

DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Vacant  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
Acting 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

May 30, 2023

Dear Property Owner:

The Palmer Planning and Zoning Commission has received an application for a Conditional Use Permit submitted by R & M Consultants, applicant on behalf of Matanuska Electric Association, owner of record. The applicant asks permission to construct an electrical substation in an R-1 zoned, Single-family Residential District. The property is located on Lot 2, Lucas Acres subdivision; and the street address for the site is 1424 South Margaret Drive, 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-1 Single-family Residential District, please refer to Palmer Municipal Code Chapter 17.20 – R-1 Single-family Residential District, located online at: [www.palmerak.org](http://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 **June 15, 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 June 13, 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](mailto: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.

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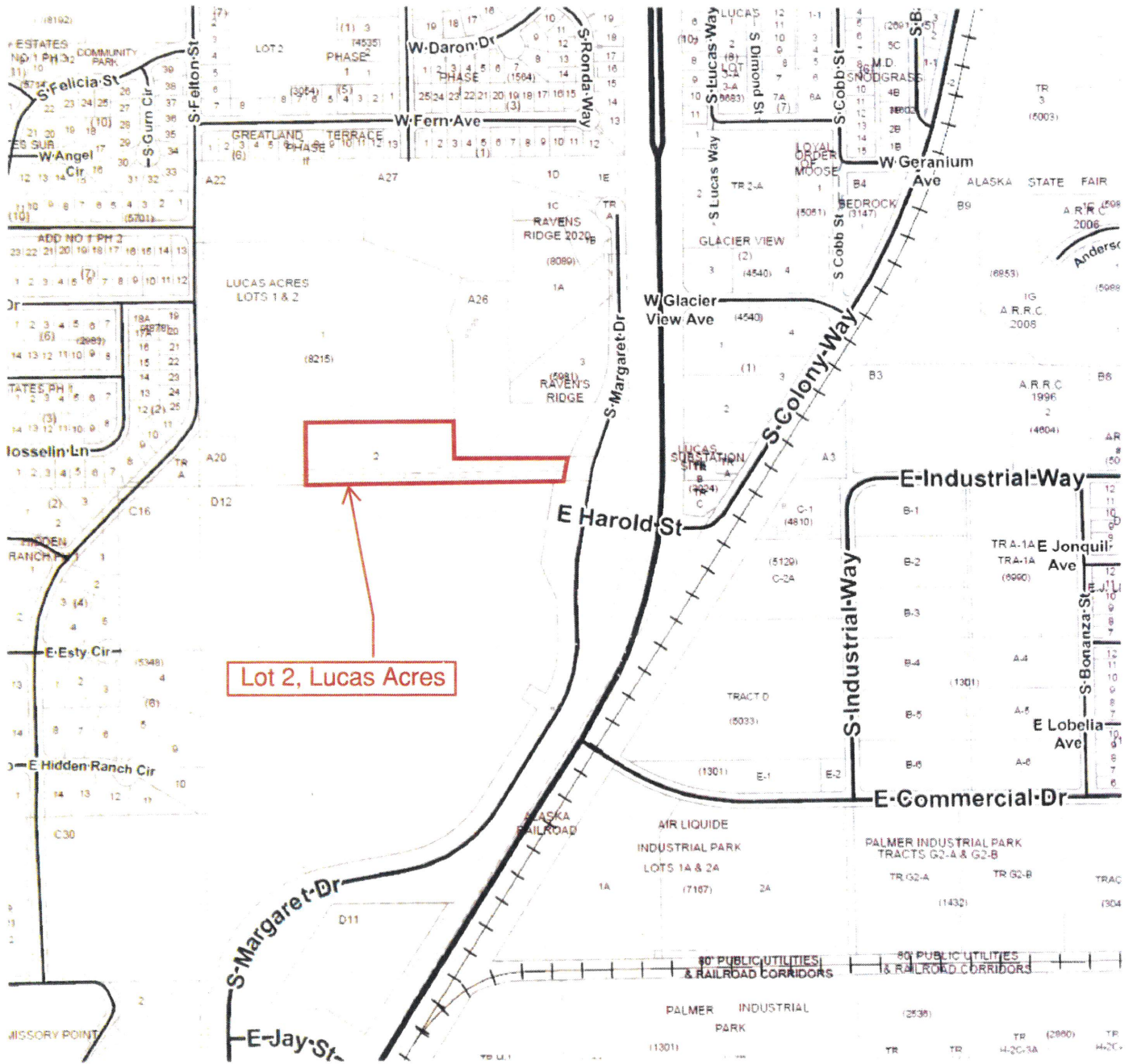
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Name: \_\_\_\_\_

Address: \_\_\_\_\_

# VICINITY MAP



Location of proposed Conditional Use Permit for MEA substation at 1424 S. Margaret Drive; Lot 2, Lucas Acres, located in Section 05, Township 17 North, Range 2 East, in Palmer, Alaska.

SANCHEZ JULIO  
626 W FERN AVE  
PALMER, AK 99645-6525

RETFERD FAM TR  
4525 S MCKECHNIE LOOP  
PALMER, AK 99645

SASSAMAN BRYAN H & LINDSAY L  
1135 E ESTY CIR  
PALMER, AK 99645

SIPES BRANDON W & BRITTANI R  
1130 E ESTY CIR  
PALMER, AK 99645

MATANUSKA ELECTRIC ASSN  
PO BOX 2929  
PALMER, AK 99645-2929

BUTCHER JOEL D & PAMELA L  
1125 W JOSSELIN LN  
PALMER, AK 99645

KING JARED A  
1130 S GURN CIR  
PALMER, AK 99645

BACKCOUNTRY PROPERTIES LLC  
PO BOX 956  
PALMER, AK 99645-0956

U S C & G S  
910 S FELTON ST  
PALMER, AK 99645

VERTICAL BRIDGE S3 ASSETS LLC  
% RYAN PTS DEPT 850  
PO BOX 460169  
HOUSTON, TX 77056

OTTON ESTHER L EST  
674 W FERN AVE  
PALMER, AK 99645-6525

PETTY DAVID J & KAMA L  
1325 S FELTON ST  
PALMER, AK 99645

HAWKINS ESTHER ELAINE  
636 W FERN AVE  
PALMER, AK 99645

COAN PATRICIA B  
9041 E BROOKLYN CIR  
PALMER, AK 99645

HUNT TOREZ L SR  
1120 W GRANVILLE ST  
PALMER, AK 99645

STAVENJORD KYLE & BROOKE  
PO BOX 398  
PALMER, AK 99645

LOHRENZ KRISTI S  
616 W FERN AVE  
PALMER, AK 99645-6525

JUNGWIRTH COLETON  
1030 W JOSSELIN LN  
PALMER, AK 99645

BELL THOMAS C & HEATHER  
1125 E ESTY CIR  
PALMER, AK 99645

MENTER CHRISTOPHER L & LIZA L  
1130 WOODSTOCK DR  
PALMER, AK 99645-7103

COOL LAND HOLDINGS LLC  
DAWG CREEK HOLDINGS LLC  
% O'REILLY AUTO PARTS  
PO BOX 9167  
SPRINGFIELD, MO 65801-9167

NEACSU ADRIAN  
1260 S FELTON ST  
PALMER, AK 99645

BURGY MICHAEL C  
1115 WOODSTOCK DR  
PALMER, AK 99645-7103

WHITE MARK A  
WHITE DOROTHY E  
PO BOX 1771  
PALMER, AK 99645-1771

DEVRIES NOEL W & EDNA B  
1025 W WOODSTOCK DR  
PALMER, AK 99645

NORTHLAND HANGARS LLC  
81 E COMMERCIAL DR  
PALMER, AK 99645

THOMAS MICHAEL A & JEAN M  
1020 JOSSELIN LN  
PALMER, AK 99645

WILSON SETH A & TALENA M  
1145 WOODSTOCK DR  
PALMER, AK 99645

JAMES CHAD M & TIFFANY MAE  
1125 S GURN CIR  
PALMER, AK 99645-6522

ALEUT CORP INC  
STE 300  
4000 OLD SEWARD HWY  
ANCHORAGE, AK 99503-6068

YECKLEY JAMES L  
1150 W WOODSTOCK DR  
PALMER, AK 99645

BYRNES JOSEPH J& ANDREA M  
1270 S FELTON ST  
PALMER, AK 99645-7101

MULLIN KALEB J & NIKKI J  
1155 W JOAN OF ARC  
PALMER, AK 99645-7109

SPRING MYLA N  
1010 JOSSELIN LN  
PALMER, AK 99645-7110

BRUNNER CHRISTOPHER M & SARA E  
1100 W GRANVILLE ST  
PALMER, AK 99645

FISCHER KYLE  
1345 S FELTON ST  
PALMER, AK 99645

TIMOTHY TIMOTHY L & TAMARA N  
1140 E ESTY CIR  
PALMER, AK 99645

MOKELKE CRYSTAL  
1101 E HIDDEN RANCH CIR  
PALMER, AK 99645

JC RAVEN PROPERTY LLC  
PO BOX 78075  
CORONA, CA 92877

MELIN PAMELA J  
1280 S FELTON ST  
PALMER, AK 99645

KATKUS NISTOR J  
1120 W WOODSTOCK DR  
PALMER, AK 99645

DAVIS SEAN & CRYSTAL  
1155 E HIDDEN RANCH LOOP  
PALMER, AK 99645-8312

JONES DEBBIE K  
656 W FERN AVE  
PALMER, AK 99645-6525

BELKNAP LOGAN S  
1105 W WOODSTOCK DR  
PALMER, AK 99645

VERIZON WIRELESS  
ATTN PROPERTY TAX DEPT  
PO BOX 635  
BASKING RIDGE, NJ 07920-0635

ERICKSON JUSTIN M  
WILLIS YVONNE E  
1150 W JOSSELIN LN  
PALMER, AK 99645

BRAUM ZACHARY & JENNIFER  
1115 W JOAN OF ARC RD  
PALMER, AK 99645

ANDERSON ROBT E& MARGARET  
1160 W JOSSELIN LN  
PALMER, AK 99645

TADAUNG NATTIKARN  
692 W FERN AVE  
PALMER, AK 99645

LUCAS LARRY F & DOROTHY J  
1112 S MARGARET DR # 1  
PALMER, AK 99645

WILDER CONST CO  
% GRANITE CONSTRUCTION CO  
PO BOX 50085  
WATSONVILLE, CA 95077-0085

SMITH WM W & A H REV TR  
WILLIAMSON WM W & ARLINE H  
% LB WALKER & ASSOC INC  
13111 NW FREEWAY STE 125  
HOUSTON, TX 77040

