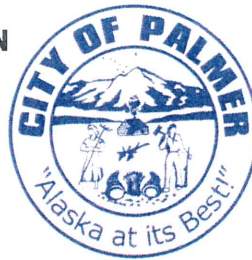




City of Palmer
Planning and Zoning Commission Packet

July 28, 2022





AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
 - Pg. 5 1. Regular Meeting of June 16, 2022
- F. Report
 - Pg. 13
- G. Audience Participation
- H. Public Hearings
 - Pg. 25 1. IM 22-005: Consideration of proposed text amendment to Palmer Municipal Code Chapters 17.08 Definitions, 17.28 Commercial Land Use/Land Use Matrix, 17.60 General District Regulations and Section 15.08.3103 Temporary Buildings and Structures
- I. Unfinished Business
 - Pg. 37 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)
- J. New Business
 - Pg. 45 1. IM 22-013: In accordance with Palmer Municipal Code 17.40.050, review and approval of a new building/structure, in a Public Use District (Township 18N R2E S33 A15)
- K. Plat Reviews
 - Pg. 61 1. IM 22-014: Abbreviated Plat Request to create two lots from Tax Parcel B11 to be known as Patten Estates.
 - Pg. 73 2. IM 22-015: Abbreviated Plat Request to create one lot from Lots 8 & 9, Block 7, Lucas, to be known as Lucas Block 7, Lot 8A
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment

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Minutes

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

**REGULAR MEETING
THURSDAY, JUNE 16, 2022
7:00 P.M. - COUNCIL CHAMBERS**

A. CALL TO ORDER:

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

B. ROLL CALL:

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair
Linda Combs
Lisbeth Jackson
Penny McClain
Kristy Thom Bernier

Also present:

Brad Hanson, Community Development Director

C. PLEDGE OF ALLEGIANCE: The Pledge was performed.

D. APPROVAL OF AGENDA:

The agenda was approved as presented by all members present.

[Thom Bernier, McClain, Jackson, Combs, Peterson]

E. MINUTES OF PREVIOUS MEETINGS: No minutes were presented.

F. REPORTS:

Director Hanson reported on the recent City Council/Board of Economic Development Joint Meeting at which the BED presented its Resolution to encourage the Council to fund a planning study for implementation of potential improvements for the downtown railroad right-of-way. The Council appropriated \$20,000 for the project.

G. AUDIENCE PARTICIPATION:

Andrew Melevanski, 380 N. Eklutna Street, spoke regarding the city land between him and his neighbor, the Andersons, raising concerns about it becoming a snow dump and asked for it to be vacated.

H. PUBLIC HEARINGS:

- 1. Resolution No. 22-004:** A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Tax Parcel C-21 to be rezoned from C-L Limited Commercial to C-G General Commercial, located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.

Director Hanson provided a staff report informing that the applicants/owners of the property are Dale

and Catherine Fosselman and that on May 31, 2022, 159 public hearing notices were mailed to property owners within 1200' of the site. Notification and publication requirements pursuant to code have been met. A total of 1 written comment was received in response. He spoke to background, including site information, parcel size, existing, zoning, surrounding land uses, other considerations and code requirements.

Findings of Fact:

Pursuant to 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.

Staff finds the following support in the Comprehensive Plan:

- Goal 1, of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growth-guided to make Palmer an increasingly attractive place to live, work, invest and visit.
- Goal 5 encourages the development of high-quality buildings that reflects Palmer's historical character.
- Goal 6 of Chapter 6 supports improvements to the downtown area to help ensure Palmer's traditional downtown in lively, attractive, and inviting for residents and visitors.
- The proposed change would support the goals and objectives of the City's Comprehensive Plan by encouraging commercial development that will improve business opportunities.
- Guide development so there is the right balance of residential and commercial uses to ensure the City maintains its fiscal health.
- These new building will reflect Palmer's character and historical setting with high quality architecture while maintaining the traditional appeal of Palmer.
- 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.

Staff finds:

- The property for the proposed rezone is contiguous to P Public Use District zoning on the South and East, C-L Limited Commercial District and R-3 Medium Density Multifamily Residential District zoning on the North side, C-G General Commercial District zoning to the West of the lot.
- The lot is located adjacent to an active Public zone with the Palmer Police and the Alaska State Troopers detachment, the Mat-Su Pre-Trial Facility and the Alaska Court System, Palmer. Among the other comparable land use in the subject area are attorney offices. Across the railroad right-of-way are small businesses such as retail, gift shops and short-term rentals. Many restaurants and dining establishments are within walking distance from the property, convenient for visitors of Palmer while staying at this location.
- PMC 17.32.060 establishes a minimum lot size of 7,200 square feet. The property is 1.6 acres, sufficient to provide adequate parking, landscaping and buffering from adjacent lots.

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

Staff finds:

- This property is a double frontage lot and has access on South Valley Way and East Cottonwood Avenue, allowing adequate flow of traffic along with incoming and outgoing visitors.
- Utilities are available to serve the proposed use of property as General Commercial; current water and sewer are set in place and will support the proposed structure.
- The proposed change is from C-L, Limited Commercial District to C-G, General Commercial District; there would be little to no impact on public schools since the proposed commercial lease space. The nearest public school is 0.7 miles from the property.

Fact 4) Changed conditions affecting the subject parcel or the surrounding neighborhood supports the proposed change.

Staff finds:

- Expansion of the Central Business District allows opportunities for commercial development opportunities. Commercial activities have expanded in the surrounding area in recent years.
- The surrounding zoning districts consist of R-3, C-L, and P zoning and have had no recent significant condition changes to the area. The recent amendments to the Central Business District allow 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).

Staff finds:

- The proposed change does not grant the owner any special privilege as the property in question is contiguous to public zoning and commercial development.
- The proposed change is consistent with the public welfare by allowing this property to be developed for commercial activity for the benefit of Palmer residents and visitors.

Staff Recommendation:

Based on the information provided by the applicant, public comments received before publication of this report and staff analysis, staff recommends approval of the request to a zoning map amendment from C-L, Limited Commercial District, to C-G, General Commercial District. Lot C-21, T18N R2E S33, is consistent with and in conformance with the Palmer Comprehensive Plan.

If following the Public Hearing, the 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 zoning map amendments for Lot C-21, T18N R2E S33 from C-L Limited Commercial District to C-G, General Commercial District and forward a recommendation for approval to the City Council.

If the final vote of the Commission is not to approve the rezone, the Commission's decision is final unless the initiating party or property owner files a written statement with the City Clerk within 20 days of the Commission's decision requesting that the zoning be considered by the City Council.

Applicant's Presentation:

Jesse Carnahan and Matthew Hayes testified on behalf of Applicants, Dale and Catherine Fosselman, speaking to the "spirit" of the applicants' plans for the property.

Alex Pafasalvach spoke to her concern over increased traffic in the neighborhood.

There being no further members of the public to speak, Chair Peterson closed public testimony at 6:39 p.m. and called for the motion, followed by further open discussion regarding the Resolution and unanimous approval of Findings of Fact 1 through 5 as presented by staff.

Main Motion: For approval of Resolution No. 22-004, recommending City Council approve a zoning map amendment for Tax Parcel C-21 to be rezoned from C-L Limited Commercial to C-G General Commercial, located within Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.

| | |
|--------------|--|
| Moved by: | Combs |
| Seconded by: | Jackson |
| Vote: | Unanimous (Thom Bernier, Combs Jackson, McClain, Peterson; 2 vacant) |
| Action: | Motion Carried. |

I. UNFINISHED BUSINESS: None.

J. NEW BUSINESS: None.

K. PLAT REVIEWS:

1. **IM 22-009:** Pre-application plat request to create two lots from Tax Parcel D-21 (Parcel #2 of Waiver 95-42 pwm).

Director Hanson provided a staff report, directing attention to the packet (p. 47) for comments from City Departments.

The Commission had no additional comments.

2. **IM 22-010:** Abbreviated plat request to create two lots from Tract A-1, Alaska State Land Survey 96-4, Plat No. 99-62, to be known as Matanuska Brewing.

Director Hanson provided a staff report directing attention to the packet (p. 63); City Departments had no comments or issues.

The Commission had no additional comments.

3. **IM-22-011:** Abbreviated/preliminary plat request to create one lot from Lots 3 & 4, Block 1, Sherrod, Plat No. 12-204, to be known as Lot 3A.

Director Hanson provided a staff report directing attention to packet (p. 73), City Departments had no comments or issues.

The Commission had no additional comments.

4. **IM 22-012:** Pre-application request to vacate the 40' x 114' right-of-way located between Lot 7

and Lot 8 (Block 2, Christensen Add Subd.)

Director Hanson provided a staff report directing attention to the packet (p. 81); City Department comments included: City Manager: Is there a future city need such as a utility corridor? Community Development: Consideration should be given for not compounding an access issue for platted lots to west of property. Public Works: Recommends to NOT vacate. Plan to use as storm water area in the future.

Commissioners McClain and Thom Bernier spoke in agreement with Public Works.

L. PUBLIC COMMENTS: None.

M. COMMISSIONER COMMENTS:

Commissioner Combs:

- Requested for support to initiate change from Industrial at the location of the Brewery; Director Hanson noted he would look into it.

Chair Peterson:

- Extended a welcome back from vacation to Commissioner Jackson and welcome to new Commissioner McClain.

Commissioner Thom Bernier:

- Reported that Colony Days was very successful and thanked Director Hanson and staff for helping to make it happen.
- Next big event at the Fair Grounds is the Scottish Hyland Games;
- Commented they are gearing up for the Alaska State Fair.

N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 7:33 p.m.

APPROVED by the Planning and Zoning Commission this _____ day of July, 2022.

Casey Peterson, Chair

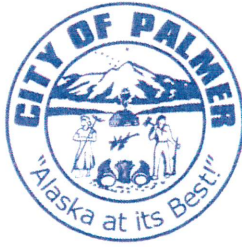
Brad Hanson, Community Development Director

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Staff Report

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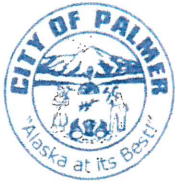
City of Palmer Community Development

Staff Report to Commission

GENERAL INFORMATION

Included in the packet are two presentations that were given to the Parks & Recreational Advisory Board at their most recent meeting. Staff will report the information to Planning & Zoning.

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**CITY OF PALMER
PARKS AND RECREATION ADVISORY BOARD
INFORMATION MEMORANDUM 22-006**

SUBJECT: Railroad Right-of-Way

AGENDA OF: July 7, 2022

ACTION: Presentation Update

Attachment(s): 1) Board of Economic Development Resolution 22-001
2) Eastern Downtown Palmer study concepts and Revitalization Plan

The City Council recently passed Resolution 22-001 to fund a Concept Master Plan for downtown Palmer. The resolution identifies five priorities the council should consider for improved connectivity and increased economic development opportunities. The BED made this a priority after completion of the Environmental Protection Agency Brownfield Area Wide Plan (AWP) Eastern Downtown Palmer study in 2020. The AWP identified the railroad right of way as an opportunity for increased utility for events and residents.

The BED passed a BED Resolution 21-001 and presented to City Council in August 2021 recommending they consider implementation of elements of the Brownfield Area Wide Plan and the Palmer Urban Revitalization Plan. The Resolution encouraged the city to pursue development and beautification of land within the railroad corridor for public use and enjoyment, now. The BED recognized when Resolution 21-001 was passed that the Alaska Railroad will retain within their existing leases with the city the right to rehabilitate the tracks and utilize them whenever they desire. Further, anything placed in the right of way would need to be relocated with no obligation to preserve or protect by the Alaska Railroad.

The BED recommends the development of A Concept Master Plan for the downtown Palmer area to help guide discussion and assist the implementation of downtown improvements, it should include:

- Railroad corridor concept for elements/improvements
- Comprehensive approach to parking and circulation
- Preservation of historically important items, concepts, or architectural features Pre-approved specialty features the community members or groups can purchase or install
- Active discussion with City Council and the City of Palmer Advisory Boards
- Alaska Railroad concurrence

BED members identified their top prioritized five project elements for the railroad right of way as:

1. Community Event Space (North of Depot)
2. Parking Enhancements on Colony Way and Valley Way
3. Motorized and Non-motorized connectivity
4. Park and Playground improvements in downtown
5. Branding and Signage recognizing Palmer's

Attachment(s):

1. Board of Economic Development Resolution 22-001
2. Eastern Downtown Palmer study concepts and Urban Revitalization Plan excerpts

Summary Statement/Background:

The Board of Economic Development passed BED Resolution 22-001 requesting council fund a Concept Master Plan for downtown Palmer. The resolution identifies five priorities the council should consider for improved connectivity and increased economic development opportunities. The BED made this a priority after completion of the Environmental Protection Agency Brownfield Area Wide Plan (AWP) Eastern Downtown Palmer study in 2020. The AWP identified the railroad right of way as an opportunity for increased utility for events and residents.

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- Railroad corridor concept for elements/improvements
- Comprehensive approach to parking and circulation
- Preservation of historically important items, concepts, or architectural features
- Pre-approved specialty features the community members or groups can purchase or install
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BED members identified their top prioritized five project elements for the railroad right of way as:

1. Community Event Space (North of Depot)
2. Parking Enhancements on Colony Way and Valley Way
3. Motorized and Non-motorized connectivity
4. Park and Playground improvements in downtown
5. Branding and Signage recognizing Palmer's History

CITY OF PALMER BOARD OF ECONOMIC DEVELOPMENT

Resolution No. 22-001

A Resolution of the Palmer Board of Economic Development Recommending City Council Provide Funding for a Master Plan for the Railroad Right of Way to Implement Elements of the Brownfield Area Wide Plan.

WHEREAS, the purpose of the city of Palmer Board of Economic Development (BED) is to provide research, public input and disseminate information to the City Council to evaluate economic development opportunities and strategies; and,

WHEREAS, unique local events, tourism and recreational opportunities have a significant impact on Palmer's quality of life and economy; and,

WHEREAS, Palmer has invested heavily in infrastructure, including the Community Center (Depot), MTA Events Center, Visitor Information Center, Palmer Airport, parks, bike paths, pedestrian access and downtown beautification projects; and,

WHEREAS, in 2020 a United States Environmental Protection Agency Brownfield Area Wide Planning Study was conducted for downtown Palmer which outlined improvements that could enhance the connectivity and economic opportunities; and,

WHEREAS, the BED unanimously passed Resolution No. 21-001 supporting improvements in the downtown railroad right of way; and,

WHEREAS, the BED recognizes that the Palmer Railroad branch MP A5.1 – MP A6.7 has been placed out of service by the Alaska Railroad and the branch beyond MP 6.7 is under long term permit to the Mat-Su Borough for use as a trail; and

WHEREAS, the BED recognizes railroad reintroduction in downtown Palmer will require significant economic investment for reconstruction of the branch MP A5.1 – MP A6.7 and until this investment is made the community would benefit through utilization of this space NOW through a lease or permit from the ARRC and removal of the current railroad tracks while retaining existing elements of the track to preserve historical significance; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Economic Development requests the Palmer City Council fund a Downtown Concept Master Plan with the assistance of a landscape architect and community meetings not to exceed \$20,000; and,

NOW THEREFORE, IT BE FURTHER RESOLVED that the BED supports these prioritized projects that have been identified in the Palmer Comprehensive Plan, the Area Wide Plan – Eastern Downtown Palmer Study, and the Palmer Urban Revitalization plan, including.

