



City of Palmer
Planning and Zoning Commission Packet

April 20, 2023



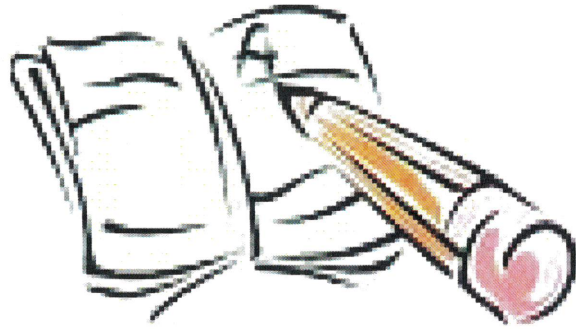
PLANNING & ZONING COMMISSION
REGULAR MEETING
6 PM, THURSDAY, APRIL 20, 2023
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.palmerak.org



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
 - 3. Regular Meeting of March 16, 2023
- F. Reports
- G. Audience Participation
- H. Public Hearings
 - 1. Resolution No. 23-003: A Resolution of the Palmer Planning and Zoning Commission Granting a Conditional Use Permit to Operate a Residential Care Facility for Five Residents in an R-2, Low Density Residential District at 267 South Cobb Street, Palmer, Located on Lots 10 & 11 (10-1), Block 3, ARRC #1
- I. Unfinished Business
- J. New Business
 - 1. IM 23-006: Annual Review of Accessory Dwelling Units (ADUs)
 - 2. Committee of the Whole: Discuss IM 23-007, Review PMC Title 17 Zoning code language regarding Residential Care Facilities in residential districts (Note: Action may be taken by the Commission following the committee of the whole)
 - 3. Committee of the Whole: Discuss IM-23-008, Matanuska-Susitna Borough establishment of Metropolitan Planning Organization in an urbanized area (Note: Action may be taken by the Commission following the committee of the whole)
- K. Plat Reviews
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment



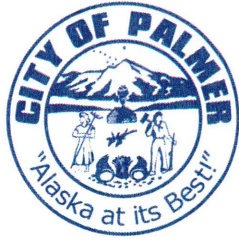
Meeting Minutes

The minutes for the October 20, 2022,
January 19, 2023 & March 16, 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 23-005**

SUBJECT: A Conditional Use Permit Application to operate a residential care facility for five residents in an R-2, Low Density Residential District at 267 S. Cobb Street located on Lots 10 & 11 (10-1), Block 3, ARRC #1.

AGENDA OF: April 20, 2023

ACTION: After consideration, either grant or deny the requested conditional use permit.

Attachment(s):

- 1) Staff report to the Commission
- 2) Resolution No. 23-003
- 3) Application with supplemental information from applicant
- 4) Copy of ADU Permit
- 5) Email correspondence from applicant
- 6) Public Hearing Notice and Vicinity Map
- 7) Copy of mailing address labels
- 8) Responses to Notice (if any)

Summary: The subject parcel is zoned R-2, Low Density Residential. The applicant has applied for a conditional use permit to operate a residential care facility for five residents/patients. A residential care facility for four or fewer patients is a permitted use in the R-2, Low Density District by obtaining a conditional use permit.

Recommendation: Community Development recommends approval of a Conditional Use Permit to operate a residential care facility for five patients/residents in an R-2, Low Density Residential District on Lots 10 & 11 (10-1), Block 3, ARRC #1 with certain conditions listed in Resolution No. 23-003.



Community Development Conditional Use Permit Application Staff Report to Commission

PART I. GENERAL INFORMATION

Location:	Lots 10 & 11 (10-1), Block 3, ARRC #1
Site Address:	267 S. Cobb Street
Request:	To operate a residential care facility for five residents
Applicant & Owner:	Giant Cabbage Properties, LLC (applicant) Jerod T. Perron & Kara C. Kusche (owners)
Public Hearing Date:	April 20, 2023
Notification Requirements:	In accordance with PMC 17.80.030
On April 3, 2023, 173 public hearing notices were mailed to property owners within 1200' of the site. Notification of the public hearing was published in the Frontiersman on April 14, 2023. A total of 17 written comments were received in response, with 15 in favor of, 0 opposed and 2 no objection.	

PART II. BACKGROUND

Site Information:

Lots 10 & 11 (10-1), Block 3, ARRC #1 are located on the corner of S. Cobb Street and W. Birch Avenue, inside the Central Business District. The plat of ARRC #1 recorded on September 6, 1945, as Plat No. 3-124.

Parcel Size:

Lots 10 & 11 (10-1), Block 3, ARRC #1 are 9,667sf (0.22 acres).

Existing Zoning:

R-2, Low Density Residential District intended for residential areas with a combination of multifamily structures consisting of four or fewer dwelling units, single-family residences and a low-to-medium population density.

Surrounding Land Uses:

	Zoning	Land Use for surrounding areas
North	R-2	Low Density Residential
South	R-2	Low Density Residential
East	R-2	Low Density Residential
West	R-4	High Density Residential (formerly Profiles of Excellence child care)



Background Information:

The original structure was issued a Building Permit on July 3, 1962, to construct a three-bedroom structure, dimensions of 42' x 28' with full basement at this location. On August 9, 1974, a Building Permit was issued to construct a two-car garage. The residential structure with attached garage was built across the property line. On May 6, 2021, a Building Permit was issued to convert the attached garage into an Accessory Dwelling Unit (ADU) consisting of approximately 698sf. The owners applied and was approved for an Accessory Dwelling Unit permit on May 27, 2021. *Staff notes during annual ADU review, site visit pictures taken on April 12, 2023, showed two vehicles parked within the right-of-way on S. Cobb Street in front of residence, not parked in designated parking area as shown on accepted parking plan submitted for ADU permit on September 9, 2021 (picture and parking plan attached).*

Considerations:

A Conditional Use Permit allows for flexibility within the zoning ordinance by permitting certain specified uses in zoning districts after additional controls and safeguards are applied by the commission to ensure their compatibility with permitted principal uses. In recommending the granting of a conditional use, the commission may stipulate in writing additional requirements which it finds necessary to carry out the intent of this title. The commission may also impose other conditions and safeguards designed to ensure the compatibility of the conditional use with other uses in the district.

PART III. FINDINGS OF FACT

PMC 17.72.050 In granting a conditional use permit, the Commission must make the following findings:

Fact 1) The conditional use will preserve the value, spirit, character and integrity of the surrounding area;

Applicant’s response:

The property consists of a residential 5 bedroom home and a 2 bedroom accessory dwelling unit that sits on two lots. Additional construction or significant alteration of the property is not proposed. With the proposed conditional use as a residential care facility (assisted living home), the essential use of the property is nearly unchanged and simply serves differing individuals. The value of the property and neighborhood will remain unaffected as the property itself and its use will remain generally unaltered. The conditional use will enhance the spirit, character, and integrity of the neighborhood by making housing offered in the City available to a greater variety of individuals and more in proportion with the general population of the Mat-Su. The home will continue to be well maintained and of a nice aesthetic, inside and out. The assisted living home will be properly licensed by the State of Alaska and managed to those high standards. The property and use will be in compliance with local, state, and federal rules, regulations, statutes, and similar. The population served will be those with developmental delays that need a boost in assistance to live, work, and play in the community. These individuals already live within the community, and this conditional use will allow families to remain in close distance. There are wait lists for assisted living and this is a highly demanded service and need within the community. The conditional use will not increase traffic, noise, or any other nuisance to neighbors. Since most developmentally delayed individuals do not drive, and the anticipated staffing level is 1 person, the amount of traffic serving the home will relatively decrease. Since the main home is 5 bedrooms (without the ADU), and there are 5 proposed residents, the amount of individuals residing in the home will be relatively less dense. The applicant has sufficient funds and expertise to maintain the property and use in a responsive and high quality manner.

Staff finds the following support in the Comprehensive Plan:

- Chapter 6, Land Use, of the Comprehensive Plan Goal 2 of the Comprehensive Plan encourages maintaining high quality residential neighborhoods; promote development of a range of desirable new places to live in Palmer; and
- Chapter 6, Goal 2 under Objective A recommends promoting a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings; and
- Chapter 6, Goal 2 under Objective C speaks of encouraging infill and higher density housing in and around downtown; and to prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the residents and the community.

Staff finds the following facts support a finding that this conditional use will preserve the value, spirit, character and integrity of the surrounding area:

- a) Based on the CUP application, the proposed residential care facility for five residents will be maintained by the property owner; provide staff 24 hours per day and will be properly licensed by the State of Alaska.
- b) The proposed conditional use permit for a residential care facility does create an opportunity to meet a need that is in high demand for those residents in our community who are developmentally delayed and will help support families desiring to stay in close proximity to their loved ones in Palmer. The property is located within the central business district near downtown, in a safe neighborhood that benefits from public infrastructure and has access to sidewalks, nearby parks and open space.
- c) The property is surrounded by R-2 Low Density residential and R-4 High Density residential uses which will be compatible with the use of the structure for a residential care facility thereby preserving the value, spirit, character and integrity of the surrounding area.

Fact 2) The conditional use fulfills all other requirements of this title pertaining to the conditional use in question;

Applicant's response:

The proposed use is generally considered appropriate for the zoning. The impact, or lack thereof, of the conditional use on surrounding property is compatible with the area and makes it even more inclusive for all residents of the community. The application is complete and the fee has been paid at time of submittal. The applicant believes that the application supports all the standards for a conditional use permit as being satisfactorily met. The applicant does not believe that additional requirements, stipulations, or safeguards are needed to meet the standards for this particular conditional use.

Staff finds the following facts support a finding that this conditional use fulfills all other requirements of this title pertaining to the conditional use in question:

- a) PMC 17.24.030 allows for a residential care facility for four or fewer patients through a conditional use permit in the R-2 Low Density Residential District; the applicant is applying for a conditional use permit for a residential care facility for five patients/residents in an R-2 Low Density Residential District.
- b) The proposed residential care facility for five residents fulfills all other requirements of this title pertaining to the conditional use in question as the parking requirement of four spaces will not change with the proposed conditional use. Landscaping is not required for parking lots for single-family and two-family dwellings. The proposed residential care facility will be located within the existing residential structure and does not change the existing setbacks and building height.
- c) The proposed residential care facility will be located within the existing residential structure that was built across the property line and met the minimum required lot size of 7,200 square feet and lot width of 60 feet at the time of construction as required by the zoning code.
- d) An ADU permit was approved on May 27, 2021, to convert the attached garage into a two-bedroom accessory dwelling unit. One of the conditions of the ADU permit is that the owner may not receive any rent from the owner-occupied unit. The ADU permit will need to be revoked upon final inspection of the residential care facility from the Building Inspector because the conversion of the principal dwelling unit (owner-occupied) into a residential care facility will prohibit the owner from receiving any rent from the residential care facility.

