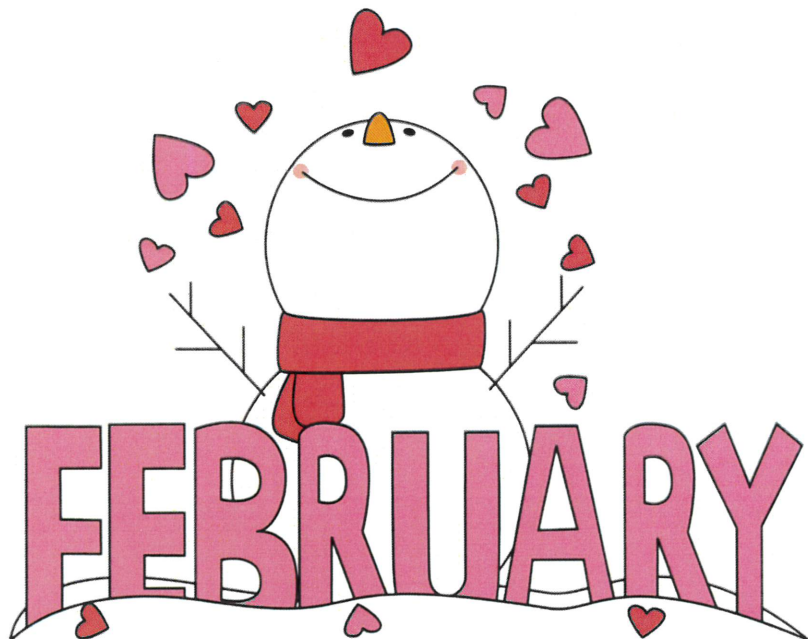


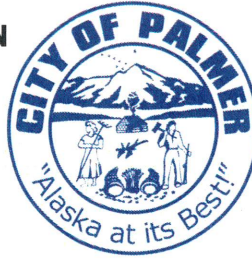


City of Palmer
Planning and Zoning Commission Packet

February 16, 2023



PLANNING & ZONING COMMISSION
REGULAR MEETING
6 PM, THURSDAY, FEBRUARY 16, 2023
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.palmerak.org



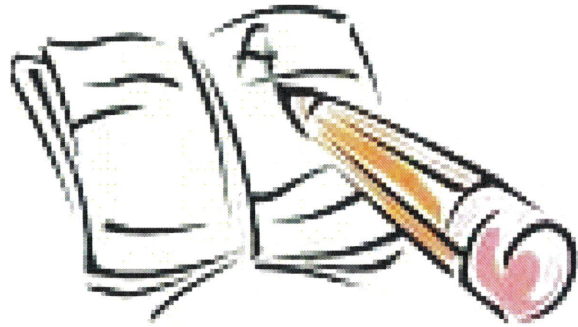
CHAIR CASEY PETERSON
VICE CHAIR PENNY MOSHER
COMMISSIONER LINDA COMBS
COMMISSIONER LISBETH JACKSON
COMMISSIONER JOHN MURPHY
COMMISSIONER KRISTY THOM BERNIER
VACANT

AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
 - 1. Regular Meeting of October 20, 2022
 - 2. Regular Meeting of January 19, 2023
- F. Reports
- G. Audience Participation
- H. Public Hearings
 - 1. Resolution No. 23-001: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Lots 8 & 9, Colony Fair subdivision to be rezoned from R-4, High Density Residential to CL – Limited Commercial, Located in Section 32, Township 18 North, Range 2 East, Seward Meridian
 - 2. Resolution No. 23-002: A Resolution of the Palmer Planning and Zoning Commission Granting a Variance to PMC 17.20.060(C)(1) Minimum Setback Requirements in the R-1 District to allow for a 15-foot reduction to the required 25-foot front yard setback located on Lot 2, Promissory Point, in Section 5, Township 17 North, Range 2 East, Seward Meridian
- I. Unfinished Business
- J. New Business
- K. Plat Reviews
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment



Minutes



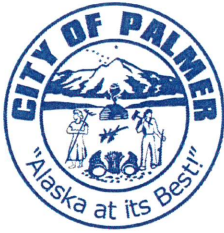
Meeting Minutes

The minutes for the October 20, 2022 & January 19, 2023 Planning and Zoning Commission meeting were not ready in time to be included with your packet.

When the minutes are received, a copy will be emailed to each Commissioner and will be available at the meeting.



Public Hearings



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 23-002**

SUBJECT: Request to rezone Lots 8 & 9, Colony Fair subdivision from R-4, High Density Residential to CL – Limited Commercial

AGENDA OF: February 16, 2023

ACTION: Review request for a Zoning Map Amendment to rezone the subject lots from R-4, High Density Residential to CL – Limited Commercial, and if approved, send a recommendation to the City Council for adoption and subsequent revision to the Official Zoning Map for the City of Palmer

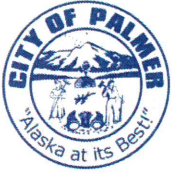
Attachment(s):

- 1) Staff report to the Commission with Findings of Fact
- 2) Site Plan with parking spaces
- 3) Resolution No. 23-001
- 4) Application with attachments
- 5) Public Hearing Notice and Vicinity Map
- 6) Zoning Map
- 7) Copy of mailing address labels
- 8) Responses to Notice (if any)

Summary: The subject lots are zoned R-4, High Density Residential. The owners are requesting a zone change to CL – Limited Commercial to expand the use of the lots to include light commercial activities that will attract a wider range of businesses. The current zoning designation of R-4 for these lots permit single-family and multiple-family structures with only a few nonresidential uses permitted, based on compatibility with the predominant residential character of this district. However, the CL – Limited Commercial district encourages commercial enterprises by permitting an intermingling of commercial structures and housing.

The surrounding area of these lots include a mix of low density, high density residential uses and general commercial uses. The proposed rezone would provide a compatible buffer between residential uses and general commercial activities.

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



Community Development Zone Change Application

Staff Report to Commission

PART I. GENERAL INFORMATION

Location:	Lots 8 & 9, Colony Fair subdivision	
Site Address:	260 & 240 S. Cobb Street, Palmer Alaska 99645	
Request:	To re-zone both lots from R-4, High Density Residential to CL – Commercial Limited	
Applicant(s) & Owner:	Barbara & Joseph Gerard	
Public Hearing Date:	February 16, 2023	
Notification Requirements:	In accordance with 17.80.030	
On January 30, 2023, 182 public hearing notices were mailed to property owners within 1,200' of the site. Notification of the public hearing was published in the Frontiersman on February 10, 2023. A total of 5 written comments were received in response, with 2 in favor of, 0 opposed, 2 no objection and 1 general comment.		

PART II. BACKGROUND

Site Information:

Lots 8 & 9, Colony Fair subdivision, are double frontage lots between South Glenn Highway and South Cobb Street that only have access from South Cobb Street. The Lots are located between Lot 7, Colony Fair, zoned R-4, High Density Residential and Lot 10, Colony Fair, zoned P, Public (Bugge Park).

The plat was recorded on June 4, 1976, and structures were built in 1995 & 1999. For the last 28 years, the lots have been used as a preschool and childcare facility, Profiles of Excellence, licensed for 86 children. Both lots have existing parking adequate for any use permitted in the C-L District, water, sewer and garbage services and separate accesses onto South Cobb Street.

The lots are surrounded by a mix of residential and commercial uses with multi-family housing, Palmer Post Office and U-Haul lying directly south of the properties. Lot 9 is adjacent to Bugge Park and located within 350' of the Fred Meyer gas station which lies north of the subject property.

Parcel Size:

Lot 8 is 0.49 acres, 21,344 square feet and Lot 9 is 0.48 acres, 20,909 square feet.

Existing Zoning:

R-4, High Density Residential

Surrounding Land Uses:

	Zoning	Land use for surrounding areas
North	P & CG	Bugge Park & Fred Meyer gas station
East	R-2	Low density residential, ARRC #1 subdivision
South	R-4 & CG	Multi-family/apartments, post office & U-Haul
West	R-1	Single family, The Highlands subdivision across S. Glenn Highway



Considerations:

The intent of the **R-4**, High Density Residential District is to establish residential areas with a combination of multiple-family structures and single-family residences with a high population density. The intent of the **C-L**, Limited Commercial District is for the principal use of land for a combination of dwellings and commercial enterprises which provides the daily or frequent convenience shopping and personal service needs of residences, servicing a population and trade area which is less than that

served by the General Commercial District. Specifically, to provide a buffer zone between heavy uses allowed in the general commercial area and the residential areas; and to permit an intermingling of commercial structures and housing.

- For 28 years, Profiles of Excellence Preschool and Childcare, licensed for 86 children, co-existed with the neighbors living across the street and the apartment complex next door, even with 100 plus vehicles coming to the day care and going each day. The childcare facility is no longer operating.
- Both lots have been used as a permitted preschool and childcare business for the last 28 years; the proposed rezone is an expansion of use. Existing utilities, accesses and parking are sufficient for any type of permitted use in the C-L District. Lot 8 contains 13 parking spaces and Lot 9 contains 8 parking spaces; adequate parking for the most intense uses (medical, professional, retail) in the C-L District. Site plan showing parking spaces is attached.
- The requested rezone would open opportunities for light commercial activities to serve the residential needs of the surrounding community. As Limited Commercial, it will increase the likelihood of attracting businesses that will strengthen Palmer and grow the local economy by providing goods and services that are needed by residents that live nearby.

