



City of Palmer
Planning and Zoning Commission Packet
September 14, 2023



PLANNING & ZONING COMMISSION
REGULAR MEETING
6 PM, THURSDAY, SEPTEMBER 14, 2023
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.palmerak.org



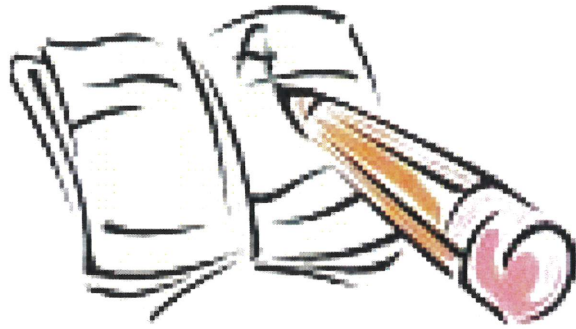
CHAIR CASEY PETERSON
VICE CHAIR PENNY MOSHER
COMMISSIONER LINDA COMBS
COMMISSIONER LISBETH JACKSON
COMMISSIONER JOHN MURPHY
COMMISSIONER KRISTY THOM BERNIER
VACANT

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
 - 4. Regular Meeting of April 20, 2023
 - 5. Regular Meeting of July 20, 2023
 - 6. Regular Meeting of August 17, 2023
- F. Reports
- G. Audience Participation
- H. Public Hearings
 - 1. IM 23-015: Consideration of Recommendation of a Text Amendment to Amend Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency and amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix
- I. Unfinished Business
- J. New Business
- K. Plat Reviews
 - 1. IM 23-016: Preliminary Plat Review – To create two lots from Lots 2A and 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as Lot 2A1 and Lot 3A1, located outside Palmer city limits
- L. Public Comments
- M. Commissioner Comments
- N. Adjournment



Minutes



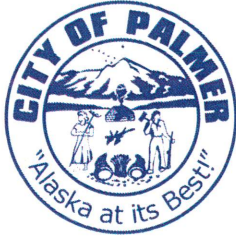
Meeting Minutes

The minutes for the October 20, 2022, January 19, March 16, April 20, July 20, & August 17, 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 23-015 (FORMERLY IM 23-007)**

SUBJECT: Consideration of Recommendation of a Text Amendment to Amend Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency and amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix

AGENDA OF: August 17, 2023 & September 14, 2023

ACTION: Review, comment and if approved, send a recommendation to the City Council for adoption

Attachment(s): 1) Proposed Ordinance No. 23-0XX

Summary: **UPDATE:** Based on previous discussion, changes have been made to the ordinance and are highlighted in yellow. Homeless Shelter and Homeless Shelter, Emergency, have been left blank on the matrix indicating it is not a permitted or conditional use.

This item was previously discussed during committee of the whole as former IM 23-007 reviewing code language regarding residential care facilities in residential districts. Based on prior discussions, a Residential Land Use Matrix has been created along with amending pertinent definitions and deleting redundant definitions.

The Residential Land Use Matrix was created to simplify uses and be consistent with our Commercial Land Use Matrix. Within the matrix, we tried to take our existing definitions and uses and consider new potential land uses and districts. Please review the matrix to ensure completeness and accuracy.

Additionally, please review your understanding of these complex land uses relating to homelessness and ADA compliance and their appropriateness within the different zoning districts.

Recommendation: Community Development recommends approval of the proposed text amendment to enact Palmer Residential Land Use Matrix and amend definitions as appropriate, and the forwarding of a recommendation supporting the requested changes to City Council.

**City of Palmer
Ordinance No. 23-00X**

Subject: Amending Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency, amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix

Agenda of: _____, 2023 – Introduction

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

Originator Information:

Originator: Brad Hanson, Director Community Development

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ **0.00**

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted _____

Director of Finance Signature: _____

Approved for Presentation By:

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

Attachment(s):

1. Ordinance No. 23-00X
2. Planning and Zoning Minutes for April 20, June 15, July 20, and August 17, 2023

Summary Statement/Background:

The recent discussion and approval of a conditional use permit for a residential care facility for five residents in an R-2 Low Density Residential District, prompted the Planning and Zoning Commission to review the code definitions and language regarding residential care facilities and group living in residential districts.

Some of the language in the definitions relating to group living in residential districts is outdated or redundant and confusing. It was also noted there is no code language or definitions regarding homeless shelters and in which districts they can be located.

The proposed amendments to the definitions and addition of the residential land use matrix are to promote **housing opportunities** and compatible values of the residential districts. The amendments are designed to eliminate confusing and redundant language; and to promote a diverse range of allowable land use activities within different residential land use districts to form a **community to serve the needs of all people with or without disabilities**.

An overview of the text amendments is listed below:

- Delete "day care" definition because it is redundant, since childcare definition is in code.
- Created definitions for homeless shelter and homeless shelter, emergency to accommodate different situations of homelessness and placed in appropriate districts.
- Better defined difference in the residential and commercial land use matrix between assisted living home as small-scale group living permitted in all residential areas for people needing some assistance, and residential care facilities as a larger scale operation more appropriately placed as a conditional use in the central business district and general commercial district.
- Created residential land use matrix to show permitted and conditional uses.

The adoption of the City of Palmer residential land use matrix should be more convenient for citizens to understand land use and their appropriate zoning district. Land uses are organized by district to allow a discernable comparison by zoning district.

Administration's Recommendation:

Adopt Ordinance No. 23-00X amending Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency and amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix.

LEGISLATIVE HISTORY

Introduced by:
Date:
Public Hearing:
Action:
Vote:

Yes:	No:

CITY OF PALMER, ALASKA

Ordinance No. 23-00X

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Chapters 17.08 Definitions, 17.20 R-1 Single-family Residential, 17.24 R-2 Low Density Residential, 17.26 R-3 Medium Density Multifamily Residential, 17.27 R-4 High Density Residential, 17.52 R-1E Single-family Residential Estate, 17.54 RR Rural Residential, Adding Homeless Shelter and Homeless Shelter, Emergency and amending Commercial Land Use Matrix Chapter 17.28.020, and Enacting Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix

WHEREAS, the Planning and Zoning Commission proposes and recommends text amendments as necessary to Title 17, Zoning to ensure that the regulations and standards are applicable to the current needs of the community; and

WHEREAS, the commission proposes text amendments to Palmer Municipal Code Title 17 for the promotion of Palmer's unique character and general welfare; and

WHEREAS, the commission has reviewed and discussed the city of Palmer's residential districts and shortage of housing options comparing our residential districts to other residential codes in other cities and drafted code language to allow for more flexibility and housing choices that are compatible with residential land uses; and

WHEREAS, the commission determined there is a need to expand housing opportunities for community residences through sound land use principals and projects that contain a compatible mix of single-family and residential group living land uses.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provisions of this ordinance or application thereof to any person or circumstances are held invalid, the remainder of this ordinance and the application to the other persons or circumstances shall not be affected thereby.

