 Senior citizen exemption** Title 3 Revenue & Finance, Kodiak, AK

(a) A person 65 years of age or older who has resided in the Kodiak Island Borough for a continuous period of 365 days or more may obtain a senior citizen sales tax exemption certificate by submitting a completed application to the finance director on a form provided by the city.

### **2.110.020 Transit fees and charges.** Title 2 Administration, Ketchikan Gateway Borough, AK

B. A senior citizen is a person who is 60 years of age or older. Senior citizens with proof of KGB: Sales Tax Exemption Card \$1

### **4.15.030 Real and personal property exemptions** Title Property Tax, Dillingham, AK

C. Senior Citizen or Disabled Veteran Eligibility.

1. Residents of the city of Dillingham are eligible for a real property tax exemption on the first one hundred fifty thousand dollars of assessed value on the real property they own and occupy as a primary residence and permanent place of abode if the individual meets one of the following requirements:

- a. Sixty-five years of age or older;
- b. Disabled veteran; or
- c. At least sixty years old who is the widow or widower of a person who qualified for an exemption under subsection (C)(1)(a) or (b) of this section.

### **8.02.010 Rates** Chapter 8.02 Admission Rates, Wrangell, AK

Senior citizens (60+)

### **Ord. 07-16** Homer, AK

Amending chapter 5.38 to add a new section 5 to allow senior citizens to feed crows during the winter within the area of bishop's beach city park (Failed)

### **Definitions,** Homer AK

"Senior housing" means attached or detached independent living developments, including retirement communities, age-restricted housing and active adult communities.

### **Division of Public Assistance** State of AK

To be eligible for Senior Benefits, an individual must meet the following eligibility criteria:

- Be age 65 or older

### **City of Kenai AK**

Senior Citizen: 60 years and older

The Senior Center provides advocacy and gives the individual senior age 60 years and older, an opportunity to stay active while living within their own community.

### **Matsu-Borough**

Senior Citizens:

Applicant must be 65 years of age on or before December 31st of the prior year for which the exemption is sought.

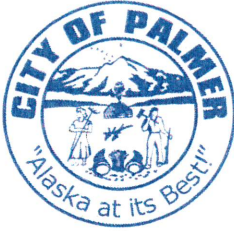


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## **New Business**

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**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 22-007**

**SUBJECT:** City of Palmer 2006 Comprehensive Plan Review

**AGENDA OF:** April 21, 2022

**ACTION:** Review and discuss potential updates to the 2006 Palmer Comprehensive Plan

**Attachment(s):** Executive Summary – 2006 Palmer Comprehensive Plan

**Summary:** A comprehensive plan is a long term working document that outlines the vision for the community. This is an important plan that guides future development of land use as well as a legal tool for implementing policies. The comprehensive plan ensures a safe, pleasant, and secure economic environment for residential, commercial, industrial, and public uses in the city of Palmer. This document provides the overall foundation for community growth and development.

The last review of the Palmer Comprehensive Plan took place in 2006. The Planning & Zoning Commission (P&Z) will begin a review of the comprehensive plan in its entirety, looking over essential updates such as the revised Central Business District and the 2022 Palmer Zoning Map.

The six components that form the comprehensive plan are:

- 1) Community Vision
- 2) Public Services, Facilities & Infrastructure
- 3) Transportation
- 4) Land Use
- 5) Economic Vitality
- 6) Parks, Recreation & Culture

**Recommendation:** Review the 2006 Palmer Comprehensive Plan and provide comments for necessary updates and revisions.

# EXECUTIVE SUMMARY

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## **INTRODUCTION (Chapter 1)**

This plan was prepared with extensive public involvement. This included a series of meetings with an advisory planning team, interviews with residents and businesses, and two well attended community meetings – an open house in May and a workshop to review the draft plan in October 2005. The plan builds from the 1999 City of Palmer Comprehensive Plan, as well as the work completed in winter 2004-05 by a team from the University of Washington Urban Planning College.

## **BACKGROUND INFORMATION (Chapter 2)**

Palmer is in the midst of profound transformation. While features from Palmer's history – its agricultural character, small town feel, and sense of community - continue to define Palmer's identity, the town now faces a different future. Palmer is embedded in the phenomenally rapidly growing southern Mat-Su Borough. In the 1960's the Mat-Su Borough had a population of just over 5,000 people. By 2000 the population had grown ten-fold to 59,322. During the 1990's Borough population grew 49 percent versus 13 percent statewide. If the State economy remains strong, the Borough is projected to grow to over 108,000 people by 2015. In the span of 20-30 years, this region has evolved from rural, to bedroom community, to what is becoming an increasingly self-sufficient service and employment center.

This growth presents Palmer with great opportunities and challenges:

- Pressures for expansion - a tide of subdivisions, offices and shopping centers transforming the area's traditionally rural landscapes
- A level of population growth that allows the area to support a new scale of commercial and public services, from 'big box' retail to a new regional hospital
- Traffic growth that is rapidly outpacing the capacity of the road system
- A downtown that has changed little over the years, in contrast to the dramatic growth of nearby commercial districts, but appears to be on the cusp of significant construction and redevelopment
- An escalation of community expectations - growing pressures for new public services and facilities to be provided by the City of Palmer, from within and outside City boundaries
- A subtle shift in perspective, from pride in the past to a growing focus on the future

These changes present challenges to the historic character of Palmer and opportunities to emerge as a new kind of community – one that keeps the best of its historic character *and* embraces the need to grow and change. The purpose of this plan is to establish a framework to reach this ambitious goal.