Fact 3) Granting the conditional use permit will not be harmful to the public health, safety, convenience and comfort of the neighborhood;

Applicant's response:

The conditional use of residential care facility (assisted living home) will not be harmful to public health. The home's water, sewer, and trash systems are those typical in the city and are well maintained and in good operational use. The number of people and pets residing within the home will decrease with the conditional use, which may be better for the comfort and convenience of the neighborhood. The property will be staffed 24 hours per day with knowledgeable and experienced staff that will be able to immediately rectify any health, safety, convenience, and comfort issues, should any arise. The owner of the property and owner of the business (applicant) is a former Alaska State Trooper and takes safety extremely seriously. His continued presence in the neighborhood will enhance safety.

Staff finds the following facts support a finding that this conditional use permit will not be harmful to the public health, safety, convenience and comfort of the neighborhood:

- a) The proposed residential care facility for five patients/residents will be located within the existing five-bedroom structure and will not be harmful to the public health, safety, convenience and comfort of the neighborhood because it will not increase the demand on public services, such as sewer, water, traffic and public schools.
- b) The proposed residential care facility will be operated in compliance with the standards and conditions outlined in this conditional use permit, and any applicable codes, laws and regulations.
- c) The existing access will be sufficient for the proposed residential care facility use as the change of use from a five-bedroom residential dwelling into a residential care facility for five patients will not cause an increase in the amount of traffic.
- d) To ensure the safety, convenience and comfort of the neighborhood is preserved, all parking is required to be located on the east side of the property adjacent to the alley. No parking is permitted within the right-of-way of S. Cobb Street or W. Birch Avenue.

Fact 4) Sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the conditions;

Applicant's response:

The property currently is in compliance with setbacks, lot areas, and buffers as required. The conditional use does not change much about the property and no building expansion is needed. It is currently used for residential use, and will remain in use for residential use via a residential care facility (assisted living home).

Staff finds the following facts support a finding that sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the conditions:

- a) The existing structure built in 1963 across lots 10 & 11 meets the setback requirements for the R-2, Low Density Residential District; no building expansion is proposed for the residential care facility.
- b) The existing structure met the required lot area of 7,200 square feet and the required minimum lot width of 60 feet in accordance with the zoning code at the time of construction. However, the current code requirement for minimum lot size for two dwelling

units is 10,000sf. No further expansion of the structure in its entirety for additional dwelling units will be permitted due to lot area requirements.

- c) Open space requirements do not apply since the structure was built prior to January 17, 1978, and the footprint has not been significantly altered.
- d) The use of the structure is a single-family residence with the allowance of up to five residential care patients plus required staff. Once the ADU permit has been revoked, the converted garage will not be eligible to become an additional rental unit. If the converted garage is to be used as a part of the Residential Care Facility, it will be subject to a Fire and Life Safety Plan Review.

Fact 5) If the permit is for a public use or structure, is the proposed use or structure located in a manner which will maximize public benefits.

Applicant's response:

No response provided.

Staff finds the following facts:

- a) The requested conditional use permit is not for a public use or structure as the proposed residential care facility and property is under the private ownership of Jerod T. Perron & Kara C. Kusche.

PMC 17.72.070 COMMISSION ACTION

- a) The commission shall render a decision on the application for conditional use permit within 45 calendar days from the date of public hearing.
- b) The zoning administrator shall incorporate any conditions and requirements stipulated by the commission in the conditional use permit.

PART IV. STAFF RECOMMENDATION

A residential care facility for four or fewer patients is a Conditional Use allowed in an R-2, Low Density Residential District. The applicant has applied for a conditional use permit to operate a residential care facility for five patients in an R-2, Low Density Residential District. Based on our review of the request, Community Development recommends approval of the Conditional Use Permit to allow for the operation of a residential care facility for five patients/residents in an R-2, Low Density Residential District, with the following conditions:

- 1) All development must comply with all federal, state and local regulations.
- 2) Obtain all necessary building permits and Fire and Life Safety Plan Review from the City of Palmer Building Department.
- 3) Remain in compliance with the quiet hours established in Palmer Municipal Code Chapter 8.36.025.
- 4) Accessory Dwelling Unit Permit will be revoked after all permitted work has been completed and final inspection of residential care facility from City of Palmer Building Inspector.
- 5) The use of the structure is a single-family residence with the allowance of up to five residential care patients plus required staff. Once the ADU permit has been revoked, the converted garage will not be eligible to become an additional rental unit. If the converted

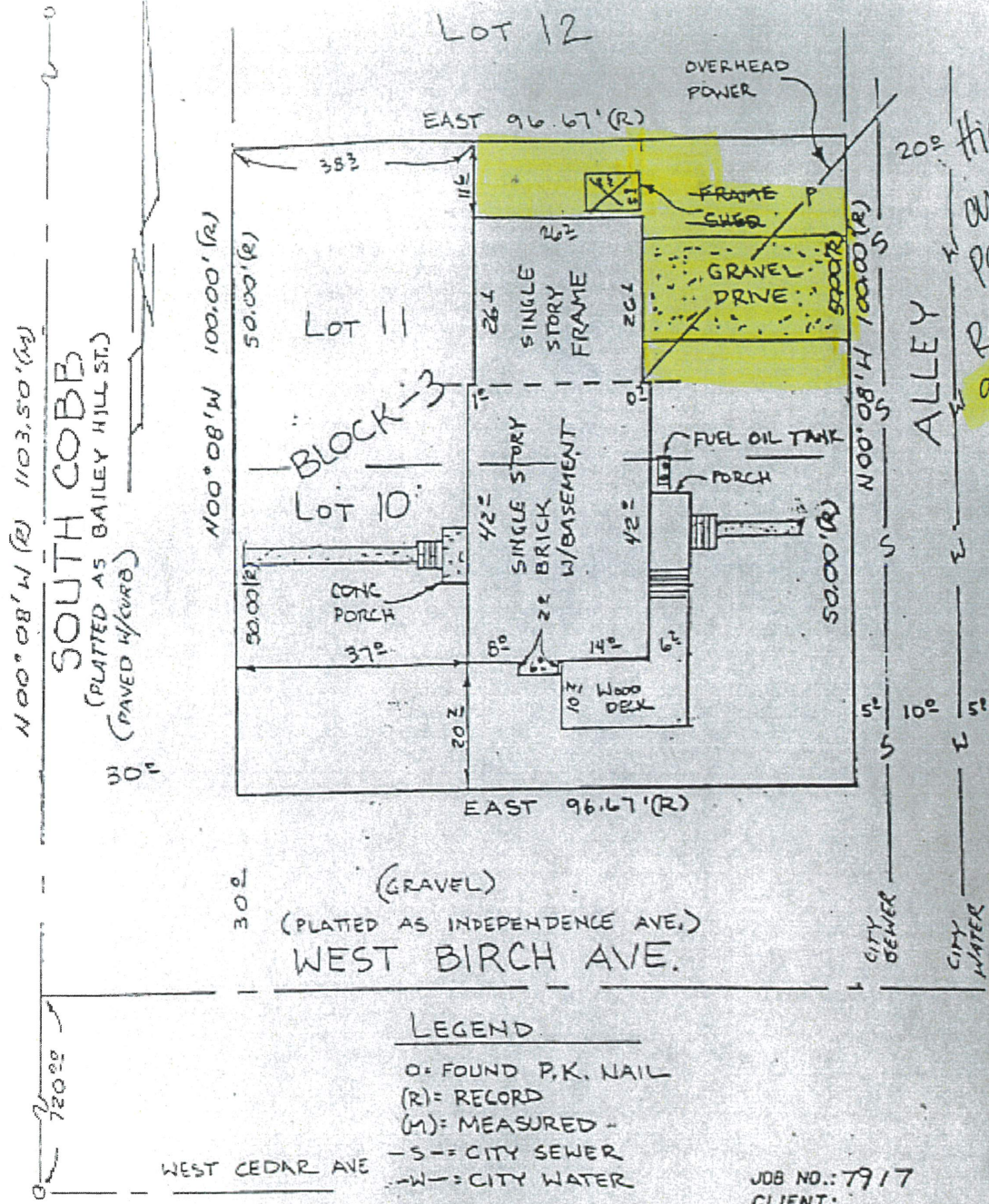
garage is to be used as a part of the Residential Care Facility, it will be subject to a Fire and Life Safety Plan Review.

- 6) No further expansion of the structure in its entirety for additional dwelling units will be permitted due to lot area requirements.
- 7) To ensure the safety, convenience and comfort of the neighborhood is preserved, all parking is required to be located on the east side of the property adjacent to the alley. No parking is permitted within the right-of-way of S. Cobb Street or W. Birch Avenue.

It is recommended that the Planning Commission adopt the Staff's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the operation of a residential care facility for five residents in an R-2, Low Density Residential District.

PMC 17.72.080 APPEAL

The commission's action may be appealed pursuant to Chapter 17.98 PMC by any party, including a city official. The right of appeal is forfeited unless a written appeal is delivered to the clerk within 20 calendar days of the commission's decision.



Highlighted area = parking.
Revised 9/9/21

SCALE: 1" = 20' PLOT PLAN: AS-BUILT: ✓ H.A.P. DRAWN BY: WLL CHECKED BY: L

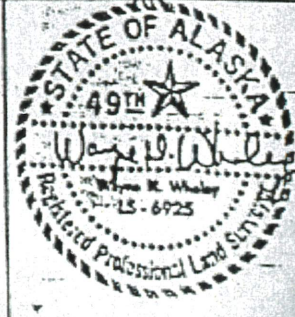
DENALI ENGINEERS & SURVEYORS

P.O. BOX 873447, NASTILLA, ALASKA 99687

I HEREBY CERTIFY THAT THE IMPROVEMENTS SITUATED ON LOT 10/11, BLOCK 3 ... ALASKA SUB. No. 1 PALMER RECORDING DISTRICT, AK, ARE WITHIN THE PROPERTY LINES AND DO NOT ENCRUCH ON THE PROPERTY LYING ADJACENT THERETO. THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCRUCH ON THE PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HERED.

DATED THIS 13TH DAY OF NOVEMBER, 1988, NASTILLA, ALASKA

IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER, PRIOR TO CONSTRUCTION, TO VERIFY PROPERTY LINES AND PROPOSED BUILDING GRADE RELATIVE TO FINISH GRADE AND UTILITY CONNECTIONS AND TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED ...





PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 23-003

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION GRANTING A CONDITIONAL USE PERMIT TO OPERATE A RESIDENTIAL CARE FACILITY FOR FIVE PATIENTS/RESIDENTS IN AN R-2, LOW DENSITY RESIDENTIAL DISTRICT AT 267 SOUTH COBB STREET, PALMER, LOCATED ON LOTS 10 & 11 (10-1), BLOCK 3, ARRC #1

WHEREAS, a residential care facility for four or fewer patients is listed under 17.24.030(D) as uses that may be permitted in the R-2, Low Density Residential District by obtaining a conditional use permit; and

WHEREAS, Giant Cabbage Properties, LLC, applicant and Jerod T. Perron and Kara C. Kusche, owners of record, submitted a Conditional Use Permit application on March 16, 2023, for a Conditional Use Permit to operate a residential care facility for five residents in an R-2, Low Density Residential District; and

WHEREAS, Conditional Use Permits are authorized by the Planning and Zoning Commission of the City of Palmer in accordance with PMC 17.72; and

WHEREAS, on April 3, 2023, 173 public hearing notices were mailed to property owners within 1,200 feet of the site in accordance with PMC 17.80.030. Notification of the public hearing was published in the Frontiersman on April 14, 2023. A total of 17 written comments were received in response, with 15 in favor of, 0 opposed and 2 no objection; and

WHEREAS, the Commission has made the following findings that do support the issuance of a Conditional Use Permit to operate a residential care facility for five residents in an R-2, Low Density Residential District:

Finding 1: Chapter 6, Land Use, of the Comprehensive Plan Goal 2 of the Comprehensive Plan encourages maintaining high quality residential neighborhoods; promote development of a range of desirable new places to live in Palmer; and

Chapter 6, Goal 2 under Objective A recommends promoting a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings; and

Chapter 6, Goal 2 under Objective C speaks of encouraging infill and higher density housing in and around downtown; and to prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the residents and the community.

Based on the CUP application, the proposed residential care facility for five residents will be maintained by the property owner; provide staff 24 hours per day and will be properly licensed by the State of Alaska.

The proposed conditional use permit for a residential care facility does create an opportunity to meet a need that is in high demand for those residents in our community who are developmentally delayed and will help support families desiring to stay in close proximity to their loved ones in Palmer. The property is located within the central business district near downtown, in a safe neighborhood that benefits from public infrastructure and has access to sidewalks, nearby parks and open space.

The property is surrounded by R-2 Low Density residential and R-4 High Density residential uses which will be compatible with the use of the structure for a residential care facility thereby preserving the value, spirit, character and integrity of the surrounding area.

Finding 2: The request is able to meet all other requirements of this title because:

- a) PMC 17.24.030 allows for a residential care facility for four or fewer patients through a conditional use permit in the R-2 Low Density Residential District; the applicant is applying for a conditional use permit for a residential care facility for five patients/residents in an R-2 Low Density Residential District; and
- b) The proposed residential care facility for five residents fulfills all other requirements of this title pertaining to the conditional use in question as the parking requirement of four spaces will not change with the proposed conditional use. Landscaping is not required for parking lots for single-family and two-family dwellings. The proposed residential care facility will be located within the existing residential structure and does not change the existing setbacks and building height.
- c) The proposed residential care facility will be located within the existing residential structure that was built across the property line and met the minimum required lot size of 7,200 square feet and lot width of 60 feet at the time of construction as required by the zoning code.
- d) An ADU permit was approved on May 27, 2021, to convert the attached garage into a two-bedroom accessory dwelling unit. One of the conditions of the ADU permit is that the owner may not receive any rent from the owner-occupied unit. The ADU permit will need to be revoked upon final inspection of the residential care facility from the Building Inspector because the conversion of the principal dwelling unit (owner-occupied) into a residential care facility will prohibit the owner from receiving any rent from the residential care facility.

Finding 3: The proposed residential care facility for five patients/residents will be located within the existing five-bedroom structure and will not be harmful to the public health, safety, convenience and comfort of the neighborhood because it will not increase the demand on public services, such as sewer, water, traffic and public schools.

The proposed residential care facility will be operated in compliance with the standards and conditions outlined in this conditional use permit, and any applicable codes, laws and regulations.

The existing access will be sufficient for the proposed residential care facility use as the change of use from a five-bedroom residential dwelling into a residential care facility for five patients will not cause an increase in the amount of traffic.

To ensure the safety, convenience and comfort of the neighborhood is preserved, all parking is required to be located on the east side of the property adjacent to the alley. No parking is permitted within the right-of-way of S. Cobb Street or W. Birch Avenue.

Finding 4: The existing structure built in 1963 across lots 10 & 11 meets the setback requirements for the R-2, Low Density Residential District; no building expansion is proposed for the residential care facility.

The existing structure met the required lot area of 7,200 square feet and the required minimum lot width of 60 feet in accordance with the zoning code at the time of construction. However, the current code requirement for minimum lot size for two dwelling units is 10,000sf. No further expansion of the structure in its entirety for additional dwelling units will be permitted due to lot area requirements.

Open space requirements do not apply since the structure was built prior to January 17, 1978, and the footprint has not been significantly altered.

The use of the structure is a single-family residence with the allowance of up to five residential care patients plus required staff. Once the ADU permit has been revoked, the converted garage will not be eligible to become an additional rental unit. If the converted garage is to be used as a part of the Residential Care Facility, it will be subject to a Fire and Life Safety Plan Review.

Finding 5: The requested conditional use permit is not for a public use or structure as the proposed short-term rental and property is under the private ownership of Jerod T. Perron & Kara C. Kusche.

Per PMC 17.89.080, Standards for a conditional use permit, the additional standards have been sufficiently addressed.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby approve the requested Conditional Use Permit for a residential care facility for five patients/residents located on Lots 10 & 11 (10-1), Block 3, ARRC #1 with the following conditions:

- 1) All development must comply with all federal, state and local regulations.
- 2) Obtain all necessary building permits and Fire and Life Safety Plan Review from the City of Palmer Building Department.
- 3) Remain in compliance with the quiet hours established in Palmer Municipal Code Chapter 8.36.025.
- 4) Accessory Dwelling Unit Permit will be revoked after all permitted work has been completed and final inspection of residential care facility from City of Palmer Building Inspector.

- 5) The use of the structure is a single-family residence with the allowance of up to five residential care patients plus required staff. Once the ADU permit has been revoked, the converted garage will not be eligible to become an additional rental unit. If the converted garage is to be used as a part of the Residential Care Facility, it will be subject to a Fire and Life Safety Plan Review.
- 6) No further expansion of the structure in its entirety for additional dwelling units will be permitted due to lot area requirements.
- 7) To ensure the safety, convenience and comfort of the neighborhood is preserved, all parking is required to be located on the east side of the property adjacent to the alley. No parking is permitted within the right-of-way of S. Cobb Street or W. Birch Avenue.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 20th day of April 2023.

Casey Peterson, Chairman

Kimberly A. McClure
Community Development Specialist



**City of Palmer
Community Development Department**

645 E. Cope Industrial Way, Palmer, Alaska 99645

Phone: 907-745-3709

www.palmerak.org

Received

MAR 16 2023

Conditional Use Permit Application *City of Palmer*

Applicant: Giant Cabbage Properties LLC

Property Location: 267 S. Cobb Street, Palmer, AK 99645

Owner of Record: Jerod T. Perron and Kara C. Kusche

Description of Request: Residential Care Facility / Assisted Living Home for 5 Residents

Zone: R-2 Low Density Residential / Central Business District

Is the request for a public use or public structure: no

The following items **must** be shown on the site plan:

- Lot dimensions
- Setbacks
- Location of all buildings and structures
- Access points
- Drainage pattern
- Vehicular and pedestrian circulation patterns
- Parking spaces (with dimensions)
- Building-mounted and free-standing signage (*none*)
- Landscaping

Please provide a written narrative explaining how your project will meet the following requirements. Use additional sheets if necessary.

1. The conditional use will preserve the value, spirit, character and integrity of the surrounding area.

See additional sheet.

2. The conditional use fulfills all other requirements of Palmer Municipal Code 17.72 pertaining to the conditional use in question.

See additional sheet.

3. Granting the conditional use permit will not be harmful to the public health, safety, convenience and comfort of the neighborhood.

See additional sheet.

4. Sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the conditions.

See additional sheet.

5. If the permit is for a public use or structure, is the proposed use or structure located in a manner which will maximize public benefits?

See additional sheet

Date of application: 3/15/2023

\$500.00 Filing fee paid: yes - check 685

Kara Koche

Signature of owner's authorized representative

11709 E. Kurok Circle, Palmer, AK 99645

Mailing address

907-350-4180

Phone/Contact number/~~Fax number~~

*Please provide documentation with owner's signature authorizing this application request with application.

✓ included.

Additional Sheet to Supplement the 3/15/2023 Conditional Use Permit for 267 S. Cobb Street

1. The conditional use will preserve the value, spirit, character and integrity of the surrounding area.

The property consists of a residential 5 bedroom home and a 2 bedroom accessory dwelling unit that sits on two lots. Additional construction or significant alteration of the property is not proposed. With the proposed conditional use as a residential care facility (assisted living home), the essential use of the property is nearly unchanged and simply serves differing individuals. The value of the property and neighborhood will remain unaffected as the property itself and its use will remain generally unaltered. The conditional use will enhance the spirit, character, and integrity of the neighborhood by making housing offered in the City available to a greater variety of individuals and more in proportion with the general population of the Mat-Su. The home will continue to be well maintained and of a nice aesthetic, inside and out. The assisted living home will be properly licensed by the State of Alaska and managed to those high standards. The property and use will be in compliance with local, state, and federal rules, regulations, statutes, and similar. The population served will be those with developmental delays that need a boost in assistance to live, work, and play in the community. These individuals already live within the community, and this conditional use will allow families to remain in close distance. There are wait lists for assisted living and this is a highly demanded service and need within the community. The conditional use will not increase traffic, noise, or any other nuisance to neighbors. Since most developmentally delayed individuals do not drive, and the anticipated staffing level is 1 person, the amount of traffic serving the home will relatively decrease. Since the main home is 5 bedrooms (without the ADU), and there are 5 proposed residents, the amount of individuals residing in the home will be relatively less dense. The applicant has sufficient funds and expertise to maintain the property and use in a responsive and high quality manner.

2. The conditional use fulfills all other requirements of Palmer Municipal Code 17.72 pertaining to the conditional use in question.