AIR LIQUIDE AMERICA L P  
%AIRGAS USA LLC DEPT OF  
3737 WORSHAM AVE  
LONG BEACH, CA 90808

HALE DAVID A & SUSAN B  
10250 E OLIVEWOOD DR  
PALMER, AK 99645-9623

KOMAKHUK JEFFREY A & JODI L  
1105 W JOAN OF ARC  
PALMER, AK 99645

SHOOGUKWROK BLASSI K  
760 W FERN AVE  
PALMER, AK 99645

CRUZ RAYMOND F  
CRUZ LISA-CHRISTINA  
720 W FERN AVE  
PALMER, AK 99645

MCNAIR ANDREW H  
1145 W JOAN OF ARC  
PALMER, AK 99645-7109

LYDAY LEA ANN  
1130 W JOAN OF ARC  
PALMER, AK 99645

YELTON JARROD D  
4869 KNIGHTS WAY  
ANCHORAGE, AK 99508



FRIESEN ANDREA L  
PO BOX 4473  
PALMER, AK 99645

LERNER SVETLUSE  
1165 W JOSSELIN LN  
PALMER, AK 99645

SEMONE JARRETT & SHAMEKA  
1115 W JOSSELIN LN  
PALMER, AK 99645

ANDERSON MATTHEW A & SABLE D  
1200 S FELTON ST  
PALMER, AK 99645

MARDRES MICHAEL L & TAMARA A  
1250 S FELTON ST  
PALMER, AK 99645

SPANNAGEL CHARLYN N  
PO BOX 4325  
PALMER, AK 99645

AVERRE MICHAEL J  
HUNTER SHEYANNE M  
664 W FERN AVE  
PALMER, AK 99645-6525

ALASKA WIRELESS NETWORK  
TSUNAMI STE  
TAX DEPARTMENT  
2550 DENALI ST STE 1000  
ANCHORAGE, AK 99503

CALVERY COREY M  
PO BOX 406  
PALMER, AK 99645

GREISEN RONALD E TRE  
GREISEN JOY ANN BYPASS TR  
1400 W BENSON BLVD #S1  
ANCHORAGE, AK 99503

WARNER LLOYD A III  
5401 E ALDER DR  
WASILLA, AK 99654

HAGAN WM R & LYDIA T  
840 W FERN AVE  
PALMER, AK 99645

PRYCE RAMSAY M & MILDRED E  
1100 W JOAN OF ARC  
PALMER, AK 99645

AVERRE KEITH M & ADRIANNA M  
810 W FERN AVE  
PALMER, AK 99645-6518

MATANUSKA ELECTRIC ASSOC INC  
PO BOX 2929  
PALMER, AK 99645

KERTTULA JOINT REV TR  
KERTTULA & KERTTULA DE ECHAVE TRES  
10601 HORIZON DR  
JUNEAU, AK 99801

HARRIS TIMOTHY  
1105 E HIDDEN RANCH CIR  
PALMER, AK 99645

DAGG ROLF A  
PROSSER ALAN R BESSE ADAM  
8891 E LEXINGTON ST  
PALMER, AK 99645

BOSHEARS MICHAEL  
1145 W JOSSELIN LN  
PALMER, AK 99645

HAVENS ARON L & WENDY J  
PO BOX 1724  
PALMER, AK 99645

GURSKY FRANK M & SUE M  
1100 JOSSELIN LN  
PALMER, AK 99645-7108

BOWERS DAVID N & NORMA J  
PO BOX 3728  
OLYMPIC VALLEY, CA 96146

KOPPENBERG SAM & ROBERTA REV TR  
LUCAS DANIEL T  
PO BOX 109  
CANTWELL, AK 99729

BEECH BERNARD E & DOREEN J  
1115 W GRANVILLE ST  
PALMER, AK 99645

GRANGER ERIC SVEN & KELLIE RAE  
1135 W WOODSTOCK DR  
PALMER, AK 99645

BILIKIN PROPERTIES LLC  
711 E NORTHERN LIGHTS BLV  
ANCHORAGE, AK 99503-2810

HEISE ELIZABETH A  
PO BOX 3659  
PALMER, AK 99645

ROHE CHAS R & EMELITA Q  
1140 W WOODSTOCK DR  
PALMER, AK 99645-7103

AT&T MOBILITY  
ATTN PROPERTY TAX DEPT  
1010 PINE 9E-L-01  
ST LOUIS, MO 63101

PHILLIPS MARK E  
1165 W JOAN OF ARC  
PALMER, AK 99645

CHAPMAN LUKE  
WHITE KACIE  
PO BOX 1155  
KASILOF, AK 99610

SWART RENIER C & SHANNON D  
1140 W JOAN OF ARC  
PALMER, AK 99645-7109

TUDOR JOSHUA & SARAH  
1040 W JOSSELIN LN  
PALMER, AK 99645

WARFILED VICKI A  
730 W FERN AVE  
PALMER, AK 99645

TAYLOR CHARLES  
1150 S COLONY WY STE 3 PMB 165  
PALMER, AK 99645

WEBB RICHARD L & PARASKEVI  
PO BOX 4028  
PALMER, AK 99645-4028

ECHTERNACHT DONALD & MARY  
646 W FERN AVE  
PALMER, AK 99645-6525

FERNSTROM BETHANY M & HEATHER  
1045 W WOODSTOCK DR  
PALMER, AK 99645

COONEY MICHAEL C & JOANNE  
1130 W JOSSELIN LN # 12  
PALMER, AK 99645

WOOD SUE E  
1100 W WOODSTOCK DR  
PALMER, AK 99645

LEE CHASE & SERENA  
2731 ALASKA RANGE LANE  
FAIRBANKS, AK 99775

IVANOV AGAFIA  
1080 W JOSSELIN LN  
PALMER, AK 99645

RODRIGUEZ MANUEL D  
VALLADARES-CORTEZ GABRIELLA A  
940 W FERN AVE  
PALMER, AK 99645

MCNIVEN JANE M  
684 W FERN AVE  
PALMER, AK 99645-6525

GONZALEZ HECTOR R & MARCIE  
1050 W JOSSELIN LN  
PALMER, AK 99645

LUCAS DANIEL T  
1180 S MARGRET DR  
PALMER, AK 99645

NUNOORUK HOMER & MARY  
1030 W GRANVILLE ST  
PALMER, AK 99645

RUAMYARTI VANTACAI  
1120 W JOAN OF ARC  
PALMER, AK 99645

MAKELA JACOB & KYRA  
1152 S MARGARET DR  
PALMER, AK 99645

ALCANTRA JOHN & ROSETTA  
1155 W JOSSELIN LN  
PALMER, AK 99645

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

PIGG SCOTTY D & AMY J  
1040 W GRANVILLE ST  
PALMER, AK 99645

KINGERY ROBERT B  
KINGERY DESSY B  
1240 S FELTON ST  
PALMER, AK 99645-7101

BALZER SAMUEL F  
1155 N ESTY DR  
PALMER, AK 99645

ANDERSON ROBT D & KRISTI A  
1105 W JOSSELIN LN  
PALMER, AK 99645-7108

STEWART LISA M  
51049 HUBBARD LN  
HOMER, AK 99603-9722

FERNANDEZ YOEL LORENZO  
1320 S FELTON ST  
PALMER, AK 99645

MATANUSKA-SUSITNA BOROUGH  
MSB/PUBLIC WORKS BLDG  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

HALLETT GARRETT  
1135 S GURN CIR  
PALMER, AK 99645

MCCRARY JOHN CODY & AMANDA D  
PO BOX 1713  
PALMER, AK 99645

DOYLE TRAVIS L & VANNIE AILENE F  
1365 S FELTON ST  
PALMER, AK 99645-8314

ORNQUIST GENA R  
1000 W JOSSELIN LN  
PALMER, AK 99645

LUCAS LARRY E & DOROTHY  
LUCAS DANIEL & BATTLES ELAINE  
# 1  
1112 S MARGARET DR  
PALMER, AK 99645-6746

BAYSINGER PAUL & SARAH M  
1005 W GRANVILLE ST  
PALMER, AK 99645

REYES RONALD E & VANESSA N  
1045 W GRANVILLE ST  
PALMER, AK 99645

JONES NICHOLAS A & MELISSA D  
3800 SOUTHLAKE DR SE  
LACEY, WA 98503-3953

BRAGG JUSTIN D  
MAKANEOLE-BRAGG GENESIS K  
1020 W GRANVILLE ST  
PALMER, AK 99645

CARBONE MICHAEL & AMY  
1110 W GRANVILLE ST  
PALMER, AK 99645

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

PURYEAR CHERYL V  
1290 S FELTON ST  
PALMER, AK 99645

PRESLAR RHONDA LEE  
% RHONDA L WOHLBACH  
920 E FERN AVE  
PALMER, AK 99645

BENTON TERRY & SHUVONNE  
1110 W JOAN OF ARC RD  
PALMER, AK 99645-7109

BANDY DOUGLAS M JR & LYNALICE M  
950 W FERN AVE  
PALMER, AK 99645-6519

DAGG LILLY  
8891 E LEXINGTON ST  
PALMER, AK 99645

BRYMER PALMAGE H  
PO BOX 1584  
PALMER, AK 99645-1584

SECURE STORAGE LLC  
PO BOX 4496  
PALMER, AK 99645-4496

JACKSON AUNDRA  
1035 W WOODSTOCK DR  
PALMER, AK 99645

GTP TOWERS  
AMERICAN TOWER PROP TAX D  
PO BOX 723597  
ATLANTA, GA 31139-0597

FOSTER CHARLES W III  
1135 W JOSSELIN LN  
PALMER, AK 99645

ATKINS EARL  
2037 E 73RD AVE  
ANCHORAGE, AK 99507-2712

CARTON MICHELLE E  
1110 W WOODSTOCK DR  
PALMER, AK 99645

DUNLAP MICHAEL D & REBECCA L  
1025 W GRANVILLE ST  
PALMER, AK 99645

LUPIE DANIEL ERIC & VICTORIA  
MAGGIE  
1060 W JOSSELIN LN  
PALMER, AK 99645-7110

NOVOSAD JOHN & JEANNE  
1398 S MARGARET DR  
PALMER, AK 99645

BEESON OREN D & MARY D  
1135 W JOAN OF ARC  
PALMER, AK 99645

ROY JESSE D & LAUREN  
1125 W WOODSTOCK DR  
PALMER, AK 99645

ANDREWS JOHN  
PO BOX 2952  
PALMER, AK 99645

FOSTER WILLIAM E  
BEHM KIMBERLY A  
1150 W JOAN OF ARC  
PALMER, AK 99645

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

KONECKY KEVIN C  
ALBERT-KONECKY LISA R  
1210 S FELTON ST  
PALMER, AK 99645-7101

ALASKA AT LAST  
PO BOX 1329  
PALMER, AK 99645-1329

BERG JERRELL T & VERONA M  
820 W FERN AVE  
PALMER, AK 99645

HINES BRYANT  
1673 E HIDDEN RANCH LOOP  
PALMER, AK 99645

DELACK IAN  
HOYT HEATHER  
PO BOX 4307  
PALMER, AK 99645

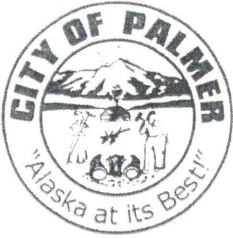
MATANUSKA-SUSITNA BOROUGH  
350 E DAHLIA AVE  
PALMER, AK 99645-6488

GUNDERSON DANIEL G  
1115 S GURN CIR  
PALMER, AK 99645-6522

ALASKA RAILROAD  
PO BOX 107500  
ANCHORAGE, AK 99510-7500

R & M CONSULTING  
9101 VANGUARD DRIVE  
ANCHORAGE, AK 99507





DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Vacant  
Building Inspector

Beth Skow  
Library Director

Bret Chisholm  
Acting 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

JUN 05 2023

City of Palmer

May 30, 2023

Dear Property Owner:

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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 June 13, 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](mailto: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.