Section 3. Palmer Municipal Code Section 17.08.032 is hereby amended as follows (new language is underlined and deleted language is stricken):

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 and is compatible with the residential district.

Section 4. Palmer Municipal Code Section 17.08.113 is hereby deleted as follows (new language is underlined and deleted language is stricken):

~~**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.~~

Section 5. Palmer Municipal Code Section 17.08.212 Homeless shelter is hereby added as follows (new language is underlined and deleted language is stricken):

17.08.212 Homeless shelter.

"Homeless shelter" means a building used primarily to provide on-site meals, shelter and secondary personal services such as showers and haircuts to the homeless and the needy on a nonpermanent basis.

Section 6. Palmer Municipal Code Section 17.08.214 Homeless shelter, emergency is hereby added as follows (new language is underlined and deleted language is stricken):

17.08.214 Homeless shelter, emergency.

"Homeless shelter, emergency" means a building offering temporary housing for residents on a nonpermanent basis solely as an accessory use to places of religious worship.

Section 7. Palmer Municipal Code Section 17.08.217 is hereby amended as follows (new language underlined and deleted language is stricken):

17.08.217 Home based commercial business.

"Home based commercial business" means an activity conducted for profit by the residents of a property in a rural residential district which has received a conditional use permit for operation of the business, unless activity is a permitted use. The business shall be secondary to the use of the dwelling for living purposes and shall be conducted in a manner that does not reasonably interfere with the primary residential character of the area.

Section 8. Palmer Municipal Code Section 17.08.380 is hereby amended as follows (new language underlined and deleted language is stricken):

17.08.380 Residential care facility.

"Residential care facility" means a place facility, currently and duly licensed by the State of Alaska, 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.

Section 9. Palmer Municipal Code Section 17.08.339 Senior Citizen Housing is hereby deleted as follows (new language is underlined and deleted language is stricken):

~~**17.08.339 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.~~

Section 10. Palmer Municipal Code Section 17.08.424 Special needs housing is hereby deleted as follows (new language is underlined and deleted language is stricken):

~~**17.08.424 — Special needs housing.**~~

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

Section 11. Palmer Municipal Code Section 17.20.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.20.020 Permitted uses.

Permitted principal uses and structures in the R-1 district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. One single-family dwelling per lot;~~

~~B. Gardens and greenhouses when incidental to residential use;~~

~~C. Home occupations;~~

~~D. Accessory buildings and uses not used or operated for gain nor used as a dwelling;~~

~~E. Parks and playgrounds;~~

~~F. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters.~~

Section 12. Palmer Municipal Code Section 17.20.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.20.030 Conditional uses.

Uses which may be permitted in the R-1 district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to an adjoining lot or street line;~~

~~B. Utility substation;~~

~~C. Child care facilities operating as a day care only; and provided, that no part of any building shall be located nearer than 30 feet to an adjoining lot or street line;~~

~~D. Special needs day care facilities; provided, that no part of any building shall be located nearer than 30 feet to an adjoining lot or street line.~~

Section 13. Palmer Municipal Code Section 17.24.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.24.020 Permitted uses.

Permitted principal uses and structures in the R-2 district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section

17.18.020.

- ~~A. No more than a total of four dwelling units per lot. This may be a combination of single family dwellings, two family dwellings and/or multiple family dwellings with four or fewer units;~~
- ~~B. Boarding and roominghouses with four or fewer units;~~
- ~~C. Home occupations;~~
- ~~D. Parks and playgrounds;~~
- ~~E. Child care facilities and preschools, both operating as day care only;~~
- ~~F. Other compatible uses;~~
- ~~G. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;~~
- ~~H. Gardens and greenhouses when incidental to residential use;~~
- ~~I. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structures used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;~~
- ~~J. Short term rentals, Type 1, Type 2, and Type 4 shall meet the requirements of PMC 17.89.070.~~

Section 14. Palmer Municipal Code Section 17.24.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.24.030 Conditional uses.

Uses which may be permitted in an R-2 district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. Public and private schools;~~
- ~~B. Public buildings and structures;~~
- ~~C. Residential planned unit development;~~
- ~~D. Residential care facilities for four or fewer patients and special needs day care facilities;~~
- ~~E. Utility substation;~~
- ~~F. Short term rentals, Type 5 shall meet the requirements of PMC 17.89.070.~~

Section 15. Palmer Municipal Code Section 17.26.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.26.020 Permitted uses.

Permitted principal uses and structures in the R-3 district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. No more than a total of eight dwelling units per lot. This may be a combination of single family dwellings, two family dwellings and/or multiple family dwellings with eight or fewer units;~~
- ~~B. Boarding and roominghouses with eight or fewer units;~~
- ~~C. Home occupations;~~
- ~~D. Parks and playgrounds;~~
- ~~E. Child care facilities and preschools, both operating as day care only;~~
- ~~F. Other compatible uses and accessory uses, such as storage structures for use by residents of the development;~~
- ~~G. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;~~
- ~~H. Gardens and greenhouses when incidental to residential use;~~
- ~~I. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;~~
- ~~J. Short term rentals, Type 1, Type 2, Type 3, and Type 4 shall meet the requirements of PMC 17.89.070.~~

Section 16. Palmer Municipal Code Section 17.26.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.26.030 Conditional uses.

Uses which may be permitted by the R-3 district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. Public and private schools;~~

~~B. Public buildings and structures;~~

~~C. Residential planned unit development meeting the requirements of Chapter 17.84 PMC;~~

~~D. Mobile homes that are used for occupancy in a mobile home court;~~

~~E. Residential care facilities with eight or fewer patients and special needs day care facilities;~~

~~F. Utility substation;~~

~~G. Short term rentals, Type 5 shall meet the requirements of PMC 17.89.070.~~

Section 17. Palmer Municipal Code Section 17.27.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.27.020 Permitted uses.

Permitted principal uses and structures in the R-4 district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. One family dwellings;~~

~~B. Two family dwellings;~~

~~C. Multiple family dwellings;~~

~~D. Boarding and roominghouses;~~

~~E. Home occupations;~~

~~F. Parks and playgrounds;~~

~~G. Child care facilities and preschools, both operating as day care only;~~

~~H. Other compatible uses and accessory uses such as storage structures for use by residents of the development;~~

~~I. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters;~~

~~J. Gardens and greenhouses when incidental to residential use;~~

~~K. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures; provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to any adjoining lot or street line;~~

~~L. Short term rentals, Type 1, Type 2, Type 3, Type 4, and Type 5 shall meet the requirements of PMC 17.89.070.~~

Section 18. Palmer Municipal Code Section 17.27.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.27.030 Conditional uses.