The proposed use is generally considered appropriate for the zoning. The

impact, or lack thereof, of the conditional use on surrounding property is compatible with the area and makes it even more inclusive for all residents of the community. The application is complete and the fee has been paid at time of submittal. The applicant believes that the application supports all the standards for a conditional use permit as being satisfactorily met. The applicant does not believe that additional requirements, stipulations, or safeguards are needed to meet the standards for this particular conditional use.

3. Granting the conditional use permit will not be harmful to the public health, safety, convenience and comfort of the neighborhood.

The conditional use of residential care facility (assisted living home) will not be harmful to public health. The home's water, sewer, and trash systems are those typical in the city and are well maintained and in good operational use. The number of people and pets residing within the home will decrease with the conditional use, which may be better for the comfort and convenience of the neighborhood. The property will be staffed 24 hours per day with knowledgeable and experienced staff that will be able to immediately rectify any health, safety, convenience, and comfort issues, should any arise. The owner of the property and owner of the business (applicant) is a former Alaska State Trooper and takes safety extremely seriously. His continued presence in the neighborhood will enhance safety.

4. Sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the conditions.

The property currently is in compliance with setbacks, lot areas, and buffers as required. The conditional use does not change much about the property and no building expansion is needed. It is currently used for residential use, and will remain in use for residential use via a residential care facility (assisted living home).

To: City of Palmer

From: Jerod Perron and Kara Kusche

CC: Giant Cabbage Properties LLC

Date: March 15, 2023

Re: Owner Authorization for Conditional Use Permit Application for 267 S. Cobb Street

Received

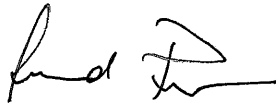
MAR 16 2023

Palmer

We would like to provide this additional information and authorization to supplement the Conditional Use Permit Application for 267 S. Cobb Street. We, Jerod T. Perron and Kara C. Kusche, are the owners of record for the subject property. We are also the sole owners of Giant Cabbage Properties LLC, the applicant of the Conditional Use Permit. We will continue to maintain residence a minimum of 6 months per year. We as owners of the property, we authorize Giant Cabbage Properties LLC to apply for the Conditional Use Permit and have our full support.

Please call (907) 350-4180 with any questions.

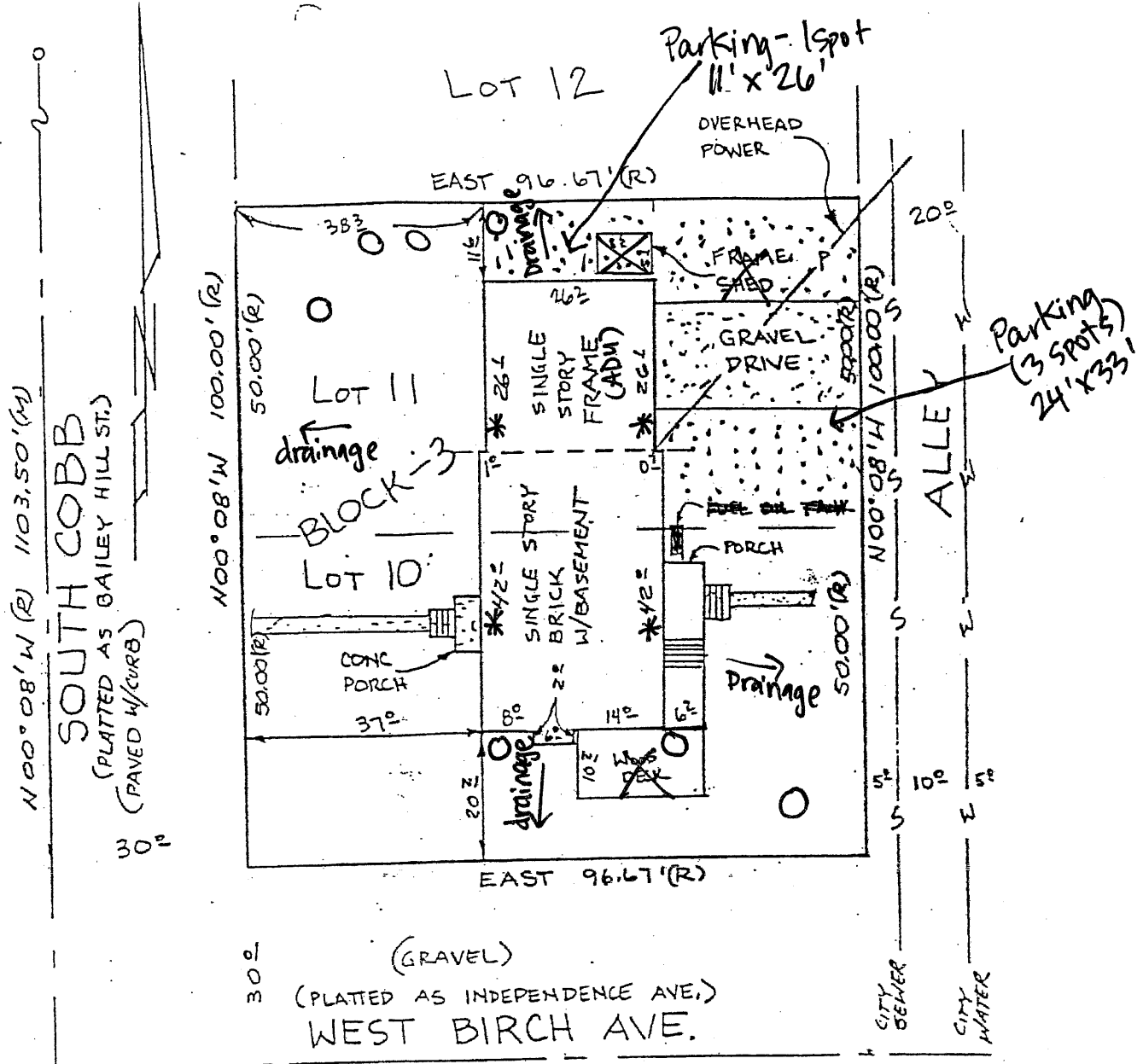
Thank you,



Jerod T. Perron



Kara C. Kusche



LEGEND

- O = FOUND P.K. NAIL
- (R) = RECORD
- (M) = MEASURED
- S- = CITY SEWER
- W- = CITY WATER

* = access point (door)
 O = tree or large bush landscaping

JOB NO.: 7917
 CLIENT:
 FIELD BOOK: R.N.S. #10

SCALE: 1" = 20'	PLOT PLAN:	AS-BUILT: <input checked="" type="checkbox"/>	MAP:	DRAWN BY: WJL	CHECKED BY: L
-----------------	------------	---	------	---------------	---------------

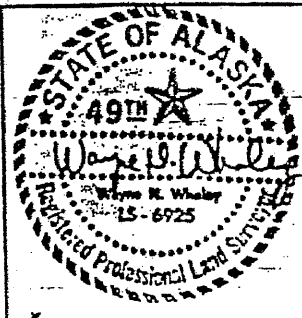
DENALI ENGINEERS & SURVEYORS

P.O. BOX 873447
 WASILLA, ALASKA 99587

I HEREBY CERTIFY THAT THE IMPROVEMENTS SITUATED ON LOT 10 & 11, BLOCK 3 ...
 ARRC SUB. No. 1 PALMER RECORDING DISTRICT, AK. ARE WITHIN THE
 PROPERTY LINES AND DO NOT ENCRDACH ON THE PROPERTY LYING ADJACENT THERETO.
 THAT NO IMPROVEMENTS ON PROPERTY LYING ADJACENT THERETO ENCRDACH ON THE
 PREMISES IN QUESTION AND THAT THERE ARE NO ROADWAYS, TRANSMISSION LINES
 OR OTHER VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS INDICATED HEREDON.

DATED THIS 13TH DAY OF NOVEMBER, 1988, WASILLA, ALASKA

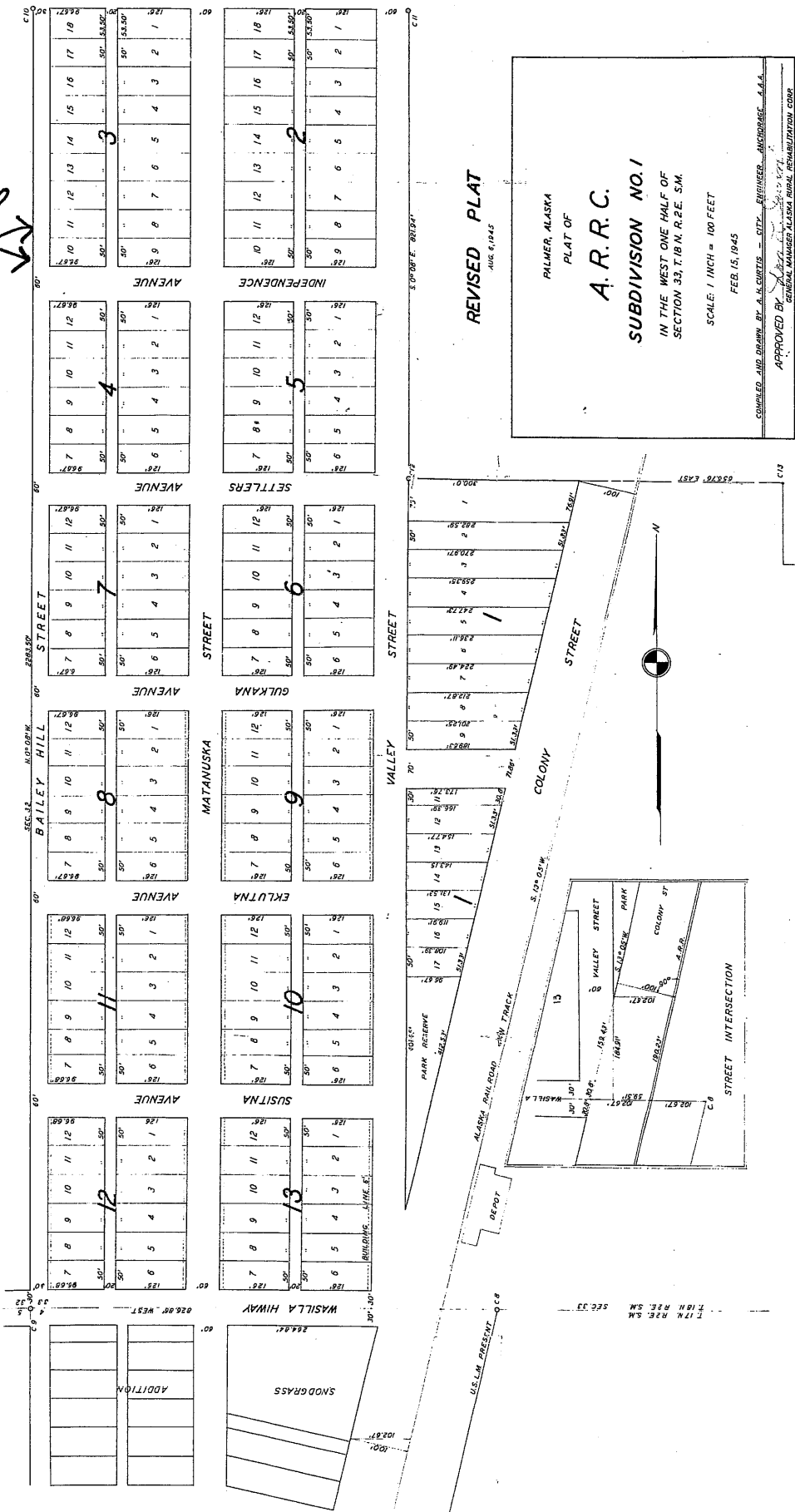
IT IS THE RESPONSIBILITY OF THE OWNER OR BUILDER, PRIOR TO CONSTRUCTION,
 TO VERIFY PROPERTY LINES AND PROPOSED BUILDING GRADE RELATIVE TO FINISH
 GRADE AND UTILITY CONNECTIONS AND TO DETERMINE THE EXISTENCE OF ANY
 EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED
 INSTRUMENT.