Code Requirements:

In the C-L Limited Commercial District, the required minimum lot width is 60 feet, and the required minimum lot area is 7,200 square feet. Lot 8 is approximately 118' wide with an approximate lot size of 21,192 square feet; and Lot 9 is approximately 160' wide with an approximate lot size of 21,034 square feet.

PART III. FINDINGS OF FACT

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

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

Applicant's response:

The MSB Planning staff are creating a revised community-based comprehensive planning process. According to the MSB Comprehensive Plan Update, the Borough recognizes it has experienced significant changes in demographics and economics; however, Policy LU2-1: Develop and implement regulations that protect residential development by separating incompatible uses, *while encouraging uses that support such residential uses including office, commercial and other mixed-use developments that are shown to have positive cumulative impacts to the neighborhood.*

Palmer's Comprehensive Plan's goals include *improving the local economy and expanding local business specific to attracting well-paying professional jobs* in engineering, science, health care to strengthen Palmer, to build a self-sufficient community where more goods and services that residents need are available in town. *The goals speak of developing an economically vital area, including a mix of uses, residential and commercial, allowing a practical balance between community policies that guide growth and the benefits of allowing individuals and businesses to develop properties as they see fit.*

Staff finds the following support in the Comprehensive Plan:

- a) Chapter 6 Goal 4 of the Comprehensive Plan encourages new commercial developments, so residents of Palmer, residents of surrounding areas, and visitors can

find the goods and services they need in Palmer.

- b) Chapter 6, Goal 1, Objective A recommends guiding growth and development patterns for the right balance of residential and commercial uses, to ensure the City maintains its fiscal health.
- c) Chapter 7, Economic Vitality, of the City of Palmer Comprehensive Plan Goal 3 identifies the need for strengthening Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas and visitors.
- d) Objective A of Goal 3, of the Plan mentions the need to provide space for commercial expansion; set high standards to ensure quality development. Objective A also notes that commercial growth is essential to Palmer's quality of life and economic health.
- e) Objective A of Goal 3 notes that the Comprehensive Plan policies are intended to ensure appropriate and sufficient land is zoned to encourage investors and business owners to make investments that expand the commercial products and services available in Palmer.

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

Applicant's response:

The zoning map amendment, rezoning the two properties from R-4 to Limited Commercial, will be beneficial to the city of Palmer and to the Palmer area residents and is compatible to the surrounding zoning district and established land use patterns. As Limited Commercial, it will increase the likelihood of attracting businesses that will strengthen Palmer and grow the local economy by providing goods and services that are needed by residents that live nearby. As Limited Commercial, business entities such as health care professionals that study, diagnose, treat, and prevent human illness, injury, and other physical and mental impairments to consider moving to Palmer. Enticing such businesses would improve the health care options and address the wellness needs of the Palmer community. New professional, high paying jobs will become available for Palmer residents while drawing customers into the City of Palmer. This will improve the local economy and strengthen Palmer as a whole. This is a win-win for all.

Previously, for over 28 years, Profiles of Excellence Preschool and Child Care, licensed for 86 children, co-existed with the neighbors living across the street and the apartment complex next door, even with 100 plus vehicles coming to the day care and going each day. This established pattern of traffic would possibly decrease due to fewer vehicles pulling in to drop off children in the morning and then pick them up at the end of the work day. Regardless, the neighborhood and the established pattern of traffic for the childcare center was compatible.

Wisely, the city anticipated new growth and development and recently placed a stop light at one end at the intersection of S Cobb St and Evergreen Avenue. At the other end, the gas station is located; however, vehicles are able to turn right on W. Blueberry Avenue for easy access onto Alaska Street. With one side of the two properties sitting along S Cobb Street and the other side, the Glenn Hwy, the two properties would retain and preserve their existing character and would be compatible with the existing resident areas. With each parcel equating to a full half-acre parcel of land with *plentiful parking off of the street*, the proximity of the neighbors remains the same, with no additional noise or disruption.

Staff finds:

- a) The property for the proposed rezone is contiguous to P-Public (Bugge Park) and CG, General-Commercial in the surrounding area to the North; R-1, Single-family Residential to the West; R-4, High Density Residential and CG, General-Commercial in the surrounding area to the South; and R-2, Low Density Residential to the East of the lots.
- b) The lot adjacent to the proposed rezone to the South side of the property is multi-family housing/apartments. Among the other comparable land uses in the subject area are residential neighborhoods as well as other businesses and retail, such as the post office, daycare facility, gas station and other professional services. Many restaurants and dining establishments are within walking distance from the property, convenient for residents and visitors of Palmer.
- c) The established land use pattern of the property as a childcare facility for 28 years has provided a service and been compatible with the residential and commercial activities of the surrounding area. The proposed change to C-L, Limited Commercial would provide a buffer zone that transitions heavier commercial uses located along West Arctic Avenue and West Evergreen Avenue to higher density residential uses of the apartments located along South Cobb Street.

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

Applicant's response:

For over 28 years, Profiles of Excellence Preschool and Child Care, licensed for 86 children, co-existed with the neighbors living across the street and the apartment complex next door, even with 100 plus vehicles coming to the day care and going each day. Upgrading to Limited Commercial would likely slightly decrease the number of vehicles coming and going each day. Both Lot 8 and Lot 9 have adequate parking, with both buildings have their own entrance and they share a wide egress. Both buildings have City of Palmer water, sewer, and garbage. Both buildings have electricity through MEA, natural gas through ENSTAR, and communication lines and phone capacity through MTA. The schools in the area can support additional growth in the City of Palmer and surrounding community.

Wisely, the city anticipated new growth and development and recently placed a stop light at one end at the intersection of S Cobb St and Evergreen Avenue. At the other end, the gas station is located; however, vehicles are able to turn right on W. Blueberry Avenue for easy access onto Alaska Street. With one side of the two properties sitting along S Cobb Street and the other side, the Glenn Hwy, the two properties would retain and preserve their existing character and would be compatible with the existing resident areas. With each parcel equating to a full half-acre parcel of land with *plentiful parking off of the street*, the proximity of the neighbors remains the same, with no additional noise or disruption.

Staff finds:

- a) This property lies between South Glenn Highway and South Cobb Street; and both lots have a separate access and share a wide egress on South Cobb Street, allowing adequate flow of traffic along with incoming and outgoing visitors.
- b) Existing utilities are adequate to serve the proposed use of property as Limited Commercial; water, sewer and garbage services are existing and adequate to support the proposed change. Streets are adequate to support the proposed change since the property has been used as a childcare facility with approximately 100 vehicles coming and going from the facility daily.
- c) The proposed change is from R-4, High Density Residential to CL, Limited Commercial; there would be little to no impact on public schools since the proposed change would be for commercial enterprise. The nearest public school is approximately 1.1 miles from the property.

- d) The proposed change from R-4, High Density Residential to C-L, Commercial Limited will have no impact on public streets as both lots provide adequate off-street parking so as to not burden S. Cobb Street.

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

Applicant's response:

South Cobb Street has become a very popular street with new growth and development such as The Fern AK located at 625 S Cobb St. Wisely, the city anticipated the growth and development, placing a stop light at one end at the intersection of S Cobb St and Evergreen Avenue. At the other end, the gas station is located; however, vehicles are able to turn right on W. Blueberry Avenue for easy access onto Alaska Street. With one side of the two properties sitting along S Cobb Street and the other side, the Glenn Hwy, the two properties would retain and preserve their existing character and would be compatible with the existing resident areas. With each parcel equating to a full half-acre parcel of land and with *plentiful parking off of the street*, the proximity of the neighbors remains the same, with no additional noise or disruption.

The two parcels already supported over 100 vehicles a day dropping off their children in the mornings and again, picking up their children at the end of their work day. Two buses came twice a day. Easy entrance and egress onto both lots will remain. The buildings are set back away from S Cobb Street and, on the opposite side, set back from the Glenn Hwy. Both buildings are set back from the side lot lines, and a large portion of each lot is fenced.

With the amended map zoning to Limited Commercial, the neighbors would experience little change in noise and traffic.

Staff finds:

- a) The changed condition of the subject parcel will be the zoning designation of the property from R-4 to C-L. The established land use of the property has been to provide a service for the residents of the community; by rezoning the property to CL, it will expand the types of service or commercial enterprises offered to the community.
- b) The changed conditions of the surrounding properties include the recent addition of the stoplight at South Cobb Street and West Evergreen Avenue; the extension of Bogard Road from the intersection of West Arctic Avenue; and additional businesses on and along South Cobb Street, all of which support the proposed rezone change for economic development and more compatible use of land.

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

Applicant's response:

Generally, the Limited Commercial zoning is intended for small scale commercial uses that may need to be located in predominantly neighborhood areas without disrupting that neighborhood. Certainly, a small medical facility or office, a small retail business, professional offices such as an artist, artisan workshop, or photography studio, or a coffee shop or tea house, would fit well in this area. Mixed-use zoning creates a complementary mix of residential and limited commercial, creating a cohesive, yet diverse neighborhood. This Limited Commercial Zoning would increase economic opportunities, contributing to a stronger, better Palmer, and improve public welfare by providing new and needed services in Palmer, reducing the need to drive to Wasilla or Anchorage. The upgrade would not grant a special privilege to the owners; rather, the upgrade in services will directly benefit all of the Palmer community.