1. Community Event Space (North of Depot)
2. Parking Enhancements on Colony Way and Valley Way
3. Motorized and Non-motorized connectivity
4. Park and Playground improvements in downtown
5. Branding and Signage recognizing Palmer's History

Dusty Silva, Chairperson

Brad Hanson, Director Community Development



CONCEPTUAL PLAN

The final conceptual plan for the East Downtown Palmer study area depicts the long-range vision for redevelopment on the catalyst site and the adjacent railway corridor in terms of future land uses, open space areas, and building locations. Redevelopment, community gathering space, and adaptive reuse are the common themes in the conceptual plan. The conceptual plan calls for future new mixed-use infill buildings and several outdoor gathering areas. The conceptual plan establishes opportunities for the adaptive reuse of the area's heritage structures and to repurpose them for new tenants and community landmarks. The following summarizes the conceptual plan elements within the catalyst site and the railway corridor.

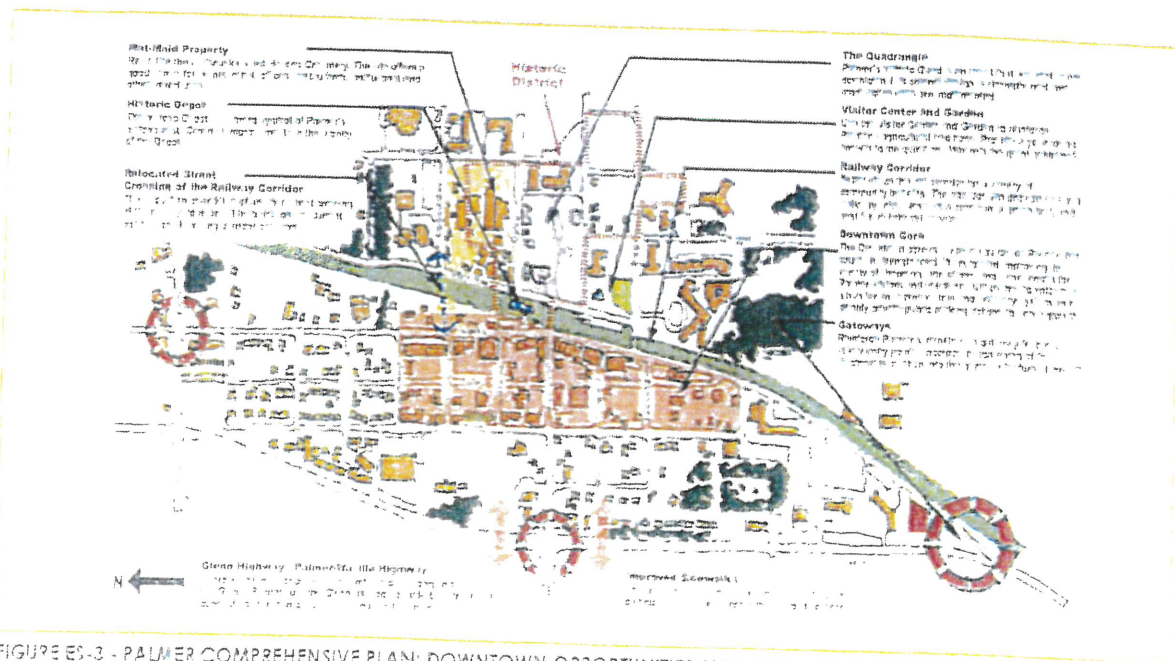
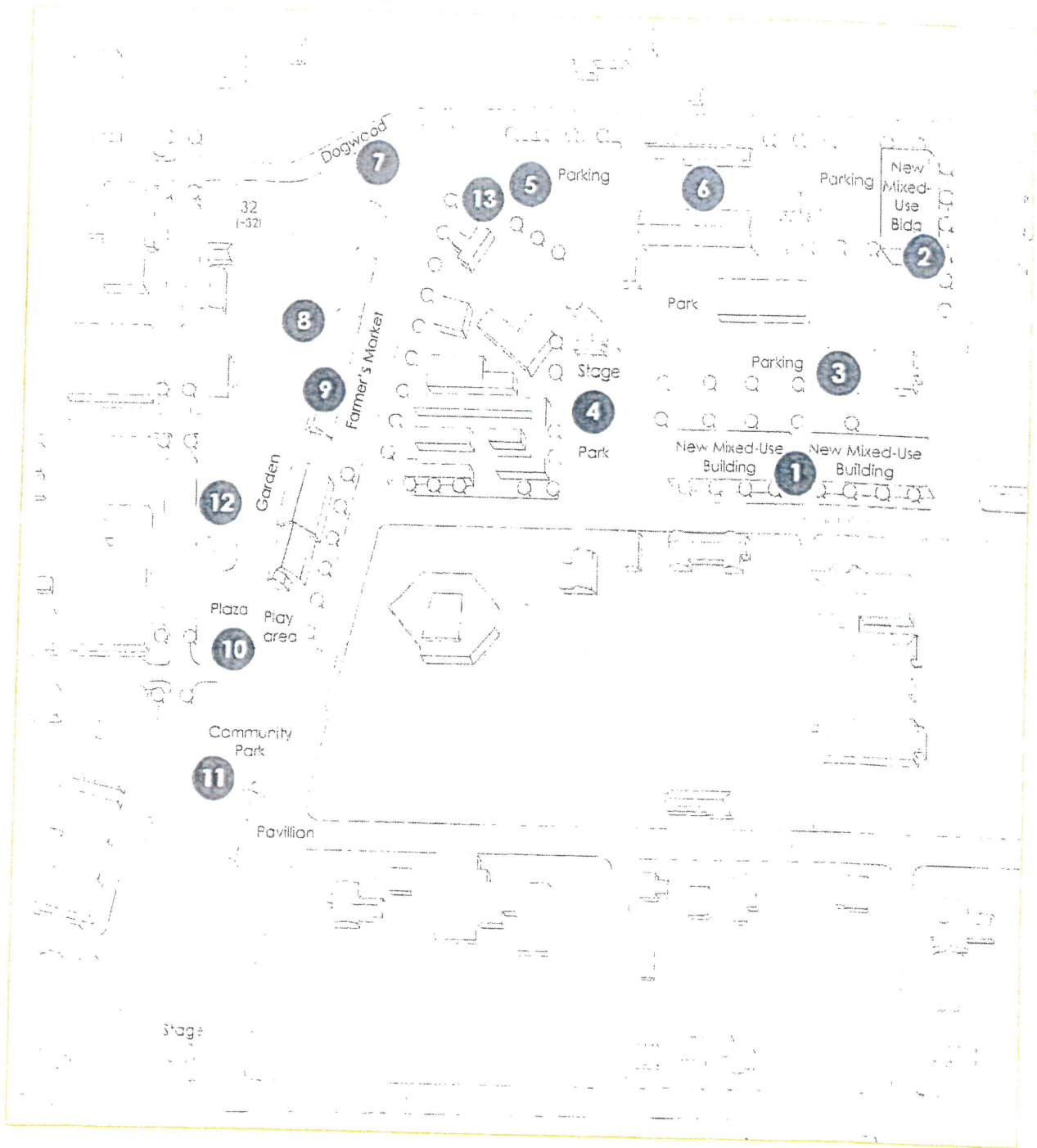


FIGURE ES-3 - PALMER COMPREHENSIVE PLAN: DOWNTOWN OPPORTUNITIES MAP

The Example of a coffeehouse a focal venue for social gathering

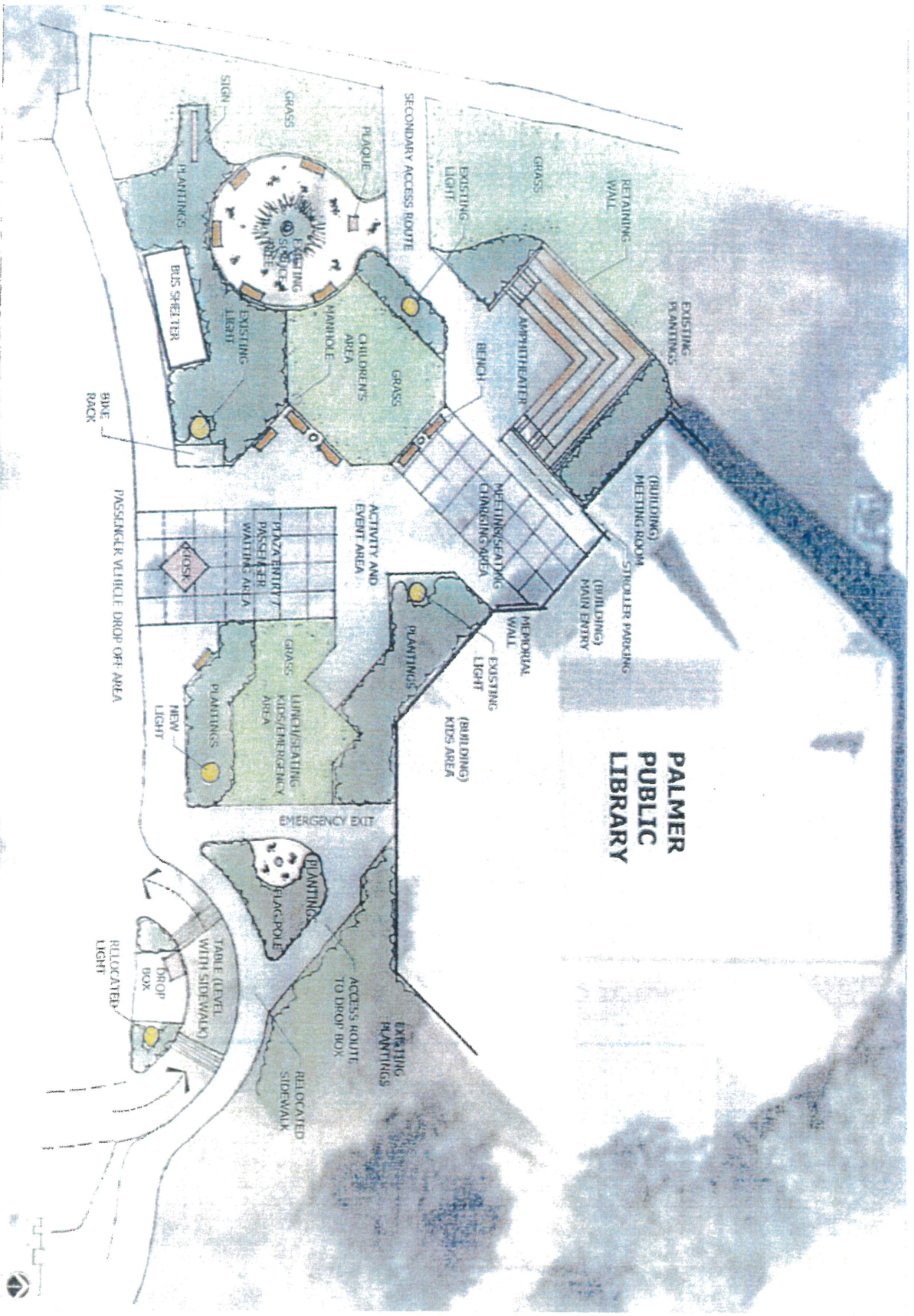


LEGEND

- f Conceptual Plan Project Reference Number (See Table ES-1)
- Adaptive Reuse of existing structures
- New Infill Structures
- Enhanced Open Space Areas

FIGURE ES-4 - CONCEPTUAL PLAN, EAST DOWNTOWN PALMER AWP CATALYST SITE AND RAILWAY CORRIDOR

See Table ES-1 for the project reference numbers and project descriptions.



**PALMER
PUBLIC
LIBRARY**

PALMER PUBLIC LIBRARY

655 S Valley Way
Palmer, AK 99645

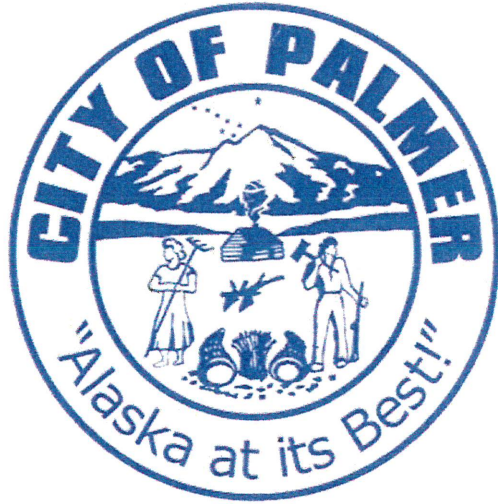
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CONCEPTUAL LAYOUT

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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, 17.28 Adding Food bank as a permitted use in Commercial General/Commercial Limited Districts, 17.60 General District Regulations and Deleting Section 15.08.1303 Temporary Buildings and Structures

AGENDA OF: March 17, 2022
April 21, 2022
July 28, 2022

ACTION: Review and comment

Attachment(s): 1) Ordinance No. 22-0XX
2) Commercial Land Use Matrix
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 Commercial Land Use Matrix, Palmer Municipal Code (PMC) 17.28.020, was designed to promote flexibility of allowable land use activities within different commercial land use districts. The addition of Food bank to the Commercial Land Use Matrix supports this goal and provides clear guidance in development.

The Planning & Zoning Commission requested information on senior citizens related to age requirements and code definitions. Community Development staff researched these items in other communities and explored the definition of Senior Citizen in Title 17 of PMC. This ordinance deletes the definition of Senior Citizen to allow for more consistency.

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

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**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 Food bank in Commercial Land Use Matrix 17.28.020, Adding Sections 17.08.256 Lot Classification Diagram, 17.08.268 Flag Lot, and Deleting Sections 15.08.3103 Temporary Buildings and Structures, 17.08.398 Senior Citizen.

Agenda of: Introduction

Council Action: **Adopted** **Amended:** _____
 Defeated

Originator Information:

Originator: Brad Hanson, Director of Community Development

Department Review:

| Route to: | Department Director: | Signature: | Date: |
|------------------|-----------------------------|-------------------|--------------|
| _____ | 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:

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

Attachment(s):

1. Ordinance No. 22-0XX

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.

The city of Palmer Commercial Land Use Matrix provides direction regarding land use and responsible development. The addition of Food bank, under general services, in the Commercial Land Use Matrix will detail the permitted land use of such, to promote continued responsible growth and development in the city of Palmer.