Uses which may be permitted by the R-4 district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

~~A. Public and private schools;~~

~~B. Public buildings and structures;~~

~~C. Residential planned unit development meeting the requirements of Chapter 17.84 PMC;~~

~~D. Mobile homes that are used for occupancy in a mobile home court;~~

~~E. Residential care facilities with eight or fewer patients and special needs day services facilities;~~

~~F. Utility substation.~~

Section 19. Palmer Municipal Code Section 17.28.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.28.020 Commercial land uses.

Public Assembly	CBD Overlay	C-L	C-G	BP	I	P	A
Assembly halls – auditorium, civic center, concert hall, performing arts center, theaters, senior, youth	P	P	P			P	
	Commission amendment to remove						
<u>Homeless shelter</u>							
<u>Homeless shelter, emergency</u>							
<u>Humanitarian service and shelter facilities, including Residential care facilities and nursing homes – long-term</u>	C		C			<u>P</u>	
Funeral parlors and mortuaries	P		P				
Libraries, museums, art galleries	P		P			P	P
Recreational facilities – ice arena, swimming pools	P					P	
Private clubs or lodges with alcohol	P		P				
Private clubs or lodges without alcohol	P	P	P				
Racetrack – nonmotorized				C	C		C
Racetrack – motorized						C	C
Place of worship – churches	P	C	P				P
Outdoor concert venue	P		P	P			

Public Assembly	CBD Overlay	C-L	C-G	BP	I	P	A
Center – youth, senior	P	P	P				

Section 20. Palmer Municipal Code Section 17.52.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.52.020 Permitted uses.

Permitted principal uses and structures in the R-1E district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. One family dwellings;~~
- ~~B. Bed and breakfast establishments;~~
- ~~C. Parks and playgrounds;~~
- ~~D. Recreational courts, including, but not limited to, tennis and other similar uses;~~
- ~~E. One temporary subdivision sales office per subdivision in a residential structure, when located within the subdivision, and provided such use is discontinued when all lots have been sold and provided it complies with PMC 15.08.3103, Temporary buildings or structures.~~

Section 21. Palmer Municipal Code Section 17.52.030 is hereby deleted as follows (new language is underlined and deleted language is stricken):

~~**17.52.030 Permitted accessory uses and structures.**~~

~~The following accessory uses and structures are permitted in the R-1E district:~~

- ~~A. Uses and structures customarily accessory to a permitted use;~~
- ~~B. Gardens and greenhouses when incidental to residential use;~~
- ~~C. Home occupations;~~
- ~~D. Travel trailers, campers and motor homes not used or occupied as living quarters.~~

Section 22. Palmer Municipal Code Section 17.52.040 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.52.040 Conditional uses.

Uses which may be permitted in the R-1E district by obtaining a conditional use permit are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. Churches and related buildings, provided no part of any church building shall be located nearer than 30 feet to an adjoining lot or street line;~~
- ~~B. Public utility installations and substations;~~
- ~~C. Country clubs and golf courses;~~
- ~~D. Community and publicly owned recreational centers;~~
- ~~E. Public and private schools;~~
- ~~F. Cemeteries;~~
- ~~G. Child care facilities operating as a day care only; provided, that no part of any building is located nearer than 30 feet of a lot or street line;~~
- ~~H. Special needs day care facilities; provided, that no part of any building is located nearer than 30 feet from a lot or street line.~~

Section 23. Palmer Municipal Code Section 17.54.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.54.020 Permitted uses.

Permitted principal uses and structures in the RR district are:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. One-family dwellings;~~
- ~~B. One accessory dwelling unit;~~
- ~~C. Two-family dwellings;~~
- ~~D. Bed and breakfast;~~
- ~~E. Child care facilities and preschools, both operating as day care only;~~
- ~~F. Churches, synagogues, temples, chapels, mosques or similar places of worship and related structures;~~
- ~~G. Greenhouses, truck gardens, raising of bush and tree crops, flower gardens and nurseries, when incidental to residential use;~~
- ~~H. Home occupations;~~
- ~~I. Parks and playgrounds;~~
- ~~J. Recreational shop buildings not used for commercial purposes;~~
- ~~K. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters, not to include commercial storage;~~
- ~~L. Storage sheds;~~
- ~~M. Senior care facility operating up to a 24-hour basis;~~
- ~~N. Assisted living centers operating on a 24-hour basis;~~
- ~~O. Hospice facilities.~~

Section 24. Palmer Municipal Code Section 17.54.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.54.030 Conditional uses.

Uses which may be permitted in the RR district by obtaining a conditional use permit are uses such as, but not limited to, the following:

A. Land uses as defined in the Palmer Residential Land Use Matrix in Palmer Municipal Code Section 17.18.020.

- ~~A. Community and publicly owned recreational centers;~~
- ~~B. Driving ranges and golf courses;~~
- ~~C. Home based commercial business;~~
- ~~D. Public and private schools and learning centers;~~
- ~~E. Public facilities such as fire stations, libraries and museums;~~
- ~~F. Public utility installations and substations, but not including corporate offices, storage or repair yards, warehouses, and similar uses;~~
- ~~G. Seasonal roadside stands for the sale of produce and flowers;~~
- ~~H. Special needs day care facilities.~~

Section 25. Palmer Municipal Code Chapter 17.18.020 Residential Land Use Matrix is hereby added to read as follows (new language is underlined and deleted language is stricken):

17.18.020 Residential land uses.

**City of Palmer
Residential Land Use Matrix**

Residential	R-1 Max is one dwelling unit	R-2 Max is four dwelling units	R-3 Max is eight dwelling units	R-4	R-1E Max is one dwelling unit	RR
Dwelling Units, Types:						
Dwelling unit, Single-family	P	P	P	P	P	P
Dwelling units, Two-family		P	P	P		P
Dwelling units, Multiple family		P	P	P		
<u>Dwelling unit, Accessory, must meet requirements of PMC 17.86 Permit required</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P
Mobile homes used for occupancy in mobile home court <u>must meet requirements of PMC 17.92</u>			CUP	CUP		
Accessory Uses:						
Accessory buildings and uses not used or operated for gain nor used as a dwelling	P	<u>P</u>	P	P	P	P
Gardens and greenhouses when incidental to residential use	P	P	P	P	P	P
Home based commercial business						CUP
Home Occupations	P	P	P	P	P	P
<u>Home Child Care as a Home Occupation (max is 6 children)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Home Special Needs Care as a Home Occupation (max is 5 people)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recreational shop buildings not used for commercial purposes</u>						P
Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters, <u>not to include commercial storage</u>	P	P	P	P	P	P
Truck gardens, raising of bush and tree crops, flower gardens and nurseries, when incidental to residential use						P
Group Residences:						
<u>Assisted Living Centers operating on a 24-hour basis</u>						P
<u>Assisted living home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Homeless shelter</u>						
<u>Homeless shelter, emergency</u>						
Hospice Facilities						P
Residential Care Facilities		CUP	CUP	CUP		

