



# City of Palmer

231 W. Evergreen Avenue  
Palmer, Alaska 99645  
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**SPECIAL CITY COUNCIL MEETING**  
**6 PM, TUESDAY, SEPTEMBER 20, 2011**  
**PALMER CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**



**SPECIAL CITY COUNCIL MEETING**  
**6 P.M. TUESDAY, SEPTEMBER 20, 2011**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**  
[www.cityofpalmer.org](http://www.cityofpalmer.org)



MAYOR DELENA JOHNSON  
COUNCIL MEMBER RICHARD BEST  
COUNCIL MEMBER KEVIN BROWN  
COUNCIL MEMBER EDNA DEVRIES  
COUNCIL MEMBER KEN ERBEY  
COUNCIL MEMBER BRAD HANSON  
COUNCIL MEMBER KATHRINE VANOVER

CITY ATTORNEY MICHAEL GATTI  
CITY CLERK JANETTE BOWER  
CITY MANAGER DOUG GRIFFIN

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Audience Participation
- E. New Business
  - 1. Action Memorandum 10-075: Approve the 2010 City of Palmer Economic Development Strategy
- F. Council Member Comments
- G. Adjournment





Sara Jansen  
Special Assistant

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231 W. Evergreen Ave., Palmer, Alaska 99645-6952  
[www.cityofpalmer.org](http://www.cityofpalmer.org)

To: Mayor Johnson and Palmer City Council Members  
From: Sara Jansen, Special Assistant  
Date: July 19, 2011  
Re: Revised Preliminary Discussion Draft of the Economic Development Strategy  
Dated May 2011

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In October, 2010, the City Council reviewed a copy of the Economic Development Strategy (EDS) and voted to return the document to the Board of Economic Development for further refinement. The City hosted an Economic Development Forum on November 8, 2010 which was attended by approximately 65 individuals where the goals of the EDS were discussed.

The Board of Economic Development worked on the document from January through May, incorporating many of the comments and ideas heard at the forum. The objectives listed under the eight primary goals of the plan have been simplified with the intent of having defined, measurable objectives.

At the May 2, 2011 meeting, the Board voted unanimously to forward this new, revised version of the document to the City Council with a recommendation for approval.



**CITY OF PALMER ACTION MEMORANDUM No. 10-075**

**SUBJECT:** Approve the 2010 City of Palmer Economic Development Strategy

**AGENDA OF: October 26, 2010**

**Council action:**

June 14, agenda  
Postponed to July 26

Postponed to September 20, 2011

James B. Gr...

The following motions were made and were carried unanimously.  
 Primary Amendment #1:  
 To approve the 2010 City of Palmer Preliminary Discussion Draft Economic Development Strategy  
 Secondary Amendment #1:  
 To change the name of the 2010 City of Palmer Economic Development Strategy to Preliminary Discussion Draft Economic Development Strategy  
 Primary Amendment #2:  
 To remove any type of reference to sub-committees and to direct the City Manager to "clean up" the recommendations of the goals listed on the green paper and to make the goals consistent throughout the document

Route To:	Department/Individual:		
X	Originator – City Manager		
X	City Clerk		
X	City Attorney		
	Director of Administration		
	Director of Community Development		
	Director of Community Services		
	Director of Public Safety		
	Director of Public Works		

**Attachment(s):** PMC 2.30.020 Board of Economic Development Duties  
Economic Development Strategy Final Draft

**Certification of Funds:**

X	No fiscal impact.	
	Funds are budgeted from this account number:	
	Funds are not budgeted. Budget modification is required. Affected account number:	
	<b>Unrestricted/undesignated fund balance (after budget modification):</b>	

Director of Administration Signature:  \_\_\_\_\_

**Summary statement:** The Board of Economic Development (Board) was established in 2008. The primary duty of the Board is to prepare an economic development plan which has now been completed. Palmer Municipal Code (PMC) 2.30.020 prescribes the format and general contents of the document. The Board agreed to name the document the Economic Development Strategy to convey an on-going process of development, rather than a static plan.

The document is largely based on the goals of the comprehensive plan. The Board met with the City Council on May 18 to review progress on the plan. The Council asked for an expanded

vision statement, more emphasis on housing and additional focus on industrial development. The Board re-worked the vision and the goals of the Strategy. The final draft of the document now has eight goals for economic development. They were broadly written to allow a variety of objectives and action plans to develop.

The original concept for developing the objectives was to establish sub-committees. However that has proved to be difficult to manage logistically. At the October 4 Board meeting, the members charted a new course. In order to gain public input an Economic Development Strategy Forum on Monday, November 8, from 5:30 to 8:30 at the Palmer Depot is being planned.

The concept is based on other successful City workshops. The public will be greeted at the door and asked to join a discussion at one of eight round tables hosted by a member of the Board of Economic Development. Each table will correspond with one of the Strategy's goals. A scribe will be at each position to track the conversation, and participants will be asked to fill out comment sheets either at the Forum, or mail them to the City. The form will also be available on the City's website. Each of the discussion leaders will be prepared with questions to spark conversation.

The purpose of the Forum will be to engage the public and determine community members that may wish to become further involved. At the December Board meeting, members will have a transcript of all the comments received and will be able to schedule meeting in 2011 to focus on each of the goals. Objectives and action plans will be developed by the entire board. Regular reports will be forwarded to the City Council through the minutes of each meeting and joint meetings throughout the year.

**Administration recommendation:** Adopt action memorandum no. 10-075.



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Special Assistant

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## MEMORANDUM

To: Mayor Johnson and Palmer City Council  
From: Sara Jansen *sj*  
Date: **May 31, 2011**  
Subject: Economic Development Strategy May 2011 Draft

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In October 2010, the City Council reviewed a draft of the Economic Development Strategy (EDS) submitted by the Board of Economic Development (BED). The Council named the document the Preliminary Discussion Draft. Since last October, the BED hosted an Economic Development Forum in November attended by approximately 60 citizens and had a Joint Meeting with the BED on January 10, 2011. Additionally, the BED worked on the document over four months during their regular monthly meetings.

The resulting document incorporates changes from the Economic Development Forum and the Joint Meeting with Council. The Board Members worked hard to pare down the objectives of each of the eight goals to incorporate reasonable, attainable, actions. The goal is to have a document that will provide a blueprint for future action.





# Preliminary Discussion Draft Revised May 2011

Final Board of Economic Development  
version - recommended for approval.

## Economic Development Strategy

*Discover Palmer: Alaska at its Best*



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## **INTRODUCTION**

The City of Palmer is a small community in Southcentral Alaska with a unique and setting and history. Palmer is located in the Matanuska Valley, 40 miles north of Anchorage, the State's largest metropolitan area. The City's unique history and heritage began in 1935, when the U.S. Government relocated 202 families from the drought plagued Midwest to the fertile soil of the Matanuska Valley to establish a farming community in Alaska. In addition to their agrarian heritage, the colony families brought with them Midwestern, small town, family values. The City has grown 22% over the last decade, with an almost 65% growth rate outside the City's boundaries.

## **LOCAL ECONOMY**

The Matanuska Valley remains the state's leading agricultural area, accounting for over half of the state's agricultural production. The unique microclimate produces amazing giant vegetables, found on display annually at the home of the Alaska State Fair. Palmer agriculture today provides food to communities across the State of Alaska. The mission theme of agriculture in Palmer is to say, "We Feed Alaska".

Since the founding of the Matanuska Colony, the local Palmer economy has evolved from its rural traditions into a retail and service based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of the Matanuska Susitna Borough government. The borough spans 23,000 square miles, about the same size as West Virginia. Other government offices include the Alaska Service Center of the Department of Agriculture, Department of Motor Vehicles, the Alaska Job Corps Center, and the State and District Court System. Regional utility companies are also headquartered in Palmer. Palmer residents are employed in a variety of retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su Regional Hospital, Carrs/Safeway and Fred Meyer. The city has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable, and more people are steadily moving to the rural setting in and around Palmer.