According to an article on Mixed-Use Zoning by Tyler Adams (author), Jonathan Rosenbloom and Christopher Duerksen (editors), "Prior to the rise of the automobile and modern zoning practices, mixed-use developments were the norm. Since the rise of classic Euclidean Zoning, use segregation has been the norm and integrated land uses have been relatively rare. The emergence of sustainability and walkability as important factors in community development has led to a resurgence of mixed-used zoning. Implementation of mixed-use zoning has evolved to include more than just permitting mixed-use developments in certain districts. Local governments are now creating mixed-use districts. This allows for a more widespread integration of uses and the development of increasingly cohesive and efficient communities." (<https://sustainablecitycode.org/brief/mixed-use-zoning-3/>)

[Madison, WI Code of Ordinances § 28.060](#) (establishes several mixed-use districts including a limited mixed-use district that allows for small scale mixed-use development in residential areas)

[Wheat Ridge, CO Code of Ordinances § 26-1102](#) (establishes a mixed-use commercial zone district, designed to encourage medium to high-density mixed-use development, and a mixed-use neighborhood district, designed to encourage medium density mixed use development).

Staff finds:

- a) The proposed change does not grant the owner any special privilege as the property in question is contiguous to existing high density residential zoning and is near commercial development.
- b) The proposed change is consistent with the public welfare by upgrading the zoning designation from R-4 to C-L to permit the use of this property to be expanded to include commercial activity for the benefit of Palmer residents and visitors.

PART IV. 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 R-4 High Density Residential to C-L, Commercial Limited for Lots 8 & 9, Colony Fair, is consistent with, and in conformance with the Palmer Comprehensive Plan.

If following the Public Hearing, Commission finds that the applicant's proposal conforms to the Palmer Comprehensive Plan and Zoning Code provisions, then staff recommends that the Commission approve this request for zoning map amendment for Lots 8 & 9, Colony Fair from R-4 High Density Residential to C-L, Commercial Limited and forward a recommendation for approval to the City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 23-001

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR LOTS 8 AND 9, COLONY FAIR, TO BE REZONED FROM R-4, HIGH DENSITY RESIDENTIAL TO C-L, LIMITED COMMERCIAL, LOCATED IN SECTION 32, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN

WHEREAS, Barbara and Joseph Gerard, Owners, have initiated a Zoning Map Amendment application on December 29, 2022, to change the zoning designation for Lots 8 and 9, Colony Fair subdivision from R-4, High Density Residential to C-L, Limited Commercial; and

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

WHEREAS, on January 30, 2023, 182 public hearing notices were mailed to property owners within 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on February 10, 2023. A total of 5 comments was received in response, with 2 in favor of, 0 opposed, 2 no objection and 1 general comment; and

WHEREAS, Chapter 6 Goal 4 of the Comprehensive Plan encourages new commercial developments, so residents of Palmer, residents of surrounding areas, and visitors can find the goods and services they need in Palmer; and

WHEREAS, Chapter 6, Goal 1, Objective A recommends guiding growth and development patterns for the right balance of residential and commercial uses, to ensure the City maintains its fiscal health; and

WHEREAS, Chapter 7, Economic Vitality, of the City of Palmer Comprehensive Plan Goal 3 identifies the need for strengthening Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas and visitors; and

WHEREAS, Objective A of Goal 3, of the Plan mentions the need to provide space for commercial expansion; set high standards to ensure quality development. Objective A also notes that commercial growth is essential to Palmer's quality of life and economic health; and

WHEREAS, Objective A of Goal 3 notes that the Comprehensive Plan policies are intended to ensure appropriate and sufficient land is zoned to encourage investors and business owners to make investments that expand the commercial products and services available in Palmer.

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

Fact 1:

- a) The proposed change would support the objectives and goals of the City's Comprehensive Plan by encouraging commercial activities that will increase the availability of goods and services for residents and visitors.

- b) The proposed change will provide light commercial activities that will encourage spending and stimulate economic vitality.

Fact 2:

- a) The property for the proposed rezone is contiguous to P-Public (Bugge Park) and CG, General-Commercial in the surrounding area to the North; R-1, Single-family Residential to the West; R-4, High Density Residential and CG, General-Commercial in the surrounding area to the South; and R-2, Low Density Residential to the East of the lots.
- b) The lot adjacent to the proposed rezone to the South side of the property is multi-family housing/apartments. Among the other comparable land uses in the subject area are residential neighborhoods as well as other businesses and retail, such as the post office, daycare facility, gas station and other professional services. Many restaurants and dining establishments are within walking distance from the property, convenient for residents and visitors of Palmer.
- c) The established land use pattern of the property as a childcare facility for 28 years has provided a service and been compatible with the residential and commercial activities of the surrounding area. The proposed change to C-L, Limited Commercial would provide a buffer zone that transitions heavier commercial uses located along West Arctic Avenue and West Evergreen Avenue to higher density residential uses of the apartments located along South Cobb Street.

Fact 3:

- a) This property lies between South Glenn Highway and South Cobb Street; and both lots have a separate access and share a wide egress on South Cobb Street, allowing adequate flow of traffic along with incoming and outgoing visitors.
- b) Existing utilities are adequate to serve the proposed use of property as Limited Commercial; water, sewer and garbage services are existing and adequate to support the proposed change. Streets are adequate to support the proposed change since the property has been used as a childcare facility with approximately 100 vehicles coming and going from the facility daily.
- c) The proposed change is from R-4, High Density Residential to CL, Limited Commercial; there would be little to no impact on public schools since the proposed change would be for commercial enterprise. The nearest public school is approximately 1.1 miles from the property.
- d) The proposed change from R-4, High Density Residential to C-L, Commercial Limited will have no impact on public streets as both lots provide adequate off-street parking so as to not burden S. Cobb Street.

Fact 4:

- a) The changed condition of the subject parcel will be the zoning designation of the property from R-4 to C-L. The established land use of the property has been to provide a service for the residents of the community; by rezoning the property to CL, it will expand the types of service or commercial enterprises offered to the community.
- b) The changed conditions of the surrounding properties include the recent addition of the stoplight at South Cobb Street and West Evergreen Avenue; the extension of Bogard Road from the intersection of West Arctic Avenue; and additional businesses on and along South Cobb Street, all of which support the proposed rezone change for economic development and more compatible use of land.

Fact 5:

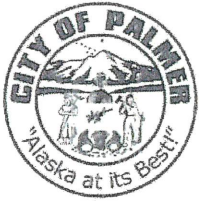
- a) The proposed change does not grant the owner any special privilege as the property in question is contiguous to existing high density residential zoning and is near commercial development.
- b) The proposed change is consistent with the public welfare by upgrading the zoning designation from R-4 to C-L to permit the use of this property to be expanded to include commercial activity for the benefit of Palmer residents and visitors.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Lots 8 and 9, Colony Fair subdivision from R-4, High Density Residential to C-L, Limited Commercial.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 16th day of February, 2023.

Casey Peterson, Chairman

Kimberly A. McClure
Community Development Specialist



City of Palmer
Community Development Department
645 E. Cope Industrial Way, Palmer, AK 99645
Phone: 907-745-3709
www.palmerak.org

Received

DEC 29 2022

City of Palmer

Zoning Map Amendment Application Form

Applicant: Barbara + Joe Gerard

Legal Description of properties covered by this application (use additional sheets if necessary):
See attached

Requested District Change (i.e., from - to): See attached

Reason for request: See attached

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the borough and city comprehensive plans?

See attached

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?

See attached

3. Are public facilities such as schools, utilities and streets adequate to support the proposed change?

See attached

4. Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?

See attached

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

See attached

Date of application: 12/29/22

\$500.00 filing fee paid: ck# 5070

Barbara Gerard French Grant

Signature of owner or owner's authorized representative

11150 E Lupine Rd Palmer, AK 99645

Address

907 841 5704 Bgerard@mtaonline.net

Contact/phone/email

ZONING MAP AMENDMENT APPLICATION FORM R-4 to CL

Applicant: Barbara and Joseph Gerard

Legal Description of properties covered by this application:

Colony Fair Subdivision Lot 8, Block 1

Colony Fair Subdivision Lot 9, Block 1

Is the proposed change in accordance with the borough and city comprehensive plans?

The MSB Planning staff are creating a revised community-based comprehensive planning process. According to the MSB Comprehensive Plan Update, the Borough recognizes it has experienced significant changes in demographics and economics; however, Policy LU2-1: Develop and implement regulations that protect residential development by separating incompatible uses, *while encouraging uses that support such residential uses including office, commercial and other mixed-use developments that are shown to have positive cumulative impacts to the neighborhood.*

Palmer’s Comprehensive Plan’s goals include *improving the local economy and expanding local business specific to attracting well-paying professional jobs* in engineering, science, health care to strengthen Palmer, to build a self-sufficient community where more goods and services that residents need are available in town. *The goals speak of developing an economically vital area, including a mix of uses, residential and commercial, allowing a practical balance between community policies that guide growth and the benefits of allowing individuals and businesses to develop properties as they see fit.*

How is the proposed change compatible with surrounding zoning district and established land use patterns?