267 S. Cobb
 Block 3
 Lots 10 & 11



Block 3 Page 122



REVISED PLAT
 AUG 6, 1945

PALMER, ALASKA
 PLAT OF
A. R. R. C.
 SUBDIVISION NO. 1
 IN THE WEST ONE HALF OF
 SECTION 33, T. 18 N., R. 2 E., S. 4 M.

SCALE 1 INCH = 100 FEET
 FEB. 15, 1945

COMPILED AND DRAWN BY A. CURTIS - CITY ENGINEER - ANCHORAGE, A.A.A.
 APPROVED BY [Signature] - SUPERVISOR - FEB. 15, 1945
 GENERAL MANAGER ALASKA RURAL REHABILITATION CORP.



17N R2E S4M SEC 33
 17N R2E S4M SEC 33



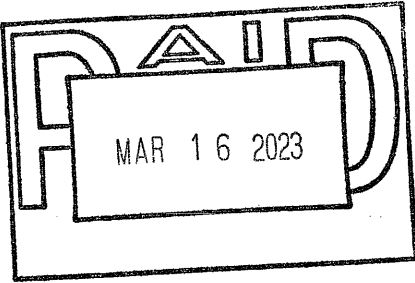
PALMER COMMUNITY DEVELOPMENT

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.: CD23-033

Invoice Date: 03/16/2023

Sold To: GIANT CABBAGE PROPERTIES LLC
11709 E. KYROK CIR.
PALMER, AK 99645

Qty	Description	Price
	<p>CONDITIONAL USE PERMIT REQUEST A.R.R.C. #1, Lot 10-1, Block 3 267 S. Cobb St.</p> 	\$500.00

01-00-00-3427

TOTAL
\$500.00

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

City of Palmer

COMMUNITY DEVELOPMENT

Accessory Dwelling Unit Permit No. 21-002

Property Owner's Name: Kara Kusche and Jerod Perron

Property Owner's Physical Address: 267 S. Cobb St, Palmer

The City of Palmer Community Development upon consideration of an application for an accessory dwelling unit permit by Kara Kuche and Jerod Perron, hereby approves an accessory dwelling unit to be located on tax parcel 5001B03L010-1, Lot 10-1, AARC#1 Subdivision, Palmer, Alaska subject to the conditions, controls, and safeguards stated in this permit and in conformance with the requirements of Palmer Municipal Code 17.86 Accessory Dwelling Units.

Permit Term: This Accessory Dwelling Unit (ADU) permit shall be perpetual, so long as the application is in conformance with PMC 17.86.

Other Conditions:

- 1) One ADU is permitted per residentially or agriculturally zoned lot larger than 10,000 square feet.
- 2) One ADU may be added to or created within a detached single-family dwelling on a lot, tract, or parcel, if the detached single-family dwelling is the sole principal dwelling on the lot, tract, or parcel.
- 3) The owner must occupy either the principal or accessory dwelling unit a minimum of six months each calendar year.
- 4) The owner may not receive any rent from the owner-occupied unit.
- 5) Detached ADUs not part of a garage may be developed only on lots of 20,000 square feet or larger.
- 6) An ADU may be developed in either an existing or a new dwelling unit.
- 7) An ADU shall not be permitted on any lot with a bed and breakfast or childcare center. Other home occupations shall be allowed, subject to existing regulation, in either the ADU or the principal dwelling unit, but not both.
- 8) For purposes of securing financing, a potential owner may request and receive a letter of pre-approval from the city indicating property is eligible for an ADU permit if the potential owner completes the application process and construction in accordance with this section.
- 9) An ADU shall not be sold separately unless legally subdivided.

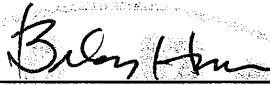
Every term and condition of this permit is binding upon the Owner occupying the property. The use of the term Owner in reference to the terms and conditions of this permit shall be construed to include any person named on the deed, a contract purchaser, or the beneficiary of a trust named on the deed.

As a condition of the building permit for an ADU the property owner shall file with the State of Alaska Recorder's Office a covenant pertaining to the property stating that the title company shall notify the city of Palmer within 30 calendar days of change of ownership. The above declaration is binding upon any successor in ownership of the property; lack of compliance shall be cause for revocation of the permit.

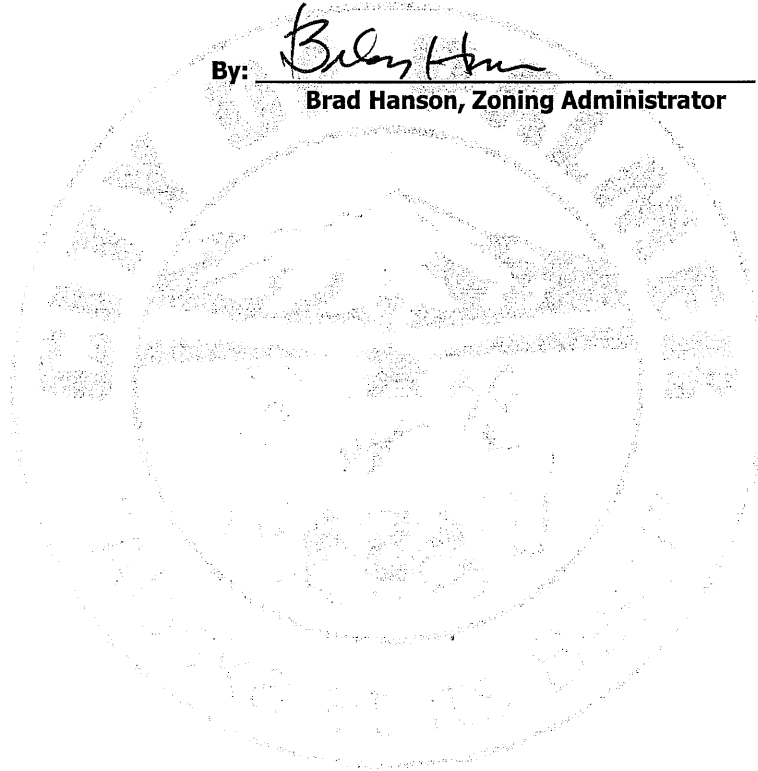
An ADU permit is not transferable to any other property or person. When a property with an ADU is sold or otherwise transferred, the new owner must apply for an ADU permit as set forth in PMC 17.86.020 within 60 days from the date of transfer.

Dated this 27th day of May, 2021 for Palmer Community Development.

By:



Brad Hanson, Zoning Administrator



Affidavit

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

Jerod Perron, being first duly sworn/affirmed, says that I am the Owner of Lot 010-1, Block 03, AARC#1 Subdivision, and hereby affirms that at least one owner will occupy the principal dwelling or the accessory unit and that the ADU will conform to the requirements of Permit No. 21-002 and the requirements of Palmer Municipal Code 17.86 Accessory Dwelling Units.

Dated this 4th day of August, 2021.

By: [Signature]
Kara Kuche and Jerod Perron
(Owner, or Designated Rep)

Subscribed and sworn to before me, in my presence, this 4th day of August, 2021, a Notary Public in and for the State of Alaska.

Joan E. Patterson
NOTARY PUBLIC FOR STATE OF ALASKA
Official Seal
State of Alaska
NOTARY PUBLIC
JOAN E. PATTERSON
My Commission Expires: With Office

Kimberly McClure

From: Kristy Bernier <kkbernier@icloud.com>
Sent: Friday, April 7, 2023 9:31 AM
To: Kimberly McClure
Subject: Fwd: [Kristy Thom Bernier] Conditional Use permit at 267 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.

Begin forwarded message:

From: Palmer AK <palmer-ak@municodeweb.com>
Date: April 7, 2023 at 9:15:42 AM AKDT
To: kkbernier@icloud.com
Subject: [Kristy Thom Bernier] Conditional Use permit at 267 S. Cobb St.
Reply-To: jerod.perron@gmail.com

Jerod Perron (jerod.perron@gmail.com) sent a message using the contact form at <https://www.palmerak.org/>.

Dear Linda Combs,

My name is Jerod Perron and I am on the April 20th Planning and Zoning Commission agenda regarding the Conditional Use Permit application for 267 S. Cobb Street, submitted by Giant Cabbage Properties LLC. I am reaching out to you today to answer any questions or concerns you may have about the proposal I have submitted to open a much-needed Residential Care Facility (Assisted Living Home). The home will care for intellectually delayed persons in the heart of downtown Palmer, where many of the residents work and recreate. According to the State of Alaska, Senior and Disability Services Division, there are no other licensed assisted living homes in the City of Palmer to meet this need or population. Having an assisted living home within the City jurisdiction provides this underserved population with access to all the fantastic activities and small town feel many want and deserve. This is accomplished by preserving the existing use of the home and neighborhood. There is a co-op business just down the road from my proposed location of the home which assists and empowers individuals that make their own items to bring them to market.

I am hoping to provide a licensed home for no more than five individuals and plan to run, manage, and operate the business myself. I am looking forward to your support in continuing to establish how welcoming Palmer is to all of its citizens, including the intellectually delayed. Please reach out with any questions, curiosities, or concerns- I am happy to chat or provide additional information.