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In the future, revitalization of the downtown core area is expected to replace older commercial non-historic buildings, and beautification efforts are in place to provide



economic stimulus and to positively impact continued growth. Much renovation has already occurred, and market conditions are relatively steady. The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies the hometown flavor of small-town Alaska. Visitors and residents can walk, drive or and enjoy the summer flowers in bloom in the historic downtown center.

Positive trends of increasing population and employment are expected to increase and stabilize real estate prices for Palmer neighborhoods.

**LOCAL EVENTS AND ATTRACTIONS**

In the summer, residents and visitors play at the world-class 18-hole Palmer Golf Course, hike in the mountains, raft the rivers, visit

glaciers, stroll through the gardens and Palmer Museum of Art and History, stop at the Visitors Center and enjoy outdoor music, food, farm and craft vendors at the Friday Fling market and come to the acclaimed Alaska State Fair.

The Alaska State Fair hosts nearly 300,000 visitors during the annual 12 day event. Top notch national talent is featured throughout the run of the Fair, and there are a multitude of different kinds of entertainers at several different venues around the 300 acre site. Beautiful showcase gardens attract visitors throughout the summer and compliment the world renowned giant vegetable competition which consistently sets world records. In addition to the Fair, the Fairgrounds host over 50 other public events throughout the year, making the site a magnet for economic activity.



Winter recreation also abounds in Palmer. The snowy slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, dogsled mushing and cross country skiing. Competitive athletic events bring year-round visitors for

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activities including the Palmer Ice Arena, Mat-Su Miners Baseball Park and fields, fly-in golf opportunities, statewide basketball, football, soccer, cross-country and track events. The annual Colony Christmas celebration brings many winter and holiday visitors to the community, as does the Colony Days commemoration of the city's colorful history.

**TRANSFORMATION**

Today, Palmer is in the midst of a significant metamorphosis. The town has experienced a population surge as thousands of people are moving to the greater Palmer area to enjoy a relatively safe and pleasant quality of life. In less than 20 years, the heart of the Matanuska Valley has transformed from a quiet rural area to a rural bedroom community, and most recently, to an increasingly self-sufficient, commercial employment center.



The population growth in Palmer and the surrounding area has been significant and the City's population has increased an average of 3.3% since 2000, with approximately 5,500 residents currently residing in the 5.2 square mile city. Since 2000, over \$161,630,000 in new construction has occurred in the City. A substantial investment from public and private sectors continues to fuel growth. The city completed a major expansion of

its water and sewer utilities to the new Mat-Su Regional Medical Center seven miles to the south at the juncture of the Glenn and Parks Highway. New water and sewer lines and improvement projects and plans for a new regional Wastewater Treatment Plant represent a substantial investment in the city's infrastructure, setting the foundation for future growth.

Palmer is home to several public and private schools, an active Chamber of Commerce and Downtown Merchants group, Palmer Arts Council, the Alaska State Fair, the Alaska Job Corps Center, and State Superior and District courts. City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision both to retain the historic character of Palmer and to emerge as a new kind of community; to hold to the best of its historic character while embracing the need to grow responsibly and change to keep the small-town quality of life.

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**ECONOMIC DEVELOPMENT PROCESS FOR PALMER**

This Economic Development Strategy represents an economic development vision and long term plan for the City of Palmer. The Goals, Objectives, Strategies and Action steps contained in the plan are the means to realizing this vision. From agriculture and tourism to technology and research, these strategies reflect the diversity of Palmer's economy.

As a foundation, the strategy herein refines a collective economic vision for the City of Palmer; input has been incorporated from multiple segments of the Palmer community. The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to the Palmer City Council for their input and approval.

An annual review of the plan will be conducted by the BED. This plan should be regularly referred to in the ongoing work of the Planning and Zoning Commission, by the City Council and other local and economic development organizations as they develop work plans and consider development projects. The plan should also be utilized for guidance in their respective community and economic development decision-making processes.

The State of Alaska will be provided a copy of the plan, to be considered a statement of support for community and economic development organizations at the City of Palmer.

**MUNICIPAL AREAS OF RESPONSIBILITY**

The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal responsibility essential to supporting a high quality of life for its residents.

**Quality of Life**, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, quality of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.



**OUR VISION:**

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry,

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tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

**OUR MISSION:**

To serve the people and businesses of Palmer and to represent their interests and aspirations



**OUR COMMITMENT:**

- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens

**SPECIFIC PLAN GOALS**

Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center

Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area

Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors

Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley

Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market

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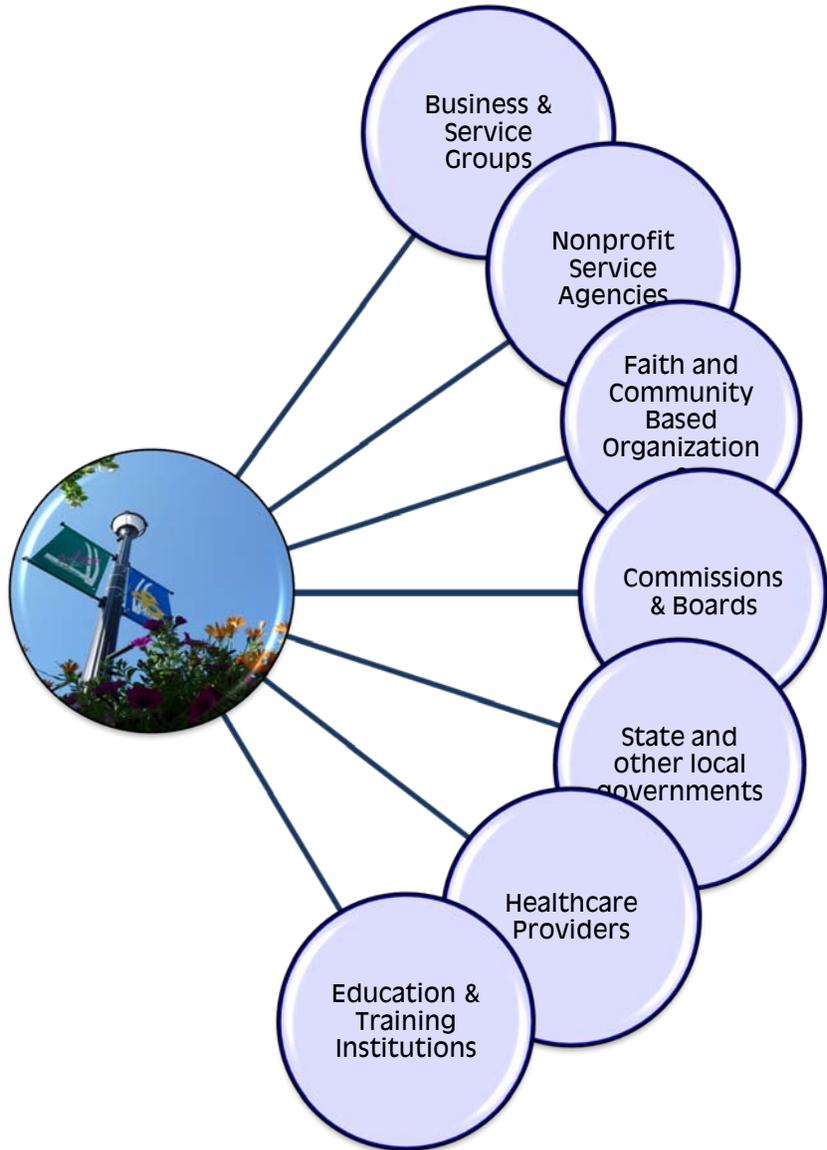
Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to insure that Palmer remain as the industrial leader of the Matanuska-Susitna Borough

Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy

**PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS**

Other organizations serve the citizens of Palmer by working to bring about positive cooperation and partnership with these organizations.

**CITY OF  
PALMER**



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**Support for All Goals**

The City recognizes a solid foundation is required to foster economic development and has included the following action items in its 2011 Economic Development Strategy.