The zoning map amendment, rezoning the two properties from R-4 to Limited Commercial, will be beneficial to the city of Palmer and to the Palmer area residents and is compatible to the surrounding zoning district and established land use patterns. As Limited Commercial, it will increase the likelihood of attracting businesses that will strengthen Palmer and grow the local economy by providing goods and services that are needed by residents that live nearby. As Limited Commercial, business entities such as health care professionals that study, diagnose, treat, and prevent human illness, injury, and other physical and mental impairments to consider moving to Palmer. Enticing such businesses would improve the health care options and address the wellness needs of the Palmer community. New professional, high paying jobs will become available for Palmer residents while drawing customers into the City of Palmer. This will improve the local economy and strengthen Palmer as a whole. This is a win-win for all.

Previously, for over 28 years, Profiles of Excellence Preschool and Child Care, licensed for 86 children, co-existed with the neighbors living across the street and the apartment complex next door, even with 100 plus vehicles coming to the day care and going each day. This established pattern of traffic would possibly decrease due to fewer vehicles pulling in to drop off children in the morning and then pick them up at the end of the work day. Regardless, the neighborhood and the established pattern of traffic for the childcare center was compatible.

Received

JAN 09 2023

City of Palmer

Wisely, the city anticipated new growth and development and recently placed a stop light at one end at the intersection of S Cobb St and Evergreen Avenue. At the other end, the gas station is located; however, vehicles are able to turn right on W. Blueberry Avenue for easy access onto Alaska Street. With one side of the two properties sitting along S Cobb Street and the other side, the Glenn Hwy, the two properties would retain and preserve their existing character and would be compatible with the existing resident areas. With each parcel equating to a full half-acre parcel of land with *plentiful parking off of the street*, the proximity of the neighbors remains the same, with no additional noise or disruption.

Are public facilities such as schools, utilities and streets adequate to support the proposed change?

For over 28 years, Profiles of Excellence Preschool and Child Care, licensed for 86 children, co-existed with the neighbors living across the street and the apartment complex next door, even with 100 plus vehicles coming to the day care and going each day. Upgrading to Limited Commercial would likely slightly decrease the number of vehicles coming and going each day. Both Lot 8 and Lot 9 have adequate parking, with both buildings have their own entrance and they share a wide egress. Both buildings have City of Palmer water, sewer, and garbage. Both buildings have electricity through MEA, natural gas through ENSTAR, and communication lines and phone capacity through MTA. The schools in the area can support additional growth in the City of Palmer and surrounding community.

Wisely, the city anticipated new growth and development and recently placed a stop light at one end at the intersection of S Cobb St and Evergreen Avenue. At the other end, the gas station is located; however, vehicles are able to turn right on W. Blueberry Avenue for easy access onto Alaska Street. With one side of the two properties sitting along S Cobb Street and the other side, the Glenn Hwy, the two properties would retain and preserve their existing character and would be compatible with the existing resident areas. With each parcel equating to a full half-acre parcel of land with *plentiful parking off of the street*, the proximity of the neighbors remains the same, with no additional noise or disruption.

Do changed conditions affecting the subject parcel or surrounding neighborhood support the proposed change?

South Cobb Street has become a very popular street with new growth and development such as The Fern AK located at 625 S Cobb St. Wisely, the city anticipated the growth and development, placing a stop light at one end at the intersection of S Cobb St and Evergreen Avenue. At the other end, the gas station is located; however, vehicles are able to turn right on W. Blueberry Avenue for easy access onto Alaska Street. With one side of the two properties sitting along S Cobb Street and the other side, the Glenn Hwy, the two properties would retain and preserve their existing character and would be compatible with the existing resident areas. With each parcel equating to a full half-acre parcel of land and with *plentiful parking off of the street*, the proximity of the neighbors remains the same, with no additional noise or disruption.

The two parcels already supported over 100 vehicles a day dropping off their children in the mornings and again, picking up their children at the end of their work day. Two buses came twice a day. Easy entrance and egress onto both lots will remain. The buildings are set back away from S Cobb Street and, on the opposite side, set back from the Glenn Hwy. Both buildings are set back from the side lot lines, and a large portion of each lot is fenced.

With the amended map zoning to Limited Commercial, the neighbors would experience little change in noise and traffic.

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

Generally, the Limited Commercial zoning is intended for small scale commercial uses that may need to be located in predominantly neighborhood areas without disrupting that neighborhood. Certainly, a small medical facility or office, a small retail business, professional offices such as an artist, artisan workshop, or photography studio, or a coffee shop or tea house, would fit well in this area. Mixed-use zoning creates a complementary mix of residential and limited commercial, creating a cohesive, yet diverse neighborhood. This Limited Commercial Zoning would increase economic opportunities, contributing to a stronger, better Palmer, and improve public welfare by providing new and needed services in Palmer, reducing the need to drive to Wasilla or Anchorage. The upgrade would not grant a special privilege to the owners; rather, the upgrade in services will directly benefit all of the Palmer community.

According to an article on Mixed-Use Zoning by Tyler Adams (author), Jonathan Rosenbloom and Christopher Duerksen (editors), “Prior to the rise of the automobile and modern zoning practices, mixed-use developments were the norm. Since the rise of classic Euclidean Zoning, use segregation has been the norm and integrated land uses have been relatively rare. The emergence of sustainability and walkability as important factors in community development has led to a resurgence of mixed-used zoning. Implementation of mixed-use zoning has evolved to include more than just permitting mixed-use developments in certain districts. Local governments are now creating mixed-use districts. This allows for a more widespread integration of uses and the development of increasingly cohesive and efficient communities.”
(<https://sustainablecitycode.org/brief/mixed-use-zoning-3/>)

Madison, WI Code of Ordinances § 28.060 (establishes several mixed-use districts including a limited mixed-use district that allows for small scale mixed-use development in residential areas)

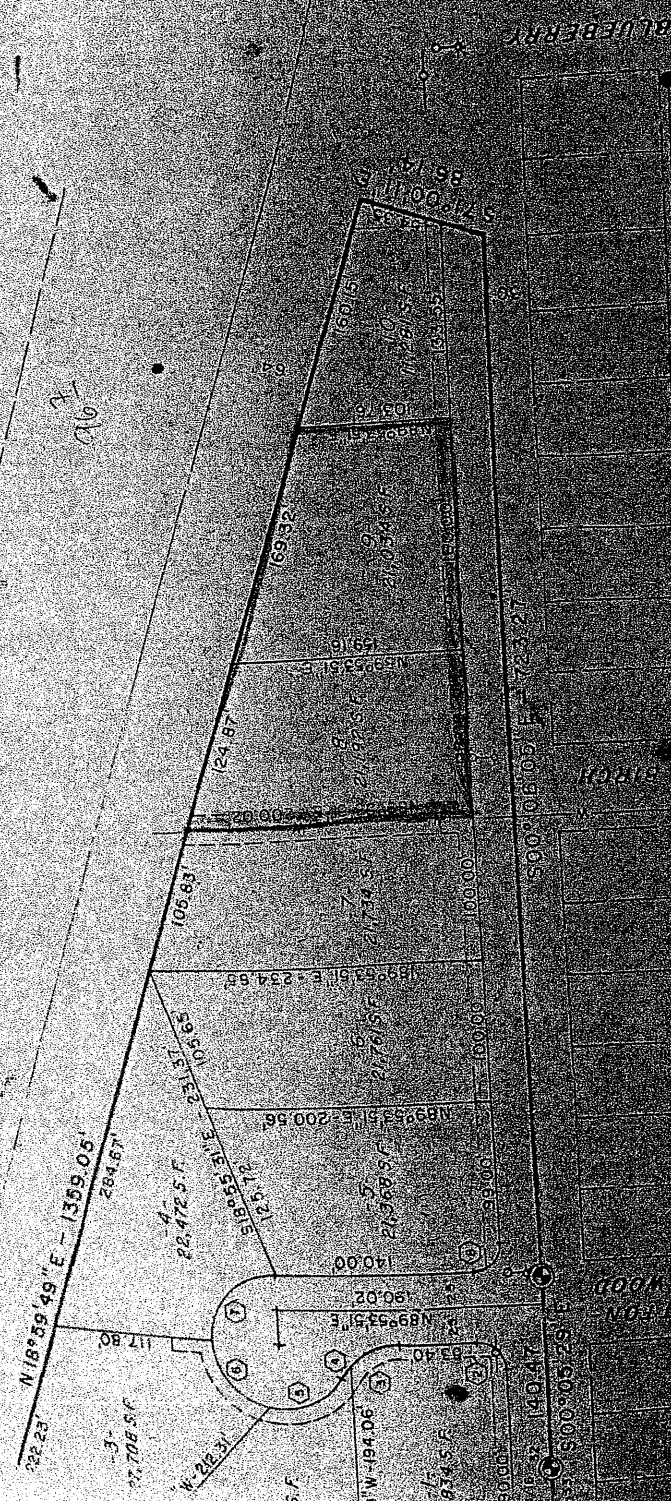
Wheat Ridge, CO Code of Ordinances § 26-1102 (establishes a mixed-use commercial zone district, designed to encourage medium to high-density mixed-use development, and a mixed-use neighborhood district, designed to encourage medium density mixed use development).