Section 15.08.3103 Temporary Buildings and Structures has been deleted in its entirety. 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. Section 17.08.398 Senior Citizen has also been deleted in its entirety to allow for greater consistency.

Administration's Recommendation:

Adopt Ordinance No. 22-0XX Amending Palmer Municipal Code Chapters 17.08 Definitions, 17.28 Commercial Land Use, 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.

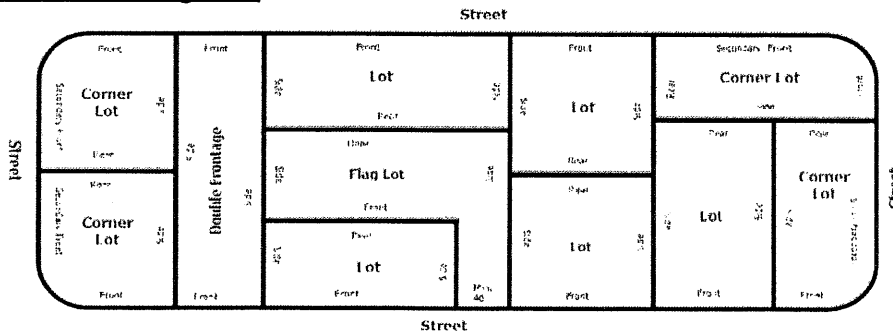
THE CITY OF PALMER, ALASKA, ORDAINS:

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 17.08.398 Senior Citizen is hereby deleted:

~~**17.08.398 Senior Citizen**~~

~~"Senior Citizen" means an individual who is 60 years of age or older.~~

Section 8. Palmer Municipal Code Section 17.28.020 Commercial Land Uses, Commercial Land Use Matrix, is hereby amended to add Food bank under General Services, as a permitted use in the Central Business District, Commercial Limited District, Commercial General District, Business Park District, and Industrial District and as a conditional use in a Public District. (New language is underlined and deleted language is stricken)

17.28.020 Commercial land uses.

| General Services | CBD Overlay | C-L | C-G | BP | I | P | A |
|-------------------------|--------------------|------------|------------|-----------|----------|----------|----------|
| <u>Food bank</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>C</u> | |

Section 9. 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 10. Palmer Municipal Code Section 15.08.3103 Temporary buildings or strictures 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 11. 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

| General Services | CBD Overlay | C-L | C-G | BP | I | P | A |
|---|--------------------|------------|------------|-----------|----------|----------|----------|
| Aeronautical (outside airport boundaries) | | C | C | C | C | | |
| Wireless communication towers | C | C | C | C | C | | |
| Automotive repair | P | | P | P | P | C | C |
| Autobody repair | | | P | P | P | C | C |
| Radio/television studios, music or recording studio | P | | P | P | | | |
| Bail bonds | P | | P | | | | |
| Authorized special event/activity | P | P | P | P | P | P | P |
| <u>Food bank</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>C</u> | |

| Office | CBD Overlay | C-L | C-G | BP | I | P | A |
|--|--------------------|------------|------------|-----------|----------|----------|----------|
| Banks – alternative financial, credit unions, savings 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 | P | P | P | P | 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 | | | | P | P | | |

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.

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.



Unfinished 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
July 28, 2002
- ACTION:** Review and discuss potential updates to the 2006 Palmer Comprehensive Plan
- Attachment(s):** Community Vision (Ch. 3) – 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 Broad Goals to Achieve Community Vision and determine the scope (if any) of update needed to ensure the 2006 Palmer Comprehensive Plan is relevant today. Be ready to discuss each of the Broad Goals.

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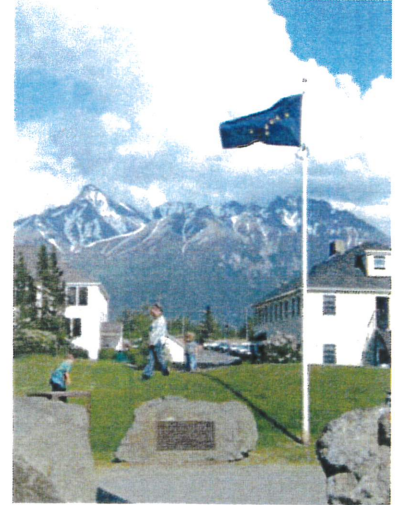
CHAPTER 3 COMMUNITY VISION

Vision Summary

Keep Palmer a vital community, a place that seeks opportunities for growth, and retains what is best about Palmer’s history and traditions.

Introduction

Chapter 2 describes the rapid growth occurring in Palmer and surrounding areas, and the resulting issues, opportunities and challenges facing the community. Chapters 4-8 present goals and strategies to respond to these issues. This Chapter presents the foundation to those goals – a broad vision for the future of Palmer. This material comes from the 1999 Plan and the comments received from the community in the preparation of this updated Plan. The Chapter includes representative comments made by the public during community meetings.



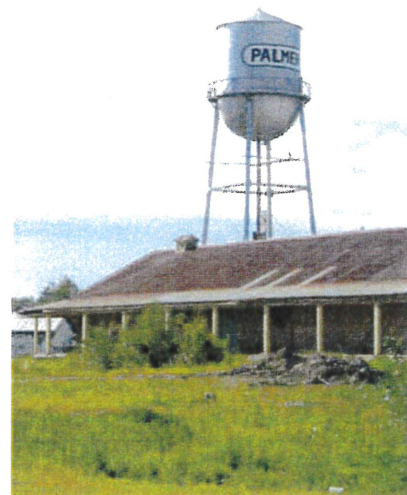
Broad Goals to Achieve Community Vision

Continue to Ensure the City of Palmer meets its fundamental obligations – that is Provision of Water and Sewer, Police and Fire, Roads

- “Palmer is destined to grow, and will probably grow rapidly. While flowers, parks, views are important, our biggest issues will be roads, water and sewer, police and fire. The faster we grow the more challenging those issues will be. That’s where the great majority of the City budget goes today, and making sure we do a good job providing those services will be our priority in the future.”

Retain and Strengthen Palmer’s “Small Town America” Character

- Keep and enhance the characteristics that make Palmer a distinctive community. Qualities that define Palmer’s character today to strengthened in the future include:
 - “A small town with the spirit of a small mid-western farming community”... “and a unique Alaska flavor”
 - A strong sense of community – “people know each other,” “a friendly community, a good place to raise a family”
 - “A mix of young and older residents, with facilities available to both”
 - A tradition of progressive business, research and innovation



- Easy access to parks, trails, recreational opportunities - “need more things for kids to do – a skate board park, movie theater, ice-skating rink and ice cream shop”
- A remarkable base of volunteers
- Quality schools
- Celebrate Palmer’s history and traditions, including downtown and the community’s historic buildings. Do a better job of telling the story of Palmer, including the agricultural colony and farm life, mining and rail development, the tradition of city planning, and the history of practical, frontier innovation.

Improve the Local Economy, Expand Local Business

- Work to attract well-paying professional jobs, for example, engineering, science, health care, and institutional jobs - “a center for high-tech, low-impact jobs.”
- Provide land for commercial growth. Help make Palmer a more self-sufficient community, “where more of the goods and services residents want are available in town.”
- Increase local economic opportunities, especially for youth, “so kids can grow up and find a good job in Palmer.”
- Take advantage of Palmer’s distinctive history and character as an “economic engine” to draw visitors, to retain and attract residents, and support local businesses, “capitalize on character.”



Strengthen Downtown Palmer

- Work so downtown Palmer is a more economically vital area, and remains the clear center of Palmer public life. Characteristics of downtown should include those listed below.
 - Space for growth – “more commercial space, better parking”
 - Historic character – “keep historic buildings and small houses”
 - Compact and easy to walk around – “fix problem intersections, keep sidewalks clear”
 - Mix of uses, residential and commercial
 - More evening activity – “we need more nightlife: eclectic restaurants, brew pubs, theaters”
 - Improved appearance and cleanliness of houses, businesses and landscaping
 - Predominance of locally-owned businesses
 - Open space and great views
 - A lively cultural scene, a place “where you can go to a play, then walk to a nice restaurant”

Attract Visitors by Promoting and Enhancing what is Unique about Palmer



- Encourage new attractions to draw people off the Glenn Highway. “We need new businesses, more things for people to do.”
- Emphasize attractions linked to community traditions: “Quilting, crafts, farmers market, public areas, farming history, water tower, Matanuska Maid, large vegetables, gardens, garden tour, walking tour.”
- Improve destination marketing.
- Improve town entries, signage and way-finding information.

Encourage High Quality, Attractive Development with Ready Access to Parks and Green Space

- Encourage high-quality, attractive buildings and site development. “Protect views.” “Buildings should be as distinctive as our mountains.” Be a “city of amenities.”



- Provide ready access to parks, trails, and open space.
- Preserve sense of views, open space and trees. “Require landscaping” “Keep the park-like feeling.”
- Ensure Palmer has clear boundaries. “An edge to town, so you can tell when you’ve arrived.”
- Strengthen zoning. Push for “Consistently high quality buildings,” and “Open space, paths and sidewalks in subdivisions.”

Improve Connections Within and Out of Town, by Road, Trail and Transit

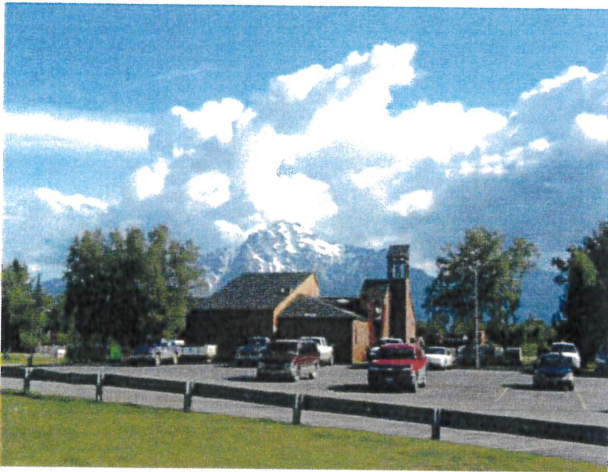
- Provide a well-planned, efficient system of roads and trails so it is easy, safe and enjoyable to move around Palmer.
- Maintain a high quality airport.
- Ensure Palmer remains a pedestrian-friendly town.
- Improve trail and sidewalk connections between downtown and out-of-town recreation areas and rural areas.



- Continue to bring the Alaska Railroad train into town for events. Retain the option for future commuter rail service.

Guide Community Growth

- Respect private property rights. Find a practical balance between community policies that guide growth and the benefits of allowing individuals and businesses to develop properties as they see fit. Examples of representative views on this subject are listed below.
 - “Facilitate quality development within guidelines, don’t stop growth.”
 - “Need flexibility.”



- “Too much regulation and a business will fail.”
- “Create incentives for developers to comply with development guidelines.”
- “Palmer should be functional and beautiful.”

- Encourage commercial growth that generates revenues needed to improve widely-desired services and facilities, from better sidewalks and roads, to improved cultural facilities.

- Sustain Palmer’s tradition of fiscal responsibility. Encourage balanced residential and commercial development.
- Set priorities among competing demands for new City services and programs. Match needs and desires with available resources.



New Business

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 22-013**

SUBJECT: Commission Review of a new building/structure in a Public Use District.

AGENDA OF: July 28, 2022

ACTION: Review and comment

Attachment(s):

- 1) Site Plan
- 2) Architectural Design
- 3) Mat-Su Borough Community Development/Land & Resource Management Comments
- 4) Staff Comments
- 5) Palmer Municipal Code 17.40 – Public Use District

Summary: Mat-Su Borough School District submitted plans for new construction of a storage/maintenance building on parcel Township 18N R2E S33 A15, an addition to the Academy Charter School complex.

Palmer Municipal Code 17.40.050 states that prior to the approval by the city of Palmer of any structure or building in a Public Use District, the Commission shall receive, review, and approve the site plan, architectural design, yards, parking and conformance to the City and Borough Comprehensive Plans.

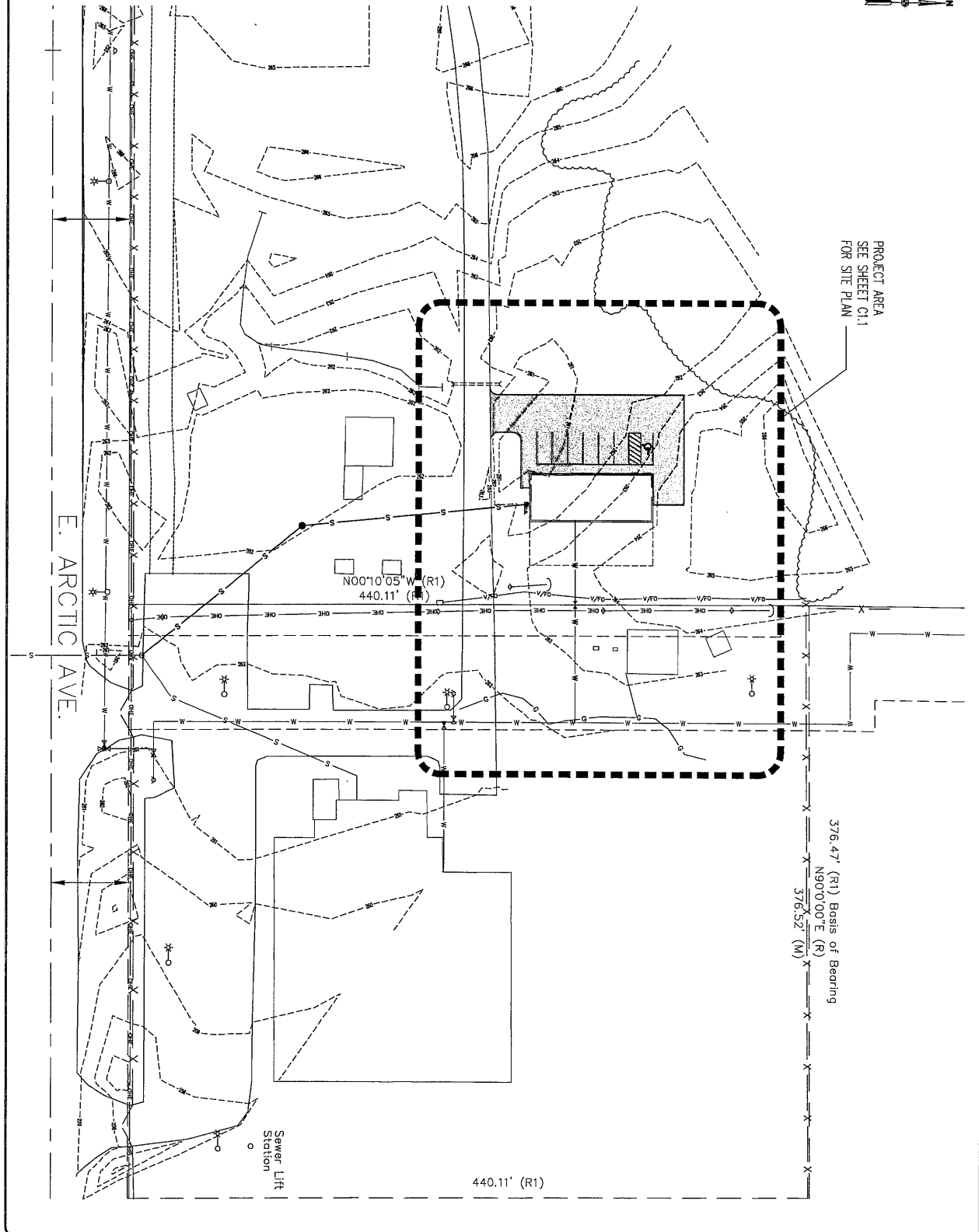
In support of the Palmer Comprehensive Plan, chapter 4, Public Services, Facilities, and Infrastructure established a goal to work with community partners to help provide services and infrastructure that support institutional development. In chapter 6, Land Use, supporting the continuation of institutional use was established as a key goal. Furthermore, it is stated within this goal that the City should develop a plan for working with and meeting the needs of the institutional users. The Palmer Comprehensive Plan specifically mentioned the Mat-Su Borough and the Mat-Su School District Headquarters among the institutional users to partner with.