- A. Develop a dynamic Economic Development Strategy (EDS) website with link to an incentive plan and a link to detail on each of the 8 goals
- B. Investigate specific tax incentives for new businesses that are consistent with one or more goals of the EDS and other favored attributes. Emphasis should be for investors who restore old buildings, erect landmarks and viewpoints at their establishments, or provide recreational services such as sightseeing and rides and other enterprises that would foster tourism and the other seven goals of the EDS
- C. Identify and inventory currently City owned and private lots that already have utilities and access that could support certain goals
- D. Develop a system to inviting key visitors to each BED meeting and build each agenda around the expertise of those invitees
- E. Pass new ordinances to effectively address junk accumulation on property and implement a City-wide Clean Up and Beautification Campaign
- F. Pass new ordinances that address the disposition of dilapidated and unoccupied structures
- G. Continue with the purchase of the Mat-Maid property and continue to develop architectural plans and cost estimates a Community and Convention Center

**Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center**

**Objective A** - Maintain existing institutions and secure new institutions

- A. Develop an Interface Schedule / Action Plan with the Matanuska-Susitna Borough to determine and pursue a very specific list of action items necessary to meet their long term needs
- B. Develop an Interface Schedule/ Action Plan with the Hospital, Clinics, Job Corps, University and Justice System to determine and pursue a very specific list of action items necessary to meet Hospital, Clinics, Job Corps, University and Justice System long term needs

**Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area**

**Objective A** - Work with the University of Alaska and Alaska Pacific University to determine what new programs might be developed in the Palmer area, and how the City might help these institutions to expand in the community

- A. Conduct an annual conference on small technology business development in Palmer
- B. Create a schedule of repeated contact with large technology companies. Develop specific promotional literature touting the attributes of Palmer as a

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developed, business friendly, geographically key location on the Pacific Rim as a satellite location for such companies

**Objective C** - Work with the Chamber to market the community to desired businesses, including high tech and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science

**Objective D** - Develop Palmer as a vocational and career center for Southcentral Alaska

**Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors**

**Objective A** – Work with Planning & Zoning Commission to provide space for commercial expansion through the development of a new central business zoning district or zoning overlay; set high standards to ensure quality development

**Objective B** – Make downtown a more competitive retail destination

**Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area**

**Objective A** – Preserve, improve and celebrate Palmer's historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area

**Objective B** – Support efforts to improve community attractions, including cultural facilities, trails and access to open space. Improve linkages between attractions

**Objective C** – Build on the success of existing community events, including the Alaska State Fair

**Objective D** - Collaborate with Chamber and other organizations to actively promote Palmer

**Objective F** – Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer

**Goal 5 ... Strengthen efforts to promote quality of life by supporting Palmer as the Agriculture and Educational center of the Mat-Su Valley**

**Objective A** - Develop an EDS staff led media campaign to promote distribution and sales of local agricultural products. The City should take a more active role in eliminating impediments to the purchase of locally grown products. Specifically, a city representative should contact state-funded organizations (schools, prisons, governmental agencies, etc.) to ensure enforcement of the state statute giving local growers an opportunity for priority placement for Alaskan Grown products

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**Objective B** - Promote and expand farmers' market opportunities within the city limits and the greater Palmer area. Specifically by adding a link on the City's website for a list of already available farmers' markets and working closely to expand the amount of local produce offered at Friday Fling events

**Objective C** – Review available open land parcels in the city limits and encourage expansion of green areas and adding community gardens

**Objective D** – Meet with representatives of local educational institutions (high schools and post-secondary training schools and colleges) to encourage positive communication about their needs and future plans and how the City might be able to help with their goals to the benefit of all citizens

**Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market**

**Objective A** – Promote a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings

**Objective B** – Provide areas for single family housing appealing to the upper end of the housing market.

**Objective C** – Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

**Objective D** – Encourage rehabilitation of older residential structures.

**Objective E** – Establish, improve and maintain city-wide parks and recreation facilities and programs.

**Objective F** – Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

**Objective G** – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer

**Objective H** – Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

**Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough**

**Objective A** – Within three months, contact private sector representatives to learn about the development of low cost, alternative or renewable energy and power

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generation, including energy and power distribution systems and prepare a report for the BED on opportunities of the City of Palmer to use these types of systems.

**Objective B** – Within three months identify logistical, environmental and other beneficial resources in the Palmer area available to attract new technology industries and prepare a report on these resources for the BED.

**Objective C** – Review current infrastructure master plans to ensure they place a priority on maintaining competitively low cost, effective municipal services. Report to the BED any needed revisions to meet this objective.

**Objective D** – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace

**Objective E** - Work to maintain and improve Palmer's quality of life (trails, parks, health care, downtown, etc.)

**Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy**

**Objective A** – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses

**Objective B** – Develop land for expansion of general aviation leases at the facility

**Objective C** – Support development of five year master improvement plan as detailed in the Airport Master Plan, October 2009

**Objective D** - Convert the current City of Palmer sales tax charges on fuel sales to a flowage fee on fuel quantities

*Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.*

## **APPENDIX A**

### **Strategic Implementation Plan**

The Economic Development Strategy (EDS) is implemented by the Palmer City Council after action plans have been developed based on the eight goals contained in the plan. There are two exceptions to this practice.

Goal Four (4) of the EDS is to Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna. The Greater Palmer Chamber of Commerce has an established Tourism Committee. Rather than duplicate efforts, the objectives of goal four are worked through the Chamber's committee. A member of the Board of Economic Development represents the City on the Chamber's tourism committee and gives monthly reports on the Chamber committee's activity to the full Board.

Goal Eight (8) is to develop and market the municipal airport to maximize its impact on the Palmer economy. The City has a formal Airport Advisory Commission which already addresses some of the objectives of this goal. Therefore, the Airport Advisory Commission serves as the sub-committee for this topic. A commissioner serves as the lead for the commission's work on the objectives of the EDS.

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## APPENDIX B

### PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in south central Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2000, the population had grown ten-fold to 59,322. During the same period Palmer's population tripled from 1,181 to 4,533. From 2000 to 2007, the Alaska Department of Commerce estimates Palmer's population increased by 22% from 4,533 to 5,532.

PEOPLE	
<b>Borough Population (est. 2009)</b>	84,314
<b>Palmer Population (est. 2009)</b>	5,532
<b>Median age (2000 Census)</b>	28.8 – Palmer 34.1 – Borough 32.4 – Alaska
<b>Population under 18 (2000 Census)</b>	33.6% - Palmer
<b>Population 65 + (2000 Census)</b>	9.1% - Palmer

MUNICIPAL LAND AREA	
<b>Borough owned</b>	237 acres
<b>City owned</b>	682 acres
<b>Private ownership</b>	2,348 acres
<b>State owned</b>	49 acres
<b>University of Alaska</b>	12 acres
<b>Total Area in city limits</b>	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

ECONOMICS	
<b>Annual Sales Tax Revenue (2009)</b>	\$4,897,276
<b>Bed Tax Rate (Borough wide)</b>	5%
<b>Median Family Income (2000 Census)</b>	\$53,164
<b>Property Taxable Value (2009)</b>	\$4,946,081
<b>No. Business Licenses (2009)</b>	1,490

MUNICIPAL GOVERNMENT	
<b>Classification</b>	Home Rule
<b>Educational Facilities</b>	Matanuska-Susitna Borough School District Mat-Su College/UAA
<b>Form of Government</b>	Council-Manager
<b>Property Tax Rate (2010)</b>	3.0 mills – City 9.980 mills – Borough areawide
<b>Year Incorporated</b>	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated

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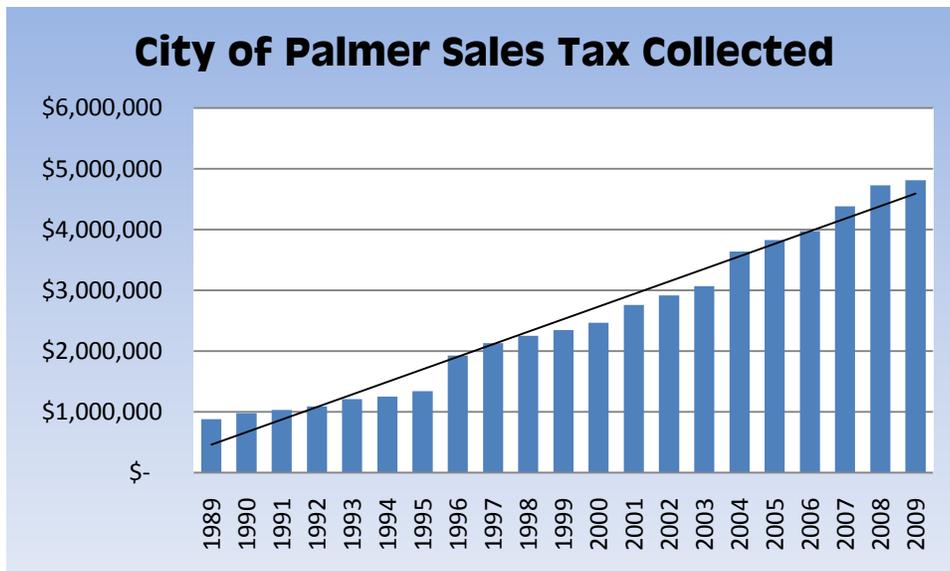
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by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

SERVICES	
<b>Ambulance</b>	Borough EMS
<b>Airport</b>	City owned Run way length: 6009' 400,000 square feet aircraft parking
<b>Fire/Rescue</b>	Palmer Fire Service
<b>Medical</b>	Mat-Su Regional Medical Center
<b>Police</b>	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
<b>Public Sewer System</b>	City Serves: 1,455 Residential; 285 Commercial
<b>Public Transportation</b>	MASCOT operates area wide transit service
<b>Public Water System</b>	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
<b>Refuse Collection</b>	City Serves: 799 Residential; 170 Commercial
<b>Road Maintenance</b>	78 lane miles 29 lane miles of Airport runway and taxiways

Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

HOUSING (2000 Census)	
<b>No. Housing Units *</b>	1,555
<b>No. Occupied Units</b>	1,472
<b>No. Owner Occupied Units</b>	949 64.5%
<b>No. Renter Occupied</b>	523 35.5%
<b>No. Vacant Units</b>	140
<b>Seasonal, Rec., Occasional Units</b>	34
<b>* 2009 Estimated No. Housing Units</b>	<b>2,069</b> Based on Building Permits issued

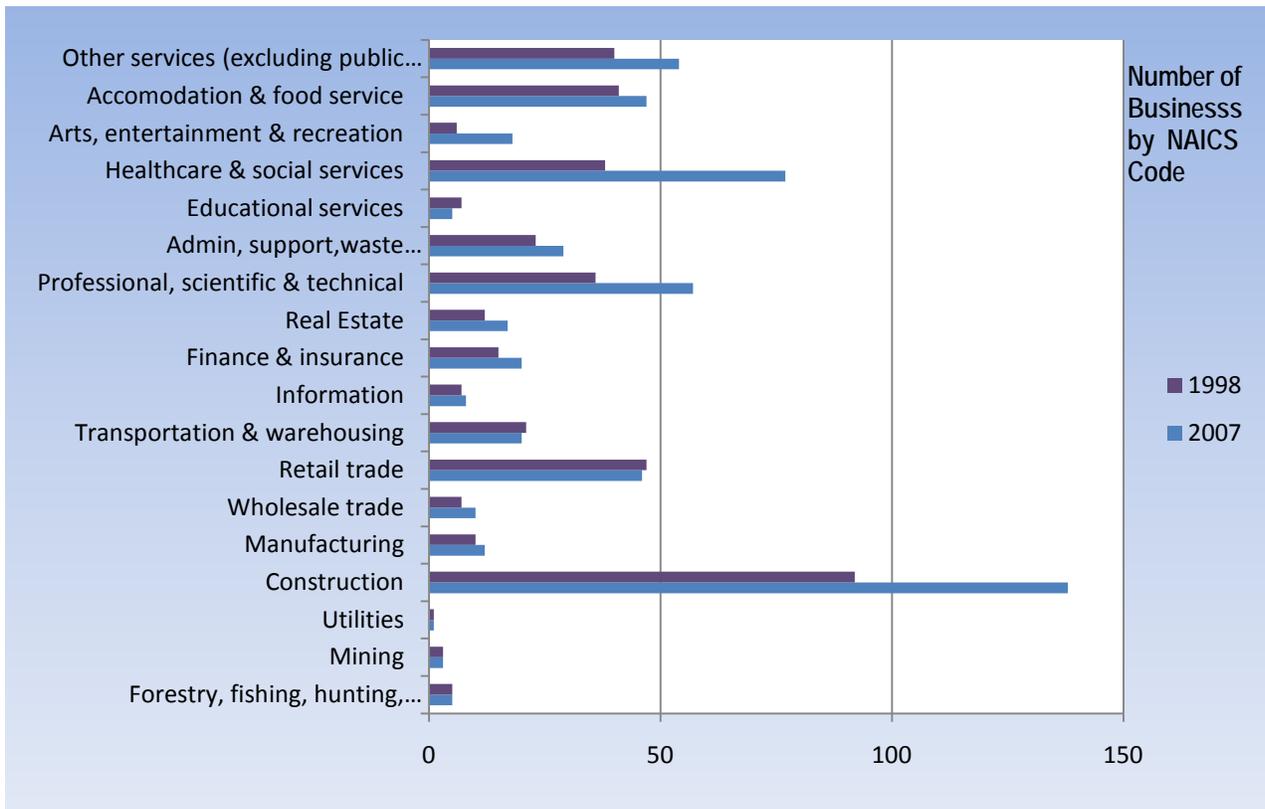


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**Comparisons of Business Patterns  
 by Zip Code 99645 (Palmer) 1998 – 2007**

	2007	2005	2002	2000	1998
<b>Number of Establishments</b>	567	506	487	434	416
<b>Paid Employees (1<sup>st</sup> Quarter)</b>	4,151	4,085	3,322	3,119	2,849
<b>1<sup>st</sup> Quarter Payroll in \$1,000</b>	42,375	33,011	24,575	23,082	21,450
<b>Annual payroll in \$1,000</b>	184,328	154,566	119,382	109,720	99,429



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**APPENDIX C**

**GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS**

Source: US Census Bureau

**DP-1. Profile of General Demographic Characteristics: 2000**

Geographic Area: **Palmer city, Alaska**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>Total population</b>	<b>4,533</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	2,245	49.5
Female	2,288	50.5
Under 5 years	386	8.5
5 to 9 years	403	8.9
10 to 14 years	438	9.7
15 to 19 years	488	10.8
20 to 24 years	343	7.6
25 to 34 years	632	13.9
35 to 44 years	670	14.8
45 to 54 years	533	11.8
55 to 59 years	147	3.2
60 to 64 years	81	1.8
65 to 74 years	194	4.3
75 to 84 years	155	3.4
85 years and over	63	1.4
Median age (years)	28.8	(X)
18 years and over	3,008	66.4
Male	1,454	32.1
Female	1,554	34.3
21 years and over	2,723	60.1
62 years and over	463	10.2
65 years and over	412	9.1
Male	159	3.5
Female	253	5.6
<b>RACE</b>		
One race	4,248	93.7
White	3,669	80.9
Black or African American	93	2.1
American Indian and Alaska Native	371	8.2