ed by this office
ations and are
y complete are
this building

missions of
y applicable
ave not been
ith Disabil-

ance with
easibility of
ances of
feet free

PER
TYPE
OCCUPANCY



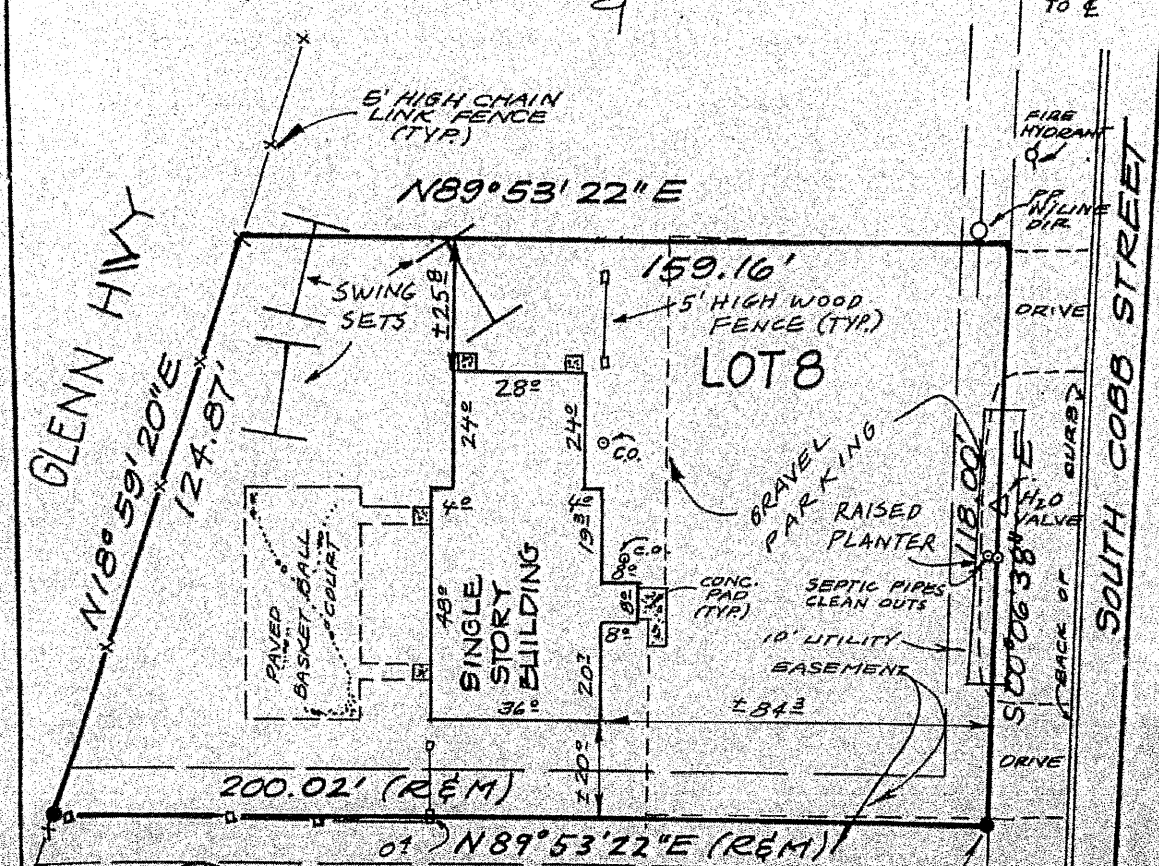
BLUEBERRY

117' CH

100' CH

100' CH

NOTE: RECERTIFIED ON 11/12/99; ADDED: BUILDING ADDITION, SWING SETS, CONCRETE PADS, RAISED PLANTER, DELETED WOOD FENCE. *Pir*



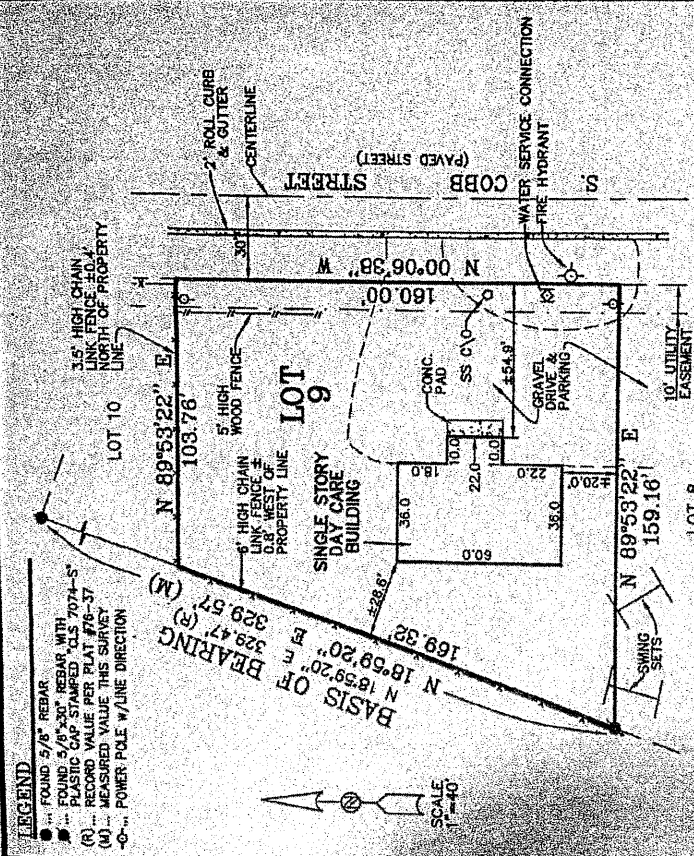
ENCROACHMENT ON TO LOT 7
 BASIS OF BEARING AND 9/8"
 REBAR IN RED
 PLASTIC CAP
 MARKED 'CLS'
 1074'S

NOTES: ONLY READILY VISIBLE ENCROACHMENTS, AT THE TIME OF FIELD SURVEY, ARE SHOWN HEREON. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.



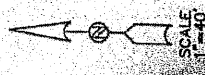
AS-BUILT SURVEY
COTTINI LAND SURVEYING
 P.O. BOX 2748, PALMER, ALASKA 99645 745-1188 or 745-3658

I HEREBY CERTIFY THAT I HAVE PERFORMED A MORTGAGEE'S INSPECTION ON THE FOLLOWING DESCRIBED PROPERTY: **LOT 8, COLONY FAIR SLBD. (PLAT 16-37) PALMER**
 RECORDING DISTRICT ALASKA, EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORDED PLAT, ARE NOT SHOWN HEREON, DATED AT PALMER, ALASKA THIS 13th DAY OF JUNE 1995
 NO. 95-64 FR. 95-2 DATE 6-1-95 SCALE 1"=30'



LEGEND

- FOUND 5/8" REBAR
- FOUND 5/8" 30" REBAR WITH PLASTIC CAP STAMPED "CLS 7074-S"
- (R) RECORD VALUE PER PLAT #76-37
- (M) MEASURED VALUE THIS SURVEY
- POWER POLE W/LINE DIRECTION



NOTES: ONLY READILY VISIBLE ENCROACHMENTS, AT THE TIME OF FIELD SURVEY, ARE SHOWN HEREON. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR FOR ESTABLISHING BOUNDARY OR FENCE LINES.
 THIS PARCEL USED IN CONJUNCTION WITH LOT 8
 THIS PARCEL SERVED BY CITY OF PALMER SEWER AND WATER SERVICE

AS-BUILT SURVEY
COTTINI LAND SURVEYING
 P.O. BOX 2748, PALMER, ALASKA 99845 745-1188 OR 745-9658



I HEREBY CERTIFY THAT I HAVE PERFORMED A MORTGAGEE'S INSPECTION ON THE FOLLOWING PROPERTY: LOT 9, COLONY FAIR SUBDIVISION (PLAT #76-37), PALMER RECORDING DISTRICT, ALASKA, EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THE RECORDED PLAT, ARE NOT SHOWN HEREON. DATED AT PALMER, ALASKA, THIS 12th, DAY OF NOVEMBER, 1999.

W.O. 99-197 F.B. 99-10 DATE: 11/12/99 SCALE: 1"=40'

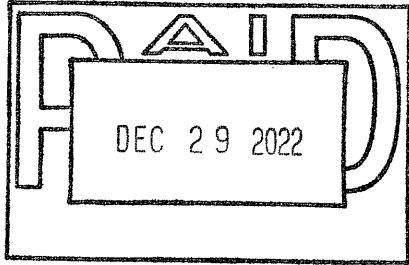


PALMER COMMUNITY DEVELOPMENT

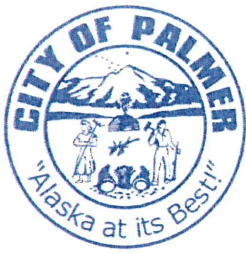
ATTN: Joan E. Patterson
645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709 • Fax: 907-745-5443
www.palmerak.org

Invoice No.: CD22-129

Invoice Date: 12/29/2022

Sold To: BARBARA E. GERARD 11150 E. LUPINE ROAD PALMER, AK 99645		
Qty	Description	Price
	ZONING MAP AMENDMENT REQUEST Colony Fair, Lots 8 & 9, Block 1 240 & 260 S. Cobb St. 	\$500.00
01-00-00-3427		TOTAL \$500.00

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



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
Phone: 907-745-3709
www.palmerak.org

January 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Lots 8 & 9, Colony Fair subdivision, initiated by Barbara & Joseph Gerard, property owners. The property is located at 260 & 240 S. Cobb Street, Palmer, Alaska.