Thank you,

Giant Cabbage Properties LLC
Jerod Perron, Owner and Operator

907-632-6204

Kimberly McClure

From: Brad Hanson
Sent: Friday, April 7, 2023 1:14 PM
To: Kimberly McClure
Subject: RE: [John Murphy] Conditional Use permit at 267 S. Cobb St.

Lets make this a part of the packet so everybody knows contact was made with commissioners. Fortunately all were contacted so they all have the same info.

Brad

From: Kimberly McClure <kmclure@palmerak.org>
Sent: Friday, April 7, 2023 12:40 PM
To: carjo1997 <carjo1997@gci.net>
Cc: Brad Hanson <bahanson@palmerak.org>
Subject: RE: [John Murphy] Conditional Use permit at 267 S. Cobb St.

Thank you John – I will let Brad know that you received this email.

Kimberly McClure
Community Development Specialist
City of Palmer – Community Development
645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone (907) 761-1306
<mailto:kmclure@palmerak.org>

From: carjo1997 <carjo1997@gci.net>
Sent: Friday, April 7, 2023 12:38 PM
To: Kimberly McClure <kmclure@palmerak.org>
Subject: FW: [John Murphy] Conditional Use permit at 267 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.

Kimberly,

See the email I received below.

Thank you,

John Murphy
carjo1997@gci.net
907-891-0585

----- Original message -----

From: Palmer AK <palmer-ak@municodeweb.com>

Date: 4/7/23 9:12 AM (GMT-09:00)

To: carjo1997@gci.net

Subject: [John Murphy] Conditional Use permit at 267 S. Cobb St.

Jerod Perron (jerod.perron@gmail.com) sent a message using the contact form at <https://www.palmerak.org/>.

Dear Linda Combs,

My name is Jerod Perron and I am on the April 20th Planning and Zoning Commission agenda regarding the Conditional Use Permit application for 267 S. Cobb Street, submitted by Giant Cabbage Properties LLC. I am reaching out to you today to answer any questions or concerns you may have about the proposal I have submitted to open a much-needed Residential Care Facility (Assisted Living Home). The home will care for intellectually delayed persons in the heart of downtown Palmer, where many of the residents work and recreate. According to the State of Alaska, Senior and Disability Services Division, there are no other licensed assisted living homes in the City of Palmer to meet this need or population. Having an assisted living home within the City jurisdiction provides this underserved population with access to all the fantastic activities and small town feel many want and deserve. This is accomplished by preserving the existing use of the home and neighborhood. There is a co-op business just down the road from my proposed location of the home which assists and empowers individuals that make their own items to bring them to market.

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Thank you,

Giant Cabbage Properties LLC

Jerod Perron, Owner and Operator

907-632-6204

▪



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

April 3, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission has received an application for a Conditional Use Permit submitted by Giant Cabbage Properties, LLC, applicant and Jerod T. Perron and Kara C. Kusche, owners of record. The applicants ask permission to operate a Residential Care Facility and permit five residents in an R-2 zoned, Low Density Residential District. The property is located on Lots 10 and 11 (10-1), Block 3, ARRC #1; and the street address for the site is 267 South Cobb Street, Palmer, Alaska. The map on the reverse side of this notice indicates the location of the subject parcel.

For information on conditional uses in the R-2 Low Density Residential District, please refer to Palmer Municipal Code Chapter 17.24 – R-2 Low Density Residential District, located online at: www.palmerak.org

The Commission will hold a Public Hearing to consider this application and to allow for public comments as well. The meeting will be held on April 20, 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 April 14, 2023. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to (907) 745-5443 or emailed to: kmcclore@palmerak.org.

Sincerely,

Kimberly McClure
Community Development Specialist



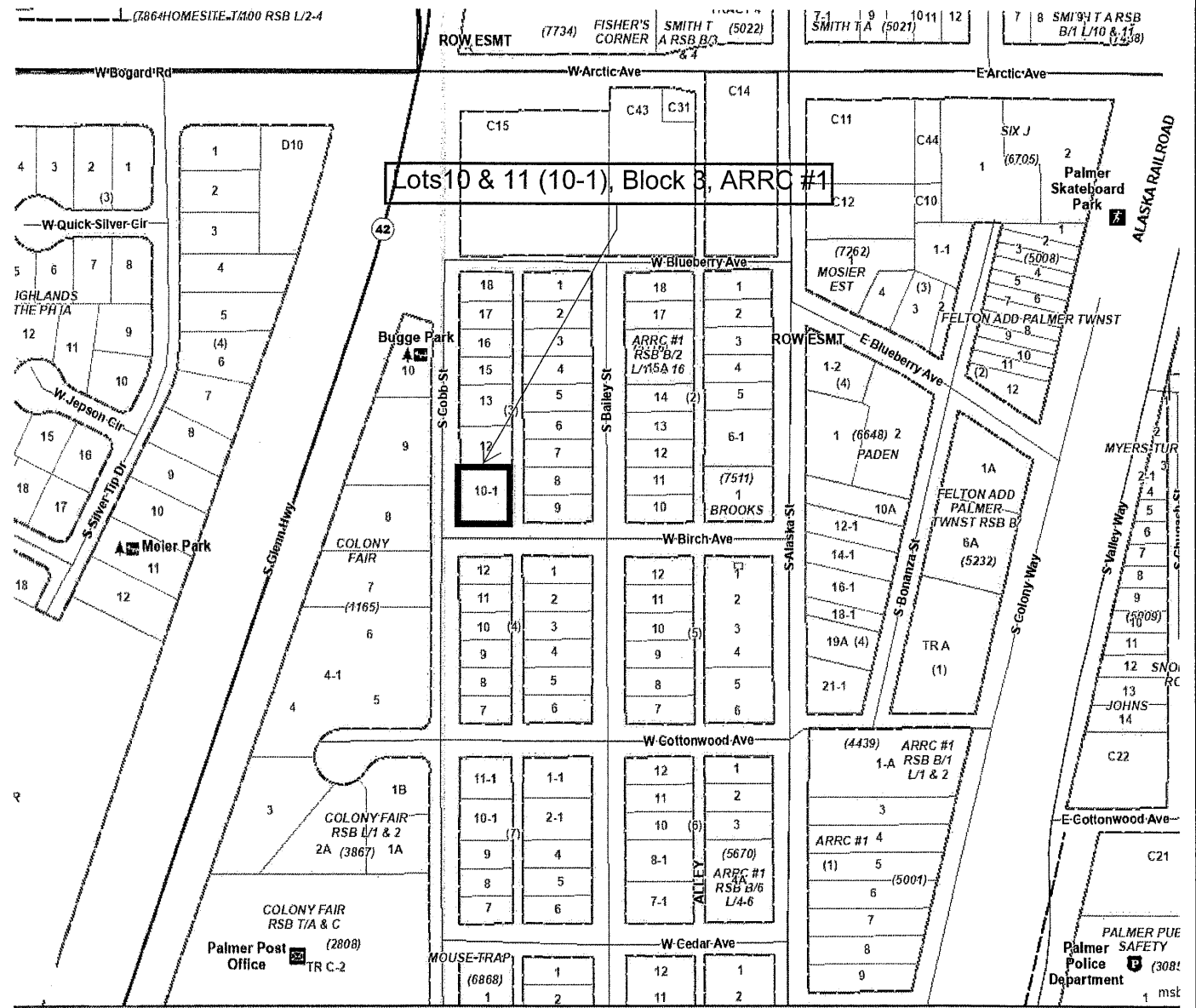
For the following reason, I am (please circle) (in favor of), (NOT in favor of), (have no objection to) the issuance of the proposed Conditional Use Permit.

Name: _____

Address: _____



VICINITY MAP



Location of Residential Care Facility for 5 residents at 267 S. Cobb Street; Lots 10 & 11 (10-1), Block 3, ARRC #1 located in Section 33, Township 18 North, Range 2 East, in Palmer, Alaska.