Residential	R-1 Max is one dwelling unit	R-2 Max is four dwelling units	R-3 Max is eight dwelling units	R-4	R-1E Max is one dwelling unit	RR
Residential Planned Unit Development meeting requirements of PMC 17.84	<u>CUP</u>	CUP	CUP	CUP		
Senior care facility operating up to a 24-hour basis						P
Temporary Lodging:						
Bed and breakfast establishments					P	P
Boarding and roominghouses		P	P	P		
Short-term Rentals shall meet requirements of PMC 17.89, see matrix*	*	*	*	*	*	*
Community and Education Services:						
Child care facilities and preschools operating as a day care only (1)	CUP	P	P	P	CUP	P
Public and private schools and learning centers		CUP	CUP	CUP	CUP	CUP
Special needs day care facilities for more than five people (1)	CUP	CUP	CUP	CUP	CUP	CUP
Cemeteries					CUP	<u>CUP</u>
Recreational and Cultural Land Uses:						
Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related structures (1)	CUP	P	P	P	CUP	P
Community and publicly owned recreational centers					CUP	CUP
Country clubs and Golf courses					CUP	<u>CUP</u>
Driving ranges and golf courses						CUP
Parks and Playgrounds and other similar uses	P	P	P	P	P	P
Recreational courts, including, but not limited to, tennis and other similar uses					P	
Government and Business Services:						
One temporary subdivision sales office per subdivision in a residential structure (2)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	<u>P</u>
Public buildings and structures		CUP	CUP	CUP	CUP	CUP
Seasonal roadside stands for sale of produce and flowers						CUP
Utility substation	CUP	CUP	CUP	CUP	CUP	CUP

Zoning District Matrix Key:

R-1 = Single-family Residential
R-4 = High Density Residential

R-2 = Low Density Residential
R-1E = Single-family Residential Estate

R-3 = Medium Density Residential
RR = Rural Residential

P = Permitted Use
C = Conditional use
Blank= Not permitted

- (1) Provided, that no part of any building or structure used for such purposes shall be located nearer than 30 feet to an adjoining lot or street line
- (2) When located within the subdivision, and provided such use is discontinued when all lots have been sold and provided it complies with PMC 15.08.3103, Temporary buildings or structures

Section 26. Palmer Municipal Code Chapter 17.18.021 Compatibility of land uses not defined is hereby added to read as follows (new language is underlined and deleted language is stricken):

17.18.021 Compatibility of land uses not defined.

Where a proposed use is not specifically identified or is unclear as to whether the use is allowed in a particular zone, the zoning administrator may find, based on a finding of facts, the use is similar to another use that is permitted, allowed conditionally or prohibited in the subject zone and apply code accordingly. Land use findings by the zoning administrator will be based on zoning district compatibility, intensity of use and comparison to like activities or land use. Land use rulings that require discretion on the part of the zoning administrator shall be confirmed by the planning and zoning commission at the next regular meeting that allows due public notice.

Section 26. Effective Date. Ordinance No. 23-0XX shall take effect upon adoption by the city of Palmer City Council.

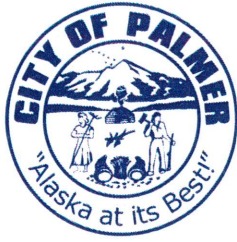
Passed and approved this _____ day of _____, 2023.

Steve Carrington, Mayor

Shelly M. Acteson, CMC, City Clerk



Plat Reviews



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 23-016**

SUBJECT: Preliminary Plat Request for Comments: Lots 2A & 3A, Homesite Tract 100

AGENDA OF: September 14, 2023

ACTION: Review and comment

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

Summary: The request is to create two lots from Lots 2A and 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as Lot 2A1 and Lot 3A1, located outside Palmer city limits.

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Brad Hanson
Director

Beth Skow
Library Director

Bret Chisholm
Acting Parks & Facilities Manager

Dusten Voehl
Building Inspector

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

MEMORANDUM

TO: Fred Wagner, Chief of Platting
FROM: Kimberly McClure, Community Development
DATE: September 8, 2023
LOCATION: Lots 2A & 3A, Homesite Tract 100
SUBJECT: Abbreviated Plat RFC
TAX ACCT#: 57864000L002A & L003A

Inside City Limits

Outside City Limits

We have distributed the pre-application packet for the subject project and have received the following comments from the following departments:

1. City Manager: No changes necessary.
2. Building Inspector:
3. Community Development: The parcels are located within the designated Airport Influence Area; it is recommended that a plat note be added to the new plat reflecting this information. If the proposed lots were located inside Palmer city limits and zoned CG, General Commercial, the minimum required lot width would be 60 feet and the minimum required lot area would be 7,200 square feet. The proposed lots have access from W. Recon Circle.
4. Fire Chief: No changes necessary.
5. Public Works:
6. Planning and Zoning Commission: The proposed platting action is scheduled to be reviewed at the September 14, 2023, Planning & Zoning Commission meeting; any additional comments will be forwarded at that time.

City of Palmer

Received

AUG 31 2023

City of Palmer

MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue – Palmer AK 99645

Phone (907) 861-7874 – Fax (907) 861-8407

Comments Due: *September 13, 2023*

Date: August 24, 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:	GCI
Fire Service Area: #132 Greater Palmer Cons.	Assembly District #2 Stephanie Nowers
Road Service Area: #16 South Colony	