The property is zoned R-4, High Density Residential. The request is to rezone the property to CL, Commercial Limited. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the Limited Commercial District, please refer to Palmer Municipal Code Chapter 17.29, Limited Commercial District, 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

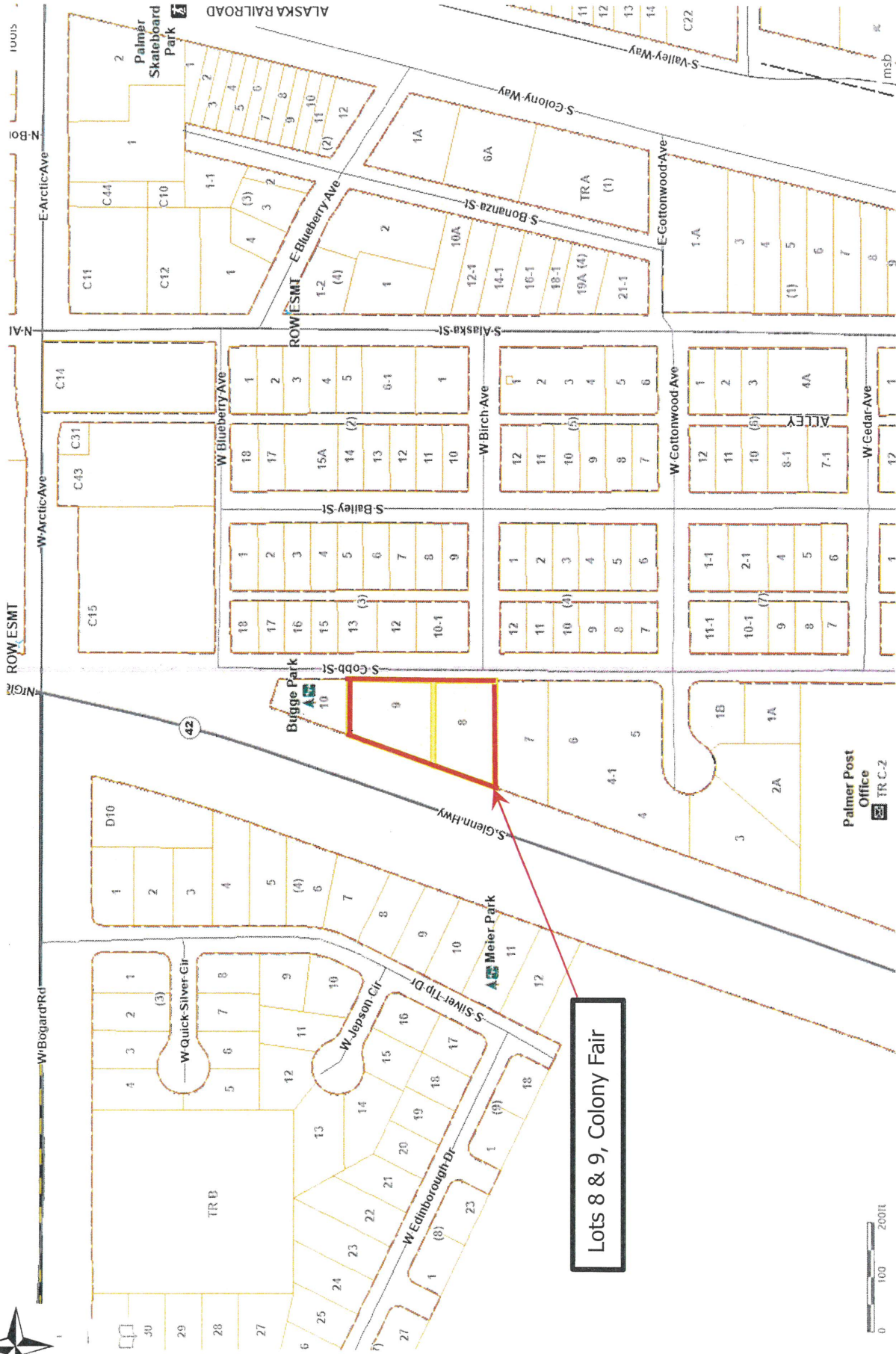


For the following reason, I am (please circle one): **in favor of**, **NOT in favor of**, or **have no objection to** the issuance of the proposed re-zone from R-4 to CL, Commercial Limited.

Name: _____

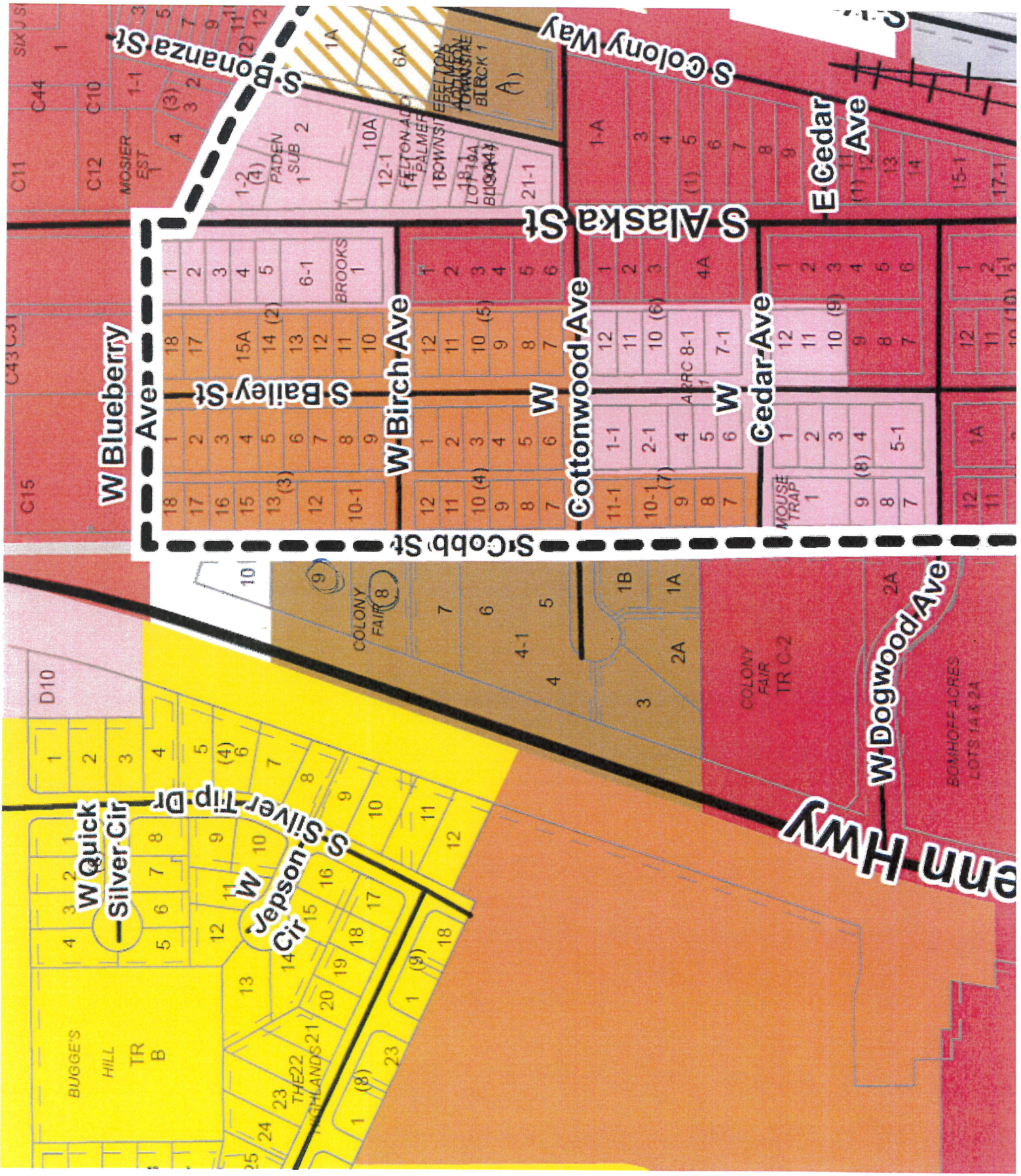
Address: _____

VICINITY MAP



Lots 8 & 9, Colony Fair

Request for Rezone from R-4, High Density Residential District to CL, Commercial Limited District for Lots 8 & 9, Colony Fair subdivision located at 260 & 240 S. Cobb Street, in Palmer, Alaska.