The proposed building/structure at this location supports these goals highlighted in the Palmer Comprehensive Plan.

Recommendation: Review the included attachments for approval of the proposed building/structure.

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0 15 30 50
 HORIZONTAL SCALE
 (1"=30' PLOTTED AT 22"x34")
 NOTES
 1. SEE SHEET C01 FOR GENERAL NOTES



SHEET
 C1.0

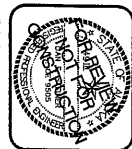
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 OVERALL
 SITE PLAN

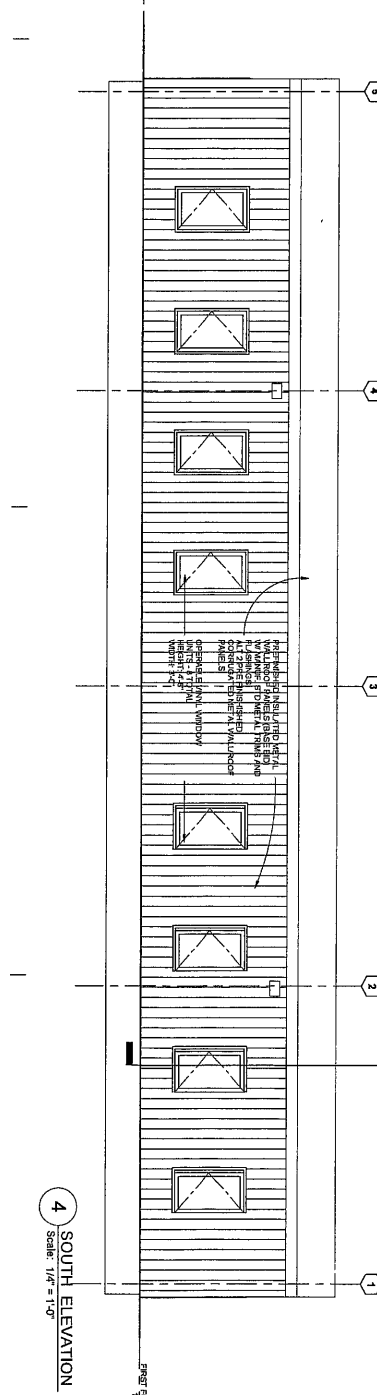
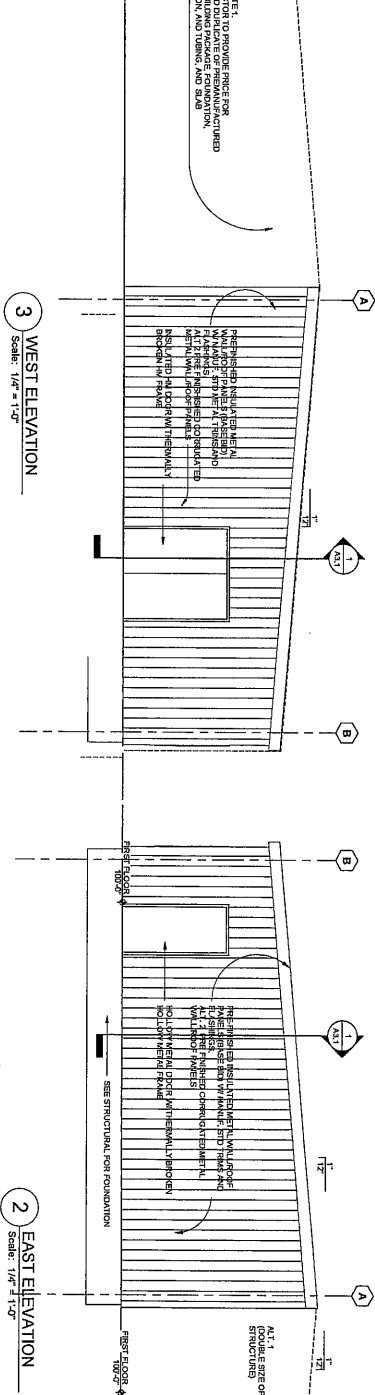
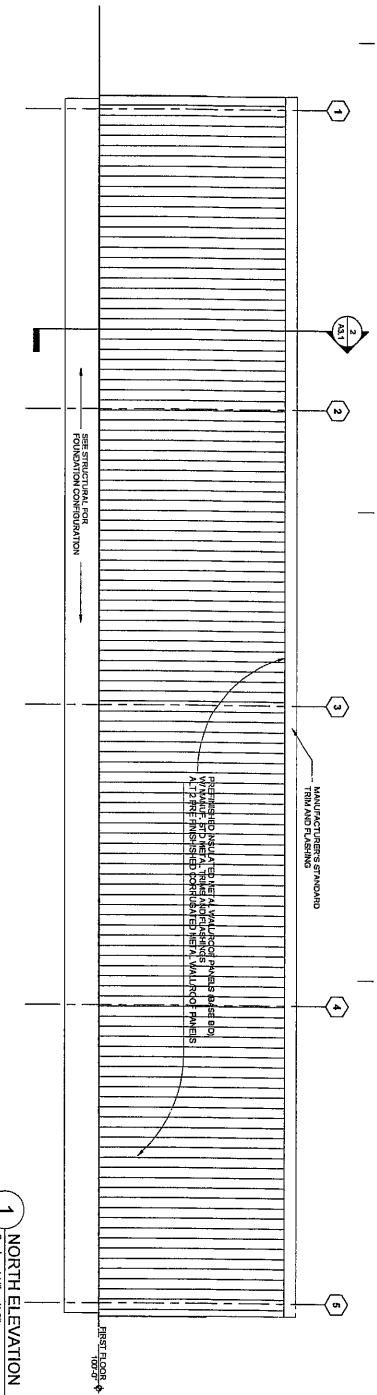
JOB NO.: 21-013
 DATE: 6/9/2022
 DRAWN: DCS
 REVIEWED: DCS

| BY | DATE | REVISIONS |
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| | | |
| | | |

MSB SCHOOL DISTRICT
 ACADEMY CHARTER SCHOOL
 PROPOSED STORAGE BUILDING
 T18N, R2E, SEC - 47 -
 E. ARCTIC AVE. F

SDCS, LLC
 STEINER DESIGN & CONSTRUCTION SERVICES, LLC
 5900 W. DEWBERRY DR. PH: (907) 357-5609
 WASILLA, AK 99623 FAX: (907) 357-5608





MAINTENANCE/STORAGE BUILDING

ACADEMY CHARTER SCHOOL

OWNER
 ACADEMY CHARTER SCHOOL
 201 E. PACIFIC AVENUE
 PALMER, AK 99645

STRUCTURAL ENGINEER
 DAVID BERTI
 625 S. COBB
 PALMER, AK 99645

MECHANICAL ENGINEER
 UNIKORP ENGINEERING, LLC
 4000 W. WILSON AVENUE
 JET CITY, IN 46039

ELECTRICAL ENGINEER
 UNIKORP ENGINEERING, LLC
 4000 W. WILSON AVENUE
 JET CITY, IN 46039

INDEX OF DRAWINGS

- GENERAL COVER & INDEX SHEET
- G302 ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
- G303 TYPICAL DETAILS
- STRUCTURAL
- S1.0 CONCRETE REINFORCING SCHEDULES AND TYPICAL DETAILS
- S1.1 CONCRETE CRITERIA
- S2.3 MEZZANINE/LOW ROOF FRAMING PLAN
- S2.4 HIGH ROOF FRAMING PLAN
- S2.5 MECHANICAL BUILDING VIEWS AND SECTIONS
- S3.0 FOUNDATION DETAILS
- S3.1 CMU WALL ELEVATIONS
- ARCHITECTURAL
- A1.0 ARCHITECTURAL SITE PLAN
- A1.1 ARCHITECTURAL FLOOR PLAN ALTERNATIVE 1
- A1.2 FIRST FLOOR REFLECTED CEILING PLAN
- A1.3 MECHANICAL BUILDING VIEWS AND SECTIONS
- A1.4 BALCONY WALL SECTIONS
- A1.5 DETAILS
- A1.6 MECHANICAL BUILDING VIEWS AND SECTIONS
- A1.7 SHEET SPECIFICATIONS

INDEX OF DRAWINGS

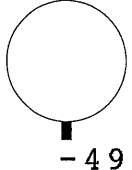
- MECHANICAL
- M1.0 LEGENDS AND NOTES
- M1.1 MECHANICAL EQUIPMENT AND SCHEDULES
- M1.2 MECHANICAL FLOOR PLAN - MEZZANINE AND LOW ROOF
- M1.3 MECHANICAL FLOOR PLAN - ROOF
- M2.2 MECHANICAL BUILDING VIEWS AND SECTIONS
- M3.1 MECHANICAL AREA PLAN, SECTIONS AND ELEVATIONS
- ELECTRICAL
- E-001 LEGENDS AND SPECIFICATIONS
- E-002 LIGHTING LAYOUT
- E-003 POWER LAYOUT
- E-500 LIGHTING LAYOUT
- E-500 POWER LAYOUT
- E-500 ELECTRICAL ONE LINE AND CALCULATIONS

PROJECT INFORMATION

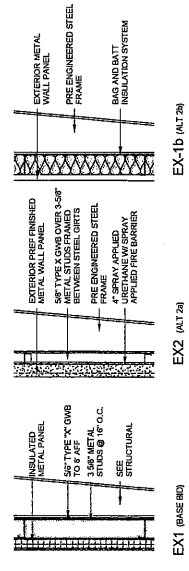
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 ARCHITECT: UNIKORP ENGINEERING, LLC
 4000 W. WILSON AVENUE
 JET CITY, IN 46039
 PALMER, AK 99645
 DESCRIPTION: PROJECT STORAGE MAINTENANCE
 ZONING: PALMER, AK 99645
 CONTRACTOR: GARY WOLF
 201 E. PACIFIC AVENUE
 PALMER, AK 99645
 907-746-6680

LIST OF ALTERNATIVES

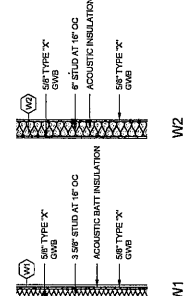
- ALT. 1: PROVIDE PRICE FOR THE ADDITION TO THE BASE BID STRUCTURE AS ILLUSTRATED ON SHEETS A1.2 AND A2.0. - PACKAGE MATCHING BASE BID, AND INCLUDING 2) THERMALLY INSULATED EXTERIOR HOLLOW METAL DOORS
- ALT. 2: SUBSTITUTE BASE BID INSULATED METAL PANELS FOR SPRAY APPLIED URETHANE INSULATION ON WALLS AND CEILING. INSTALL SPRAY APPLIED URETHANE PAINT OVER INSULATION TO PROVIDE 30 MINUTE FIRE BARRIER AND CEILING. INSTALL GYPSUM WALL BOARD OVER METAL STUDS TO 8' AFF AROUND PERIMETER OF BUILDING
- ALT. 3: CONCRETE APRON
 PRICE FOR 4" CONCRETE SLAB ON GRADE APRON AT WEST SIDE OF STRUCTURE AS INDICATED ON SHEET A1.1
 1. PRICE TO INCLUDE NFS SUBGRADE.
- ALT. 4: SUBSTITUTE FINISHES
 ALT 4a: INSTALL DECORATIVE QUARTZ FLOORING SYSTEM THROUGHOUT FACILITY IN LIEU OF POLISHED CONCRETE
 ALT 4b: INSTALL CONCRETE SEALER THROUGHOUT FACILITY IN LIEU OF POLISHED CONCRETE
 ALT 4c: ELIMINATE EPOXY PAINT ON STEEL STRUCTURE. - STEEL STRUCTURE TO REMAIN WITH FACTORY FINISH



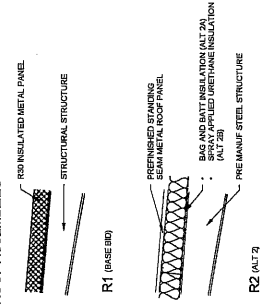
INTERIOR WALL ASSEMBLIES



INTERIOR WALL ASSEMBLIES



ROOF ASSEMBLIES



BUILDING CODE ANALYSIS

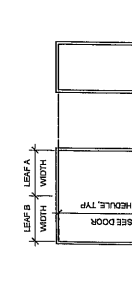
GOVERNING CODES:
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 2015 IBC (AK AMENDMENTS)
 2015 INTERNATIONAL FIRE AND CASUALTY CODE (AK AMENDMENTS)
 2015 NFPA STANDARD 101 (AK AMENDMENTS)
 2015 NFPA STANDARD 1031 (AK AMENDMENTS)
 2015 NFPA STANDARD 13 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.1 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.2 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.3 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.4 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.5 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.6 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.7 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.8 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.9 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.10 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.11 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.12 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.13 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.14 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.15 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.16 (AK AMENDMENTS)
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 2015 NFPA STANDARD 13.47 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.48 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.49 (AK AMENDMENTS)
 2015 NFPA STANDARD 13.50 (AK AMENDMENTS)