## **COMMUNITY VISION (Chapter 3)**

The overall vision for the community is to “Keep Palmer a vital community, a place that seeks opportunities for growth, and retains what is best about Palmer's history and traditions.” Specific priorities include:

- Keep focused on City fundamental responsibilities: roads, police and fire, water and sewer.

- Facilitate the expansion of the local economy and local business, so residents of Palmer and surrounding areas can find more of the goods, services and jobs they need in Palmer.
- Strengthen downtown Palmer – “the heart of community public life.”
- Promote and enhance what is unique about Palmer to benefit residents and attract visitors.
- Encourage high quality, attractive development, with ready access to parks and green space.
- Improve connections within and out of town, by road, trail and transit.
- Accept and encourage growth, but guide development to benefit the community and maintain what is special about Palmer.

## **PUBLIC SERVICES, FACILITIES & INFRASTRUCTURE (Chapter 4)**

Cities like Palmer provide a wide range of services. The services addressed under this chapter, including police, fire, water and sewer, along with the local road system, are the core of the City’s responsibilities. The City of Palmer provides a high level of public services and facilities, including an airport; community water, sewer and stormwater service; and fire, police and emergency services. The City needs to continue to efficiently maintain and expand these services as population and community boundaries grow. Particular challenges for the future include:

- *Overall* – Continue to strengthen the City’s infrastructure, to meet the needs of a growing community.
- *Coordination* - Work cooperatively with the Matanuska Susitna Borough to coordinate expansion of infrastructure, roads, and new development within the City of Palmer Sewer Service District.
- *Sewer* – The City’s sewer system has the capacity to meet expected growth over the next 5-10 years. Further out, the community will have to invest \$20-30 million to expand the plant’s capacity and reduce time required for treatment.
- *Water* – The City has sufficient well capacity to meet future needs, but in the next 5-10 years will need to construct several major water mains to serve predicted growth. Two specific needs are a main in the Inner Springer Loop area (approximately \$5 million), and service to the area north of the new regional hospital (approximately \$10 million).
- *Stormwater* – More development and impervious surfaces will require more effort to manage stormwater flows. The plan supports increasing open space in future developments to promote on-site infiltration, reduce public storm water management costs, and as a side benefit, provide open space for recreation.
- *Fire and Police* – Work to maintain quality service to new developments within current City boundaries and in outlying areas. For fire, one priority is to improve fire protection downtown, where the concentration of structures creates higher risks. In the longer term, the community will have to confront the challenge of providing quality fire service outside the existing town boundaries. In these areas, providing fire service will cost more than within the existing town, due to lower densities and the need to build new water mains.

## TRANSPORTATION (Chapter 5)

Plan policies, summarized below, will improve the range and quality of Palmer transportation options, to better serve current needs and respond to projected growth.

*Shape the Character and Use of the Glenn Highway* - The Glenn Highway carries steadily increasing traffic, but little of this traffic continues past the community. Consequently, the challenge is to *disperse* traffic within the community, rather than move traffic *through* Palmer. Plan actions to improve the Glenn Highway are listed below.

- Create an arterial-level street on the north-south section line that is currently partially occupied by Hemmer Rd., Blunck St., and North Werner Rd. This route will connect the Glenn Highway with development along the Palmer-Wasilla Highway and Bogard Road and avoid the congested intersection of the Glenn and Palmer-Wasilla Highways.
- Change the character of the Glenn Highway in Palmer. Establish a limited access, boulevard-style road with a landscaped median and right-of-way, and with improved pedestrian and vehicular links between the east and west sides of the highway.
- Provide access to development with perpendicular access roads rather than direct driveway access or frontage roads.

*Improve the Palmer Road System to Meet Anticipated Growth*

- The plan proposes two new east-west collector level streets:
  - Extend Bogard Road east to connect with the Glenn Highway and continue into the greater downtown area.
  - Connect Dogwood Avenue to the east over the Alaska Railroad and connecting to the west across the Glenn Highway to an extended Felton Street.
- Work with the State of Alaska and the Matanuska Susitna Borough to reserve land for other key transportation-related improvements, including reserving routes for collector streets on approximately a ½ mile grid, and reserving or acquiring land for expansion of key intersections.

*Maintain and Improve Community Sidewalks and Trails* – A good trail system is an increasingly valued element of successful communities, supporting quality of life, economic and circulation goals. The plan identifies needed new and improved trails and sidewalks. Two priorities are upgrades and better maintenance of downtown sidewalks and a trail along the railroad right-of-way from the State Fairgrounds through the City and north to Sutton.

*Work on a Regional Basis to Expand and Improve Transit Service* – Increasing housing densities and climbing gas prices will increase the feasibility and desirability of transit improvements. The plan recommends continued support of these services.