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Subject	Number	Percent
Asian	48	1.1
Asian Indian	3	0.1
Chinese	2	0.0
Filipino	32	0.7
Japanese	5	0.1
Korean	2	0.0
Vietnamese	1	0.0
Other Asian <sup>1</sup>	3	0.1
Native Hawaiian and Other Pacific Islander	15	0.3
Native Hawaiian	9	0.2
Guamanian or Chamorro	0	0.0
Samoan	4	0.1
Other Pacific Islander <sup>2</sup>	2	0.0
Some other race	52	1.1
Two or more races	285	6.3
<b>Race alone or in combination with one or more other races <sup>3</sup></b>		
White	3,935	86.8
Black or African American	127	2.8
American Indian and Alaska Native	565	12.5
Asian	85	1.9
Native Hawaiian and Other Pacific Islander	27	0.6
Some other race	103	2.3
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>4,533</b>	<b>100.0</b>
Hispanic or Latino (of any race)	159	3.5
Mexican	89	2.0
Puerto Rican	10	0.2
Cuban	3	0.1
Other Hispanic or Latino	57	1.3
Not Hispanic or Latino	4,374	96.5
White alone	3,595	79.3
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>4,533</b>	<b>100.0</b>
In households	4,142	91.4
Householder	1,472	32.5
Spouse	741	16.3
Child	1,576	34.8
Own child under 18 years	1,381	30.5
Other relatives	111	2.4
Under 18 years	38	0.8
Nonrelatives	242	5.3
Unmarried partner	101	2.2
In group quarters	391	8.6
Institutionalized population	192	4.2
Noninstitutionalized population	199	4.4
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>1,472</b>	<b>100.0</b>
Family households (families)	1,058	71.9
With own children under 18 years	698	47.4

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Subject	Number	Percent
Married-couple family	741	50.3
With own children under 18 years	454	30.8
Female householder, no husband present	244	16.6
With own children under 18 years	185	12.6
Nonfamily households	414	28.1
Householder living alone	339	23.0
Householder 65 years and over	110	7.5
Households with individuals under 18 years	732	49.7
Households with individuals 65 years and over	253	17.2
Average household size	2.81	(X)
Average family size	3.29	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>1,555</b>	<b>100.0</b>
Occupied housing units	1,472	94.7
Vacant housing units	83	5.3
For seasonal, recreational, or occasional use	5	0.3
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	6.3	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>1,472</b>	<b>100.0</b>
Owner-occupied housing units	949	64.5
Renter-occupied housing units	523	35.5
Average household size of owner-occupied unit	3.01	(X)
Average household size of renter-occupied unit	2.45	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to

more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1,

**DP-2. Profile of Selected Social Characteristics: 2000**

Geographic Area: **Palmer city, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>		
<b>Population 3 years and over enrolled in school</b>	<b>1,340</b>	<b>100.0</b>
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0

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Subject	Number	Percent
College or graduate school	130	9.7
<b>EDUCATIONAL ATTAINMENT</b>		
<b>Population 25 years and over</b>	<b>2,503</b>	<b>100.0</b>
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
<b>MARITAL STATUS</b>		
<b>Population 15 years and over</b>	<b>3,366</b>	<b>100.0</b>
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
<b>GRANDPARENTS AS CAREGIVERS</b>		
<b>Grandparent living in household with one or more own grandchildren under 18 years</b>	<b>57</b>	<b>100.0</b>
Grandparent responsible for grandchildren	27	47.4
<b>VETERAN STATUS</b>		
<b>Civilian population 18 years and over</b>	<b>2,992</b>	<b>100.0</b>
Civilian veterans	563	18.8
<b>DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION</b>		
<b>Population 5 to 20 years</b>	<b>1,328</b>	<b>100.0</b>
With a disability	158	11.9
<b>Population 21 to 64 years</b>	<b>2,277</b>	<b>100.0</b>
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)
<b>Population 65 years and over</b>	<b>358</b>	<b>100.0</b>
With a disability	175	48.9
<b>RESIDENCE IN 1995</b>		
<b>Population 5 years and over</b>	<b>4,172</b>	<b>100.0</b>
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
<b>NATIVITY AND PLACE OF BIRTH</b>		
<b>Total population</b>	<b>4,578</b>	<b>100.0</b>
Native	4,389	95.9

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Subject	Number	Percent
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8
<b>REGION OF BIRTH OF FOREIGN BORN</b>		
<b>Total (excluding born at sea)</b>	<b>189</b>	<b>100.0</b>
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
<b>LANGUAGE SPOKEN AT HOME</b>		
<b>Population 5 years and over</b>	<b>4,172</b>	<b>100.0</b>
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well'	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
<b>ANCESTRY (single or multiple)</b>		
<b>Total population</b>	<b>4,578</b>	<b>100.0</b>
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech <sup>1</sup>	11	0.2
Danish	51	1.1
Dutch	63	1.4
English	469	10.2
French (except Basque) <sup>1</sup>	180	3.9
French Canadian <sup>1</sup>	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish <sup>1</sup>	512	11.2
Italian	178	3.9
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

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(X) Not applicable.

<sup>1</sup> The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

**DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>Total housing units</b>	<b>1,593</b>	<b>100.0</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
<b>ROOMS</b>		
1 room	17	1.1
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5
8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
<b>Occupied Housing Units</b>	<b>1,513</b>	<b>100.0</b>
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7

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Subject	Number	Percent
<b>VEHICLES AVAILABLE</b>		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
<b>HOUSE HEATING FUEL</b>		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
<b>SELECTED CHARACTERISTICS</b>		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
<b>OCCUPANTS PER ROOM</b>		
<b>Occupied housing units</b>	<b>1,513</b>	<b>100.0</b>
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
<b>Specified owner-occupied units</b>	<b>892</b>	<b>100.0</b>
<b>VALUE</b>		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
With a mortgage	776	87.0
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0
Median (dollars)	315	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2

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Subject	Number	Percent
35 percent or more	201	22.5
Not computed	16	1.8
<b>Specified renter-occupied units</b>	<b>534</b>	<b>100.0</b>
<b>GROSS RENT</b>		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

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**APPENDIX D**

**GENERAL ECONOMIC INFORMATION**

Source: US Census Bureau

**DP-3. Profile of Selected Economic Characteristics: 2000**

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
<b>Population 16 years and over</b>	<b>3,248</b>	<b>100.0</b>
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
<b>Females 16 years and over</b>		
<b>Females 16 years and over</b>	<b>1,633</b>	<b>100.0</b>
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
<b>Own children under 6 years</b>		
<b>Own children under 6 years</b>	<b>417</b>	<b>100.0</b>
All parents in family in labor force	220	52.8
<b>COMMUTING TO WORK</b>		
<b>Workers 16 years and over</b>		
<b>Workers 16 years and over</b>	<b>1,807</b>	<b>100.0</b>
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpooled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
<b>Employed civilian population 16 years and over</b>		
<b>Employed civilian population 16 years and over</b>	<b>1,818</b>	<b>100.0</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4

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Subject	Number	Percent
Production, transportation, and material moving occupations	158	8.7
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
<b>CLASS OF WORKER</b>		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
<b>INCOME IN 1999</b>		
<b>Households</b>	<b>1,508</b>	<b>100.0</b>
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
<b>With earnings</b>		
Mean earnings (dollars)	49,260	(X)
<b>With Social Security income</b>		
Mean Social Security income (dollars)	11,543	(X)
<b>With Supplemental Security Income</b>		
Mean Supplemental Security Income (dollars)	4,037	(X)
<b>With public assistance income</b>		
Mean public assistance income (dollars)	4,839	(X)
<b>With retirement income</b>		
Mean retirement income (dollars)	14,904	(X)
<b>Families</b>		
<b>Families</b>	<b>1,058</b>	<b>100.0</b>
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6

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Subject	Number	Percent
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2
\$75,000 to \$99,999	145	13.7
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
<b>POVERTY STATUS IN 1999 (below poverty level)</b>		
<b>Families</b>	<b>63</b>	<b>(X)</b>
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
<b>Families with female householder, no husband present</b>	<b>39</b>	<b>(X)</b>
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
<b>Individuals</b>	<b>552</b>	<b>(X)</b>
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