OCCUPANCY GROUP:
 S2 STORAGE; 1, 208 SF - 1 LEVELS / 1,300 SF ALLOWABLE AREA (CYCLE STORAGE)
 E OCCUPANCY; 190 SF - 1 LEVELS / 1,300 SF ALLOWABLE AREA (SAL.1)
 CONSTRUCTION TYPE: V-8
 SEPARATION OF OCCUPANCIES:
 1 STORES, 40' 0" RATING, ASSEMBLY;
 2 STORES, 20' 0" RATING, ASSEMBLY;
 BUILDING HEIGHT:
 ALLOWABLE: 40' 0"
 ACTUAL: 20' 0"
 PRE-RATED ASSEMBLY:
 STRUCTURAL FRAME: D-HR, N/A
 EXTERIOR BEARING WALLS: D-HR, N/A
 INTERIOR BEARING WALLS: D-HR, N/A
 FLOOR/CEILING: D-HR, N/A
 ROOF/CEILING: D-HR, N/A
 FIRE BARRIERS: 1-HR, ESR OCCUPANCY SEPARATION
 FIRE PARTITIONS: N/A

| ROOM NUMBER | NAME | CEILING | FLOOR | WALL | DOOR | WINDOW | NOTES |
|-------------|------------|---------|-------|------|------|--------|------------------------------------|
| 100 | STORAGE | PTFF | PC | PTFF | PTFF | PTFF | RUBBER BASE (RIB) ON GYP WALL ONLY |
| 101 | WORK ROOM | PTFF | PC | PTFF | PTFF | PTFF | RUBBER BASE (RIB) ON GYP WALL ONLY |
| 102 | MECHANICAL | PTFF | PC | PTFF | PTFF | PTFF | RUBBER BASE (RIB) ON GYP WALL ONLY |
| 103 | WASHROOM | PTFF | PC | PTFF | PTFF | PTFF | RUBBER BASE (RIB) ON GYP WALL ONLY |
| 104 | WASHROOM | PTFF | PC | PTFF | PTFF | PTFF | RUBBER BASE (RIB) ON GYP WALL ONLY |

BASE BID FRAME AND PAINT STEEL FRAME W/ EPOXY PAINT. COLOR TO BE SELECTED BY OWNER
 *SEE ALTERNATE 4 FOR CHANGES TO SCHEDULED BASE BID FINISHES

| DOOR | NO. | TO ROOM | TYPE | FINISH | FRAME | REMARKS / CODED NOTES |
|-------|-----|-------------|------|--------|-------|-----------------------|
| 100-1 | FR | 3'0" x 7'0" | A | MM | PT | |
| 101 | FR | 3'0" x 7'0" | A | MM | PT | |
| 102 | FR | 3'0" x 7'0" | A | MM | PT | |
| 103 | FR | 3'0" x 7'0" | A | MM | PT | |
| 104 | FR | 3'0" x 7'0" | A | MM | PT | |



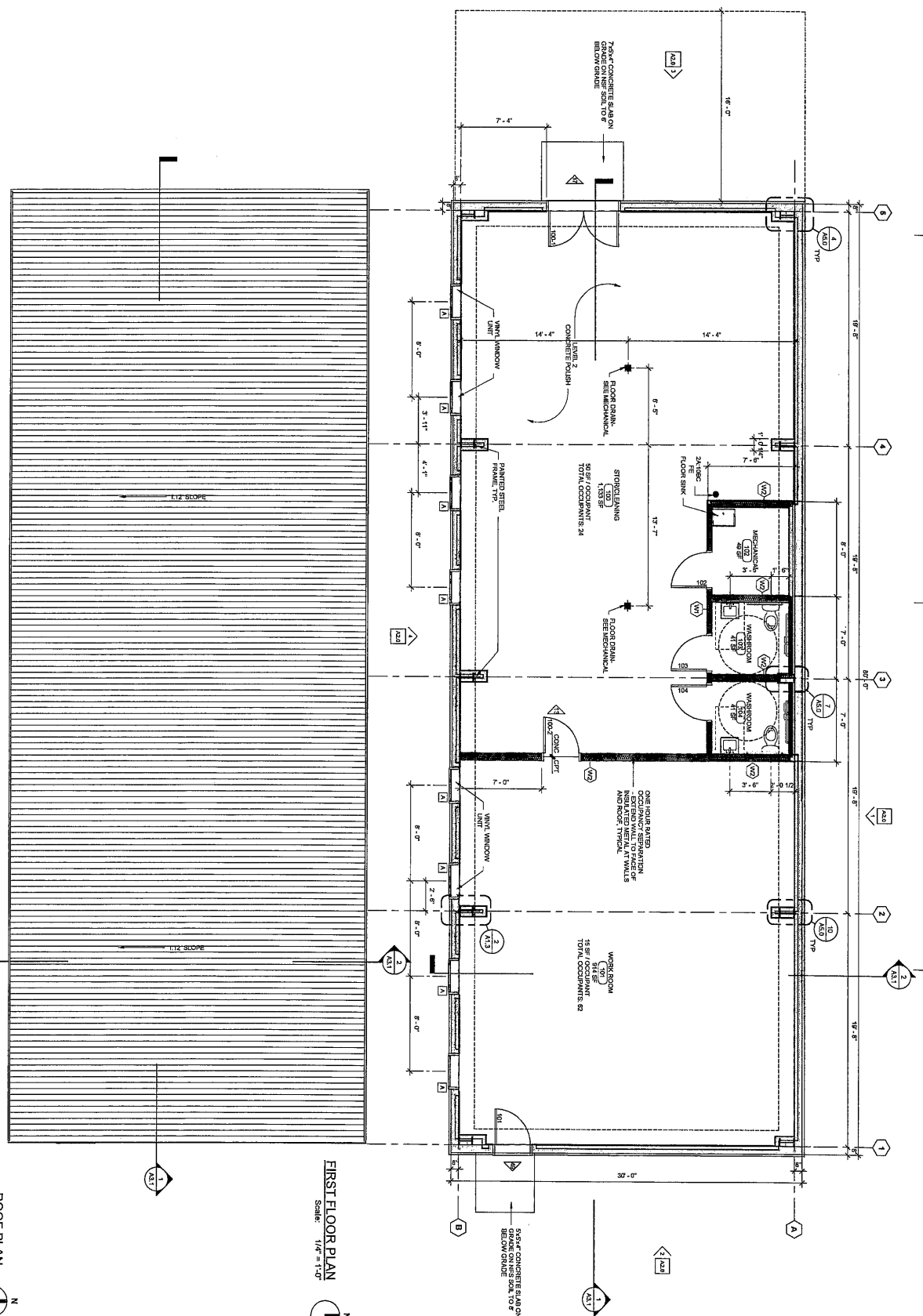
| DOOR | NO. | TO ROOM | TYPE | FINISH | FRAME | REMARKS / CODED NOTES |
|-------|-----|-------------|------|--------|-------|-----------------------|
| 100-1 | FR | 3'0" x 7'0" | A | MM | PT | |
| 101 | FR | 3'0" x 7'0" | A | MM | PT | |
| 102 | FR | 3'0" x 7'0" | A | MM | PT | |
| 103 | FR | 3'0" x 7'0" | A | MM | PT | |
| 104 | FR | 3'0" x 7'0" | A | MM | PT | |

| ROOM | FINISH | SCHEDULE |
|------|--------|----------|
| 100 | PTFF | PTFF |
| 101 | PTFF | PTFF |
| 102 | PTFF | PTFF |
| 103 | PTFF | PTFF |
| 104 | PTFF | PTFF |

NOTE:
 1. REFER TO LIST OF ALTERNATIVES FOR A VARIETY OF INSULATION PACKAGES.
 2. REFER TO LIST OF ALTERNATIVES FOR A VARIETY OF FINISH SCHEDULES AND REFER FOR REFERENCE OF DETAILING.
 3. FINAL DESIGN PACKAGE DETAILING WILL BE ACQUIRED TO ILLUSTRATE THE SEISMIC TYPE ANNEALED.

ABBREVIATIONS:
 AL ALUMINUM
 BOP BOTTOM OF FRAME
 CL GLASS WITH FINISH
 HR HARDWOOD
 HR PLASTIC LAMINATE
 PR PAIR OF DOORS
 S STRIKE (AMBI)
 STL STEEL
 STL STEEL
 WOOD WOOD

2022.02.23 12:18 PM 2022.02.23 12:18 PM 2022.02.23 12:18 PM



ROOF PLAN
Scale: 1/4" = 1'-0"



A1.1

FIRST FLOOR PLAN

FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



Wolf
ARCHITECTURE

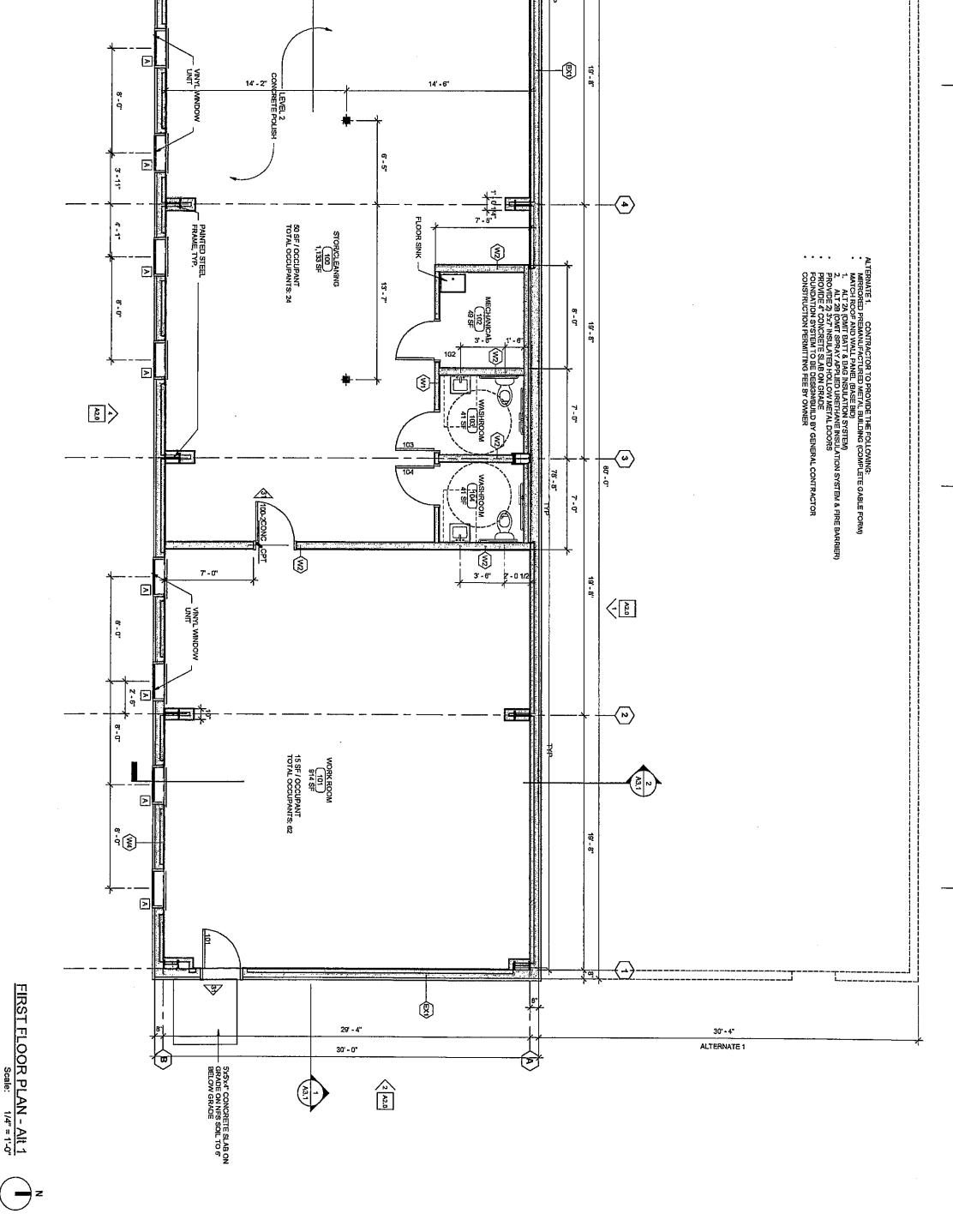
625 S COBB ST
PALMER, AK
T: 907.748.6670
F: 907.748.6680
wolfarchitecture.com

NOT FOR
CONSTRUCTION

- 50 -

MAINTENANCE/STORAGE BUILDING
DESIGN/BUILD SOLICITATION
- MY CHARTER SCHOOL
ROTC AVENUE

NO. 2132
DATE: 2/22/2022



- ATTRIBUTES - CONTRACTOR TO PROVIDE THE FOLLOWING:**
- INTERLOCKED PRECAST/PREFABRICATED WITH BALKING COMPLETE GABLE FROM
 - 1. AL 2" GAUGE GUTT & DRAIN INSULATION SYSTEM
 - 2. 1" POLYURETHANE INSULATION SYSTEM
 - PROVIDE 4" CONCRETE SLAB ON GRADE
 - PROVIDE 2" POLYURETHANE INSULATION BELOW METAL DECK
 - CONSTRUCTION PERMITTING FEE BY OWNER

FIRST FLOOR PLAN - ALT 1
Scale: 1/4" = 1'-0"



A1.2

Wolf ARCHITECTURE
720 S PALMER AV
PALMER AK
ATTRIBUTES 1

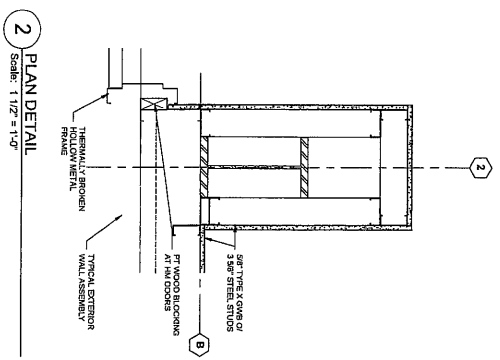
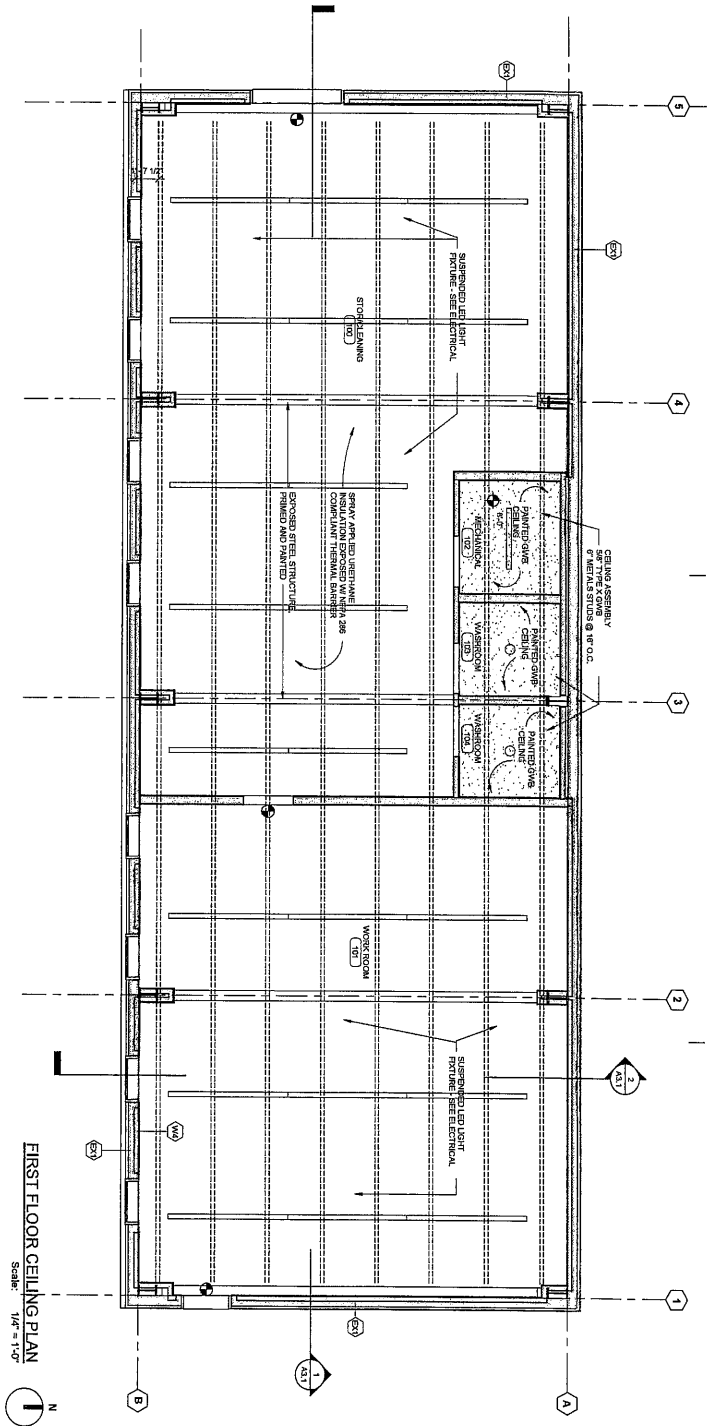
Wolf
ARCHITECTURE