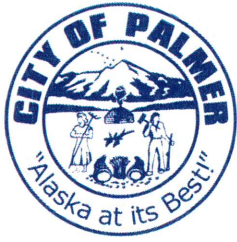
This is a good location for an important  
infrastructure upgrade. I fully support  
it.

Name: Dan Lucas

Address: 1180 S. Margaret Dr., Palmer



## **New Business**



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 23-007**

**SUBJECT:** Committee of the Whole: Review PMC Title 17 Zoning code language regarding Residential Care Facilities in residential districts

**AGENDA OF:** May 18, 2023  
April 20, 2023

**ACTION:** Review and comment

**Attachment(s):**

- 1) ADA Informational Handouts
- 2) PMC 17.08 Definitions
- 3) PMC 17.20 R-1 Single-family Residential District
- 4) PMC 17.24 R-2 Low Density Residential District
- 5) PMC 17.26 R-3 Medium Density Residential District
- 6) PMC 17.27 R-4 High Density Residential District
- 7) PMC 17.52 R-1E Single-family Residential Estate District

**Summary:** Currently, Residential Care Facilities are permitted through obtaining a conditional use permit in the R-2, R-3 & R-4 districts; they are not permitted outright or by a conditional use permit in the R-1 & R-1E districts.

**Recommendation:** Review Palmer Municipal Code Title 17 Definitions and code portions regarding Residential Care Facilities in residential districts and provide comments and feedback should further action be requested.

## PMC Title 17.08 Definitions

### **17.08.032 Assisted living home**

"*Assisted living home*" means a residential facility, currently and duly licensed by the state of Alaska as an assisted living home, which combines housing, food service, general protective oversight and personalized assistance with the activities of daily living tasks such as eating, bathing, dispensing of medicines, housekeeping and other tasks

### **17.08.078 Child care facility.**

"*Child care facility*" means a facility wherein care, supervision, education and/or special needs care is provided for more than six children.

### **17.08.113 Day care.**

"*Day care*" means providing care and supervision services for compensation between 6:00 a.m. and 10:00 p.m.

### **17.08.170 Family.**

"*Family*" means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a roominghouse, club, fraternity house or hotel.

### **17.08.222 Home special needs care.**

"*Home special needs care*" means providing special needs care for not more than five people for compensation in a dwelling. Home special needs care is a home occupation.

### **17.08.380 Residential care facility.**

"*Residential care facility*" means a place which provides 24-hour care for one or more people who are not related by blood, marriage or legal adoption to the owner or operator and includes facilities called group homes and institutions.

### **17.08.390 Roominghouse.**

"*Roominghouse*" means any dwelling in which, for compensation, three or more persons whether individually or as families are housed or lodged, with or without meals. A boardinghouse, lodginghouse, tourist home or a furnished-room house shall be deemed a roominghouse.

### **17.08.399 Senior citizen housing.**

"*Senior citizen housing*" means housing in which each dwelling unit is occupied by individuals representing one or more of the following classifications:

- A. One or more senior citizens;
- B. The surviving spouse of a senior citizen who was, at the time of his or her death, living in the dwelling unit with the surviving spouse;



C. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are related to the senior citizen within two degrees of consanguinity and nieces and nephews;

D. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are essential to the care or well-being of the senior citizen.

Senior citizen housing also includes individuals who meet the eligibility requirements of a state or federal senior housing program that provides financing for projects so long as at least 80 percent of the units in the project are occupied exclusively by individuals who satisfy the requirements of subsection (A), (B), (C), or (D) of this section.

**17.08.422 Special needs care.**

"*Special needs care*" means providing care, supervision and/or education for people requiring more than ordinary attention because of a physical and/or a mental handicap.

**17.08.423 Special needs day care facility.**

"*Special needs day care facility*" means a facility wherein special needs day care is provided for more than five people.

**17.08.424 Special needs housing.**

"*Special needs housing*" means a residential facility where tenants are physically or mentally disabled or are senior citizens.

## PMC 17 Assisted Care Uses & Zoning Districts Table

	R-1	R-2	R-3	R-4	R-1E
<p style="text-align: center;"><u>Assisted Living Home</u>  <i>a residential facility, currently and duly licensed by the state of Alaska as an assisted living home, which combines housing, food service, general protective oversight and personalized assistance with the activities of daily living tasks such as eating, bathing, dispensing of medicines, housekeeping and other tasks</i></p>					
<p style="text-align: center;"><u>Child Care Facility</u>  <i>a facility wherein care, supervision, education and/or special needs care is provided for more than six children</i></p>	CUP	P	P	P	CUP
<p style="text-align: center;"><u>Day Care</u>  <i>providing care and supervision services for compensation between 6:00 a.m. and 10:00 p.m.</i></p>					
<p style="text-align: center;"><u>Home Child Care</u>  <i>providing care and supervision for compensation for not more than six children total. Home child care is a <b>home occupation</b>.</i></p>	P	P	P	P	P
<p style="text-align: center;"><u>Home Special Needs Care</u>  <i>providing special needs care for not more than five people for compensation in a dwelling. Home special needs care is a <b>home occupation</b></i></p>	P	P	P	P	P
<p style="text-align: center;"><u>Residential Care Facility</u>  <i>a place which provides 24-hour care for one or more people who are not related by blood, marriage or legal adoption to the owner or operator and includes facilities called group homes and institutions</i></p>		CUP (4 or less)	CUP (8 or less)	CUP (8 or less)	
<p style="text-align: center;"><u>Roominghouse</u>  <i>means any dwelling in which, for compensation, three or more persons whether individually or as families are housed or lodged, with or without meals. A boardinghouse, lodginghouse, tourist home or a furnished-room house shall be deemed a roominghouse</i></p>		P (4 or less)	P (8 or less)	P	
<p style="text-align: center;"><u>Senior Citizen Housing</u>  <i>means housing in which each dwelling unit is occupied by individuals representing one or more of the following classifications:  A. One or more senior citizens;</i></p>					

## PMC 17 Assisted Care Uses & Zoning Districts Table

	R-1	R-2	R-3	R-4	R-1E
<p><i>B. The surviving spouse of a senior citizen who was, at the time of his or her death, living in the dwelling unit with the surviving spouse;</i></p> <p><i>C. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are related to the senior citizen within two degrees of consanguinity and nieces and nephews;</i></p> <p><i>D. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are essential to the care or well-being of the senior citizen.</i></p> <p><i>Senior citizen housing also includes individuals who meet the eligibility requirements of a state or federal senior housing program that provides financing for projects so long as at least 80 percent of the units in the project are occupied exclusively by individuals who satisfy the requirements of subsection (A), (B), (C), or (D) of this section.</i></p>					
<p><u>Special Needs Day Care Facility</u> <i>means a facility wherein special needs day care is provided for more than five people</i></p>	CUP	CUP	CUP	CUP	CUP
<p><u>Special Needs Housing</u> <i>means a residential facility where tenants are physically or mentally disabled or are senior citizens</i></p>					

Residential Care Facility & Mental Health Facility by **CUP** in **CBD**

Daycare – adult, children, infants Permitted in **CBD, CL & CG**

Senior citizen housing, residential care facilities, assisted living facilities, special needs daycare facilities, child care facilities by **CUP** in **Public District**

# PMC 17 Assisted Care Uses & Zoning Districts Table

## **State of Alaska's definition of assisted living home:**

(2) "assisted living home"

(A) means a residential facility that serves three or more adults who are not related to the owner by blood or marriage, or that receives state or federal payment for services regardless of the number of adults served; the department shall consider a facility to be an assisted living home if the facility

(i) provides housing and food services to its residents;

(ii) offers to provide or obtain for its residents assistance with activities of daily living;

(iii) offers personal assistance as defined in [AS 47.33.990](#); or

(iv) provides or offers any combination of these services;

(B) does not include

(i) a correctional facility;

(ii) an emergency shelter;

(iii) a program licensed under [AS 47.10.310](#) for runaway minors;

(iv) a type of entity listed in [AS 47.32.010\(b\)\(6\)](#) — (10) or (c)(2);



38rd Legislature (2023-2024)

Alaska Statutes 2022

AS 47.32.010

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Sec. 47.32.010. Purpose and applicability.

(a) The purpose of this chapter is to establish centralized licensing and related administrative procedures for the delivery of services in this state by the entities listed in (b) and (c) of this section. These procedures are intended to promote safe and appropriate services by setting standards for licensure that will reduce predictable risk; improve quality of care; foster individual and patient rights; and otherwise advance public health, safety, and welfare.

(b) The following entities are subject to this chapter and regulations adopted under this chapter by the Department of Health:

(1) ambulatory surgical centers;

(2) assisted living homes;

(3) child care facilities;

(4) freestanding birth centers;

(5) home health agencies;

(6) hospices, or agencies providing hospice services or operating hospice programs;

(7) hospitals;

(8) intermediate care facilities for individuals with an intellectual disability or related condition;

(9) maternity homes;

(10) nursing facilities;

(11) residential child care facilities;

(12) residential psychiatric treatment centers;

(13) rural health clinics;

(14) subacute mental health facilities.