W Blueberry Ave

S Bailey St

W Birch Ave

S Alaska St

Cottonwood Ave

W Cedar Ave

E Cedar Ave

S Colony Way

S Bonanza St

S Cobb St

W Dogwood Ave

Ann Hwy

W Quick Silver Cir

W Jepson Cir

BUGGE'S HILL TR B

THE 22 HIGHLANDS

COLONY FAIR 8

COLONY FAIR TR C-2

BOHMOFF ACRES LOTS 1A & 2A

ESELLON PALMER TOWN SITE BLOCK 1

LD 110A BLOOMING

18 DOWNS

FELTON PALMER

PADEN SUB 2

MOSIER EST

SIX JUS

C44

C10

C11

C12

C15

C43 C-3

D10

SUB 1

1A

6A

10A

12-1

21-1

1-A

3

4

5

6

7

8

9

10

11

12

13

14

15-1

17-1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

18

17

PIONEER MOTEL LLC
PO BOX 4260
PALMER, AK 99645-4260

SUSTAINABLE DESIGN & PLANNING LLC
247 S ALASKA ST
PALMER, AK 99645-6335

FLETCHERS CONST INC
PO BOX 870184
WASILLA, AK 99687-0184

LUTZ JERRY
330 SILVER TIP DR
PALMER, AK 99645-6508

GRIZZLY ENTERPRISES LLC
2900 BORLAND DR
ANCHORAGE, AK 99517-2468

~~MATANUSKA-SUSITNA BOROUGH
PWD/ROW/BREE
350 E DAHLIA AVE
PALMER, AK 99645~~

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

PALEN ALICE
PO BOX 1653
PALMER, AK 99645-1653

RAYBACK CLINTON G
312 S BAILEY ST
PALMER, AK 99645-6324

CARNEY REGINALD E JR
O'LOUGHLIN KEVIN
1370 S JEWEL ST
PALMER, AK 99645

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

CZARNEZKI MARGARET R
335 S COBB ST
PALMER, AK 99645

WOODS KARL & MELISSA A
529 W EDINBOROUGH DR
PALMER, AK 99645-6511

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

MATANUSKA-SUSITNA BOROUGH
% LAND MANAGEMENT
350 E DAHLIA AVE
PALMER, AK 99645-6488

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

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

BARNETT ROSS A
128 E AUKLET AVE
PALMER, AK 99645

T & S ENTERPRISES LLC
PO BOX 1969
PALMER, AK 99645

EAGERTON ANN
267 S BAILEY ST
PALMER, AK 99645

GRATIAS-CRUMP PATTI L
CRUMP KENNETH B
520 JEPSON CIR
PALMER, AK 99645-6521

BRIGGS TAWNI M
709 EDINBOROUGH DR
PALMER, AK 99645-6515

GUTHRIE STANLEY L
PO BOX 2367
PALMER, AK 99645-2367

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

HAWKINS JOSEPH T
108 E ARCTIC AVE
PALMER, AK 99645

KONYOT WILLIAM H
233 SILVER TIP DR
PALMER, AK 99645

ARMSTRONG KEITH M JR & S O
226 S SILVER TIP DR
PALMER, AK 99645-6506

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

VAN CLEVE RAMONA ANN
PO BOX 372
SUTTON, AK 99674

REED MIKE LOUIS
103 W AUKLET AVE
PALMER, AK 99645-6249

MCHENDRY CLIFFORD G& DAWN
506 QUICKSILVER CIR
PALMER, AK 99645-6520

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

ROWLAND PROPERTIES LLC
1100 N TRANQUILITY RD
PALMER, AK 99645-8624

RELGUD INVESTMENTS LLC
10701 STROGANOF DR
ANCHORAGE, AK 99507

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

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

WARNKE RANDY L
4380 E HAMILTON CT
WASILLA, AK 99654

PRESIDG BISHOP OF CHURCH
JESUS CHRIST LTR DAY SNTS
% LDS REAL EST DIV
50 E NORTH TEMPLE
SALT LAKE CITY, UT 84150-3620

GARNEY GREGORY L & DIANA L
540 W JEPSON CIR
PALMER, AK 99645

CULLEN TEA
4820 S ESCALON BELLOTA RD
FARMINGTON, CA 95230

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

SHAFER PHYLLIS J
PO BOX 3475
PALMER, AK 99645-3475

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

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

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

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

BERGER PAUL
15250 EVERGREEN RIDGE
ANCHORAGE, AK 99516

KINCAID MICHELLE
KLOEP DAVID
606 S ALASKA ST
PALMER, AK 99645

PLATT STEPHANIE
539 W EDINBOROUGH DR
PALMER, AK 99645

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

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

DYEMOND LLC
11621 OLD SEWARD HWY
ANCHORAGE, AK 99515

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

TRUEBLOOD MAYCI L
520 W EDINBOROUGH DR
PALMER, AK 99645

CHRISMA LIFE MINISTRIES INC
234 W BEAVER AVE
PALMER, AK 99645

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

RIGGS CHERYL D TR FBO NICOLE A
REED
5222 BURGDORF RD
BONANZA, OR 97623

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

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

GLENN BRYAN W
209 SILVER TIP DR
PALMER, AK 99645-6507

WHITMORE ENTERPRISES LLC
1200 S BADGER RD
PALMER, AK 99645

ROUNTREE MARGARET E
531 W JEPSON CIR
PALMER, AK 99645

FAMILY CHRISTIAN CENTER
PO BOX 2491
PALMER, AK 99645-2491

KNIK TRIBE
PO BOX 871565
WASILLA, AK 99654

SUMMERS JAMES H JR & KATHLEEN F
534 QUICK SILVER CIR
PALMER, AK 99645-6520

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

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

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

BOLSHIO MISHA INC
PMB 311
1150 S COLONY WAY
PALMER, AK 99645

AWE STAN H
PO BOX 2504
PALMER, AK 99645-2504

KELLER JESSE & ANDREA
515 W QUICK SILVER CIR
PALMER, AK 99645

LEACH RENE F RIETH REV TR TRE
PO BOX 3646
PALMER, AK 99645-3646

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

RIGGS JOSEPH M
PO BOX 1554
PALMER, AK 99645-1554

COMBS PAMELA K
PO BOX 2928
PALMER, AK 99645-2928

DICKSON AARON J & SARA R
510 W EDINBOROUGH DR
PALMER, AK 99645-6510

STONEKING RUSSELL & ANNE
3803 MUKTUK TRL
DELTA JUNCTION, AK 99737

FERGUSON DOUGLAS KERR
BENNETT MARILYN JOYCE
PO BOX 867
PALMER, AK 99645

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

SILVER EDNA FAY
530 JEPSON CIR
PALMER, AK 99645-6521

FROHLING KEVIN K& JOANN A
6250 N LOSSING RD
PALMER, AK 99645

MATANUSKA TELEPHONE ASSN
PO BOX 3550
PALMER, AK 99645-3550

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

KOPPERUD NOEL H
PO BOX 4470
PALMER, AK 99645-4470

NICODEMUS TENDRA
167 W AUKLET AVE
PALMER, AK 99645

MARTINI ANTHONIE K & SARAH
523 W QUICK SILVER CIR
PALMER, AK 99645

BERGER PAUL R
15250 EVERGREEN RIDGE
ANCHORAGE, AK 99516

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

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

LIPE BRITT
301 SILVER TIP DR
PALMER, AK 99645

LEE CYNTHIA M
PO BOX 2401
PALMER, AK 99645-2401

SNYDER FAM TR
208 W CEDAR AVE
PALMER, AK 99645

WHITNEY GINA R
STE 201
935 E WESTPOINT DR
WASILLA, AK 99654-7181

BOUCHARD JULIE M
134 E AUKLET AVE
PALMER, AK 99645

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

AMERCO REAL ESTATE COMPANY
%PROPERTY TAX DEPT
PO BOX 29046
PHOENIX, AZ 85038

DECKERT STEVEN R
PO BOX 3522
PALMER, AK 99645-3522

MILLER ANDREW W
221 MONTGOMERY WAY
PALMER, AK 99645-6529

MCCLURE HEIDI RENEE
135 S MONTGOMERY WAY
PALMER, AK 99645

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

LAMONT SARA
PO BOX 3166
PALMER, AK 99645-3166

JOHNSON DELENA
PO BOX 944
PALMER, AK 99645-0944

BRADLEY ROBERT A JR & DIANE J
729 W EDINBOROUGH DR
PALMER, AK 99645

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

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

GODWIN ALISON FAY
20602 13TH AVE S
SEATAC, WA 98198-2622

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

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

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

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

BROOKS PROPERTIES LLC
3680 S SKY RANCH LOOP
PALMER, AK 99645

HAMES RANDI A
241 S MONTGOMERY WAY
PALMER, AK 99645

CRUME SABRA M
BANK OF AMERICA NTSA TRE
PO BOX 444
PALMER, AK 99645-0444

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

THOMSEN RUDIE A
ALECCIA DORETTA J
505 W JEPSON CIR
PALMER, AK 99645

MCLEAN ROSALYN H
783 PASEO CRESTRA
SANTA FE, NM 87501

GROVER WESLEY & BONNIE FAM TR
PO BOX 556
PALMER, AK 99645

SKOTNICKI MATTHEW
231 S MONTGOMERY WAY
PALMER, AK 99645

HALLOCK KRISTINA L
PO BOX 875718
WASILLA, AK 99687

RODEHEAVER RAYMOND
#801
1200 W DIMOND BLVD
ANCHORAGE, AK 99515

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

HILL JOHN C & LACEE L
211 S MONTGOMERY WAY
PALMER, AK 99645

SUNDGREN DON C & WYNDI R
145 S MONTGOMERY WAY
PALMER, AK 99645

HARTLEY MARSHA R SEPERATE
PROPERTY TR
11240 W 76TH WAY
ARVADA, CO 80005-3408

LEGACY BUILDING LLC
108 E ARCTIC AVE
PALMER, AK 99645

BERBERICH INVESTMENTS LLC
532 E EAGLE AVE
PALMER, AK 99645

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

COBB STREET INVESTMENTS LLC
9806 E NORTHSTAR CIR
PALMER, AK 99645-8810

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