625 S COBB ST
PALMER AK
T: 907.746.6670
F: 907.746.6880
wolfarchitecture.com

NOT FOR
CONSTRUC
- 51 -

MAINTENANCE/STORAGE BUILDING
DESIGN/BUILD SOLICITATION
- MY CHARTER SCHOOL
RICE AVENUE

PAC-NO 2132
DATE 2/22/2022
FILE 315



A1.3

FIRST FLOOR REFLECTED CEILING PLAN

Wolf
ARCHITECTURE

625 S COBB ST
PALMER, AK
T: 907.746.6670
F: 907.746.6680
wolfarchitecture.com

NOT FOR CONSTRUCTION

52

MAINTENANCE/STORAGE BUILDING
DESIGN/BUILD SOLICITATION
MY CHARTER SCHOOL
RCTIC ARCHITECT

2132
2/22/2022



MATANUSKA-SUSITNA BOROUGH
Community Development Department
Land and Resource Management Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7869 • Fax (907) 861-8635

June 21, 2022

Matanuska-Susitna Borough School District
Attn: Antonio Weese
501 N. Gulkana Street
Palmer, AK 99645

RE: Academy Charter School / Preliminary Civil Site Plans for Proposed Storage Building

Dear Mr. Weese,

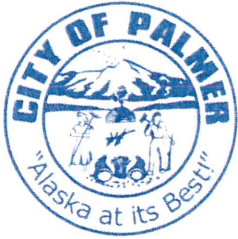
The Land and Resource Management Division has received and reviewed the preliminary civil site plans for the proposed metal storage building located on E. Arctic Ave. (tax account 18N02E33A015) for Academy Charter School. We have verified the proposed structure will be constructed in the appropriate area. We have no other comments or concerns. I have placed a copy of the plans in our file. Thank you for providing this information to our department.

Sincerely,

Lisa Gray
Land Management Agent
907-861-7848
lisa.gray@matsugov.us

Cc: City of Palmer
Attn: Dusten Voehl

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

MEMORANDUM

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

TO: Dusten Voehl, Building Inspector

FROM: Tyler Patterson, Community Development Specialist

DATE: June 22, 2022

SUBJECT: Building Site Plan for Academy Charter School

In response to your request for review comments, please be advised of the following:

1. Prior to the approval of the building/structure, the Planning and Zoning Commission shall review and approve plot plans, architectural design, setbacks, off-street parking and conformance to the city and borough comprehensive plans. PMC 17.40.050. This will be set for the July 19, 2022, meeting.
2. Please provide a site plan that indicates:
 - A minimum aisle width of 25 feet relating to the parking stalls and parking lot. PMC 17.64.021 (B)
 - Traffic circulation patterns, of all driveways, entrances, off-street parking areas, and designated pedestrian ways, sidewalks, and bicycle pathways. PMC 17.62.010 (D)(5)
 - The entrance and exit to the parking area and direction of traffic. PMC 17.64.070 (C)
3. Please provide a layout that displays lighting for parking area. PMC 17.64.021 (L)

Tyler Patterson

From: Tyler Patterson
Sent: Monday, June 27, 2022 4:59 PM
To: ANTONIO WEESE
Subject: RE: MSB Storage/Classroom Building Review -- Zoning/Code Compliance Comments- Response to question #3

Received, Thank You!

Respectfully,

Tyler Patterson

City of Palmer, Community Development Specialist

[645 E. Cope Industrial Way](#)

[Palmer, Alaska 99645](#)

Ph. 907-761-1306



From: [ANTONIO WEESE](#)
Sent: Monday, June 27, 2022 6:39 AM
To: [Dusten Voehl](#); [Tyler Patterson](#)
Cc: [STEPHEN MURRAY](#); [BARBARA GERARD](#)
Subject: FW: MSB Storage/Classroom Building Review -- Zoning/Code Compliance Comments- Response to question #3

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

Dusten/Tyler,

Good morning

Please see updated electrical sheets to show the plan on site lighting.

This is in response to question #3 of the attached 2022-06-22 C.D Plan review comments

We are working on the others now and will submit once we have responses

Thank you

Antonio Weese – *Facilities Capital Planning & Construction Manager*

Matanuska-Susitna Borough School District

Ph: 907-864-2003 | Cell: 907-354-3393 | Fax: 907-864-2081

www.matsuk12.us

Chapter 17.40

P PUBLIC USE DISTRICT

Sections:

- 17.40.010 Intent.**
- 17.40.020 Permitted uses.**
- 17.40.030 Conditional uses.**
- 17.40.040 Building height limit.**
- 17.40.050 Commission approval.**
- 17.40.060 Lot areas.**
- 17.40.070 Parking.**

17.40.010 Intent.

The P district is established as a district in which the use of land is for public buildings and that certain lands be reserved and protected for compatible public uses. The specific intent established for this district is:

- A. To reserve land for future municipal use;
- B. To permit public parks, playgrounds, swimming pools or other recreational uses or buildings, including community or social buildings. (Ord. 454 § 4, 1992)

17.40.020 Permitted uses.

Permitted principal uses and structures in the P district are:

- A. Public buildings;
- B. Playgrounds, parks and greenbelts;
- C. Other compatible uses. (Ord. 454 § 4, 1992)

17.40.030 Conditional uses.

The following uses may be permitted by obtaining a conditional use permit:

- A. Fairgrounds and convention facilities;
- B. Museums, historic and cultural exhibits and the like;

- C. Commercial recreational facilities open to the general public;
- D. Senior citizen centers;
- E. Senior citizen housing;
- F. Hospitals, residential care facilities, assisted living facilities, special needs day care facilities, hospice facilities, and nursing homes;
- G. Cemeteries;
- H. Campgrounds;
- I. Child care facilities and preschools;
- J. Utility substations;
- K. Accessory uses which are necessary or desirable adjuncts to permitted principal uses, where such accessory uses are under the management or control of the organization or agency responsible for the permitted principal use. (Ord. 05-042 § 8, 2006; Ord. 489 § 12, 1995; Ord. 454 § 4, 1992)

17.40.040 Building height limit.

The maximum building height shall be 50 feet above grade lines. (Ord. 454 § 4, 1992)

17.40.050 Commission approval.

Prior to the approval of the building or structure, the commission shall receive, review and approve:

- A. Plot plans;
- B. Architectural design;
- C. Rear yards;
- D. Front yards;
- E. Side yards;
- F. Off-street parking;
- G. Conformance to the city and the borough comprehensive plans. (Ord. 454 § 4, 1992)

17.40.060 Lot areas.

Lot area shall be as follows:

- A. Minimum lot area, 7,200 square feet;
- B. Minimum lot width, 60 feet;
- C. Setback requirements as determined by the commission, consistent with the setback requirements of the adjoining property. (Ord. 454 § 4, 1992)

17.40.070 Parking.

Parking requirements shall meet the requirements of Chapter [17.64](#) PMC. (Ord. 454 § 4, 1992)

The Palmer Municipal Code is current through Ordinance 21-044, and legislation passed through December 14, 2021.

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

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

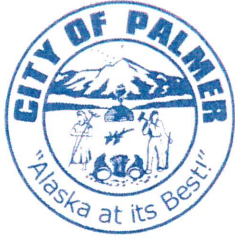
[City Website: www.palmerak.org](http://www.palmerak.org)

[Code Publishing Company](#)



Plat Reviews

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**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 22-014**

SUBJECT: Abbreviated Plat Request for Tax Parcel B11 in Sec 08, T17N, R02E, S.M., AK

AGENDA OF: July 28, 2022

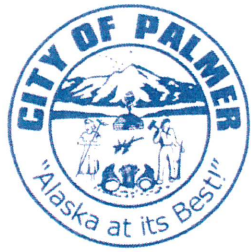
ACTION: Review and comment

Attachment(s): 1) Staff Comments
2) Abbreviated/Preliminary Plat package from MSB Platting Division

Summary: The request is to create two lots from Tax Parcel B11 to be known as Patten Estates

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

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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: Tyler Patterson, Community Development
DATE: July 20, 2022
SUBJECT: Abbreviated Plat Request for Patten Estates (Tax Parcel B-11 in Sec 08, T17N, R02E, S.M., AK)

Inside City Limits

Outside City Limits

We have distributed the Abbreviated Plat Request packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comment
2. Building Inspector: No comment
3. Community Development: No comment
4. Fire Chief: No comment
5. Public Works: No comments at this time
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the July 28, 2022, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

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MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

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

Comments Due: July 22, 2022

July 12, 2022

Abbreviated Plat Request for Comments

| | |
|---|---|
| AK Dept. of Transportation – Anchorage | MSB – Emergency Services |
| AK Dept. of Transportation – Aviation | MSB – Community Development |
| AK DNR, Division of Mining/Land/Water | MSB – Public Works, Engineering |
| AK DNR, Public Access Defense | MSB – Public Works, Pre-Design Division |
| AK DNR, Division of Agriculture | MSB – Assessments |
| ADF&G, Habitat Mgmt. & Permitting | MSB – Planning Division |
| ADF&G, Division of Sport Fish | MSB – Development Services Division |
| AK Railroad, Engineering Department | MSB – Borough Attorney |
| U.S. Army Corp of Engineers | MEA |
| U.S. Postmaster | MTA |
| City of: None | Enstar |
| Community Council: Greater Palmer | GCI |
| Fire Service Area: # 132 Greater Palmer | Assembly District #2 |
| Road Service Area: # 16 South Colony | |

| | |
|-------------|---|
| Title: | Patten Estates |
| Location: | Sec 08, T17N, R02E, S.M, AK |
| Petitioner: | Michael P. Stewart & Franklin C. Stewart, PO Box 876168, Wasilla AK 99687 |
| Surveyor: | Farmer Surveying, LLC, 9131 E. Frontage Road, Palmer, AK 99645 |

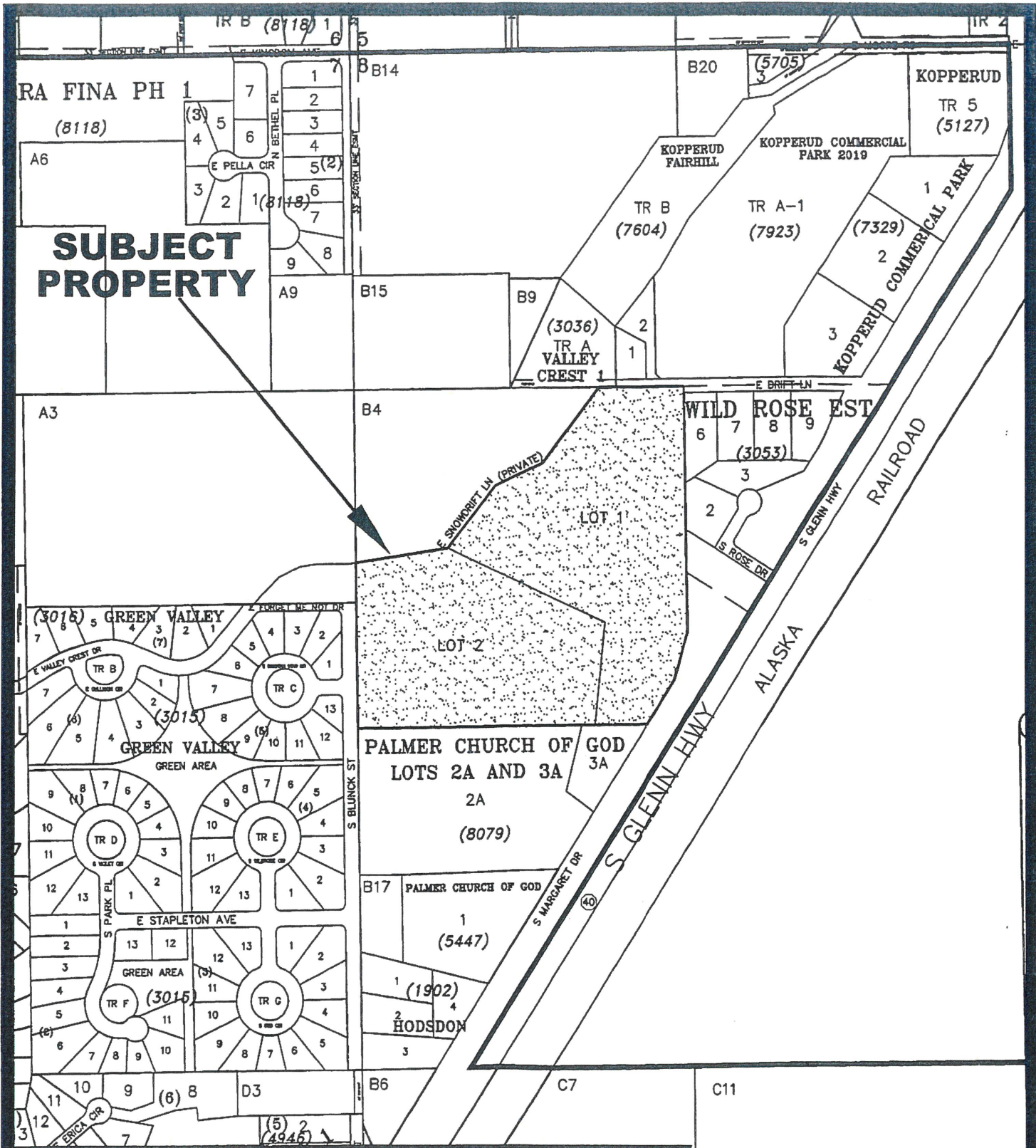
The request is to create two lots from Tax Parcel B11 to be known as PATTEN ESTATES, containing 29.85 acres +/- . The plat is located northwest of S. Glenn Highway, directly northwest of S. Margaret Drive and directly northeast of S. Blunck Street, located within the NW ¼ Section 8 Township 17 North, Range 02 East, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **July 22, 2022** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **August 3, 2022**.