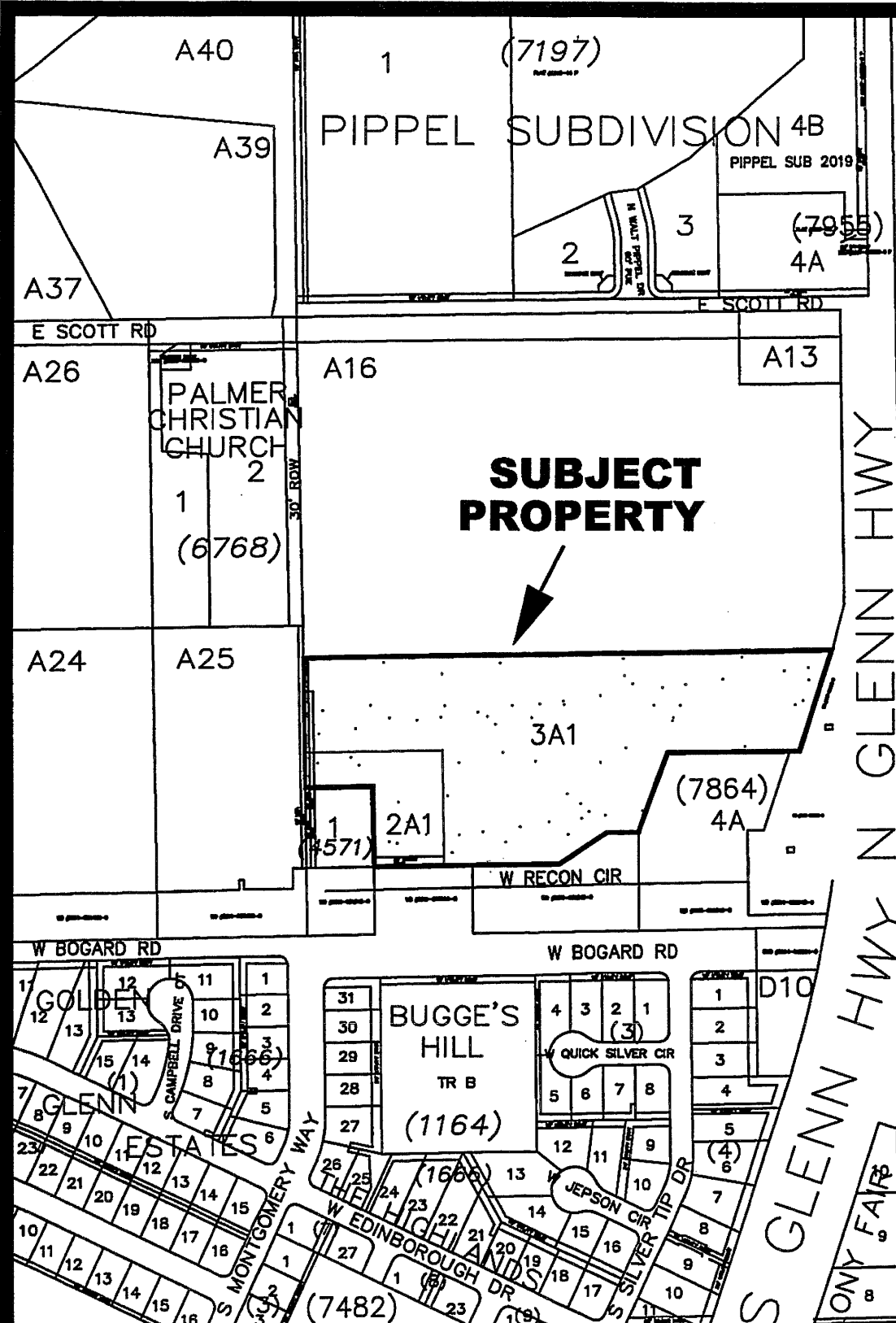
Title:	HOMESITE TRACT No. 100 RSB LOTS 2A & 3A
Location:	SEC 32, T18N, R02E, S.M, AK
Petitioner:	ROLAND PROPERTIES LLC 1100 N. TRANQUILITY LANE PALMER AK 99645
Surveyor/Engineer:	RECON 565 W. RECON CIRCLE PALMER AK 99645

The request is to create two lots from Lots 2A & 3A, Homesite Tract No. 100, Plat No. 2019-29, to be known as **LOT 2A1 and LOT 3A1**, containing 10.56 acres +/- . Parcels are located east of N. Glenn Highway and north of W. Bogard Road and W. Recon Circle; lying within the S ½ N ½ SE ¼ NE ¼ Section 32, Township 18 North, Range 02 East, Seward Meridian, Alaska. In Assembly District #2.

Please submit your comments in writing, specifying any easements or other requirements your Department or agency may need or any data, which you feel should be incorporated on the preliminary 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 *September 13, 2023* so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **September 20, 2023**.

Sincerely,


 for Matthew Goddard
 Platting Technician
 Direct line: 861-7881
matthew.goddard@matsugov.us



46	27	21	3
45	28	20	4
44	29A (7860)	19	5
43	31	18	6
42	32	17	7
41	33A (7860)	16	8
40	34	15	9
39	35	14	
38	36	13	12A
37			

32	15	11DA	
31	15	11	
30	19	14	4
29	20A	13	4
28	22A	12	5
27		10	6
26	23		7
25	24	9	8

1110	7	6	3	2	1
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121	314	151	61	71	81	91	201	21	22
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FISHERS CORNER	4	(3)	1
TR (7734)	3	2	1
TRACT 4	(5021)		

C15	C4	C31	C14
-----	----	-----	-----

18	1	18	1
17	2	17	2
16	3	15A	3
15	4	14	4
13	5	13	5
12	6	12	6-1
10-1	7	11	BROOKS
	8	10	(7511)
	9		

12	1	12	F
11	2	11	2
10	3	10	3
9	4	9	4
8	5	8	5
7	6	7	6

11-1	1-1	12	1
10-1	2-1	11	2
9	3	10	3
	4	9	4A

VICINITY MAP
 HOMESITE TRACT NO 100 RSB LOTS 2A & 3A
 LOCATED WITHIN
 SECTION 32, T18N, R02E, SEWARD MERIDIAN,
 ALASKA
 PALMER 05 MAP



RECEIVED
AUG 17 2023
PLATTING

Rowland Engineering Consultants
565 West Recon Circle, Palmer, Alaska 99645
907.746.3630 · steve@reconille.net

June 26, 2023

Received

Matanuska-Susitna Borough
Platting Division
350 East Dahlia St.
Palmer, Alaska 99645

AUG 31 2023

City of Palmer

Re: Soils Investigation Report for the Resubdivision of Lots 2A & 3A, Homesite Tract No. 100 Subd., Within SE1/4NE1/4 Section 32, T18N, R2E, Seward Meridian, Alaska

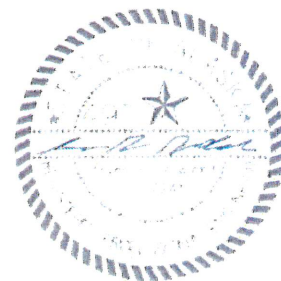
Attn: Platting Officer

The proposed resubdivision of Lots 2A & 3A Homesite Tract 100 is limited to a simple lot line adjustment that will increase the area of Lot 2 from 0.6 acres to 1.1 acres and reduce the area of Lot 3A from 8.3 acres to approximately 7.8 acres. For the original creation of Homesite Tract No. 100 Subdivision (Plat 96-42, Palmer Recording District), a Subsurface Soils Investigation Report was complete by Steven R. Rowland, P.E., and submitted to the Alaska Department of Environmental Conservation (ADEC), as required by the Matanuska-Susitna Borough (MSB). RECON requests that this 1996 report and the acceptance letter from ADEC be considered as fulfilling the requirement of MSB code 43.15.016 (A) (6). Both the report and approval letter are attached for reference. The Abbreviated Plat submittal for Homesite 100 contains two lots, with lot line changes, creating no additional lots.

Each of the three proposed lots has the required minimum 10,000 square feet of "useable building area" as defined in MSB Title 43.20.281. Lots 2A and 3A have the required 10,000 square feet of "contiguous useable septic area" as defined in MSB Title 43, although it is not necessary as these lots are served by City of Palmer sewer. There are no excessive slopes of significant extent that occur within the property, and there is no significant occurrence of surface water that impacts the proposed subdivision plan.