(c) The following entities are subject to this chapter and regulations adopted under this chapter by the Department of Family and Community Services:

(1) child placement agencies;

(2) foster homes;

## A. Residential Uses

### ***Household Living***

Uses characterized by residential occupancy of a dwelling unit by a "family." Common accessory uses include recreational activities, raising of household pets, personal gardens, personal storage buildings, hobbies, and resident parking. Specific use types include:

#### ***Dwelling, Co-Housing***

A residential development that combines small individually-owned units on a single lot with common open space and sometimes including a larger community kitchen and dining room intended for communal use on a regular basis. The residents in a co-housing development agree to share in the provision of communal services such as cooking meals, maintenance of grounds, and child care.

#### ***Dwelling, Duplex***

A building with two dwelling units located on a single lot designed or arranged to be occupied by two families living independently.

#### ***Dwelling, Live/Work***

A dwelling unit containing an integrated living and working space in different areas of the unit.

#### ***Dwelling, Multifamily***

A building, group of buildings, or portion of a building that contains three or more dwelling units or, for mixed use projects where the residential component is less than 50 percent of the total floor area, one or more dwelling units located on a single lot.

#### ***Dwelling, Single-Family Attached***

Three or more dwelling units where each dwelling unit is attached to other units and is located on its own separate lot for occupancy by one family.

#### ***Dwelling, Single-Family Detached***

A building, located on one lot containing one dwelling unit not physically attached to any other principal structure, to be occupied by one family.

#### ***Manufactured Home***

A structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title of the Housing and Community Development Act of 1974 as implemented by the

Arizona Office of Manufactured Housing pursuant to A.R.S. Title 41, Chapter 37. This definition does not include manufactured home parks.

### **Mobile Home**

A structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities. The definition of mobile homes does not include recreational vehicles or manufactured homes.



### **Group Living**

Uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of "household living." Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a "family." Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses are limited to recreational facilities and vehicle parking for occupants and staff. The group living category is not to be construed as a "group home." Specific use types within the group living use category include:



### **Assisted Living Center**

A center licensed by the State Department of Health Services that provides living accommodations and medical services for those with illness or disability. Services like transportation, housekeeping, dietary supervision, and recreational activities may also be offered. The term "Assisted Living Center" does not include a group home used as a residence in a residential district.

### **Dormitory**

A place of residence, other than a hotel, motel, or boarding house that is used, occupied, and maintained by persons enrolled in a college, university, educational, or religious institution, with sleeping accommodations, common gathering rooms, and may include group cooking and dining facilities designed to service the entire residency of the dormitory, and that is recognized and subject to controls by such educational institution. [Ord. 2020-04 § 1, 9-8-20 (Res. 2020-16); Res. 2019-19 Exh. A, 10-8-19].

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**The Sedona Land Development Code is current through Ordinance 2021-03, passed June 8, 2021.**

Disclaimer: The City Clerk's Office has the official version of the Sedona Land Development Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: [www.SedonaAZ.gov](http://www.SedonaAZ.gov)

Code Publishing Company, A General Code Company



Table 3.1 Table of Allowed Uses

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential									Non-Residential						Other			Use-Specific Standards
	RS-70	RS-55	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
<b>Residential</b>																			
<b>Household Living</b>																			
Dwelling, Co-Housing							P	P	C	P								P	<a href="#">3.3.A(1)</a>
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C	A		P	<a href="#">3.3.A(2)</a>
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P	A		P	<a href="#">3.3.A(3)</a>
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	<a href="#">3.3.A(4)</a>
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	<a href="#">3.3.A(5)</a>
Manufactured Home					P	P	C	C	C										<a href="#">3.3.A(6)</a>
<b>Group Living</b>																			
Assisted Living Center										P	P	P	P		P	P			
Dormitory							C	C	C	C	P	P	C						
<b>Public, Institutional, and Civic Uses</b>																			
<b>Community and Cultural Facilities</b>																			
Cemetery or Interment Facility																C			
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	<a href="#">3.3.B(1)</a>
Conference/Meeting Facility											A	A	P	P	P	P		A	
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A			
Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P		P	Accessory to non-residential use	
Funeral Facility												P	P	P	P	P			
Library										C	C	P	P	P	P	C			



## **Sedona, AZ**

### *Family*

Any one of the following:

(a) One or more persons related by blood, marriage or adoption, with or without minor children; or

(b) One or more unrelated persons with disabilities residing in a group home licensed by the state of Arizona. A group home must maintain a copy of its current state license at the [dwelling unit](#) available for inspection by the [Director](#) in order to qualify as a family pursuant to this definition. For purposes of this definition, a "family" may include a reasonable number of staff persons, who may or may not be domiciled with the family, providing support services, including but not limited to domestic, medical, or other similar services; or

(c) No more than a total of four unrelated adults with or without minor children, domiciled on a single residential [lot](#).

## **Winslow, AZ**

"Group home" means a long-term residential care service functioning as a single housekeeping unit providing meals, supervision and other support services for six (6) to ten (10) elderly, physically, emotionally and/or mentally disabled individuals not related to the owner/manager of the group home. Typical uses include adult care homes, homes for the developmentally disabled, group foster homes and homes for the chronically mentally ill. A group home does not include nursing homes, shelter facilities or community correctional facilities.  
(permitted as conditional use in multi-family district)

## **Paradise Valley, AZ**

Family: An individual or two (2) or more persons related by blood or marriage or a group of not more than five (5) persons, excluding residential staff, who need not be related by blood or marriage living together as a housekeeping unit.

Assisted Living Home: 567 A dwelling shared as a primary residence by persons who are disabled, as defined in Arizona Revised Statutes §41-1491, who do not meet the definition of "family" as set forth in this section, who live together as a single housekeeping unit in an environment in which staff persons provide supervisory care, personal care and/or custodial care

for the residents. This definition shall not apply to a home for the developmentally disabled as regulated by Arizona Revised Statutes

## **Apple Valley, MN**

**RESIDENTIAL-CARE FACILITY.** A residential structure typical of those in the neighborhood having from 7 to 16 residents needing the adult care and supervision of a supervised residential program or social rehabilitation program plus a minimum of one adult supervisor for every four residents.

### ***SUPERVISED RESIDENTIAL PROGRAMS.***

(1) Programs which provide a supervised care in a family home environment for a permanent or temporary residency for those adults and children (referred by medical or trained counselors) who are in need of supervised care. ***SUPERVISED RESIDENTIAL PROGRAMS*** are exclusively for individuals with these disabilities:

- (a) Mentally retarded;
- (b) Mentally ill;
- (c) Physically handicapped; or
- (d) Elderly.

(2) A ***SUPERVISED RESIDENTIAL PROGRAM*** shall be licensed by the state, federal government or other governmental agencies.

### 155.051 PERMITTED USES.

Within any R-1, R-2 and R-3 district, no structure or land shall be used, except for one or more of the following uses or uses deemed similar by the City Council:

(A) One-family detached dwellings meeting the standards of the Uniform Building Code, placed on permanent foundations and having no horizontal axis less than 18 feet in length;

(B) Home occupation, as defined in § [155.003](#);

(C) Public utility buildings and structures; or

(D) Community-based family-care home, day care home licensed under M.S. § 245.812, or a home for the care of the mentally or physically handicapped licensed by the state.

## **Port Townsend, WA**

**“Adult family home”** means a home in which residential care is provided on a 24-hour basis by an owner or tenant of the dwelling unit in which care is provided, plus the family of the provider. The maximum number of adults to be accommodated in such a home shall conform to the requirements of the Washington State Department of Social and Health Services as they currently exist or are hereafter amended. As of the date of the ordinance codified in this section, the maximum number allowed by state law is six.

**“Group home for the disabled”** means a dwelling shared by four or more disabled persons, and resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education, and participation in community activities for residents with the primary goal of enabling the resident to live as independently as possible in order to reach their maximum potential. As used herein, “disabled” means:

1. Having a physical or mental impairment that substantially limits one or more of such person’s major life activities so that such person is incapable of living independently;
2. Having a record of having such an impairment; or
3. Being regarded as having such an impairment.

However, “disabled” shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals. “Group home for the disabled” shall not include alcoholism or drug treatment centers, work-release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration.

**“Halfway house”** means a licensed home for inmates on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive confinement wherein supervision, rehabilitation, and counseling are provided to mainstream a person back into society.

**“Residential treatment facility”** means a facility that provides both a residence (for varying periods of time) and a care component. Among such facilities are emergency shelters (including shelters for victims of domestic violence/sexual assault), recovery homes and orphanages. Such facilities do not include halfway houses. In such a facility, services, equipment, and safety features necessary for the proper care of residents are normally provided. Such services may include:

1. Supervision and assistance in dressing, bathing, and in the maintenance of good personal hygiene;
2. Legal advocacy and other supportive services for individuals who have fled abusive relationships or have been sexually victimized;
3. Supervision in the taking of medication; and

4. Other services conducive to the residents' welfare.

“**Residential use**” means use of land or structure thereon, or portion thereof, as a dwelling place for one or more families or households, but not including occupancy of a transient nature such as in hotels, motels, or time-sharing condominium uses.

Table 17.16.020

Residential Zoning Districts – Permitted, Conditional and Prohibited Uses

Key to table: P = Permitted outright; C = Subject to a conditional use permit; X = Prohibited; N/A = Not applicable					
DISTRICT	R-I	R-II	R-III	R-IV	APPLICABLE REGULATIONS/NOTES
<b>SINGLE-FAMILY RESIDENTIAL USES</b>					
Accessory dwelling units	P	P	P	X	PTMC <a href="#">17.16.030</a> , Bulk, dimensional and density requirements. For ADUs in the R-III zone, the ADU shall be counted toward the maximum housing density as provided in PTMC <a href="#">17.16.030</a> .
Adult family homes (for 6 or fewer adults)	P	P	P	P	PTMC <a href="#">17.16.030</a> , Bulk, dimensional and density requirements.
Emergency shelter (6 or fewer adults)	P	P	P	P	Same as above.
Emergency shelters established by the American Red Cross during a time of public emergency	P	P	P	P	This provision recognizes the Red Cross's desired use of various facilities located in the residential zoning districts during a time of public emergency.
Group homes for the disabled (6 or fewer residents)	P	P	P	P	PTMC <a href="#">17.16.030</a> , Bulk, dimensional and density requirements.
Manufactured homes (on individual lots)	P	P	P	X	Manufactured homes, whether used as single-family residences or as an ADU, meeting the definition for "manufactured home" and set on a permanent foundation with the space from the bottom of the home to the ground enclosed by either load-bearing concrete or decorative concrete or masonry blocks so that no more than one foot of the perimeter foundation is visible above grade, are permitted on individual lots in R-I, R-II and R-III zoning districts, subject to PTMC <a href="#">17.16.030</a> , Bulk, dimensional and density requirements. Title to the manufactured home shall be eliminated as a condition of building permit approval, and no certificate of occupancy shall issue until the applicant has completed correctly the title elimination process. The placement of manufactured homes that were constructed more than three years prior is prohibited.
Mobile homes and trailer homes (on individual lots)	X	X	X	X	
Modular homes	P	P	P	X	PTMC <a href="#">17.16.030</a> , Bulk, dimensional and density requirements. Modular homes are constructed in accordance with the International Building Code and

## **Riverdale, GA**

**Adult care home.** A private residence that provides basic adult care or adult health services to a minimum of three (3), but not more than six (6) adults, not related by blood or marriage 24-hours per day. Such individuals do not function fully independently, but do not need 24-hour nursing care. Services include bathing, shaving, brushing teeth, combing hair, toileting, dressing, eating, grooming, taking medications, and transfers and/or ambulation. Adult care services facilities are administered by the Division of Aging Services housed within the Georgia Department of Human Resources. Adult care home includes any facility that regularly provides adult custodial services. This term does not include respite care services programs

**Assisted living facility.** A personal care facility with a minimum of 25 beds, licensed by the Georgia Department of Community Health as an Assisted Living Community, and which provides meals and assistance with daily activities, such as dressing, grooming, bathing, etc. for the elderly or adults who are ambulatory, as defined by O.C.G.A. §31-7-12.2, but unable to manage these activities independently.