U S POSTAL SERVICE
500 S COBB ST
PALMER, AK 99645

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

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

BELL DOUGLAS & JANE
7060 E PATRICIA ANNE CIR
PALMER, AK 99645-9132

LUNDGREN GARY
%CASTLE PROPERTIES INC
PO BOX 3517
REDMOND, WA 98073-3517

LUKE & PENNY FAM TR
333 S ALASKA ST
PALMER, AK 99645

JOHNSON SALLY J
620 W EDINBOROUGH DR
PALMER, AK 99645

LOWE WILLIAM R
115 MONTGOMERY WAY
PALMER, AK 99645-6503

MCKENZIE KAY S
452 S COLONY WAY
PALMER, AK 99645

RICHARDS RON DOUGLAS
RICHARDS MICHELLE LEE
1460 FRAN ST
PALMER, AK 99645-9029

DITTBRENDER THOMAS A
223 S SILVER TIP DR
PALMER, AK 99645

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

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

HOKENSON TASHA N
424 S BAILEY ST
PALMER, AK 99645

MOUNTAIN FIELD FARM LLC
ALASKA FARMLAND TRUST CORP
13100 E SCOTT RD
PALMER, AK 99645

DVORAK BRENDAN & SIAKAYLE
524 W QUICK SILVER CIR
PALMER, AK 99645-6520

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

HALE JOSEPH
15581 E TEELING CIR
PALMER, AK 99645

VOIGT ALENA D
MITCHELL JEFFREY D
629 W EDINBOROUGH DR
PALMER, AK 99645

RIGGS JOHN FAMILY TR
RIGGS CHERYL D TRE
% KEN ROBERTSON
10701 STROGANOF DR
ANCHORAGE, AK 99507

HUFF JESSIE L
131 S SILVER TIP DR
PALMER, AK 99654-6505

FLAATA JUDY G
155 S MONTGOMERY WAY
PALMER, AK 99645

ROBERTS HARRY D JR & S E
505 W QUICK SILVER CIR
PALMER, AK 99645

KIM JUNG S
APT 105
2778 LUMEN PARK DR
ANCHORAGE, AK 99507-4273

PACKA MARSHAL
2701 E BEECH WAY
WASILLA, AK 99654

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

QUILL BONNIE
241 S BAILEY ST
PALMER, AK 99645-6323

VANHOOMISSEN JAMES & DIANE TR
PO BOX 873833
WASILLA, AK 99687

MOORE MAKENZIE
10254 E VALLEY CREST DR
PALMER, AK 99645

BLATCHFORD HENRY
417 S COBB ST
PALMER, AK 99645

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

PAINTER DAVIS E & SONIE L
940 NE CEDAR LN
GRANTS PASS, OR 97526-1406

HOPKINS NATHAN C
PO BOX 3302
PALMER, AK 99645

ELECTRIC POWER SYSTEMS INC
#201
3305 ARCTIC BLVD
ANCHORAGE, AK 99503

WINGERT EDW L & JUDITH K
253 S SILVER TIP DR
PALMER, AK 99645

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

PASSPORT LLC
% DALE FOSSELMAN
3562 E TEAGUE TRL
WASILLA, AK 99654

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

JONES MARLA J
125 MONTGOMERY WAY
PALMER, AK 99645-6503

KEELING GERALDINE LAMPARD
243 S BAILEY ST
PALMER, AK 99645

COLONY WAY INVESTMENTS LLC
ALASKA LIFE THE LLC
12120 E WOODSTOCK DR
PALMER, AK 99645

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

CLARK DUSTIN J
516 W QUICK SILVER CIR
PALMER, AK 99645

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

MEDICA THOMAS P & JAYNE C
619 W EDINBOROUGH DR
PALMER, AK 99645-6513

ENBODEN FRANK W JR
ENBODEN JOANNA K
719 W EDINBOROUGH DR
PALMER, AK 99645

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

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

PALMER VICTORY FELLOWSHIP
% WYN MENEFFEE
234 W BEAVER AVE
PALMER, AK 99645-6244

SLATER DAPHNE
210 S ALASKA ST
PALMER, AK 99645

WHITE ALEXANDRA D
189 GREEN VALLEY ST
SOLDOTNA, AK 99669-7870

KULIKOVSKIY ROMAN
410 S COBB ST
PALMER, AK 99645

KEMP TODD A & HEATHER F
505 W EDINBOROUGH DR
PALMER, AK 99645

DAW WHITNEY M
231 W COTTONWOOD AVE
PALMER, AK 99645



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
Phone: 907-745-3709
www.palmerak.org

Received

JAN 30 2023

of Palmer

January 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Lots 8 & 9, Colony Fair subdivision, initiated by Barbara & Joseph Gerard, property owners. The property is located at 260 & 240 S. Cobb Street, Palmer, Alaska.

The property is zoned R-4, High Density Residential. The request is to rezone the property to CL, Commercial Limited. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the Limited Commercial District, please refer to Palmer Municipal Code Chapter 17.29, Limited Commercial District, 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: kmccclure@palmerak.org.

Sincerely,

Kimberly McClure
Community Development Specialist

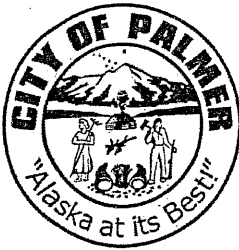


For the following reason, I am (please circle one): in favor of, **NOT in favor of**, or **have no objection to** the issuance of the proposed re-zone from R-4 to CL, Commercial Limited.

A GREAT SPOT FOR AN OPPORTUNITY TO PROVIDE MORE BUSINESS SERVICES TO PALMER.

Name: JOHN & MICHELLE MOOSEY

Address: 333 S. ALASKA STREET, PALMER, AK 99645



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
Phone: 907-745-3709
www.palmerak.org

January 30, 2023

Received

FEB 01 2023

City of Palmer

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Lots 8 & 9, Colony Fair subdivision, initiated by Barbara & Joseph Gerard, property owners. The property is located at 260 & 240 S. Cobb Street, Palmer, Alaska.

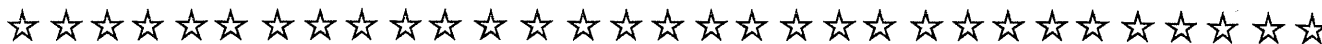
The property is zoned R-4, High Density Residential. The request is to rezone the property to CL, Commercial Limited. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the Limited Commercial District, please refer to Palmer Municipal Code Chapter 17.29, Limited Commercial District, 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.

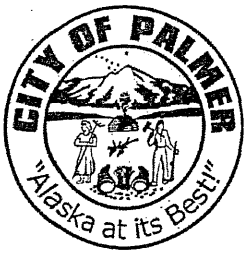
Sincerely,

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 re-zone from R-4 to CL, Commercial Limited.

Name: Jessica Walden
Address: 147 S Bonanza St



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
Phone: 907-745-3709
www.palmerak.org

Received

FEB 08 2023

January 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment application for Lots 8 & 9, Colony Fair subdivision, initiated by Barbara & Joseph Gerard, property owners. The property is located at 260 & 240 S. Cobb Street, Palmer, Alaska.

The property is zoned R-4, High Density Residential. The request is to rezone the property to CL, Commercial Limited. The map on the reverse side of this notice indicates the location of the subject property. For additional information on the Limited Commercial District, please refer to Palmer Municipal Code Chapter 17.29, Limited Commercial District, 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: kmccclure@palmerak.org.

Sincerely,

Kimberly McClure
Community Development Specialist

Star separator line

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 re-zone from R-4 to CL, Commercial Limited.

Handwritten questions: Has there been an 'as built' on the file for the existing structures? Are they in violation or meeting all the requirements that others are expected to meet? Did they already sell the property or list it with the representation that this is already a done deal?

Name: Joseph T. Hanson

Address: 108 East Arctic Ave.

Please, just be consistent across the board with the property owners of Palmer.

Kimberly McClure

From: Austin Grimes <austing_ak@hotmail.com>
Sent: Wednesday, February 8, 2023 7:33 PM
To: Kimberly McClure
Subject: Zoning Map Amendment for 240/260 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.

To Whom it May Concern,

As a Palmer business owner of Twin Peak Properties LLC and owner of property located at 258 South Bailey Street, I am in full support/favor of Barbara and Joseph Gerard's application to rezone their property to Commercial Limited. I see this as a great asset and gives even more potential to our neighborhood. If you have any questions please feel free to reach out to me at 907-232-9756.

Thank you,
Austin Grimes

Sent from my iPhone

Kimberly McClure

From: Palmer AK <palmer-ak@municodeweb.com>
Sent: Thursday, February 9, 2023 1:19 PM
To: Kimberly McClure
Subject: [Kimberly McClure] ammendment application, 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.

Margaret Elaine Rountree (immaggie68@hotmail.com) sent a message using the contact form at <https://www.palmerak.org/>.

Im emailing instead of sending in the form I received reference re-zoning the above lots in Palmer. I am not opposed to the rezoning from R4 to CL except for marijuana stores or high rise buildings. If this is not enough enformation you can contact me at the above email address.

Respectfully,
Elaine Rountree