## LAND USE (Chapter 6)

The Land Use Chapter includes ten goals to guide growth to make Palmer an increasingly attractive and successful place to live, work, invest and visit. The first goal of this chapter sets out the desired, overall pattern of community land use; the remainder of the chapter goes into more detail on the specific goals for individual land uses. Highlights of the chapter include:

- Maintain the quality of existing neighborhoods, and provide space for diversity of new residential uses, including housing for the upper end of the housing market, higher density housing in around downtown, and housing for seniors.
- Ensure Palmer remains the institutional center of the Borough. Work proactively to help institutions find space for needed expansion, for example, offices of the Matanuska Susitna Borough and the State Court, so Palmer remains the Borough's institutional hub.
- Encourage expansion of commercial uses, primarily in downtown and along the Palmer Wasilla Highway and along the Glenn Highway.
- Work with the planned Business Improvement District, to help maintain and enhance downtown as a compact, walkable, dynamic, mixed use center.
- Encourage expansion of industrial uses while guiding this type of use to reasonably mitigate impacts on surrounding uses.
- Coordinate planning for transportation and land use, so residents and businesses have convenient access to places of work, commercial services, schools and other public facilities, by vehicle, sidewalk and trail.
- Maintain and improve a high quality system of trails, parks, and open space and other recreation amenities.
- Maintain a clear sense of town entry, with open space and/or less developed areas separating Palmer from surrounding communities.
- Support Palmer's agricultural heritage and history and work so it continues to be visible.
- Guide development so there is the right balance of residential and commercial uses, to ensure the City maintains its fiscal health.

The Comprehensive Plan calls for an active, phased approach to annexation, focused on provision of high quality services, and advance land use and infrastructure planning, including cooperative planning with the Borough. Ultimately, the City of Palmer is expected to expand to the existing sewer service area boundary, which extends 6-7 miles west and south of the existing City limits.

## **ECONOMIC VITALITY (Chapter 7)**

Palmer benefits from a diverse economy. This includes institutional and office uses, local-serving retail and service businesses, and modest contributions from tourism and agriculture. While the private sector drives the community's economy, the City can play a role in keeping the economy strong and diverse. Strategies to reach this goal capitalize on the community's history and small town character, and encourage high standards for development.

*Strengthen Palmer's competitiveness as the region's institutional center* - Work with institutions to understand and meet their needs, including, where possible, help secure land needed for growth. Develop and implement specific strategies with key institutions.

*Encourage expansion of high-tech and research-related economic sectors and other well-paid professional jobs* – Encourage growth in these sectors, by maintaining and improving Palmer's high quality of life, and ensuring space is available for forms of economic development that provide good jobs that fit well with community character. In particular, encourage research-related economic activity linked to University of Alaska facilities located in the Palmer area.



*Strengthen Palmer's role as a place to shop for Palmer residents and visitors* - Zone sufficient land for commercial growth, and support continued public investments in infrastructure in commercial areas.

*Strengthen Palmer as a tourism destination* - Palmer has solid potential to attract travelers and more could be done to take advantage of this potential. Over time, the community could become both a destination in its own right and a "gateway community" providing a base for Hatcher Pass skiing, and trips into the spectacular backcountry that surrounds Palmer. Downtown and trail improvements are the keys to this transformation.

*Do more to market Palmer's Attractions* - Palmer's distinct character is a real economic asset, derived from the community's unique natural setting, buildings, views, history, people, and stories. The City should actively support efforts by the Greater Palmer Chamber of Commerce, the Matanuska-Susitna Convention and Visitors Bureau and others to better bring out and promote this character. The community should distill and promote the "Palmer brand" in signage, downtown attractions, the community website, and all marketing material. Palmer can increase the benefits of its historic character by further marketing and improving the City's designated National Historic District and the Glenn Highway National Scenic Byway. One additional, longer term possibility would be to establish Palmer as the centerpiece of a National Heritage Area, which would provide recognition and more funding for promotion.

## **PARKS, RECREATION & CULTURE (Chapter 8)**

The plan identifies the need to maintain and improve public parks and open spaces throughout the community. As the amount and intensity of development increases, this strategy will help keep Palmer a desirable place to live and work. Specific goals include:

*Establish, improve, and maintain city-wide parks and recreation facilities and programs* - Palmer already has an excellent system of park and recreation facilities. Two identified unmet needs are a skateboard park and additional fields for sports like soccer. Palmer will also need to increase park maintenance as the park system expands and promote programs to increase volunteer maintenance of parks. The City also supports creation of a youth council and eventually a youth center.

*Obtain funding for and complete the urban revitalization project in downtown* - Establish, improve, and maintain a range of downtown open spaces, sidewalks and parks.

*Enhance area-wide recreational trail systems* - Improve sidewalk and trail connections between residential areas, downtown, schools, institutional areas, recreational areas.

*Continue to improve local arts and cultural opportunities* - In the same way that the southern Borough increasingly supports new scales of commercial uses, the area can begin to support a new level of quality of cultural facilities. Palmer should work to be the region's cultural center, including working towards development of a multipurpose arts center.