Sincerely,

Steven R. Rowland, PE



Attachments:

Attachment A: Subsurface Soils Investigation For Subdivision of Parcels No. 1 & 2, Waiver No. 77-64W, Located Within SE 1/4 NE 1/4, Sec. 32, T18N, R2E, S.M., AK; Dated May 13, 1996, 10 pages

Attachment B: RE: Homesite Tract No. 100, a subdivision of Parcels No. 1 & 2, Waiver No. 77-64W; Subdivision Plan Review; Dated May 30, 1996, 2 pages

Attachment C: Test Hole Locations for Homesite Tract No. 100 Lots 2A & 3A.

Attachment A

**Subsurface Soils Investigation For Subdivision of Parcels No. 1 & 2, Waiver No. 77-64W,
Located Within SE 1/4 NE 1/4, Sec. 32, T18N, R2E, S.M., AK; Dated May 13, 1996, 10 pages**

STEVE R. ROWLAND, P.E.

GEOLOGICAL and CIVIL ENGINEERING

259 S. ALASKA ST. PALMER, ALASKA 99645

(907) 746-3630 FAX (907) 745-1775

May 13, 1996

State of Alaska
Alaska Dept. Of Environmental Conservation
P.O. Box 871064
Wasilla, Ak 99687

Attn: Paul Pinard, P.E.

Re: "Homesite Tract No. 100" a subdivision of Parcels No. 1 & 2, Waiver No. 77-64W
Submittal for Subdivision Plan Review
SRRPE Proj. No. 9601

Dear Mr. Pinard:

Please consider this letter a request for subdivision plan review. The two parent parcels comprising 14.43 Acres, will be divided into a total of 4 lots varying in size from 1.09 acres to 7.54 acres. Reference is made to the attached "Subdivision Soils Investigation" and MSB approved preliminary plat.

All lots include the required minimum of 20,000 square feet of useable area as defined in 18 AAC 72. Lots 1, 2 & 4 each include an existing single family residence with on-site water supply and wastewater disposal systems. The subject residences have been in existence for 18 to 30 years. Given the soil conditions of the subject property, I am confident the proposed lots are suitable for current and future use.

Thank you for your consideration on this project.

Sincerely,



Steve R. Rowland, P.E.

attachment

srr 9601soil



SUBSURFACE SOILS INVESTIGATION
For
SUBDIVISION OF PARCELS NO. 1 & 2, WAIVER NO. 77-84W
LOCATED WITHIN SE 1/4 NE 1/4, SEC. 32, T18N, R2E, S.M., AK

To Be Known As
HOMESITE TRACT NO. 100

By:

Steven R. Rowland, P.E.
259 S. Alaska St.
Palmer, Alaska 99645

Project No. 9601

May 2, 1996

INTRODUCTION

At the request of the Estate of Lillian Eckert and Interact Ministries, we have completed a subsurface soils investigation sufficient to prepare this report. The purpose of the report is to present the results of the investigation for subsequent submittal to the Alaska Department of Environmental Conservation (ADEC) as required for Subdivision Plan Review per 18 AAC 72.335.

Attached and a part of this report are the following;

1. Test Hole Logs (4 parts)
2. Subdivision Data Sheet
3. Subdivision Owners Statement
4. Subdivision Plat with topography and test hole locations

PROJECT DESCRIPTION

The Estate of Lillian Eckert, as owner of Parcel No. 2, and Interact Ministries, as the owner of Parcel No. 1, desire to subdivide approximately 14.43 acres of land into 4 lots. The intent is to extract approximately 1 acre from the original Parcel No. 1 which contains 5 acres, and to extract 1.88 acres from Parcel No. 2 which contains 9.42 acres.

Proposed Lots 1, 2 & 4 each contain a single family residence served by individual on-site wells and wastewater disposal systems. Each lot contains the required 20,000 square feet of useable area as required for placement of soil absorption systems. Except for the bluff located along the east property line and the area included in the road easement, the entire property is defined as "useable". The subject property is located on the north side of West Arctic Ave. near the intersection of West Arctic Ave. and the Glenn highway. The south property line is common to Palmer City Limits.

TOPOGRAPHY AND GEOMORPHOLOGY

Regionally the subject property is located on a glacial outwash terrace consisting of layered and interbedded well to poorly graded sand and gravel deposits overlain by a thick blanket of wind deposited silt (loess) and fine sand. Nearly the entire subdivision area is located on an essentially level terrace which is elevated above the lower terrace occupied by the City of Palmer core area. As shown on the attached topographic map, the property is separated from the lower terrace by 25 foot high steep bluff which runs along the east property line. Total topographic relief for the subdivision area is about 30 feet. The majority of the property has a very gentle slope to the south and east.

Most of the property is cleared and utilized as hayfields or lawn. The northwest corner of the property is forested with mature spruce and birch. Three residences are located on the property and have been in existence for 18 to 30 years. West Arctic Ave. fronts the south

boundary of the property. Land to the west and north of the property is primarily agricultural. A single family residence is located on the lot bordering the property to the east.

The surficial soils which cover the entire property are classified the USDA Soil Conservation Service as "Bodenburg very fine sandy silt loam". The substratum soils encountered during excavation of the test holes are complex accumulations of soils typically associated with stream alluvium and/or glacial outwash deposits. Glacial outwash mainly consists of well to poorly sorted gravel and sand with little or no fines and marked variations in content of cobbles and boulders. Glacial outwash commonly forms low terraces adjacent to major existing or ancient stream beds, as is the case with the subject property. Underlying the outwash material is the base unit of glacial till.

FIELD INVESTIGATION

The field investigation was performed on April 13, 1996. Four test holes were excavated to depths of 12 to 13 feet using a wheel mounted backhoe. The test holes were logged by the author.

The soils encountered were visually classified according to the "Unified Soil Classification System". Geologic logs of the test holes are attached to this report. Also attached is a topographic map of the subject property showing locations of the test holes. These locations were selected by the author to provide a reasonable representation of subsurface conditions to be expected on each of the proposed lots.

SOIL AND GROUNDWATER CONDITIONS

As indicated by the attached Geologic Logs the typical soil profile consists on a thin surface layer of organic rich silt underlain by wind deposited silt with fine sand (loess). Beneath the 5 to 7 foot thick silt unit is the sand and gravel outwash material which was found to vary from very coarse boulder gravel to coarse gravelly sand. In test hole numbers 1 & 3 the outwash unit was underlain by a silty gravel soil (till).

The surface silt unit is fairly loose and relatively free draining. Measured permeability rates in the silt unit, at depths from 4 to 6 feet, vary from 2 to 6 min./in. The outwash unit is free draining and essentially free of fines. The permeability of this material is less than 1 min./in.

