

Kimberly McClure

From: Aaron Dickson <aarondickson04@gmail.com>
Sent: Sunday, February 12, 2023 8:12 PM
To: Kimberly McClure
Subject: Zoning amendment lots 8&9, colony fair subdivision

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.

Kimberly,
I am a Palmer resident. Aaron Dickson
I am opposed to the issuance of the proposed re-zone from R-4 to CL, Commercial limited.
Thank you

Aaron Dickson

Sent from my iPhone

Kimberly McClure

From: Sara Sanderlin <sara_in_ak@yahoo.com>
Sent: Sunday, February 12, 2023 12:13 PM
To: Kimberly McClure
Subject: Response to proposed re-zoning of 260 & 240 S Cobb St

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.

Dear Kimberly,

I am writing in response to the proposal of re-zoning lots located at 260 & 240 S Cobb St here in Palmer. I am NOT IN FAVOR OF the re-zoning to commercial limited for those lots. With the lots so close to a busy community park I would be diss appointed to see the location become potentially busier than it already is.

Thank you for your time.

Sara Dickson
510 W Edinborough Dr

Sent from Yahoo Mail for iPhone

Kimberly McClure

From: kara kusche <moon1949@hotmail.com>
Sent: Monday, February 13, 2023 9:55 AM
To: Kimberly McClure
Subject: 260 &240 S. Cobb Street Re-Zone

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.

Kello Kimberly- I would like to comment on the proposed re-zone from R-4 to CL for the properties located at 260 & 240 S. Cobb Street. My property is directly across the street, also on Cobb Street. I am in full support of the re-zone. The property is well suited to a commercial limited use designation, and a new business would be a welcome addition to the neighborhood. The area has plenty of parking and buffering, and CL zoning would be compatible with the surrounding residential properties, both single family and multi-family. I ask that the Planning and Zoning Commission approve the re-zone.

Thanks,
Kara Kusche

Kimberly McClure

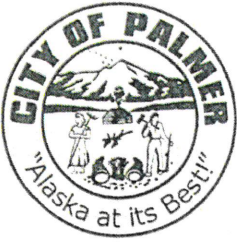
From: Jerod Perron <jerod.perron@gmail.com>
Sent: Monday, February 13, 2023 10:03 AM
To: Kimberly McClure
Subject: Re-Zone of 260 and 240 Cobb

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.

Dear City of Palmer,

I am writing today in support of the re-zone of 260 and 240 Cobb Street. I own 4 properties in the downtown area and after reviewing the proposal believe it would be beneficial to the residents and the community. The property was used as a daycare for years, and was of a huge benefit to the community, while still being a great neighbor. I would love to see the properties thrive again, and this proposed re-zone would help greatly with that. As a neighbor, the re-zone raises zero concerns. I hope that the Commission will support and approve the application from Mr. and Mrs. Gerard.

Thank you,
Jerod Perron



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Dusten Voehl
Building Inspector

Beth Skow
Library Director

Dan Michael
Parks & Facilities Manager

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748

Received
FEB 13 2023
City of Palmer

January 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a variance request initiated by Noel Kopperud, owner, to PMC 17.20.060(C)(1) Minimum Setback Requirements, to allow a 15-foot (15') reduction to the required 25' front yard setback for Lot 2, Promissory Point, located in Section 5, Township 17 North, Range 2 East, Palmer, Alaska.

The property is currently a vacant, 0.76 acre piece of land located across from First Baptist Church adjacent to the bend in the road. The property is zoned R-1, Single-family Residential. The applicant is requesting the variance because of the unusual lot shape, topographic conditions in combination with the typical 25' front yard setback combine to uniquely affect the usability of this lot. The map on the reverse side of this notice indicates the location of the subject parcel. For additional information on Variances, please refer to Palmer Municipal Code Chapter 17.76 – Variances located online at: www.palmerak.org.

The Commission will hold a Public Hearing to consider this application and allow an opportunity for public comments. The meeting will be held on **February 16, 2023**, at 6:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by **February 13, 2023**. Written comments may be mailed to Palmer Community Development, 645 E. Cope Industrial Way, Palmer, AK 99645, faxed to 907-745-5443 or emailed to me at: kmclure@palmerak.org.

Sincerely,

Kimberly McClure
Community Development Specialist



For the following reason, I am (please circle one): in favor of, **NOT in favor of**, or have no objection to the issuance of the proposed variance.

Name: Mike Thompson WM Construction LLC

Address: PO Box 4042 Palmer AK 99645 / owner Green Acres sub.

see attached letter



Received

FEB 13 2023

City of Palmer

WM Construction LLC
Po Box 4042
Palmer AK 99645

February 13, 2023

Attention City of Palmer Planning and Zoning Commission;

RE: Variance Request to PMC 17.20.060(c)(1)

In regards to the variance request initiated by Noel Kopperud for Lot 2, Promissory Point we are **NOT in favor of**. Below are the following reasons why we are not in favor of the setback requirements being changed:

1. In 2005, plat 2005-64 was recorded with Lot 2 as a separated lot within Promissory Point. By creating Lot 2 in this plat, the hardship was **self-created** and therefore a variance should not be given to correct the creation of a substandard or nonconforming lot by the owner as explained in 17.76.020 (A) of the Palmer Municipal Code.
2. To change the setback to 10' would present a **public safety hazard** as the driveway would need be constructed on the 90 degree turn on E. Helen Drive. Residential use would have someone parking right on the edge of the road in their driveway if the house was built that close to the road:
 - a. Where would guests park after the house is complete?
 - b. If a house was built on this lot, where would the construction company park to build the house?
 - c. Snowplowing patterns would be affected especially in the high wind area.
 - d. Pulling in and out of driveway on the hill, including sharp corner and would create **public safety concerns** as road is a high traffic area.
3. E. Helen Drive needs to be rebuilt or restructured since it has a nonstandard radius (only 100', where as it should be 225'). E Helen Dr has a 30' Right of Way easement dedicated for future road improvements. By allowing a setback so close to the road, the city is inviting an inflated cost to improve road as the City of Palmer would have to purchase the building to be able to do any road improvements.

Sincerely,

Mike Thompson, WM Construction LLC