**Family.** A group of individuals related by blood, marriage, adoption, guardianship or other custodial relationship, or a group of not more than four (4) persons not so related, living together as a single housekeeping unit.

**Halfway house.** A facility licensed by the state that provides housing, meals, care, supervision, training and treatment or rehabilitation to individuals on supervised release from the criminal justice system and who have been assigned by a court to a residential facility in lieu of placement in a correctional institution; or to individuals who have been institutionalized and released from the criminal justice system; or to individuals suffering from the effects of drug or alcohol addiction which render functioning in society difficult and who require the protection of a supervised group setting. The purpose of a halfway house is to afford a transition period for individuals released from the criminal justice system prior to re-entering the community.

**Homeless shelter.** Also known as a "transitional housing facility," a building in which is provided long-term, overnight accommodations not to exceed 16 hours each day, and related services, but no permanent living accommodations for more than four (4) individuals who have no permanent residence and are in need of long-term housing assistance. Homeless shelters may also provide meals and social services, including counseling and substance abuse recovery assistance; however, such facilities are not among those mandated by State government.

**Nursing home.** An establishment providing inpatient nursing and rehabilitative services to patients who require continuous medical supervision, providing skilled nursing care and rehabilitative nursing care as defined by the rules and regulations of the Georgia Department of Community Health and is licensed as a "nursing home" by the Department. Care must be ordered by and under the direction of a physician. Staff must include a licensed nurse on duty continuously with a minimum of one (1) full-time registered nurse on duty during each day shift.

**Personal care home.** An establishment, whether operated on a for profit or nonprofit basis, and licensed as a personal care home by the Georgia Department of Community Health, which undertakes through its ownership or management to provide, or arrange for the provision of



housing, food service, and other necessary services for adults who are not related to the owner or administrator by blood or marriage.

***Personal care home, congregate.*** A personal care facility that offers care as described under personal care home in which seven (7) or more individuals reside.

***Personal care home, family.*** A dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for not more than six (6) individuals who are not related to the owner or administrator by blood or marriage.

***Personal care home, registered.*** A personal care home registered with, but not licensed by, the Georgia Department of Community Health pursuant to the provisions of O.C.G.A. §31-7-12 and any regulations promulgated by the Department of Community Health pursuant thereto. A personal care home, registered offers care to one (1) but not more than three (3) individuals. For purposes of determining potential locations for this use, personal care homes, registered, shall be treated as a family personal care home.

***Single housekeeping unit.*** A group of Individuals jointly occupying a dwelling unit that share a lease agreement, have consent of the owner to reside on the property, or own the property; jointly use all common areas including living, kitchen and dining areas, and share household responsibilities such as meals, cleaning, expenses and maintenance; and whose makeup is determined by the members of the dwelling rather than by the landlord, property manager, or other third party. The term does not include a boarding or rooming house.

**USES TABLE**

**Interpretation.**

- A. Some degree of interpretation will occasionally be required in applying the below Uses Table, as it is not possible or desirable to list every name or variation of a given use.
- B. In all cases of uncertainty, the determination of whether or not a particular use should be allowed in a specific zoning district shall reflect the purposes of the zoning district as stated in the respective sections contained in this Article 3. Zoning district intent, uses and standards, both the common and dictionary definitions of the proposed use as contained in the Merriam-Webster Dictionary (latest edition), and the array of listed uses that are allowed in the zoning district based on their character and intensity, as determined by the community development director.

Principal Uses ↓	Zoning Districts →										Development Standards	
	R-1	R-2	R-3	MR	NC	GC	MU	TCMU	O-I	H		M
A = Allowed												
S = Allowed if Approved as a Special Land Use Permit												
Blank = Prohibited												
<b>RESIDENTIAL USES</b>	R-1	R-2	R-3	MR	NC	GC	MU	TCMU	O-I	H	M	
Single-Family Detached Dwelling: Site-Built or Modular Home	A	A	A									
Dwelling: Duplex, Triplex, Quad				A								
Multi-Family: Townhouses, Apt., Condominiums				A								
Live-Work Units- Lofts in Mixed-Use Building					A		A	A		A		Sec. 4.3.2.19
Home Occupations (Accessory use, only)	S	S	S									Sec. 4.3.3.2
<b>Housing and Lodging</b>	R-1	R-2	R-3	MR	NC	GC	MU	TCMU	O-I	H	M	
Assisted Living Facility				A			A	A	A	A		
Convalescent Home				A			A	A	A	A		
Nursing Care Facility				A			A	A	A	A		
Halfway House/Transitional Housing												
Multifamily Dwellings, Supportive Living				S			A			A		
Child Care Home (6 or less)	S	S	S									Sec. 4.3.1.2/ Sec. 9.6
Child Caring Institution (7 or more)					A	A				A		
Adult Care Home (6 or less)	S	S										Sec. 4.3.1.1

Principal Uses ↓	Zoning Districts →	R-1	R-2	R-3	MR	NC	GC	MU	TCMU	O-I	H	M	Development Standards
Adult Care Center (7 or more)										A	A		Sec. 4.3.2.1
Personal Care Home, Family (up to 6)	S	S											Sec. 4.3.1.3/ Sec. 9.7
Personal Care Home, Congregate (7 or more)						A				A	A		Sec. 4.3.2.14/ Sec. 9.8
Hotels						S	A	A					Sec. 4.4.3.7
Motels						S							Sec. 4.4.3.7
Short-term Rentals	S	S	S										Sec. 4.3.2.25
Hotel or motel, extended stay						S							Sec. 4.4.3.7
Bed and Breakfast Inn	S	S	S								S		Sec. 4.3.2.7
<b>EDUCATIONAL USES</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MR</b>	<b>NC</b>	<b>GC</b>	<b>MU</b>	<b>TCMU</b>	<b>O-I</b>	<b>H</b>	<b>M</b>		
Private/Public Schools: Kindergarten, Elementary, Middle, and High Schools	S	S	S		A	A	S	S					Sec. 4.3.2.22
Private /Public Schools: Junior Colleges	S	S	S				A	S					
Private/Public Schools: Colleges/Universities	S	S	S				A	S					
Vocational Schools						A			S	S			
Specialized Schools						A		S	S	S			
<b>Public Institutional Uses</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MR</b>	<b>NC</b>	<b>GC</b>	<b>MU</b>	<b>TCMU</b>	<b>O-I</b>	<b>H</b>	<b>M</b>		
Outpatient Medical Care Centers, Kidney Dialysis Centers and Urgent Care Facilities										A			
Hospitals										A			
Child and Youth Services, such as adoption agencies,										A			
Youth centers (except recreational, only), child guidance organizations, youth self-help organizations and foster care placement services							A						
Services for the Elderly and Persons with Disabilities							A			A			
Other Individual and Family Services, such as Marriage Counseling Services, Self-Help Organizations, and Telephone Counseling Services					A		A				A		
Community Food Services, Housing/Shelters							A						
Emergency and Other Relief Services													
Vocational Rehabilitation Services							A			A			



## **Homer, AK**

- Assisted Living Home & Group Care Home permitted by **CUP** in Rural Residential District & Urban Residential District
  - "Assisted living home" has the meaning given in AS [47.32.900](#).
  - "Group care home" means a residential facility that provides training, care, supervision, treatment or rehabilitation to the aged, disabled, infirm, those convicted of crimes or those suffering the effects of drugs or alcohol. The term "group care home" does not include day care homes, day care facilities, foster homes, schools, hospitals, assisted living homes, nursing facilities, jails or prisons.
- "Family" means an individual or two or more persons related by blood, marriage or adoption, or a group not to exceed six unrelated persons living together as a single housekeeping unit in a dwelling unit.

## **Kenai, AK**

- Assisted Living permitted by **CUP** in RR, RR-1, RS (Suburban Residential), RS-1, RS-2, RU (Urban residential)
  - "Assisted living" means a living arrangement in which people with special needs, especially seniors with disabilities, reside in a facility that provides help with everyday tasks such as bathing, dressing, and taking medication.

## **Soldotna, AK**

- "Family" means an individual or 2 or more persons related by blood, marriage, or adoption, and not more than 3 additional unrelated persons, living together as a single housekeeping unit and distinguished from a group occupying a boarding house, club, fraternity house, or motel. One additional person may be included if working as an attendant or caregiver if 4 unrelated handicapped persons are living together as a single housekeeping unit.
- Community Residence (not permitted in Rural Residential or Single-family Residential Districts) is permitted in Multi-family residential district - "Community Residence" is a general term that includes the following:
  1. "Community Residence for the Handicapped" means a dwelling shared by at least 5 but not more than 9 handicapped persons, including resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling the residents to live as independently as possible in order to reach their maximum potential. As used herein, the term "handicapped" shall mean having: a) a physical or mental impairment that substantially limits one or more of such person's major life activities so that such person is incapable of living independently; b) a record of having such an impairment; or c) being regarded as having such an impairment. However, "handicapped" shall not include current illegal use of or addiction to a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat

to the health and safety of another individual. The term "community residence for the handicapped" shall not include alcoholism or drug treatment centers, work release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration.

2. "Emergency Shelter" means a facility, the principal use of which is to provide temporary protection and room and board without compensation for individuals, families, or both for an average stay of 30 days or less per person. Such a facility, while primarily providing temporary shelter for persons in distress, may also offer such supportive services as counseling, therapy, and placement.