Groundwater was encountered in T.H. No. 2 at a depth of 11.0 ft. Subsequent monitoring of the groundwater level has shown it to be stable since the time of test hole excavation. Based on the author's experience in this area and on findings of this investigation, it is apparent that the groundwater is an isolated occurrence and would be considered a perched water table resulting from a depression in the till unit which underlies the outwash material. The three wells located on the property all encountered groundwater at depths of 80 to over 100 feet. The wells on lots 1 & 2 are over 100 feet in depth and produce a very limited volume of water.

CONCLUSIONS AND RECOMMENDATIONS

The purpose of this investigation was to determine the useable areas within the proposed subdivision boundaries. Land areas considered suitable for the placement of on-site wastewater disposal systems are delineated on the attached topographic map. This map shows the unusable areas with respect to topography and property boundaries.

The criteria used for preparation of this report and definition of useable areas are based on ADEC guidelines as follows:

- * Soil percolation rates less than 60 minutes per inch
- * Groundwater table greater than 9 feet below ground surface
- * Minimum 100 foot setback from water bodies
- * Ground surface slopes less than 25 percent
- * Bedrock and/or impermeable surface greater than 11 feet below the ground surface

It is important to recognize that the map is generalized, i.e., the map does not attempt to show exact or site specific locations of various subsurface features. The intent is to indicate general areas where certain subsurface or surface conditions may be encountered. Local variations may occur and should be expected, especially near zone boundaries. There may be inclusions of soils of significantly different characteristics within the mapping zones that cannot be included or indicated due to map scale or intensity of the investigations.

In consideration of the varying nature of soils and groundwater tables found in glaciated areas, it is advisable that the subsurface conditions be verified on individual lots prior to construction or development.

CLOSURE

This soils investigation was performed in accordance with the criteria given in the Alaska Department of Environmental Conservation Wastewater Disposal Regulations 18 AAC 72. Specifically this investigation and the recommendations herein followed the procedures in section 335, "Soils Analysis and Report".

If you have any questions on the subject matter or require additional services, please do not hesitate to call.

Sincerely,



Steven R. Rowland, P.E.

attachments

wpwin\reports\9601soil

GEOLOGIC LOG

TH # 1

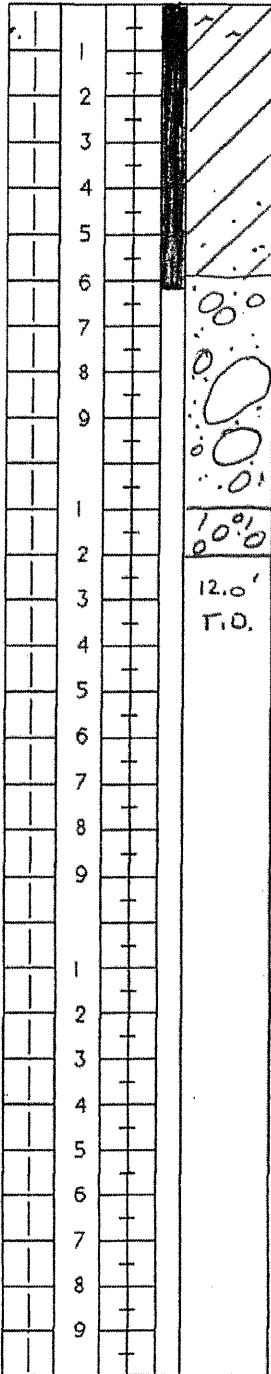
Sample Method	Sample Number	Depth in Feet	Blows/Foot	Sample Interval	Frozen	Graphic Log
---------------	---------------	---------------	------------	-----------------	--------	-------------

Ground Elev: 297 ±
 Total Depth: 12
 Bottom Elev: 285
 Collar Elev: NA
 Reference: TOPO

Vegetation: LAWN
 Remarks:

Location
 135' N & 120' E OF
 CE 1/6 S32 IN
 PROPOSED LOT 1

DESCRIPTION:



0.0-6.0' ORGANIC SILT GRADING TO SILT & SILT WITH FINE SAND, BROWN TO TAN. FROZEN (LOESS)

(ML, ML-SF)

6.0-11.0' SANDY GRAVEL w/ NUMEROUS COBBLES & BOULDERS TO 24" Ø. BROWN, DENSE DRY. (GP)

PERCOLATION RATE IS < 1 min/in.

11.0-12.0' SILTY GRAVEL WITH COBBLES & BOULDERS, TAN, DENSE, DRY

(GP-GM)

NO GROUNDWATER ENCOUNTERED

SET 4" Ø MONITOR TUBE TO 12' DEPTH.

* CHECKED M.T. ON MAY 6th 13, 1996
 NO GROUNDWATER

Steve R. Rowland, P.E.
 800 W Evergreen, Ste. 203
 Palmer, Alaska 99645

Ph.: 746-3630

Project Number: 9601 Sheet 1 of 1 Log No. 1
 Project Name: HOMESITE TRACT NO. 100
 Location: w/in SEC 32, T18N, R02E, S.M., AK.
 Method Used: RACKHOE Rig Type & No.: 5R0E
 Engineer: S. ROWLAND Driller: KEN LOYER
 Date Begun: 4-13-96 Date Completed: 4-13-96

geologpr

GEOLOGIC LOG

TH # 3

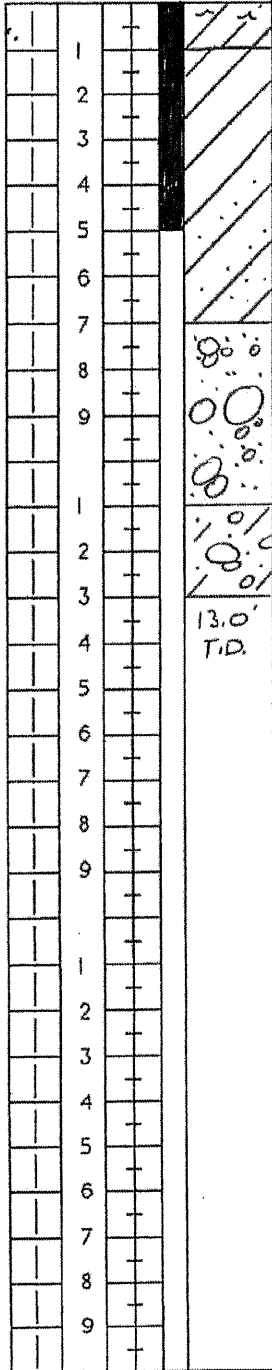
Sample Method	Sample Number	Depth in Feet	Blows/Foot	Sample Interval	Frozen	Graphic Log
---------------	---------------	---------------	------------	-----------------	--------	-------------

Ground Elev: 303 ±
 Total Depth: 13
 Bottom Elev: 290
 Collar Elev: NA
 Reference: TOPO

Vegetation: BIRCH
 Remarks:
AT EDGE OF

Location
60' S. AND 240' E OF
N.W. CORNER OF PROPOSED
LOT 3 & LOCATED ON
LOT 3.