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

DITTBRENDER THOMAS A
223 S SILVER TIP DR
PALMER AK 99645

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

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

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

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

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

LIPE BRITT
301 SILVER TIP DR
PALMER AK 99645

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

BARNETT ROSS A
128 E AUKLET AVE
PALMER AK 99645

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

SNYDER FAM TR
208 W CEDAR AVE
PALMER AK 99645

LEE CYNTHIA M
PO BOX 2401
PALMER AK 99645-2401

BERBERICH INVESTMENTS LLC
532 E EAGLE AVE
PALMER AK 99645

PACKA MARSHAL
2701 E BEECH WAY
WASILLA AK 99654

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

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

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

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

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

R&R DUNLAP TRUST
237 S VALLEY WAY
PALMER AK 99645

WHITMORE ENTERPRISES LLC
1200 S BADGER RD
PALMER AK 99645

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

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

BERGER PAUL R
15250 EVERGREEN RIDGE
ANCHORAGE AK 99516

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

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

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

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

JOHNSON DELENA
PO BOX 944
PALMER AK 99645-0944

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

STONEKING RUSSELL & ANNE
3803 MUKTUK TRL
DELTA JUNCTION AK 99737

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

CULLEN TEA
4820 S ESCALON BELLOTA RD
FARMINGTON CA 95230

FLETCHERS CONST INC
PO BOX 870184
WASILLA AK 99687-0184

GUTHRIE STANLEY L
PO BOX 2367
PALMER AK 99645-2367

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

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

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

HALE JOSEPH
15581 E TEELING CIR
PALMER AK 99645

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

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

BOUCHARD JULIE M
134 E AUKLET AVE
PALMER AK 99645

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

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

KOPPERUD NOEL H
PO BOX 4470
PALMER AK 99645-4470

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

MCLEAN ROSALYN H
783 PASEO CRESTRA
SANTA FE NM 87501

U S POSTAL SERVICE
500 S COBB ST
PALMER AK 99645

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

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

BRANCH JAKE
7530 E SARASOTA DR
WASILLA AK 99654

WARNKE RANDY L
4380 E HAMILTON CT
WASILLA AK 99654

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

SILVER EDNA FAY
530 JEPSON CIR
PALMER AK 99645-6521

FAMILY CHRISTIAN CENTER
PO BOX 2491
PALMER AK 99645-2491

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

JOHNSON SALLY J
620 W EDINBOROUGH DR
PALMER AK 99645

KONYOT WILLIAM H
233 SILVER TIP DR
PALMER AK 99645

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

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

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

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

VANHOOISSSEN JAMES & DIANE TR
PO BOX 873833
WASILLA AK 99687

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

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

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

NICODEMUS TENDRA
167 W AUKLET AVE
PALMER AK 99645

HOPKINS NATHAN C
PO BOX 3302
PALMER AK 99645

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

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

BLATCHFORD HENRY
417 S COBB ST
PALMER AK 99645

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

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

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

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

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

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

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

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

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

MATANUSKA TELEPHONE ASSN
PO BOX 3550
PALMER AK 99645-3550

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

BROOKS PROPERTIES LLC
3680 S SKY RANCH LOOP
PALMER AK 99645

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

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

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

RODEHEAVER RAYMOND
#801
1200 W DIMOND BLVD
ANCHORAGE AK 99515

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

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

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

KNIK TRIBE
PO BOX 871565
WASILLA AK 99687-1565

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

KULIKOVSKIY ROMAN
410 S COBB ST
PALMER AK 99645

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

ALASKA RAILROAD
PO BOX 107500
ANCHORAGE, AK 99510-7500

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

AWE STAN H
PO BOX 2504
PALMER AK 99645-2504

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

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

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

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

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

LEGACY BUILDING LLC
108 E ARCTIC AVE
PALMER AK 99645

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

KEELING GERALDINE LAMPARD
243 S BAILEY ST
PALMER AK 99645

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

HAWKINS JOS T
108 E ARCTIC AVE
PALMER AK 99645

CHRISMA LIFE MINISTRIES INC
234 W BEAVER AVE
PALMER AK 99645

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

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

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

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

PALEN ALICE
PO BOX 1653
PALMER AK 99645-1653

HOKENSON TASHA N
424 S BAILEY ST
PALMER AK 99645

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

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

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

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

SLATER DAPHNE
210 S ALASKA ST
PALMER AK 99645

DAW WHITNEY M
PO BOX 873051
WASILLA AK 99687

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

HALE JOSEPH
15581 E TEELING CIR
PALMER AK 99645

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

MOORE MAKENZIE
10254 E VALLEY CREST DR
PALMER AK 99645

GRIZZLY ENTERPRISES LLC
2900 BORLAND DR
ANCHORAGE AK 99517-2468

EAGERTON ANN
267 S BAILEY ST
PALMER AK 99645

CLARK DUSTIN J
516 W QUICK SILVER CIR
PALMER AK 99645

MCKENZIE KAY S
452 S COLONY WAY
PALMER AK 99645

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

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

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

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

PLATT STEPHANIE
539 W EDINBOROUGH DR
PALMER AK 99645

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

CZARNEZKI MARGARET R
335 S COBB ST
PALMER AK 99645

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

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

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

SHAFFER PHYLLIS J
PO BOX 3475
PALMER AK 99645-3475

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

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

TRUEBLOOD MAYCI L
520 W EDINBOROUGH DR
PALMER AK 99645

RELGUD INVESTMENTS LLC
10701 STROGANOF DR
ANCHORAGE AK 99507

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

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

LAMONT SARA
PO BOX 3166
PALMER AK 99645-3166

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

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

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

KINCAID MICHELLE
KLOEP DAVID
606 S ALASKA ST
PALMER AK 99645

PIONEER MOTEL LLC
PO BOX 4260
PALMER AK 99645-4260

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

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

BRIGGS TAWNI M
709 EDINBOROUGH DR
PALMER AK 99645-6515

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

LUTZ JERRY
330 SILVER TIP DR
PALMER AK 99645-6508

COMBS PAMELA K
PO BOX 2928
PALMER AK 99645-2928

T & S ENTERPRISES LLC
PO BOX 1969
PALMER AK 99645

FAMILY CHRISTIAN CENTER
PO BOX 2491
PALMER AK 99645-2491

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

ROUNTREE MARGARET E
531 W JEPSON CIR
PALMER AK 99645

VAN CLEVE RAMONA ANN
PO BOX 372
SUTTON AK 99674

HALLOCK KRISTINA L
105 SILVER TIP DR
PALMER AK 99645-6505

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

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

DECKERT STEVEN R
PO BOX 3522
PALMER AK 99645-3522

MORROW JOSHUA P & HEATHER
PO BOX 1223
PALMER AK 99645

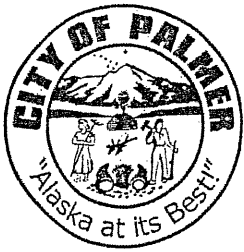
WOODS KARL & MELISSA A
529 W EDINBOROUGH DR
PALMER AK 99645-6511

DYEMOND LLC
11621 OLD SEWARD HWY
ANCHORAGE AK 99515

QUILL BONNIE
241 S BAILEY ST
PALMER AK 99645-6323

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

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



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
APR 10 2023
City of Palmer

April 3, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission has received an application for a Conditional Use Permit submitted by Giant Cabbage Properties, LLC, applicant and Jerod T. Perron and Kara C. Kusche, owners of record. The applicants ask permission to operate a Residential Care Facility and permit five residents in an R-2 zoned, Low Density Residential District. The property is located on Lots 10 and 11 (10-1), Block 3, ARRC #1; and the street address for the site is 267 South Cobb Street, Palmer, Alaska. The map on the reverse side of this notice indicates the location of the subject parcel.

For information on conditional uses in the R-2 Low Density Residential District, please refer to Palmer Municipal Code Chapter 17.24 – R-2 Low Density Residential District, located online at: www.palmerak.org

The Commission will hold a Public Hearing to consider this application and to allow for public comments as well. The meeting will be held on April 20, 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 April 14, 2023. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to (907) 745-5443 or emailed to: kmclure@palmerak.org.

Sincerely,

Kimberly McClure
Community Development Specialist



For the following reason, I am (please circle) (in favor of), (NOT in favor of),
(have no objection to) the issuance of the proposed Conditional Use Permit.

Name: Elaine Rountree
Address: 531 W. Jepsen Cir, Palmer



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.alaska.gov

April 10, 2023

Planning and Zoning Commission
City of Palmer
645 E. Cope Industrial Way
Palmer, Alaska 99645

[Sent Electronically]

Re: Conditional Use Permit Review

To the City of Palmer Planning and Zoning Commission:

The Alaska Department of Transportation and Public Facilities (DOT&PF) Central Region has reviewed the following conditional use permit and have no comments:

- **Lots 10 and 11 (10-1), Block 3, ARRC #1, 267 South Cobb Street**

All properties accessing DOT&PF roads must apply to Right of Way for a driveway permit and/or approach road review, subject to provisions listed in 17 AAC 10.020. Any previously issued access permits become invalid once the property undergoes a platting action and must be reissued.

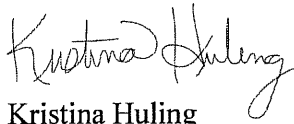
We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0509 or kristina.huling@alaska.gov.

"Keep Alaska Moving through service and infrastructure."

Sincerely,

A handwritten signature in black ink that reads "Kristina Huling". The signature is written in a cursive, flowing style.

Kristina Huling
Mat-Su Area Planner

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jacob Ciufu, P.E., Regional Hydrologist, DOT&PF
Sean Baski, Chief, Highway Design, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Morris Beckwith, Right of Way, DOT&PF

Kimberly McClure

From: Joie Abner <joie.abner@gmail.com>
Sent: Tuesday, April 11, 2023 12:44 AM
To: Kimberly McClure
Subject: Giant Cabbage Properties LLC Conditional Use Permit

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.

Hello,

I wanted to write to show my support for a conditional use permit for Giant Cabbage Properties LLC for an ALF in Palmer. This is for an extremely underserved population with not enough homes to go around for those in need. This leads to long wait times with little to no options. The property owner has an excellent reputation and would provide an invaluable asset to the community. Please help me show support to the community by approving this request.

Thank you for your time,
Joie Abner

Kimberly McClure

From: Chris Jennings <tidefan@me.com>
Sent: Monday, April 10, 2023 10:25 PM
To: Kimberly McClure
Subject: Conditional Use Permit for 267 S. 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.

Good evening,

Palmer is currently short on residential care facilities, especially for the developmentally delayed. As far as I know there are none currently licensed but the State in Palmer. Therefore the need for having one to care for the developmentally delayed is immense.

Additionally, the property is currently owned by the potential business owner so he already knows and has in place a solid upkeep plan. As someone who has gone to several assisted living facilities during the performance of my job, I know that they maintain the outward appearance of any other residence. These two factors paired together should show that the establishment of this facility should have no impact on current property values.

I support the approval of Giant Cabbage Properties LLC's Conditional Use Permit.

Respectfully,
Chris Jennings

Kimberly McClure

From: Austin Grimes <austing_ak@hotmail.com>
Sent: Monday, April 10, 2023 8:43 PM
To: Kimberly McClure
Subject: Conditional Use Permit for 267 S. 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.

Good Evening,

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 Giant Cabbage Properties LLC Conditional Use Permi. I see this as a great asset and gives more potential to our neighborhood. Our property is directly behind the residence in question. The owner's have brought new life in a home that was once loved and then left empty for years. I support the fact that since the main home is 5 bedrooms, and there are 5 proposed residents, the amount of individuals residing in the home will be relatively less dense. that they have made If you have any questions please feel free to reach out to me at 907-232-9756.

Thank you,
Austin Grimes

Kimberly McClure

From: Barbara Gerard <bgerard@mtaonline.net>
Sent: Tuesday, April 11, 2023 9:15 AM
To: Kimberly McClure
Subject: Giant Cabbage Properties LLC, is seeking to open an assisted living home

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 in support of the conditional use permit for the Giant Cabbage Properties LLC, to open an assisted living home in Palmer. I own the two half-acre lots and buildings directly across from the proposed property and I have no issue with this modification of use.

Thank you for the opportunity to give input!

Barbara Gerard

240 & 260 S Cobb St
Palmer, AK 99645
907-841-5704

Sent from my iPhone

Kimberly McClure

From: Sondra msm <sondra_marie@hotmail.com>
Sent: Tuesday, April 11, 2023 12:44 PM
To: Kimberly McClure
Subject: Giant Cabbage Properties LLC Conditional Use Permit

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.

- Palmer is short on residential care facilities, especially for the developmentally delayed. There are none currently licensed by the State that are located in the City of Palmer.
Having 5 residents in this home is a good fit give it has 5 bedrooms and an additional 2 bedrooms in the immediate accessory dwelling.
Kara and Jerod sustain other properties in the community in good repair that enhance the spirit and character of the city. Always maintaining property of nice aesthetic both inside and out.
As professional members of our greater Alaskan community these applicants will obtain all proper licensing and will maintain high standards for management and service.
Given the lack of similar services available in the area this opportunity will provide families the ability to maintain close proximity while allowing loved ones the independence and safety that they need to live their best lives! I hope to hear that this project is approved and moving forward in its development soon. Thank you for your consideration in this matter.