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**Palmer city, AK**

**Selected Statistics from the 2007 Economic Census**

**2007 Economic Sectors**

<u>2007 NAICS code and description</u>	<u>Number of establishments</u>	<u>Sales, shipments, receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533 <a href="#">more »</a>
51 Information	7	N	D	<a href="#">more »</a>
53 Real estate and rental and leasing	14	3,482	1,179	46 <a href="#">more »</a>
54 Professional, scientific, and technical services	46	39,965	14,020	231 <a href="#">more »</a>
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78 <a href="#">more »</a>
61 Educational services	3	D	D	<a href="#">more »</a>
62 Health care and social assistance	69	138,636	53,144	876 <a href="#">more »</a>
71 Arts, entertainment, and recreation	15	7,577	2,541	109 <a href="#">more »</a>
72 Accommodation and food services	42	17,428	4,941	352 <a href="#">more »</a>
81 Other services (except public administration)	38	14,753	4,145	142 <a href="#">more »</a>

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

[Additional symbols](#)

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

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**2007 Economic Census**

Release Date: 7/20/2010

**Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007**

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007

Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<a href="#">Palmer city, AK</a>	<a href="#">44-45</a>	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
<a href="#">Palmer city, AK</a>	<a href="#">441</a>	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4412</a>	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">44122</a>	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">441221</a>	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">442</a>	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4422</a>	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">44221</a>	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">442210</a>	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">444</a>	Building material and garden equipment	7	5,620	1,138	327	31	19.3	42.4

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimate (%)
		and supplies dealers							
<a href="#">Palmer city, AK</a>	<a href="#">445</a>	Food and beverage stores	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4452</a>	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">447</a>	Gasoline stations	4	15,204	482	113	23	0.0	2.3
<a href="#">Palmer city, AK</a>	<a href="#">4471</a>	Gasoline stations	4	15,204	482	113	23	0.0	2.3
<a href="#">Palmer city, AK</a>	<a href="#">44711</a>	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
<a href="#">Palmer city, AK</a>	<a href="#">447110</a>	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
<a href="#">Palmer city, AK</a>	<a href="#">448</a>	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">451</a>	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">452</a>	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">453</a>	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4539</a>	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">45391</a>	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">453910</a>	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">45392</a>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<u>Palmer city, AK</u>	<u>453920</u>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>45399</u>	All other miscellaneous store retailers	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>454</u>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<u>Palmer city, AK</u>	<u>4543</u>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

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**APPENDIX E**

**AGRICULTURAL QUICK STATISTICS**

Source:



**Quick Stats - Crops**

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



## Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



**Quick Stats - Animals**

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71

### **2.30.020 Duties.**

The board shall:

- A. Prepare a city of Palmer economic development plan.
  1. The plan shall be updated bi-annually and submitted to the council for consideration.
  2. The economic development plan and strategy shall be consistent with the city council policies and the city's comprehensive plan.
  3. The major components of the plan are:
    - a. Factual data to assure that city residents understand the current development situation as a base upon which to make decisions;
    - b. Identification of community visions and potentials (such as resources or location) that can be the basis for economic development;
    - c. Establishment of goals and intermediate objectives to point the direction of development activities, and upon which to measure progress toward satisfying long-term goals;
    - d. A strategy for development – an implementation plan of activities necessary to accomplish the city's stated goals and objectives.
  4. The plan shall encourage activities that:
    - a. Provide long-term benefits, quality of life, increased efficiencies and economies in public service, and increased permanent private sector employment to the residents of the city by strengthening and diversifying the present economic bases and encouraging and supporting new activities;
    - b. Have positive effects on the revenue and fiscal conditions of the city and do not impose burdensome costs to the taxpayer in excess of their positive effects.
  5. The plan must recognize and support the city council's policy statement that government does not produce wealth but instead supports the private sector's efforts to advance and promote commerce.
- B. Provide for research, public input, collect, analyze and disseminate information to the city council to evaluate economic development opportunities and strategies.
- C. Identify impediments to economic development in the city of Palmer area imposed by all influences, such as government at all levels, and lack of transportation and energy systems necessary to support business and industry. (Ord. 08-004 § 3, 2008)





**FINAL DRAFT**

Presented to the Council October 2010. The Council changed the title and referred to the Board of Economic Development.

2010  
City of Palmer

# **Economic Development Strategy**

**Discover Palmer: *Alaska at its Best***





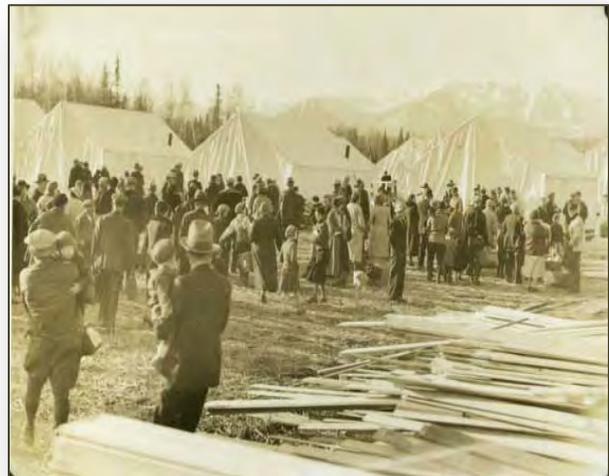
## **INTRODUCTION**

The City of Palmer is a small community in Southcentral Alaska with a unique and interesting setting and history.

## **CITY HISTORY**

The community of Palmer was first settled by gold miners who participated in the short-lived 1913 Nelchina Gold Rush. Upon returning from Nelchina a number of friends applied for homesteads and after proofing up on the property, they became farmers. John Bagge stands out as one of the most successful of the era.

In 1915, the government started construction of a railroad in to link the open sea port of Seward with the interior gold mines near Fairbanks. A number of new towns sprang up at construction sites along the line. To fuel trains and the new towns, a spur line was built to the Matanuska coal mines located in Sutton and Chickaloon. Palmer became a siding for trains running between Anchorage and the coal mines. The railroad enabled farmers to supply the ready market in Anchorage with their produce and prized strawberries. At the same time the railroad was under construction, an Agricultural Experiment Farm was built just north of the confluence of Matanuska River with Knik Arm. It became a vital link to farming in the Valleys.



In part because of the agricultural successes experienced by Matanuska farms and a promise of a bright agricultural future, during the Great Depression the Federal Emergency Relief Administration, under the direction of President Franklin Roosevelt established the Matanuska Colony. Two hundred and four families with over 500 children were selected from the impoverished Great Lakes states of Minnesota,

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Michigan and Wisconsin. Considered hardy enough to thrive in Alaska, northern Great Lakes populations were generally of Finish, Norwegian and Swedish descent.

The Colonist's long journey to Alaska took them by train across the country to the Cities of Seattle and San Francisco where they boarded ships for Alaska. Their last leg of the journey was by train from Seward to their destination in the Matanuska Valley. Arriving in

May, they drew lots for individual 40-acre tracts. Spending their first summer and fall in tents they assisted in construction of their respective homes. The heart of the agricultural project was established in Palmer where a town square was built to accommodate the infrastructure for the fledgling new community. It was a planned and surveyed community with well-thought-out housing and public facilities. The Designer, David Williams separated the industrial complex from residential housing by designing community buildings surrounding a small park.

For the next thirty years Palmer thrived and grew as a prominent agricultural community supporting the gold mines of Hatcher Pass, the coal mines in the Matanuska Valley and the growing town of Anchorage and military bases established near Anchorage. The City of Palmer was incorporated in 1951. Once the town was incorporated it became the headquarters for the Valley hospital, telephone and electric utilities, the center for the school district and in 1964 the seat of government for the Matanuska-Susitna Borough. It was also a well-established community on the Glenn Highway that connected Anchorage with Fairbanks and the lower 48 states.

The City of Palmer's importance as an agricultural community started to decline in the late 1960s when the price of milk was cheaper to import from outside the state than it was to produce in-state. Other factors included the decline and closing of the gold mines in Hatcher Pass, the closure of the main Matanuska coal mine in 1968 and construction of the Parks Highway to Fairbanks. Paralleling the railroad to Fairbanks it

by-passed Palmer, an important stop along the Glenn Highway.