3. "Correctional Community Residential Center (CCRC)" means a facility for the short-term or temporary (normally not to exceed 6 months) detention of persons in transition from a correctional institution, performing restitution, or undergoing rehabilitation or recovery from a legal infirmity. CCRC's may not be used for detention of persons who pose a threat or danger to the public for violent or sexual misconduct without imprisonment or physical confinement under guard or 24-hour physical supervision.

# Garden City, ID

**FAMILY:** A. A person living alone or two (2) or more persons related by blood or marriage.

B. A group of not more than ten (10) persons who need not be related by blood or marriage living together in a dwelling unit.

C. Eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons residing in a dwelling under staff supervision; provided, that no more than two (2) staff members reside in the dwelling at any one (1) time.

**NURSING AND RESIDENTIAL CARE FACILITY:** The use of a site for providing assistance to two (2) or more individuals needed to perform the routines of daily life. The use includes, but is not limited to, children's treatment facility, assisted care skilled nursing facility, residential care facility, and drug and alcohol treatment facility.

**DWELLING OR DWELLING UNIT:** Any structure, or portion thereof, providing independent living facilities for one (1) "family" as herein defined, including provisions for living, sleeping, eating, cooking, and sanitation.

**DWELLING UNIT, SINGLE-FAMILY OR TWO-FAMILY DETACHED:** A structure consisting of one (1) or two (2) dwelling units and separated from other dwelling units by open space.

# Garden City, ID

## 8-2B-2: ALLOWED USES:

- A. Table 8-2B-1 lists allowed uses as permitted (P), conditional (C), or prohibited ( ) uses.
- B. If a proposed use of property is not specifically listed in Table 8-2B-1, the use shall be prohibited, except if the planning official determines that the proposed use is equivalent to a permitted or conditional use. In making the determination, the planning official shall consider the following:
1. The impacts on public services and activities associated with the proposed use are substantially similar to those of one (1) or more of the uses listed in the applicable base districts as allowed;
  2. The proposed use shall not involve a higher level of activity or density than one (1) or more of the uses listed in the applicable base districts as allowed;
  3. The proposed use is within the same use category of an allowed use listed in the latest edition of the North American Industrial Classification System (NAICS), published by the United States Department of Commerce;
  4. The proposed use is consistent with the purpose of the district in which the use is proposed to be located; and
  5. The proposed use is in substantial conformance with goals and objectives of the comprehensive plan.
  6. Should the use be determined equivalent to a use that requires a conditional use permit, the application shall be required to follow the procedures set forth for conditional use permits.
- C. Uses that are listed followed by an asterisk (\*) are subject to the specific provisions for the use as set forth in article C, "Land Use Provisions," of this chapter. Any use that cannot comply with the provision as set forth in article C, "Land Use Provisions," of this chapter shall be subject to a conditional use permit as set forth in chapter 6, "Administration," of this title.
- D. For uses that may fall into more than one (1) category, the planning official shall determine the most appropriate category based on the more restrictive standards.
- E. Each specific area plan district will have its own permitted, conditional, or prohibited uses identified.

**TABLE 8-2B-1  
ALLOWED USES IN ALL BASE ZONING DISTRICTS**

\*Indicates uses that are subject to specific land use provisions as set forth in article C of this chapter.

P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district								
	R-1	R-2	R-3	R-20	C-1	C-2	M	LI
Accessory use*	P	P	P	P	P	P	P	P
Agriculture*	P	P	P	P		P	P	P
Amusement center*					P	C	C	C
Animal care facility*	C				C	C	C	P
Artist studio*	C	C	P	P	P	P	P	P
Bed and breakfast*	C	C	C	C	P	P	P	
Bicycle sales, service, storage, rental					P	P	P	P
Building material, garden and equipment*					C	C	C	C
Church or place of religious worship*	C	C	C	C	C	C	C	C
Club*					C	C	C	
Commercial entertainment facility*					C	C		
Daycare, center*					C	C	C	C
Daycare, neighborhood*	C	C	P	P			P	
Daycare, personal*	P	P	P	P			P	
Drinking establishment, full service*					C	C		C
Drinking establishment, limited service*					P	P	P	C
Drive-through establishment*					C	C		C
Dwelling unit, accessory*	P	P	P	P	P	P	P	P
Dwelling unit, group			C	P		P	C	
Dwelling unit, multiple-family*		C	P	P	C	P	P	
Dwelling unit, single-family attached		P	P	P	C	P	P	

P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district

	R-1	R-2	R-3	R-20	C-1	C-2	M	LI
Dwelling unit, single-family detached	P	P	P	P	C	P	P	
Dwelling unit, two-family		P	P	P	C	P	P	
Eating establishment, full service		C	C	C	P	P	P	C
Eating establishment, limited service		C	C	P	P	P	P	P
Equipment rental, sale and service*					C	C		P
Financial institution*				C	P	P	P	P
Food products, processing*					C			P
Food products, small scale processing*	C	C	C	C	P	P	P	P
Food store*			C	C	P	P	P	P
Fuel sales*					C	C		C
Fuel yard					C			C
Health club*			C	C	P	P	P	
Healthcare and social service			C	C	P	P	P	C
Home occupation*	P	P	P	P	C	P	P	
Hospital*					C	C	C	
Industry, flex*					C	C		C
Industry, information*					P	P	P	P
Industry, light*					C			P
Kennel, hobby*	P	P	P	P		P	P	C
Laboratory - medical, dental, optical					P	P	P	P
Laundromat, self-service cleaner*				C	P	P	P	P
Laundry and dry cleaning, commercial plant					P	C		P
Laundry and dry cleaning establishment				C	P	C	C	P

P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district

	R-1	R-2	R-3	R-20	C-1	C-2	M	LI
Lending institution					C			
Lodging*				C	C	C	C	
Manufactured/mobile home park		C	C	C		C	C	
Mortuary*					C	C	C	
Nursery*	P				P	P	P	C
Nursing and residential care*		C	C	C	C	C		
Parking facility				C	C	C	C	C
Personal service*				C	P	P	P	P
Professional service*				C	P	P	P	P
Public service facility	C	C	C	C	P	C	C	P
Public uses	C	C	C	C	P	P	C	C
Recreational vehicle park*					C	C		
Research and development				C	P	P	P	P
Retail production*	C	C	C	P	P	P	P	C
Retail store				C	P	P	P	C
School*		C	C	C	C	C	C	C
Service provider*					P	C		P
Sexually oriented businesses*					C			
Storage facility or yard*					C			C
Storage facility, self-service					C			P
Storage yard, commercial recreational vehicle*					C			C
Temporary use*	P	P	P	P	P	P	P	
Tobacco entertainment facility*					C	C	C	C
Tobacco retail store				C	P	P	P	C
Vehicle rental*					C	C		C
Vehicle sales*					C	C		C



P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district								
	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-20</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>	<b>LI</b>
Vehicle service*					C	C	C	P
Vehicle washing facility*					P		C	C
Vehicle wrecking yard								C
Warehouse and storage, wholesale*					C	C		P
Wireless communication facility*					C			C

(Ord. 898-08, 9-8-2008; amd. Ord. 905-09, 3-23-2009; Ord. 944-12, 5-14-2012; Ord. 967-14, 6-9-2014; Ord. 972-14, 11-24-2014; Ord. 975-15, 4-27-2015; Ord. 991-17, 2-13-2017; Ord. 1018-20, 2-8-2021)



(3) each rigid radiating element of the structure shall be set back at least 10 feet from any lot line.

(Bill No 4-05)

**§ 18-4-106. Permitted, conditional, and special exception uses.**

The permitted, conditional, and special exception uses allowed in each of the residential districts are listed in the chart in this section using the following key: P = permitted use, C = conditional use, SE = special exception use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed, except that guest houses as accessory structures are prohibited and outside storage as an accessory use is limited to the lesser of 10% of the allowed lot coverage or 500 square feet.

Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	R15	R22
Agritourism	C	C	C					
Airports and airfields	SE		SE					
Alcoholic beverage uses as accessory to other uses	C	C	C	C	C	C	C	C
Animal hospitals and veterinary clinics	SE	SE	SE					
Assisted living facilities		SE	SE	SE	SE	SE	SE	SE
Assisted living facilities I, community-based	P	P	P	P	P	P	P	P
Assisted living facilities II, community-based	C	C	C	C	C	C	C	C
Bed and breakfast homes	C		C	C	C			

*RA - Rural Agricultural  
RLD - Residential Low Density*

(Bill No 4-05; Bill No 54-05; Bill No 55-05; Bill No 78-05; Bill No 69-07; Bill No 77-07; Bill No 79-07; Bill No 97-08; Bill No 2-09; Bill No 45-09; Bill No 39-10; Bill No 10-11; Bill No 13-11; Bill No 14-11; Bill No 56-11; Bill No 73-11; Bill No 68-13; Bill No 21-14; Bill No 82-14; Bill No 8-15; Bill No 23-15; Bill No 72-15; Bill No 96-15; Bill No 28-16; Bill No 30-16; Bill No 75-16; Bill No 83-16; Bill No 96-16; Bill No 67-17; Bill No 67-18; Bill No 89-18; Bill No 14-19; Bill No 54-19; Bill No 6-20; Bill No 16-20; Bill No 57-20; Bill No 68-20; Bill No 69-20; Bill No 2-21; Bill No 21-21; Bill No 33-22)

**SUBTITLE 2. LOT MERGER AND UNMERGER**

**§ 18-4-201. Scope.**

This subtitle

(1) does not affect the validity and operation of lot consolidation agreements executed before September 25, 2003, and the merger of lots under the lot consolidation agreements shall remain in full force

(3) each rigid radiating element of the structure shall be set back at least 10 feet from any lot line.