DESCRIPTION:



0.0-1.0' ORGANIC MATERIAL & SILT, DRK. BROWN, FROZEN.
1.0-3.0' SILT GRADING TO FINE SANDY SILT, TAN-BROWN,
SOFT-FIRM, DRY (ML)

PERCOLATION RATE IS 2-5 min/in

3.0-11.0' SANDY GRAVEL w/ NUMEROUS COBBLES, OLIVE,
DENSE, DRY

PERCOLATION RATE IS < 1 min/in. (GP)

11.0-13.0' SILTY SANDY GRAVEL w/ NUMEROUS COBBLES,
TAN, DENSE, DRY.

NO GROUNDWATER ENCOUNTERED

SET 4" Ø MONITOR TUBE.

* CHECKED M.T. ON MAY 6 & 13, 1996.
NO GROUNDWATER

Steve R. Rowland, P.E.
 800 W Evergreen, Ste. 203
 Palmer, Alaska 99645

Ph.: 746-3630

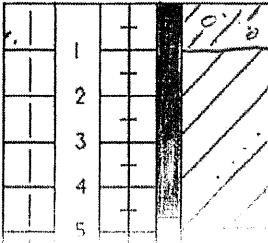
Project Number: 9601 Sheet 1 of 1 Log No. 3
 Project Name: HOMESITE TRACT NO. 100
 Location: w/in SEC. 32, T18, R02E, S.14, AK.
 Method Used: BACKHOE Rig Type & No.: 590 E
 Engineer: S. ROWLAND Driller: KEN LOYER
 Date Begun: 4-13-96 Date Completed: 4-13-96

geologpr

GEOLOGIC LOG TH # 4

Sample Method	Sample Number	Depth in Feet	Blows/Foot	Sample Interval	Frozen	Graphic Log	Ground Elev: <u>300 ±</u> Total Depth: <u>13</u> Bottom Elev: <u>287</u> Collar Elev: <u>NA</u> Reference: <u>TOPO</u>	Vegetation: <u>GRASS & BRUSH</u> Remarks: NEAR EXISTING SOIL ABSORPTION SYSTEM	Location 25' S. & 130' W OF THE N.E. COR. OF PROPOSED LOT 4.
---------------	---------------	---------------	------------	-----------------	--------	-------------	--	--	---

DESCRIPTION:



0.0-1.0' GRAVELLY SILT (FILL), BROWN, FROZEN

1.0-5.0' SILT GRADING TO FINE SANDY SILT, BROWN TO TAN, FROZEN

Attachment B

Homesite Tract No. 100, a subdivision of Parcels No. 1 & 2, Waiver No. 77-64W; Subdivision
Plan Review; Dated May 30, 1996, 2 pages

STATE OF ALASKA

DEPT. OF ENVIRONMENTAL CONSERVATION

TONY KNOWLES, GOVERNOR

MAT SU PUBLIC SERVICE OFFICE
P.O. Box 871064
Wasilla, Alaska 99687
(907) 376-5038
(907) 376-2382 Fax

May 30, 1996

Steve R. Rowland, P.E.
Geological & Civil Engineering
259 South Alaska Street
Palmer, Alaska 99645

RE: Homesite Tract No. 100, a subdivision of Parcels No. 1 & 2, Waiver No. 77 W; Subdivision Plan Review

Dear Mr. Rowland:

This is in response to your letter of May 13, 1996, received in this office on May 17, 1996, which submitted a copy of a preliminary plat and other information on the referenced, proposed subdivision for review and approval by the Department, in accordance with provisions of 18 AAC 72, State Wastewater Disposal Regulations. This submittal was supplemented by the receipt of the completed "Owner's Statement" for the other owner on May 21, 1996.

A review of your letter and the preliminary plat, reveals that the proposed action would create four (4) lots by the resubdivision of two existing lots, totaling 14.43 acres. As shown, the proposed lots would range from 1.09 acres to 7.54 acres in size. At these sizes, each lot would meet the minimum lot size requirements for development with on-lot water supply and wastewater disposal systems.

Topographic mapping was included in your submittal and was further supported by statements in your letter. Based on this information, the property is fairly flat with a steep 25 foot high bluff, running along the eastern portion of the property. This bluff has a minimal effect on the "usable" areas in the proposed subdivision.

Soil and watertable conditions were evaluated on the basis of four (4) testholes dug on this property, one on each of the four (4) proposed lots. The testholes were dug on April 13, 1996, and monitored for water on May 6, & 13, 1996. The testholes indicated generally suitable subsurface soil conditions, though a watertable was encountered at a depth of eleven (11) feet on Lot 2. Your soils report stated that this was an isolated occurrence and would be considered a perched watertable. After reviewing the soil logs, I tend to agree with your assumption. Lot 2 is a relatively large lot (3.92 acres) and there is an existing system on that lot near testhole No. 1. While the watertable conditions near testhole No. 2 do not preclude the use of conventional on-lot soil absorption systems, the moderate depth of the watertable will preclude the use of a deep trench or pit type of system in the vicinity of testhole 2. It is noted from your letter, that you have professionally verified that each of the four (4) lots provide the minimum of 20,000 ft.² of contiguous "usable" area for the installation of on-lot wastewater disposal systems.

Therefore, based on the information provided, your verification of adequate "usable" area for each lot, and finding the general plat notes to be satisfactory, the Department approves this subdivision for it's concerns. It should be noted that this approval does not grant or imply approval for any existing water supply or wastewater disposal systems on this property.

This approval does not imply the granting of any additional authorizations nor obligate any state, federal or local regulatory body to grant required authorizations.

Sincerely,

Paul E. Pinard, P.E.
Area Supervisor



By: Bruce E. Erickson
Env. Engineering Associate

PEP:BEE:gp

cc: Rick Brown, MSB
Gayle A. Roland
Clarence Bakk

Attachment C

Test Hole Locations for Homesite Tract No. 100 Lots 2A & 3A

TEST HOLE
LOCATIONS FOR
**HOMESITE
TRACT
NO. 100**
LOTS 2A1 & 3A1
CONTAINING APPROXIMATELY
8.9 ACRES



- LEGEND**
- TH TEST HOLE LOCATION
 - PLAT BOUNDARY
 - PROPOSED LOT BOUNDARY
 - - - EXISTING LOT BOUNDARY
 - MAJOR CONTOUR (10 FT)
 - MINOR CONTOUR (2 FT)

PREPARED BY:



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PREPARED FOR:

ROWLAND PROPERTIES, LLC
1100 N TRANQUILITY DR.
PALMER, AK 99645

DRAWN BY:	DATE:
DVD	6/26/2023
CHECKED BY:	SHEET:
SRR	1 OF 1