Σινχερελψ,
Σονδρα ΜχΧοττερ
907-382-8595

Sent from my iPhone

Kimberly McClure

From: Jessica Hall <jjhall0frostburg@gmail.com>
Sent: Tuesday, April 11, 2023 10:09 PM
To: Kimberly McClure
Subject: Giant Cabbage Properties LLC Conditional Use Permit

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.

Hello,

I support Giant Cabbage Properties LLC, seeking to open an assisted living home for the developmentally delayed in the City of Palmer.

Palmer is short on residential care facilities, especially for the developmentally delayed. There are none currently licensed by the State that are located in the City of Palmer. The conditional use will preserve the value, spirit, character and integrity of the surrounding area. With the proposed conditional use as a residential care facility (assisted living home), the essential use of the property is nearly unchanged and simply serves differing individuals. The value of the property and neighborhood will remain unaffected as the property itself and its use will remain generally unaltered. The assisted living home will be properly licensed by the State of Alaska and managed to those high standards. The population served will be those with developmental delays that need a boost in assistance to live, work, and play in the community. These individuals already live within the community, and this conditional use will allow families to remain in close distance. There are wait lists for assisted living and this is a highly demanded service and need within the community. The property will be staffed 24 hours per day with knowledgeable and experienced staff that will be able to immediately rectify any health, safety, convenience, and comfort issues, should any arise.

Thank you,

Jessica Hall
443-789-2450

Kimberly McClure

From: Derek Lee <lee.derek.e@gmail.com>
Sent: Tuesday, April 11, 2023 10:31 PM
To: Kimberly McClure
Subject: Giant Cabbage Properties LLC Conditional Use Permit / 267 S. 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.

Hello!

As an advocate for Giant Cabbage Properties LLC, I fully support the Conditional Use Permit application to open an assisted living home for the developmentally delayed in the City of Palmer.

This proposed use will provide much-needed assistance to a population that already lives within the community. By offering a safe and inclusive environment, the residents of this facility will be able to live, work, and play in close proximity to their families and loved ones. Furthermore, this residential care facility use will have minimal impact on surrounding properties and will serve to increase inclusivity for all residents of the community. I urge the Planning and Zoning Commission to approve this application and support the opening of this assisted living home, which will provide a valuable resource for those in need.

The owners of Giant Cabbage Properties LLC are outstanding citizens of Palmer and they have an impressive track record of keeping operations well-maintained and aesthetically pleasing both inside and out, across all their properties, for over eight years. They have demonstrated a strong commitment to responsible business practices and have consistently upheld high standards of quality and cleanliness. This level of dedication has undoubtedly contributed to the success of their business and has earned them a reputation as a reliable and trustworthy business owner. As they seek to open an assisted living home for the developmentally delayed, I have no doubt that they will continue to demonstrate this same level of commitment to excellence, providing a safe and comfortable living environment for those in need. Their 8-year track record speaks volumes about their dedication and responsibility, and there is no doubt that they will continue to be a positive contributor to the community as they expand their business.

Respectfully,

Derek Lee
702-752-8193
lee.derek.e@gmail.com

Kimberly McClure

From: Laurie Van Duyne <laurievd830@comcast.net>
Sent: Wednesday, April 12, 2023 4:47 AM
To: Kimberly McClure
Subject: Conditional Use Permit for 267 S. Cobb

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To Whom it may concern:

It is my understanding that Giant Cabbage Properties LLC is petitioning for a permit to operate an assisted living home at the above address.

The owners have an eight year track record of improving their properties and keeping them well maintained. As a result, property values will be unchanged. Also, this facility may reduce traffic and noise because resident do not drive.

I see this as a much needed home for a few of our challenged citizens.

Sincerely,
Laurie VanDuyne

Kimberly McClure

From: Peggy Kusche <pkusche@gmail.com>
Sent: Wednesday, April 12, 2023 8:17 AM
To: Kimberly McClure
Subject: CUP for 267 S. 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 Planning and Zoning Commission,

I am writing today to voice support for the proposed residential care facility for five clients. This minor change of use of the home seems to simply trade residential use by non-disabled persons to residential use serving disabled persons. As someone that has a close friend with a child that is developmentally delayed, I particularly support having high quality and licensed housing in the community that will allow loved ones to remain close. Given that there are no limits for non-disabled persons residing in a home, in combination with the fact that the proposed home is 5 bedrooms, the proposal for 5 residents seems very reasonable for both the use and neighborhood. The conditional use will enhance the spirit, character, and integrity of the neighborhood by making housing offered in the City available to a greater variety of individuals and more in proportion with the general population of the Mat-Su. Given that the use and structure will be nearly unaltered, I would not expect any impacts to property values, traffic, noise, aesthetics, or similar. I believe the residential care facility will make for a quiet neighbor. I hope that the Commission will support this wonderful and beneficial use.

Thank you,

Peggy Kusche

907-242-6425

You may be offline or with limited connectivity. Try downloading instead.

Kimberly McClure

From: Graham Wood <gmwood@mtaonline.net>
Sent: Wednesday, April 12, 2023 12:08 PM
To: Kimberly McClure
Subject: Giant Cabbage Properties LLC Conditional Use Permit

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Please see the below comments pertaining to the aforementioned conditional use permit.

1. The number of people and pets residing within the home will decrease with the conditional use, which will be better for the comfort and convenience of the neighborhood.
2. The property will be staffed 24 hours per day with knowledgeable and experienced staff that will be able to immediately rectify any health, safety, convenience, and comfort issues, should any arise.
3. Sufficient setbacks, lot area, and buffers are in place.
4. The home is currently used for residential use and will remain in use for residential use via a residential care facility (assisted living home).
5. Palmer is short on residential care facilities, especially for the developmentally delayed. There are none currently licensed by the State that are located in the City of Palmer.

Thank you for the opportunity to submit these comments.

Graham Wood

Kimberly McClure

From: Kevin Perron <kjperron@gmail.com>
Sent: Wednesday, April 12, 2023 12:53 PM
To: Kimberly McClure
Subject: Public Comment Conditional Use Permit for 267 S. Cobb

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Good morning, sir, or ma'am,

I believe it is in the best interest of the residents and the City of Palmer for the Planning and Zoning Commission to approve the conditional use permit for Giant Cabbage Properties to provide residential care for adults that are developmentally disabled (ADD) in an Assisted Living Home. There are only a few Assisted Living Homes in Palmer, and of these homes there is a tremendous lack of residences available for the ADD population in Palmer. This home is really needed for individuals to be able to age in place and remain near their families and loved ones.

Impacts to the community are beneficial to both the community and the person. The home is an existing residential home within the City of Palmer and will remain as such. Since the residents do not drive there will not be any additional traffic or parking issues. The facility will provide 24 hour trained staff for the residents which will not be more than 5 persons, and the house is a five-bedroom home, it also has a two-bedroom home nearby. It will be licensed and certified by the State of Alaska for the level of care needed to care for these adults.

I urge you to approve the Conditional Use Permit for the benefit of the future residents and their families so that they can remain in their community and the City of Palmer. Currently there are waiting lists for individuals to occupy homes like this and your approval can ease the anxiety associated with the uncertainty of not having a place to live for both the families and friends of the person concerned.

Thank you for your time and consideration.

Kevin

Kimberly McClure

From: Erin Gleason <epgleason@gmail.com>
Sent: Wednesday, April 12, 2023 2:59 PM
To: Kimberly McClure
Subject: Conditional Use Permit for 267 S. 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.

Hello,

I am writing to give my support to Giant Cabbage Properties LLC opening a five person assisted living home in Palmer. Palmer is short on residential care facilities, especially those for the developmentally delayed. Having an assisted living home in Palmer would be a great service to the community by allowing these individuals to stay in the community and be near their families. An assisted living home would not impact surrounding property because it would remain as a residential. It would also increase inclusivity for all residents of the community.

Overall, I think this project provides a nice service and opportunity for Palmer.

Thank you,
Erin Gleason

Kimberly McClure

From: danielle carlson <danielle.10.23@hotmail.com>
Sent: Wednesday, April 12, 2023 4:27 PM
To: Kimberly McClure
Subject: Giant cabbage properties LLC conditional use permit

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The applicant has an 8 year track record of keeping operations well maintained and of a nice aesthetic, inside and out.

- The assisted living home will be properly licensed by the State of Alaska and managed to those high standards.
- The population served will be those with developmental delays that need a boost in assistance to live, work, and play in the community. These individuals already live within the community, and this conditional use will allow families to remain in close distance.
- There are wait lists for assisted living and this is a highly demanded service and need within the community.

Thank you , Danielle carlson

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Kimberly McClure

From: Jamie Grant <saidie.bryah@gmail.com>
Sent: Wednesday, April 12, 2023 6:54 PM
To: Kimberly McClure
Subject: Giant Cabbage Properties LLC Conditional Use Permit

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,

I would like to voice my support for Giant Cabbage Properties LLC's proposed assisted living home for the developmentally delayed in the City of Palmer. As you may be aware, Palmer is short on residential care facilities; especially for developmentally delayed persons. In fact, there are currently no State of Alaska licensed residential care facilities for the developmentally delayed in the City of Palmer. This leaves families in the difficult position of placing their loved ones in residential care facilities far outside of their own community. The owners, Kara and Jerod, live in Palmer and genuinely care about the community where they are raising their children. By repurposing a 5 bedroom, 2 bathroom house on 2 lots that they already own, Kara and Jerod, plan to provide a home to 5 residents who need a boost in assistance to live, work, and play in the community. Their plan will also improve the spirit, character, and integrity of the community and neighborhood by filling a housing need for a variety of individuals that is more in proportion with the general population of the Mat-Su. What better conditional use is there, than one that enhances the well being of 5 individuals and the community; and yet remains essentially unchanged from its current purpose?

Thank you for your consideration.

Respectfully,

Jamie Grant

Kimberly McClure

From: Colleen Jones <misled01@hotmail.com>
Sent: Wednesday, April 12, 2023 7:09 PM
To: Kimberly McClure
Subject: Conditional Use Permit for 267 S. 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.

I am writing in support of Giant Cabbage Properties, LLC being issued a Conditional Use Permit for 267 s. Cobb to open an assisted living home for the developmentally delayed. Palmer does not currently have any licensed residential care facilities. and wait lists for assisted living within the community. The proposed property will be staffed 24 hours per day with knowledgeable and experienced staff that will be able to monitor and assist with any health, safety and living needs that may arise. Having an assisted living home within Palmer would be beneficial to not only the developmentally delayed who need the assistance, but also to their families who would have them closer to them. Thank you for your consideration.

Erin Jones
27 year Alaska Resident