(Bill No. 4-05)

**§ 18-4-106. Permitted, conditional, and special exception uses.**

The permitted, conditional, and special exception uses allowed in each of the residential districts are listed in the chart in this section using the following key. P = permitted use, C = conditional use, SE = special exception use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to the listed uses also are allowed, except that guest houses as accessory structures are prohibited and outside storage as an accessory use is limited to the lesser of 10% of the allowed lot coverage or 500 square feet

Permitted, Conditional, and Special Exception Uses	RA	RLD	R1	R2	R5	R10	RI5	R22
Golf courses	P	P	P	P	P	P	P	P
Golf course facilities, private	C	C	C	C	C	C	C	C
Government reuse facilities (see Title 12)			C					
Group homes I	P	P	P	P	P	P	P	P
Group homes II	C	C	C	C	C	C	C	C
Heliports	SE	SE	SE					
Home occupations	C	C	C	C	C	C	C	C
Hospice facilities	P	P	P	P	P	P	P	P
Housing for the elderly of moderate means				C	C	C	C	C
Kennels, commercial	SE	SE	SE					

(Bill No. 4-05; Bill No. 54-05; Bill No. 55-05; Bill No. 78-05; Bill No. 69-07; Bill No. 77-07; Bill No. 79-07; Bill No. 97-08; Bill No. 2-09; Bill No. 45-09; Bill No. 39-10; Bill No. 10-11; Bill No. 13-11; Bill No. 14-11, Bill No. 56-11; Bill No. 73-11; Bill No. 68-13; Bill No. 21-14; Bill No. 82-14; Bill No. 8-15; Bill No. 23-15; Bill No. 72-15; Bill No. 96-15; Bill No. 28-16; Bill No. 30-16; Bill No. 75-16; Bill No. 83-16; Bill No. 96-16; Bill No. 67-17; Bill No. 67-18; Bill No. 89-18; Bill No. 14-19; Bill No. 6-20; Bill No. 16-20; Bill No. 54-19; Bill No. 76-19 ; Bill No. 6-20; Bill No. 57-20; Bill No. 68-20; Bill No. 69-20; Bill No. 2-21; Bill No. 21-21; Bill No. 33-22)

**SUBTITLE 2. LOT MERGER AND UNMERGER**

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(1) does not affect the validity and operation of lot consolidation agreements executed before September 25, 2003, and the merger of lots under the lot consolidation agreements shall remain in full force and effect;



and water quality plan approved by the Anne Arundel Soil Conservation District. Agritourism includes fishing; wildlife study; corn mazes; pumpkin patches; harvest festivals; field trips; hayrides; pick your own operations; farm tours; food services, including farm to table meals; farm museums; educational classes; and activities or events related to agriculture, historical, cultural, or natural resources, agricultural products, or agricultural skills.

- (8) "Airfield" or "airport" means a facility for the takeoff, landing, fueling, and housing of aircraft, the discharging and receiving of passengers and cargo from or to the aircraft, and the provision of shelter and conveniences for passengers.
- (9) "Animal hospital" or "veterinary clinic" means a structure used by a licensed veterinarian for the practice of veterinary medicine and may include the sale of pet supplies and the boarding and grooming of animals to the extent necessary to the practice of veterinary medicine.
- (10) "Antenna structure" means the rigid part of an assembly that receives or transmits radio energy and the mast or tower on which the assembly is mounted, but does not include non-rigid items such as wire, cable, transmission lines, lightning rods, guy wires, or guy wire anchors.
- (11) "Arcade" means a facility with nine or more coin-operated amusement devices.
- (12) "Assisted care unit" means a discrete living space within an assisted living facility intended to be occupied by individuals desiring or requiring to participate in an assisted living program as defined in the Health-General Article, § 19-1801, of the State Code, but does not include a comprehensive care unit.
- (13) "Assisted living facility" means a facility with an assisted living program as defined in § 19-1801 of the Health-General Article of the State Code that is not a group home or a community-based assisted living facility.
- (14) "Assisted living facility I, community based" means a facility with an assisted living program as defined in § 19-1801 of the Health-General Article of the State Code that is not a group home and that houses no more than eight residents other than staff.
- (15) "Assisted living facility II, community based" means a facility with an assisted living program as defined in § 19-1801 of the Health-General Article of the State Code that is not a group home and that houses between 9 and 16 residents other than staff.
- (16) "Automobile and truck dismantling and recycling facility" means a facility that dismantles, tests, and cleans parts from inoperable motor vehicles and may include the sale of parts from dismantled motor vehicles.
- (17) "Automobile gasoline station" means a facility that offers retail sales to the public of gasoline, motor oil, lubricants, motor fuels, travel aids, or minor automobile accessories.
- (18) "Banquet hall" means an establishment, not open to the public, that prepares or serves food and beverages only for ceremonial gatherings honoring guests or special occasions.
- (19) "Beer" has the meaning stated in § 1-101 of the Alcoholic Beverages Article of State Code.
- (20) "Bird sanctuary" means a facility where birds are kept and given care.
- (21) "Bog" means an ecosystem consisting of peatland characterized by sphagnum mat, organic soils, or accumulated peat and soils saturated to the surface throughout the year with minimal fluctuation in water level and contiguous nontidal wetlands.
- (22) "Bog protection area" means an area shown on the Bog Protection Area Guidance Map, consisting of a bog, contributing streams, a one-hundred foot upland area buffer, the limited activity area, and contributing drainage area.

- (58) "Floor area" means the sum of the gross horizontal area of all floors of a structure other than those areas used for or related to the parking of vehicles, and it is measured from the exterior faces of the exterior walls or from the center line of party walls
- (59) "Floor area ratio" means the floor area of a structure divided by the gross area of the lot on which the structure is located
- (60) "Gaming position" means a seat at a video lottery terminal.
- (61) "Garden center" means a facility that sells plants, bushes or trees, grown onsite or offsite, as well as other items customarily used for plants and gardens including seeds, mulch, fertilizer, soil, gardening tools, and pots, but does not include a hardware store, a home center, or a building supply store.
- (62) "Gross area" means the total area of a lot.
- (63) "Group home I" means a residential facility authorized by federal, State or local law or regulation, or licensed or supervised by a federal, State, or local agency that houses no more than eight persons, other than staff, with intellectual, development, or physical disabilities, or mental health issues.
- (64) "Group home II" means a residential facility authorized by federal, State or local law or regulations, or licensed or supervised by a federal, State, or local agency that houses between 9 and 16 persons, other than staff, with intellectual, development, or physical disabilities or mental health issues
- (65) "Health club or spa" means a facility in which memberships in a program of physical exercise are offered, including the right to use saunas, whirlpools, weightlifting rooms, massages, steam rooms, or exercising machines
- (66) "Height" when used in reference to a structure means the vertical distance from the average height of the highest roof surface for a structure with a roof or from the highest point of a structure without a roof to the grade plane. For purposes of this definition, "grade plane" means the average of the finished ground levels between the structure and a point six feet from the structure or, if the lot line is closer than six feet from the structure, the lot line.
- (67) "Heliport" means a facility for the takeoff, landing, fueling, and housing of helicopters, the discharging and receiving of passengers and cargo from or to a helicopter, and the provision of shelter and conveniences for helicopter passengers.
- (68) "Homeowner's association" means a nonprofit community association, condominium association, improvement association, or similar association that owns, leases, or has easement rights on property within a recorded subdivision.
- (69) "Hospice facility" has the meaning stated in the Health-General Article, § 19.901, of the State Code and includes a facility that provides full inpatient care.
- (70) "Institutional uses" means those uses that serve a recreational, social, medical, educational, or religious purpose, such as schools, nursing homes, assisted living facilities, hospitals, libraries, museums, and nonprofit charitable or philanthropic organizations
- (71) "Junk" means any kind of salvage or waste material that is not handled as recyclables or solid waste by an automobile and truck dismantling and recycling facility, recyclables recovery facility, rubble landfill, rubble processing facility, or solid waste transfer station, including old, scrap, dismantled, inoperable, or dilapidated motor vehicles or motor vehicle parts, machinery, household furniture and appliances, construction equipment and materials, tanks and drums, tires, pipes, wood, paper, metals, rags, and glass
- (72) "Junkyard" means any land or structure used for the storage, keeping, collection, salvage, sale, disassembling, wrecking, baling, maintenance, or abandonment of junk, but the term does not include an automobile and truck dismantling and recycling processing facility, recyclables recovery facility, rubble landfill, rubble processing facility, or solid waste transfer station.



## Plat Reviews





**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 23-009**

**SUBJECT:** Abbreviated Plat Request for Comments: Tax Parcel A39, Section 32, Township 18 North, Range 2 East, Seward Meridian

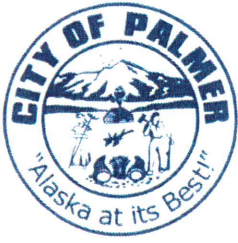
**AGENDA OF:** June 15, 2023

**ACTION:** Review and comment

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

**Summary:** The request is to create two lots from Parcel 1, Waiver 99-36-PWm (Tax Parcel A39) in Section 32, Township 18 North, Range 2 East, Seward Meridian, to be known as Breezy Meadows, located outside Palmer city limits.

**Recommendation:** The staff comments regarding the abbreviated plat packet are attached. A copy of the soils report was not provided because it was not relevant to the proposed platting action.



## DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson  
Director

Beth Skow  
Library Director

Bret Chisholm  
Acting Parks & Facilities Manager

Vacant  
Building Inspector

Mail: 231 W. Evergreen Ave.  
Location: 645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3709  
[www.palmerak.org](http://www.palmerak.org)

# MEMORANDUM

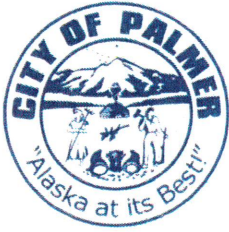
TO: Fred Wagner, Chief of Platting  
FROM: Kimberly McClure, Community Development  
DATE: May 30, 2023  
LOCATION: Tax Parcel A39 in Section 32, Township 18 North, Range 2 East  
SUBJECT: Abbreviated Plat RFC – Creating two lots  
TAX ACCT#: 18N02E32A039/Breezy Meadows  
Site address: 12821 E. Scott Road  
 Inside City Limits  Outside City Limits

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We have distributed the abbreviated plat packet for the subject project and have received the following comments from the following departments:

1. City Manager: No comments.
2. Building Inspector: No comments.
3. Community Development: If the proposed lots were located inside Palmer city limits and zoned R-4, High Density Residential, the minimum required lot width would be 60 feet and the minimum required lot area per dwelling unit would be 2,700 square feet per unit. The lots appear to have access from E. Scott Road.
4. Fire Chief: See attached letter.
5. Public Works: No comments on this. Currently working on a separate issue with the developer to connect to City sewer.
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the June 15, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer



## PALMER FIRE & RESCUE

**Chad Cameron**

Fire Chief

645 E. Cope Industrial Way

Phone: 907-745-3709

Direct: 907-745-3854

Fax: 907-745-5443



May 10, 2023

Kim Burke  
259 South Alaska Street, Suite 100  
Palmer, AK 99645  
kimb@alderarch.com

RE: Fire Apparatus Access Road – Breezy Meadows, East Scott Road

Dear Ms. Burke:

Per your request, I am sending you the requirements for the fire department access roads in reference to the Breezy Meadows Site Plan on East Scott Road that you emailed me. The Matanuska-Susitna Borough Code 8.45.010 (A) (5), adopted the 2012 International Fire Code, as adopted by 13 AAC 50.025. For your reference, I have included 13 AAC 50.025.