Sincerely,

Kimberly McClure
Platting Technician
(907)861-7873
Kimberly.McClure@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.



VICINITY MAP

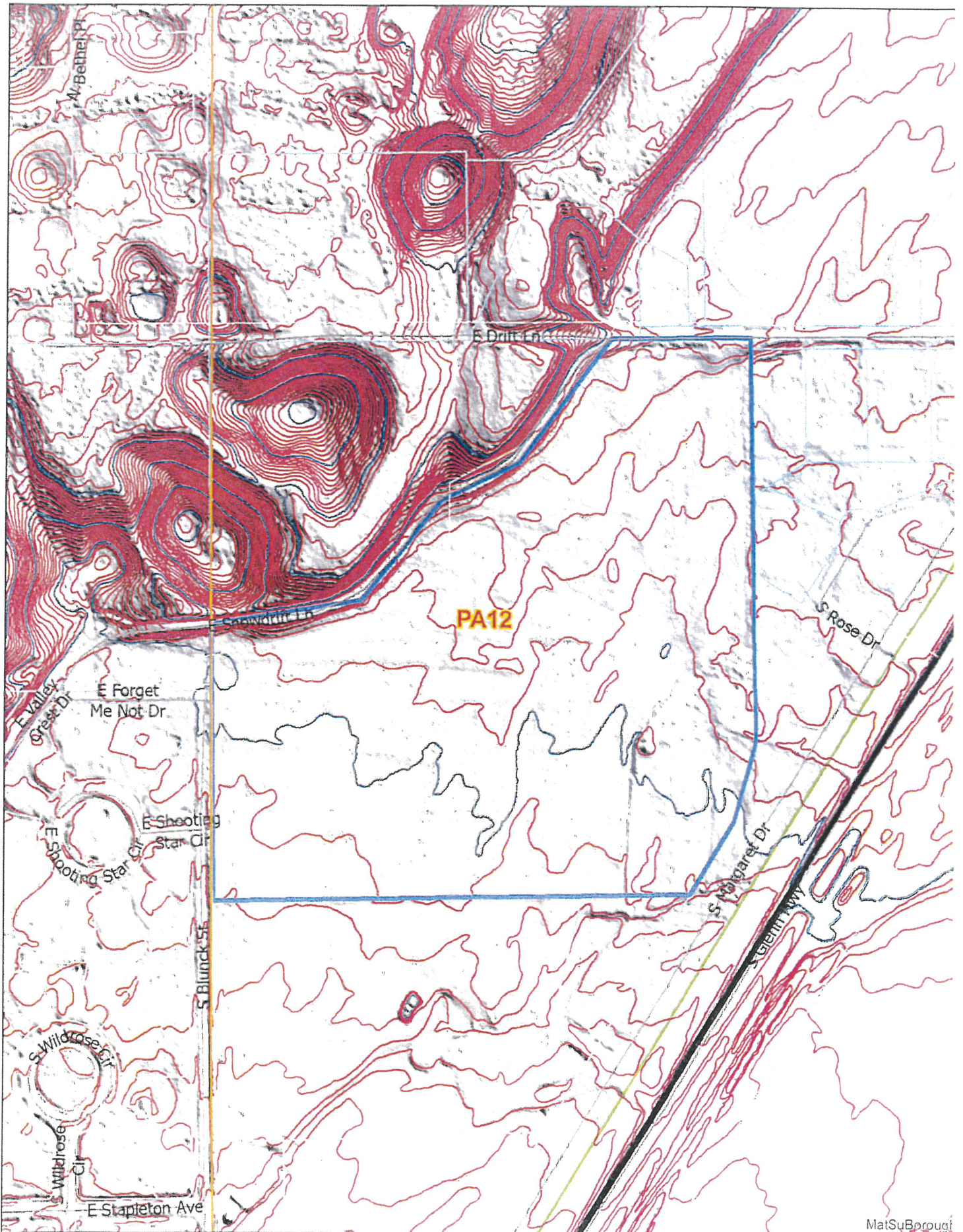
FOR PROPOSED PATTEN ESTATES SUBDIVISION
 LOCATED WITHIN
 SECTION 08, T17N, R02E, SEWARD MERIDIAN
 ALASKA

PA12 MAP

C10

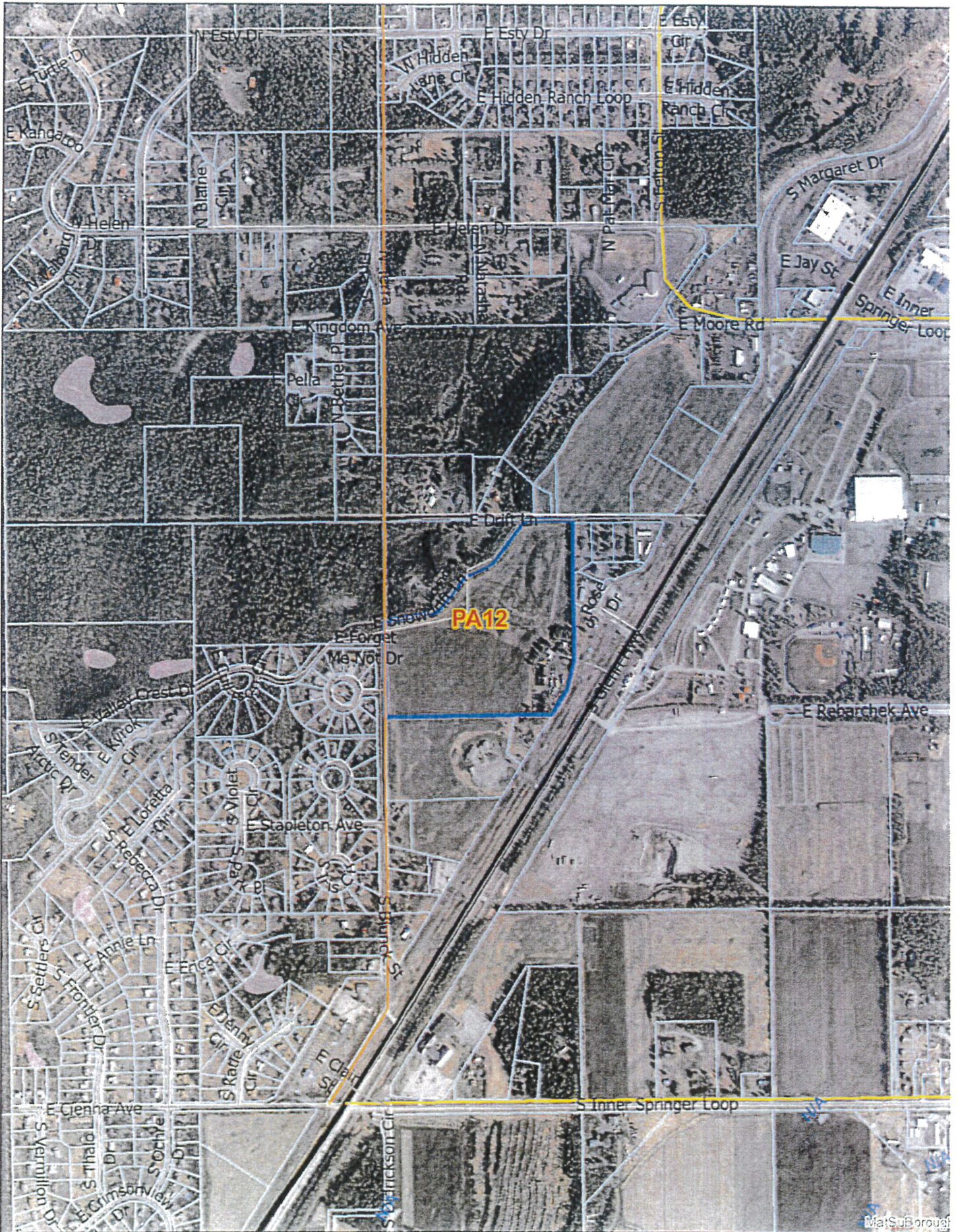
C3





280 140 0 280 Feet





PA12

820 410 0 820 Feet

MapSource



FARMER SURVEYING, LLC

9131 E. Frontage Rd.,
Palmer, Alaska 99645
Office (907) 745-0222
Cell (907)355-0620

Online at: www.farmersurveying.com

RECEIVED

JUN 24 2022

PLATTING

June 23, 2022

Mr. Fred Wagner
Matanuska Susitna Borough
Platting Department
350 E. Dahlia
Palmer, AK 99645

Re: **TOPOGRAPHY NARRATIVE**
Proposed Lots 1 & 2, Patten Estates
Located within Section 8, T17N, R2E, S.M., AK

Dear Mr. Wagner:

The owner of the above referenced property is proposing to subdivide the 29.85 Acre parcel into two separate lots. The new lots will be known as Lots 1 and 2, Patten Estates (see attached). Both parcels will be greater than 400,000 sq. ft. in size, and will fall under MSB code 43.20.281(A)(1)(i). This submission is to satisfy the detailed topographic narrative requirements.

The subdivision is accessed by S. Margaret Drive on the southeastern boundary, by E Drift Lane on the northern boundary, by S. Snowbird Lane (a private Right-of-way) on the northwestern boundary, and by S. Blunk Steet on the western boundary.

TOPOGRAPHY

The property is generally level with the exception of the northwestern boundary. The northwestern boundary abuts an area of hilly terrain which rises roughly 40 feet in height toward the northwest before dropping back down into low areas. The northwestern boundary sets at the base of this hilly terrain and includes a private, constructed roadway. There are slopes adjoining this roadway which exceed 25% but are less than 10 feet in elevation on this parcel. There are no open water bodies or wetland area on or near this subdivision (see attached, Preliminary Topography).

Areas dedicated to the public includes the following: the afore mentioned 40' right-of-way located on the northwestern boundary; a 20' ENSTAR easement which runs along the north boundary with the right-of-way for E Drift Lane being located north of the northern bound; a City of Palmer easement which runs near and parallel to the eastern boundary before turning and running in a southwesterly direction to the south boundary of this subdivision. There is a 33 ft. section line easement located on the west boundary of this subdivision, and the right-of-way for S. Blunk St. is located west of this property.

Page 1 of 2

The general terrain is basically cleared of large vegetation. There is an existing single-family residence located on the southern portion of proposed Lot 1 with onsite water and wastewater systems.

SUBDIVISION DESIGN CRITERIA

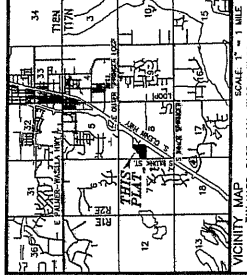
Proposed Lot 1 will be 15.70 acres, and Lot 2 will be 14.15 acres in size. All proposed lots will be 400,000 SF or greater of total area and meets the minimum lot size requirements for onsite wastewater disposal as required by MSB Code 43.20.281(A)(1)(i).

If there are any questions or additional information is required, please feel free to contact us at 745-0222 or Bob@farmersurveying.com

Sincerely,
FARMER SURVEYING, LLC.



Robert J. Farmer, PLS



VICINITY MAP
 COMMUNITY MAPS: PAVES, PAUL, WAGS & WAGS
 SCALE: 1" = 1 MILE

CERTIFICATE OF OWNERSHIP
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DESCRIBED IN THIS PLAN OF SUBDIVISION BY OUR FREE AND VOLUNTARY CONSENT.

MICHAEL P. STEWART
 212 E. LEOTA ST
 PALMER, AK 99644

FRANKLIN C. STEWART
 1000 S. MAIN ST
 PALMER, AK 99644

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 2018, FOR _____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

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 CITY OF PALMER, ALASKA, AND THAT THE PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

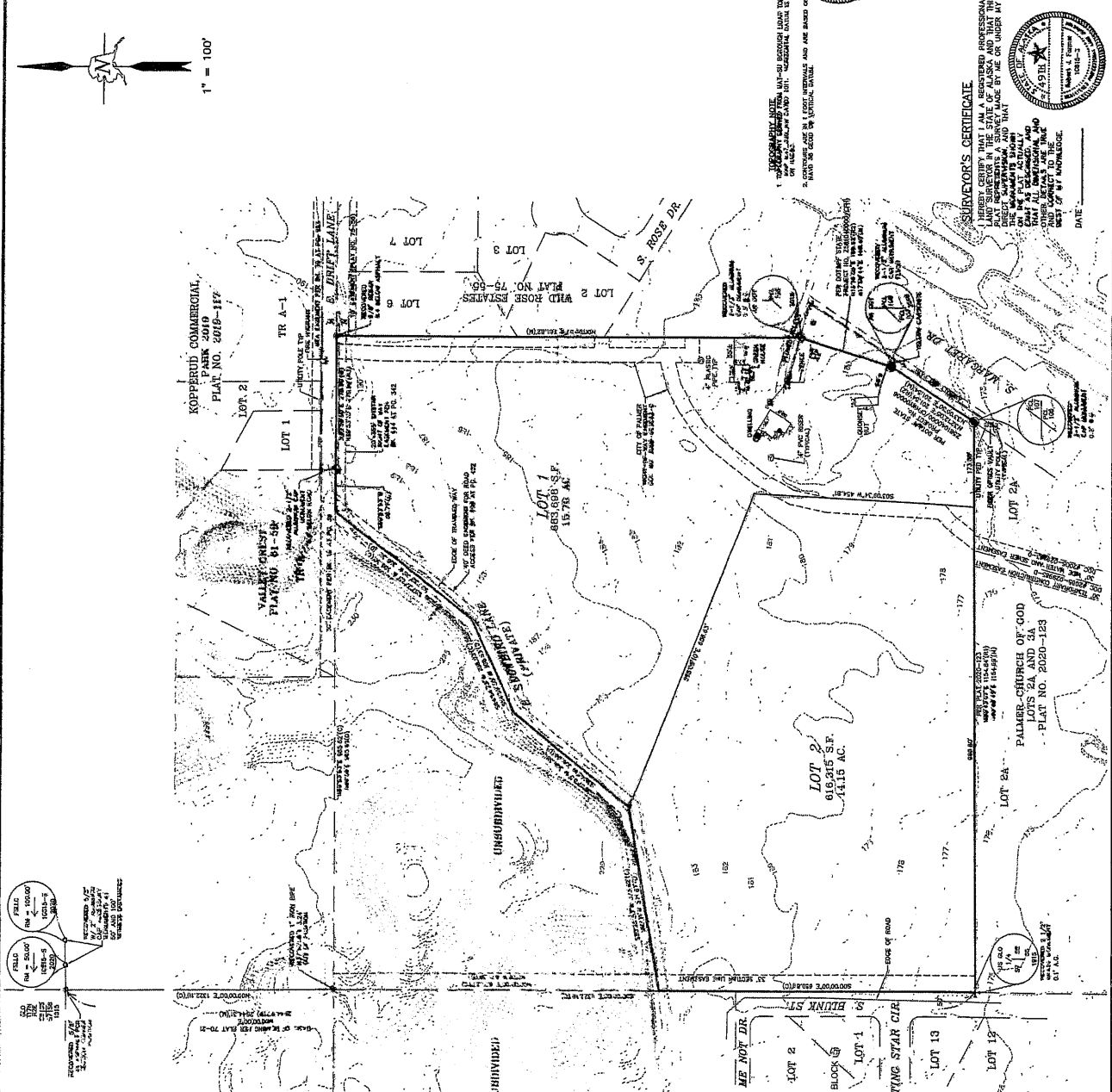
PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: PLANNING CLERK _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THE SURVEY AND PLANNING AND LAND USE DIRECTOR'S CERTIFICATE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND MADE IN ACCORDANCE WITH THE ALASKA SURVEYING ACT, CHS 18.60, AND THE ALASKA SURVEYING REGULATIONS, CHS 18.65, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THE SURVEY AND PLANNING AND LAND USE DIRECTOR'S CERTIFICATE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND MADE IN ACCORDANCE WITH THE ALASKA SURVEYING ACT, CHS 18.60, AND THE ALASKA SURVEYING REGULATIONS, CHS 18.65, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____



NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS THAT MAY BE DIFFERENT FROM THE REQUIREMENTS SHOWN ON THIS PLAN. THE OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS SHALL BE MET BY THE DEVELOPMENT OF PARCELS SHOWN ON THIS PLAN TO BE DEVELOPED.
2. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND ENVIRONMENTAL CONSERVATION REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, STATE OF ALASKA.
3. CITY OF PALMER RIGHT OF WAY EASEMENT RECORDED OCTOBER 24, 2008 PER DOC. NO. 2008-05888-B-0.
4. CITY OF PALMER TEMPORARY CONSTRUCTION EASEMENT RECORDED OCTOBER 24, 2008 PER DOC. NO. 2008-05888-B-0.

LEGEND

- RECOVERED ALUMINUM CAP MONUMENT
- RECOVERED 5/8" BRASS CAP BLM MONUMENT
- RECOVERED ALUMINUM CAP DOT/FF MONUMENT
- RECOVERED ALUMINUM CAP ON 5/8" REBAR
- RECOVERED 1" IRON PIPE
- RECOVERED 5/8" REBAR
- SET 3/8" X 24" REBAR
- HYDRA-CAP MARKED FS 10815-5
- CALCULATED DATA
- MEASURED DATA
- RECORD DATA DERIVED FROM PLAT #70-21
- RECORD DATA DERIVED FROM PLAT #2020-123
- RIGHT OF WAY MAP PROJECT NO. 041504/041505
- RECORD DATA DERIVED FROM PLAT #2014-83
- RECORD DATA DERIVED FROM ALSO DESCRIPTION DOCUMENT NO. 2018-032347-0 PRD

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE CITY OF PALMER, ALASKA, AND THAT THE PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, STATE OF ALASKA, IN WHICH THE PLAN IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
 ATTEST: PLANNING CLERK _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THE SURVEY AND PLANNING AND LAND USE DIRECTOR'S CERTIFICATE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND MADE IN ACCORDANCE WITH THE ALASKA SURVEYING ACT, CHS 18.60, AND THE ALASKA SURVEYING REGULATIONS, CHS 18.65, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

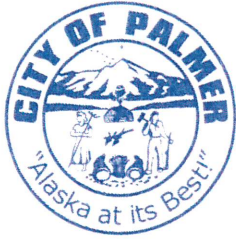
DATE _____

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THE SURVEY AND PLANNING AND LAND USE DIRECTOR'S CERTIFICATE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND MADE IN ACCORDANCE WITH THE ALASKA SURVEYING ACT, CHS 18.60, AND THE ALASKA SURVEYING REGULATIONS, CHS 18.65, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

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 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF ALASKA AND THAT THE SURVEY AND PLANNING AND LAND USE DIRECTOR'S CERTIFICATE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND MADE IN ACCORDANCE WITH THE ALASKA SURVEYING ACT, CHS 18.60, AND THE ALASKA SURVEYING REGULATIONS, CHS 18.65, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 22-015**

SUBJECT: Abbreviated/Preliminary Plat Request for Lucas RSB Block 7, Lots 8 & 9

AGENDA OF: July 28, 2022

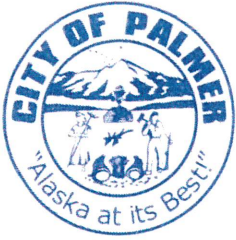
ACTION: Review and comment

Attachment(s): 1) Staff Comments
2) Abbreviated/Preliminary Plat package from MSB Platting Division

Summary: The request is to create one lot from Lot 8 & Lot 9, Block 7, Lucas, Plat No. 5-65, to be known as Lucas Block 7, Lot 8A

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

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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: Tyler Patterson, Community Development
DATE: July 18, 2022
SUBJECT: Abbreviated/Preliminary Plat Request for Lucas RSB Block 7, Lots 8 & 9

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 concerns
2. Building Inspector: Potential bedrock on the lots. Building on the new lot may require a structural engineer's stamp on the foundation plans.
3. Community Development: Airport Influence Area
4. Fire Chief: No comments
5. Public Works: No issues
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the July 28 Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

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MATANUSKA-SUSITNA BOROUGH

• PLATTING DIVISION •

350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488

PHONE 861-7874 • FAX 861-8407

Comments Due: August 3, 2022

July 14, 2022

Abbreviated/Preliminary Plat Request for Comments

| | |
|--|---|
| AK Dept. of Transportation – Anchorage | MSB – Emergency Services |
| AK Dept. of Transportation – Aviation | MSB – Community Development |
| AK DNR, Division of Mining/Land/Water | MSB – Public Works, Engineering |
| AK DNR, Public Access Defense | MSB – Public Works, Pre-Design Division |
| AK DNR, Division of Agriculture | MSB – Assessments |
| ADF&G, Habitat Mgmt. & Permitting | MSB – Planning Division |
| ADF&G, Division of Sport Fish | MSB – Development Services Division |
| AK Railroad, Engineering Department | MSB – Borough Attorney |
| U.S. Army Corp of Engineers | MEA |
| U.S. Postmaster | MTA |
| City of: Palmer | Enstar |
| Community Council: | GCI |
| Fire Service Area: #130 Central Mat-Su | Assembly District #4 Robert Yundt |
| Road Service Area: | |

| | |
|-------------|--|
| Title: | LUCAS RSB BLOCK 7, LOTS 8 & 9 |
| Location: | SEC 05, T17N, R02E, S.M, AK |
| Petitioner: | JAMES R. SISSEL 1015 S. DIAMOND STREET PALMER AK 99645 |
| Surveyor: | HANSON LAND SOLUTIONS 305 E. FIREWEED AVENUE PALMER AK 99645 |

The request is to create one lot from Lots 8 & Lot 9, Block 7, Lucas, Plat No. 5-65, to be known as **LUCAS BLOCK 7, LOT 8A**, containing .32 acres +/- . The parcel is located east of S. Glenn Highway, west of S. Colony Way and south of W. Evergreen Avenue, within Section 05, Township 17 North, Range 02 West, Seward Meridian, Alaska.

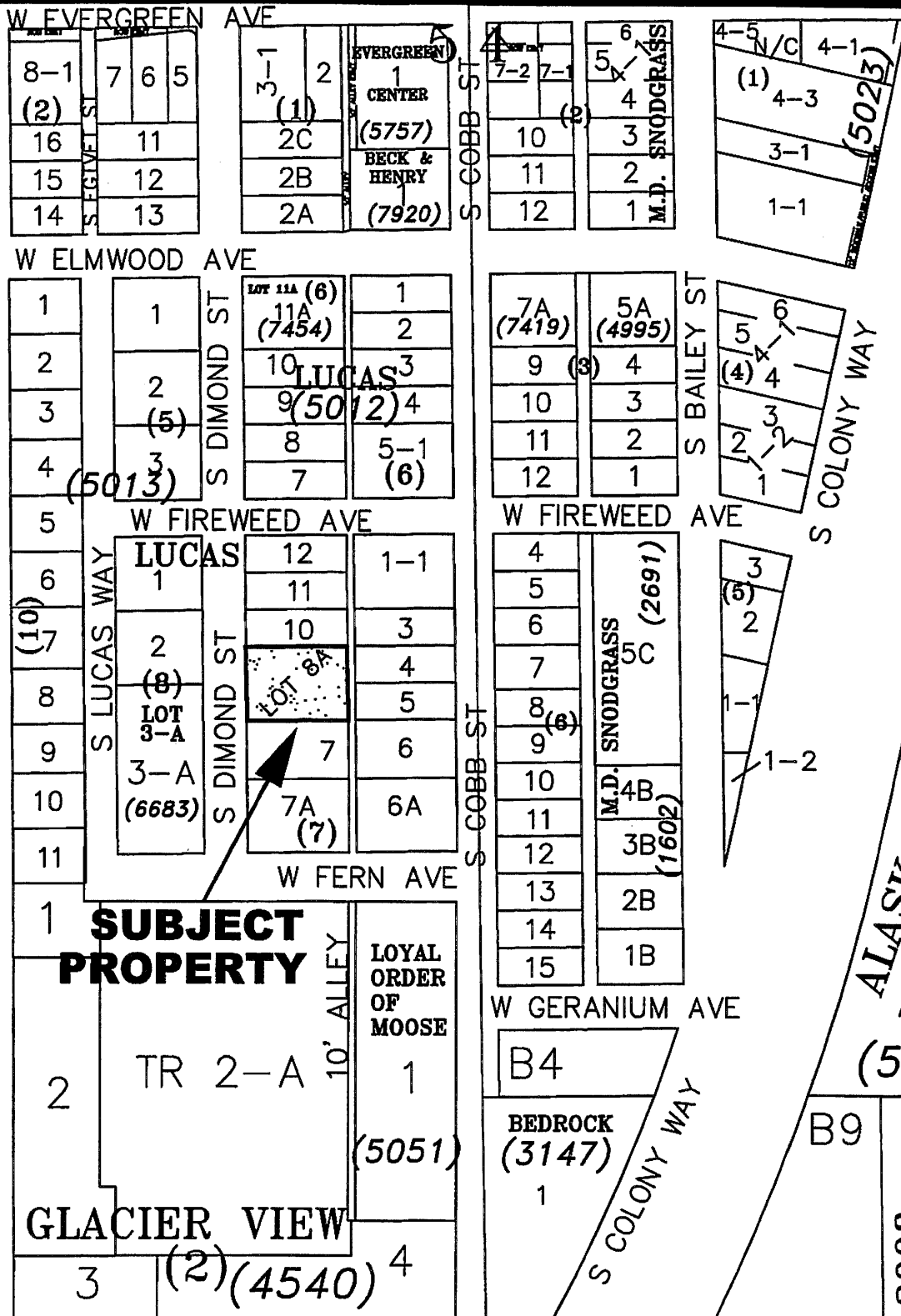
Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **August 3, 2022** so that we may incorporate this information into our recommendations to the Platting Board/Officer, for the public hearing to be held on **August 10, 2022**.

Sincerely,

Amy Otto-Buchanan
 Platting Technician
 907-861-7872
amy.otto-buchanan@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

S GLENN HWY



SUBJECT PROPERTY

GLACIER VIEW

VICINITY MAP

FOR LUCAS RSB BLOCK 7, LOTS 8 & 9
LOCATED WITHIN
SECTION 05, T17N, R02E, SEWARD MERIDIAN,
ALASKA

PALMER 12 MAP

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTITNA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NUMBER _____ DATED _____, 20____, AND THAT THIS PLAN 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 _____
 (PLATTING CLERK)

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

JAMES R. STISSEL _____ DATE _____
 1015 S. DIAMOND ST.
 PALMER, AK 99645

NOTARY ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____
 FOR _____
 NOTARY FOR THE STATE OF ALASKA _____
 MY COMMISSION EXPIRES: _____

NOTES

1. THIS LOT IS SERVED BY THE CITY OF PALMER MUNICIPAL WATER AND SEWER SYSTEMS.
2. 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.
3. THIS SUBDIVISION IS ENCUMBERED BY COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED ON NOVEMBER 24, 1970 IN BOOK 16 MISC., PG. 73 AND AMENDED ON NOVEMBER 25, 1970 IN BOOK 16 MISC., PG. 84 AND JUNE 19, 1973 IN BK. 73, PG. 78

CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (MATANUSKA-SUSTITNA BOROUGH) _____ DATE _____
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____, 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL (CITY OF PALMER) _____ DATE _____

LEGEND

(89*45*) (254.70') RECORD PER PLAT (5-65) BLOCK 1

LUCAS (5-65)

7

10

3

LUCAS (5-65)

4

7

8A
 0.32 ACRES±

5

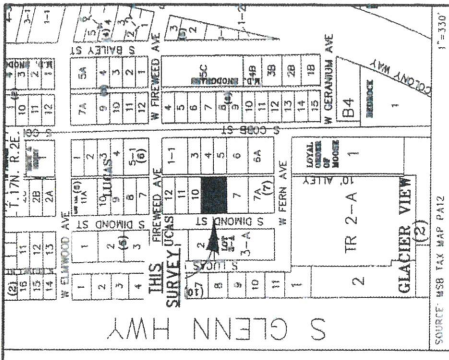
LUCAS REPLAT OF BLOCKS 5-7-8 (70-24)

7

10'

LUCAS REPLAT OF BLOCKS 5-7-8 (70-24)

6



SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA, AND THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION USING RECORD DIMENSIONS FROM THE PLAT OF LUCAS (5-65).

REGISTERED LAND SURVEYOR _____
Agenda Copy

A PLAT OF
LUCAS
LOT 8A, BLOCK 7
 A REPLAT OF
LOTS 8 & 9 OF BLOCK 7
LUCAS
 (5-65)
 PALMER RECORDING DISTRICT
 STATE OF ALASKA
 THIRD JUDICIAL DISTRICT
 LOCATED WITHIN
 NE¼ SEC. 5, T.17N., R.2E., 5M, AK
 CONTAINING 0.32 ACRES MORE OR LESS

HANSON
LAND SOLUTIONS
 ALASKA BUSINESS LICENSE #1525
 305 EAST FIREWEED AVENUE
 PALMER, ALASKA, 99645
 (907)746-7738