The Colony Project established long-term residents in Palmer, making it a less transient community than many Alaskan towns. Today the center of Palmer boasts its historic past by maintaining the nationally significant Matanuska Colony Project Historic District, listed in the National Register of Historic Places.

**SETTING**

Palmer is located 42 miles northeast of Anchorage on the Glenn Highway and is the gateway to Alaska's foremost recreation area with campgrounds, lakes and over 50 resorts—a fact long recognized

and little publicized by local Alaskans. On a typical weekend, Anchorage residents desert that bustling "metropolis" in droves to converge on the mountains, streams and lakes of the nearby Palmer-Wasilla-Big Lake area. Just outside Palmer, roadside attractions include the Knik Glacier, Matanuska Peak, Pioneer Peak, Hatcher Pass, Independence Mine and to the north the Matanuska Glacier, each of which offer several outdoor adventure opportunities.

### **CLIMATE**

The presence of nearby Cook Inlet moderates both summer and winter temperatures. Summers are mild in the Matanuska Valley with long daylight hours and an average temperature of 60 degrees during the months of July and August. Winters are brisk, with moderate snowfall and an average temperature of 22 degrees in December and January. Rainfall averages 16.5 inches and the average snowfall is 57 inches. The amount of precipitation in Palmer is moderated by the surrounding mountains.

### **TOPOGRAPHY**

Palmer is situated on a nearly level to rolling terrace of glacial deposits and bedrock. The glacial deposits will vary in depth. Unlike much of Southcentral Alaska, Palmer's gentle terrain and well-drained soils offer very few limitations for building. The deep deposits of gravel underlying the community provide ample storage area for ground water.

### **STATE ECONOMY**

In Alaska, revenues from the oil industry are responsible for the majority of the state economy. State spending and municipal revenue sharing distribute oil revenues into local economies. Despite volatile oil prices over the past several years (generally ranging from \$30 to near \$147 per barrel, and noting an all-time low of below \$10 per barrel in 1986), the overall outlook is more optimistic than the US economy.

Although the economic future for the state is tied to oil, there is future potential in the sale of natural gas. Political determinations will shape the future of a natural gas pipeline. Natural gas may replace the loss from declining oil production on the North Slope and give a boost to the state economy. Healthcare is growing and related employment is experiencing a strong increase, especially in Mat-Su Borough communities with a growing population of senior citizens. The freight and transportation industry is experiencing growth, with major air freight carriers expanding their international hub in Anchorage. Fixed-base operators are considering Palmer as a potential home base.



**LOCAL ECONOMY**

The Matanuska Valley remains the state's leading agricultural area, accounting for over half of the state's agricultural production. The unique microclimate produces amazing giant vegetables, found on display annually at the home of the Alaska State Fair. Palmer agriculture today provides food to communities across the State of Alaska. The mission theme of agriculture in Palmer is to say, "We Feed Alaska".

Since the founding of the Colony, the local economy has evolved from its rural traditions into a retail and service based economy with primary local economic activity through retail, service, construction, professional and government offices. Palmer is the seat of the Matanuska Susitna Borough government. The borough spans 23,000 square miles, about the same size as West Virginia. Other government offices include the Alaska Service Center of the Department of Agriculture, Department of Motor Vehicles, the Alaska Job Corps Center, and the State and District Court System. Regional utility companies are also headquartered in Palmer. Palmer residents are employed in a variety of retail, professional services, city, borough, state, and federal occupations. Top employers are the Mat-Su Borough and School District, Mat-Su Regional Hospital, Carrs/Safeway and Fred Meyer. The city has a 3% local sales tax and a 3 mil real property tax. Low housing costs, the rural lifestyle, and proximity to Anchorage employment and services make the Palmer area desirable, and more people are steadily moving to the rural setting in and around Palmer.

In the future, revitalization of the downtown core area is expected to replace older commercial non-historic buildings, and beautification efforts are in place to provide

economic stimulus and to positively impact continued growth. Much renovation has already occurred, and market conditions are relatively steady. The pedestrian-friendly downtown is filled with shops and boutiques with books, arts and crafts, and offerings from local artists, businesses, services, and farmers. Palmer embodies the hometown flavor of small-town Alaska. Visitors and residents can walk, drive or and enjoy the summer flowers in bloom in the historic downtown center.

Positive trends of increasing population and employment are expected to increase and stabilize real estate prices for Palmer neighborhoods.

**LOCAL EVENTS AND ATTRACTIONS**

In the summer, residents and visitors play at the world-class 18-hole Palmer Golf Course, hike in the mountains, raft the rivers, visit



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glaciers, stroll through the gardens and Palmer Museum of Art and History, stop at the Visitors Center and enjoy outdoor music, food, farm and craft vendors at the Friday Fling market and come to the acclaimed Alaska State Fair.

The Alaska State Fair hosts nearly 300,000 visitors during the annual 12 day event. Top notch national talent is featured throughout the run of the Fair, and there are a multitude of different kinds of entertainers at several different venues around the 300 acre site. Beautiful showcase gardens attract visitors throughout the summer and compliment the world renowned giant vegetable competition which consistently sets world records. In addition to the Fair, the Fairgrounds host over 50 other public events throughout the year, making the site a magnet for economic activity.



Winter recreation also abounds in Palmer. The snowy slopes at nearby Hatcher Pass and surrounding areas offer snow machining, snow-shoeing, ice skating, dogsled mushing and cross country skiing. Competitive athletic events bring year-round visitors for activities including the Palmer Ice Arena, Mat-Su Miners Baseball Park and fields, fly-in golf opportunities, statewide basketball, football, soccer, cross-country and track events. The annual Colony Christmas celebration brings many winter and holiday visitors to the community, as does the Colony Days commemoration of the city's colorful history.

**TRANSFORMATION**

Today, Palmer is in the midst of a significant metamorphosis. The town has experienced a population surge as thousands of people are moving to the greater Palmer area to enjoy a relatively safe and pleasant quality of life. In less than 20 years, the heart of the Matanuska Valley has transformed from a quiet rural area to a rural bedroom community, and most recently, to an increasingly self-sufficient, commercial employment center.



The population growth in Palmer and the surrounding area has been significant and the City's population has increased an average of 3.3% since 2000, with approximately 5,500 residents currently residing in the 5.2 square mile city. Since 2000, over \$161,630,000 in new construction has occurred in the City. A substantial investment from public and private sectors continues to fuel growth. The city completed a major expansion of

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its water and sewer utilities to the new Mat-Su Regional Medical Center seven miles to the south at the juncture of the Glenn and Parks Highway. New water and sewer lines and improvement projects and plans for a new regional Wastewater Treatment Plant represent a substantial investment in the city's infrastructure, setting the foundation for future growth.

Palmer is home to several public and private schools, an active Chamber of Commerce and Downtown Merchants group, Palmer Arts Council, the Alaska State Fair, the Alaska Job Corps Center, and State Superior and District courts. City facilities include an airport, library, golf course, ice arena and numerous parks and ball fields. In the past year a Board of Economic Development was established by local citizens. These changes come with a unified vision both to retain the historic character of Palmer and to emerge as a new kind of community; to hold to the best of its historic character while embracing the need to grow responsibly and change to keep the small-town quality of life.

### **ECONOMIC DEVELOPMENT PROCESS FOR PALMER**

This Economic Development Strategy represents an economic development vision and long term plan for the City of Palmer. The Goals, Objectives, Strategies and Action steps contained in the plan are the means to realizing this vision. From agriculture and tourism to technology and research, these strategies reflect the diversity of Palmer's economy.

As a foundation, the strategy herein refines a collective economic vision for the City of Palmer; input has been incorporated from multiple segments of the Palmer community. The forward process will include refinement of the components by the Board of Economic Development (BED), and the document will be presented in draft form to both the Palmer City Council and the Palmer Planning and Zoning Commission. Upon completion of the public process, the BED will finalize the proposed strategy and incorporate agreed changes for final presentation of the Palmer Economic Development Plan to the City Council for their approval.