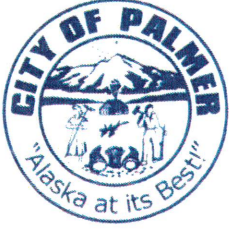
### 13 AAC 50.025. International Fire Code states:

The International Fire Code 2012 Edition (IFC), Chapters 12 - 19, 36 - 49 and 68 - 79 are reserved. The International Fire Code 2012 Edition (IFC), Chapters 1 - 11, 20 - 35, 50 - 67, and 80 and Appendices B - G and I are adopted by reference to regulate all occupancies and buildings for the safeguarding of life and property from the hazards of fire and explosion arising from the storage, handling, and use of hazardous substances, materials, and devices, and from other conditions hazardous to life and property, except that the IFC is revised by deleting all the references to "ICC Electrical Code" or "NFPA 70" and replacing those references with "Electrical Code as adopted by 8 AAC 70.025, as amended as of March 6, 2016 and as amended from time to time" and the IFC is revised by deleting all the references to "International Fuel Gas Code", with the exception of Chapters 6 and 7, deleting all the references to "International Plumbing Code", and replacing the references to "International Fuel Gas Code" and "International Plumbing Code" with "Plumbing Code as adopted by 8 AAC 63.010, as amended as of March 6, 2016 and as amended from time to time". Additionally, the IFC is changed with the following revisions:

I am satisfied with the roadway width presented in your Breezy Meadows Site Plan, so long as the roadway is capable of supporting a load of fire apparatus weighing at least 75,000 pounds.

City of Palmer





The supplied Breezy Meadows Site Plan shows ten, four-unit complexes in Phase 1 and Phase 2. Per 2012 International Fire Code (IFC), Appendix D, Section D107.1 there must be two separate and approved fire apparatus access roads.

Either your site plan must show two separate and approved fire apparatus access roads or you need to equip all dwelling units with an approved automatic sprinkler system in accordance with the IFC. I have provided the relevant IFC section below for your reference. The State of Alaska Fire Marshal's Office will be able to approve any and all automatic sprinkler systems in your building permit process.

2012 IFC, Appendix D, Section D107, One-, or two-family dwelling residential developments.

*Developments of one- or two-family dwelling units where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.*

Exceptions:

- 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.*
- 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.*

Should you have any questions, I can be reached at 745-3854 or by writing to 645 E. Cope Industrial Way, Palmer, Alaska.

Sincerely,

Chad Cameron  
ccameron@palmerak.org

cc: Dawn Vanepps, City of Palmer Fire & Rescue Administrative Assistant

City of Palmer



**MATANUSKA-SUSITNA BOROUGH**

• PLATTING DIVISION •

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

Received

MAY 19 2023

City of Palmer

Comments Due: May 30, 2023

May 19, 2023

**Abbreviated Plat Request for Comments**

AK Dept. of Transportation – Anchorage	MSB – Emergency Services
AK Dept. of Transportation – Aviation	MSB – Community Development
AK DNR, Division of Mining/Land/Water	MSB – Public Works, Engineering
AK DNR, Public Access Defense	MSB – Public Works, Pre-Design Division
AK DNR, Division of Agriculture	MSB – Assessments
ADF&G, Habitat Mgmt. & Permitting	MSB – Planning Division
ADF&G, Division of Sport Fish	MSB – Development Services Division
AK Railroad, Engineering Department	MSB – Borough Attorney
U.S. Army Corp of Engineers	MEA
U.S. Postmaster	MTA
City of: Palmer	Enstar
Community Council: #26 Greater Palmer	GCI
Fire Service Area: # 132 Greater Palmer	Assembly District #2
Road Service Area: # 16 South Colony	

Title:	BREEZY MEADOWS
Location:	Sec 32, T18N, R02E, S.M, AK
Petitioner:	AMG & Associates
Address:	16633 Venturra Blvd., #1014, Encino, CA 91436
Surveyor:	The Boutet Company
Address:	601 E. 75 <sup>th</sup> Place #102, Anchorage, AK 99518
Engineer:	The Boutet Company
Address:	1508 E. Bogard Rd., Wasilla, AK 99654

The request is to create two lots from Parcel 1, Waiver 99-36-PWm, Recorded at Book 1025, Page 956 to be known as BREEZY MEADOWS, containing 5.00 acres +/- . The property is located west of N. Glenn Highway, south of E. Marsh Road, and north of E. Scott Road; within the NW ¼, NE ¼, Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the abbreviated plat to help us more effectively enforce our subdivision regulations. All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **May 30, 2023** so that we may incorporate this information into our recommendations to the Platting Officer, for the public hearing to be held on **June 14, 2023**.

Sincerely,

Jesse C. "Chris" Curlin  
Platting Technician  
(907)861-7873

Received

MAY 19 2023

mer

*Providing Outstanding Borough Services to the Matanuska-Susitna Community.*



City of Palmer

**SUBJECT PROPERTY**

TR A  
PIPPEL SUBDIVISION  
(7197)

A37

A40

4B

POPEL SUB 2019

4A

E SCOTT RD

PALMER  
CHRISTIAN  
CHURCH  
1  
2  
(6768)

HOMESITE TR NO 100  
3A  
LOTS 2A-4A  
(7864)

W AUKLET AVE

W RECON CIR

W BOGARD RD

W BOGARD RD

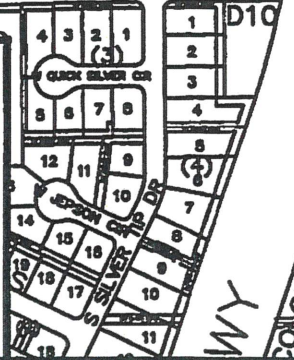
**VICINITY MAP**

FOR PROPOSED BREEZY MEADOWS SUBDIVISION  
LOCATED WITHIN  
SECTION 32, T18N, R02E, SEWARD MERIDIAN  
ALASKA

PA05 MAP

2A	BAILEY H	2017
7733		
(716)		
8(3)		
5057		
8		
9		
10		
11-1		
292812		
32	33	28 15
27	18	
26	17	
25	18	
24	19	
23	20	
22	21	
W DC		
48	25	
47	26	
46	27	
45	28	
44	29	
43	30	
42	31	
41	32	
40	33	
39	34	
38	35	
37	36	
W CA		
32	1	
31	2	
30	19	
29	20	
28	21	
27	22	
26	23	
25	24	
W BE		
11	10	
12	11	
13	12	
W AU		
FI		
CO		
TR		
(7733)		
W ARCTIC		
C15		
18	1	
17	2	
16	3	
15	4	
14	5	
13	6	
12	7	
11	8	
10-1	9	
W BIRD		
12	1	
11	2	

WY  
COLONY FAIR









PA05

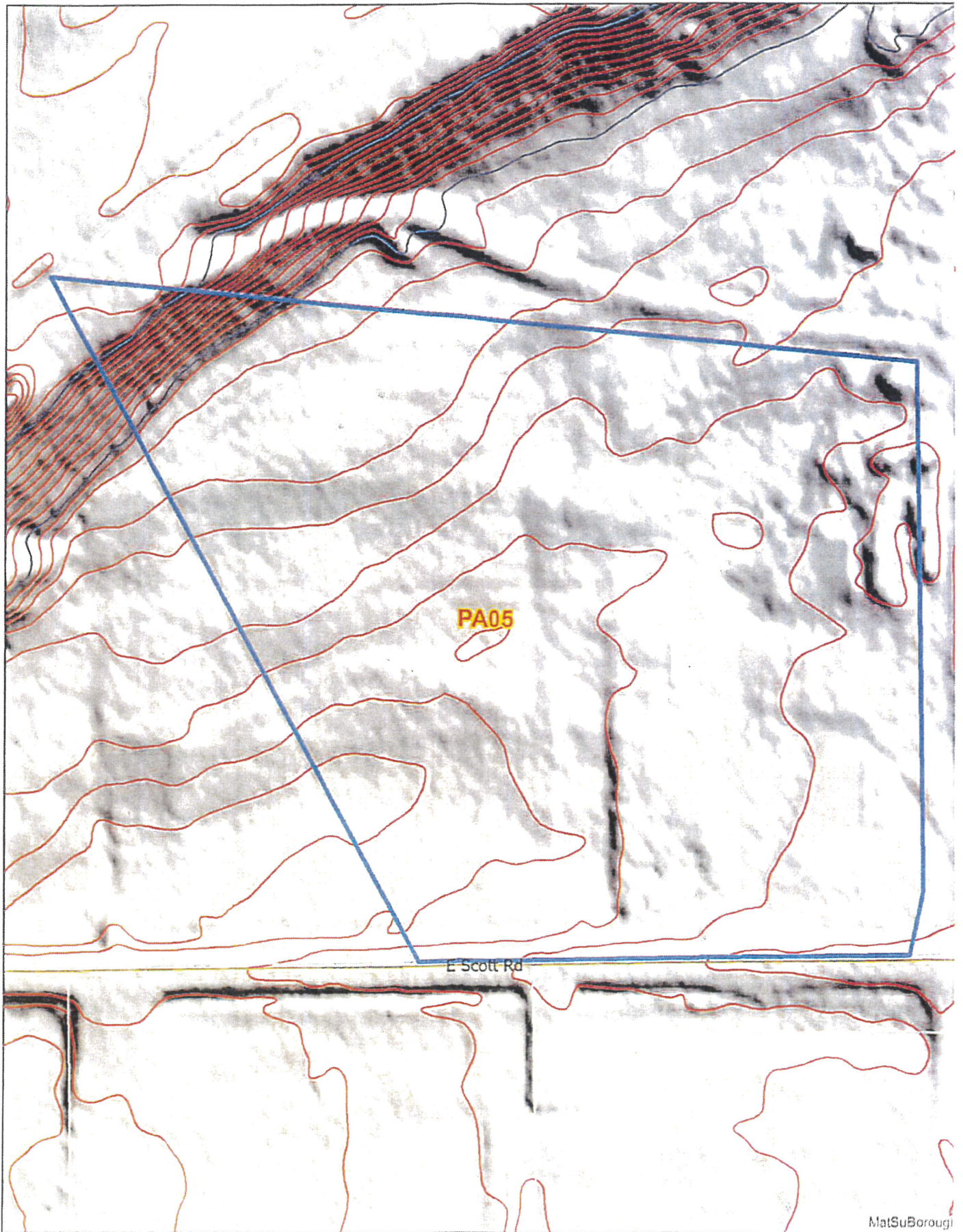
E Scott Rd

80 40 0 80 Feet

MatSuBorough







80 40 0 80 Feet

MatSu Borough







430 215 0 430 Feet