An annual review of the plan will be conducted by the BED. This plan should be regularly referred to in the ongoing work of the Planning and Zoning Commission, by the City Council and other local and economic development organizations as they develop work plans and consider development projects. The plan should also be utilized for guidance in their respective community and economic development decision-making processes.

The State of Alaska will be provided a copy of the plan, to be considered a statement of support for community and economic development organizations at the City of Palmer.

**MUNICIPAL AREAS OF RESPONSIBILITY**

The City of Palmer Economic Development Strategy is based on five inter-related areas of municipal responsibility essential to supporting a high quality of life for its residents.

**Quality of Life**, at a personal level, means the degree of enjoyment and satisfaction experienced in everyday life, embracing health, personal relationships, quality of one's working life, social life and leisure time. At the community level, quality of life means a set of measurable socioeconomic indicators such as educational attainment, unemployment rate, crime rate and availability of housing and recreational opportunities.

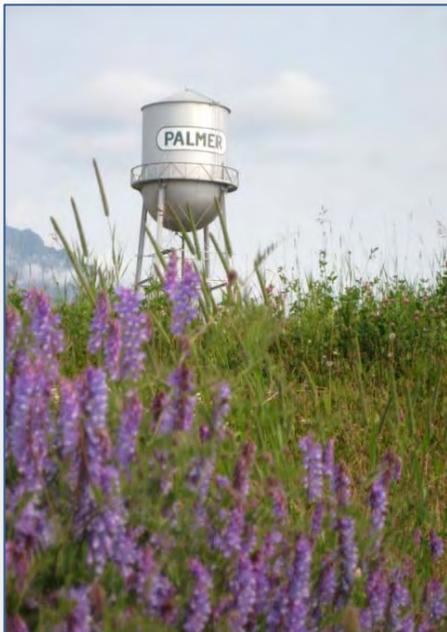


**OUR VISION:**

To promote and strengthen a vibrant economy where governmental and educational institutions, transportation and utility infrastructure, traditional and high-tech industry, tourism and shopping complement the cultural and historic charm of Palmer and celebrates its importance as the agricultural center of Alaska.

**OUR MISSION:**

To serve the people and businesses of Palmer and to represent their interests and aspirations



**OUR COMMITMENT:**

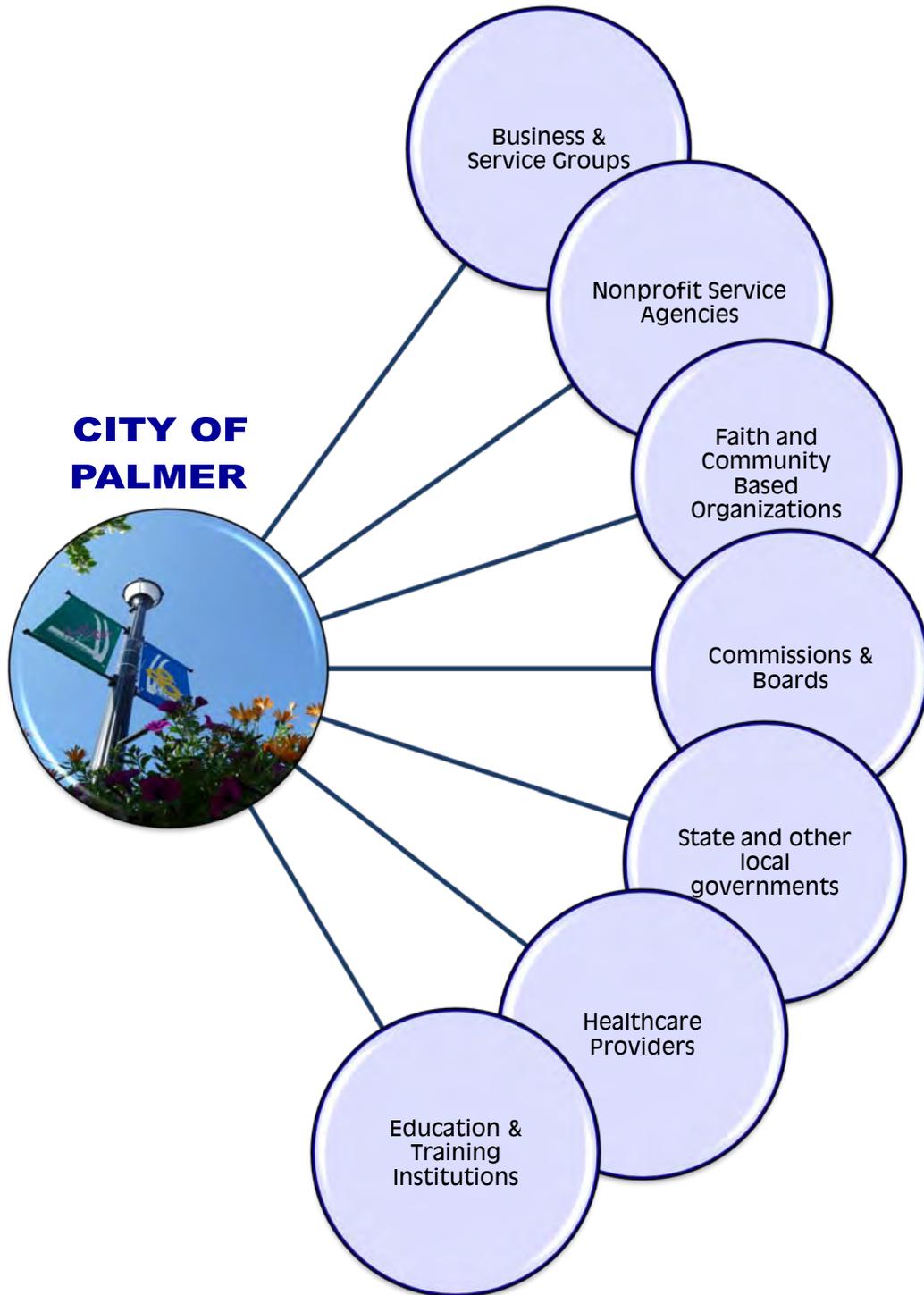
- To provide municipal services and facilities to sustain quality of life for existing and future residents
- To achieve excellence in the management of City resources
- To build positive and productive relationships within this community to facilitate community and social programs
- To sustain the quality of the physical environment for future generations
- To promote and facilitate economic activity for the benefit of our citizens

**SPECIFIC PLAN GOALS**

- Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center
- Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area
- Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors
- Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area
- Goal 5 ... Support efforts to promote Palmer as a travel destination and place to live and do business
- Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market
- Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to insure that Palmer remain as the industrial leader of the Matanuska-Susitna Borough
- Goal 8 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area

**PARTNERSHIPS AND COOPERATIVE ORGANIZATIONS**

Other organizations serve the citizens of Palmer by working to bring about positive cooperation and partnership with these organizations.



**Goal 1 ... Strengthen Palmer's competitiveness as the region's institutional center**

**Objective A** - Maintain existing institutions and secure new institutions

1. Retain Borough headquarters in Palmer
2. Develop Palmer as the Mat-Su Borough's health care hub
3. Increase number of quality elder care facilities & senior citizen campuses in Palmer

**Goal 2 ... Encourage expansion of technology and research-related economic sectors and other well-paid professional jobs in the Palmer area**

**Objective A** - Work to maintain and improve Palmer's quality of life (trails, parks, health care, downtown, etc.)

1. Develop a plan to provide low cost, alternative or renewable energy, heat, and power generation, including the distribution systems in Palmer
2. Develop and maintain Palmer beautification efforts
3. Upgrade and expand City water and sewer lines to provide safe water to all residents within the Palmer Utility Service Area
4. Develop a plan for interconnected mass transit and para-transit systems to improve access to businesses

**Objective B** - Work with the University of Alaska and Alaska Pacific University to determine what new programs might be developed in the Palmer area, and how the City might help these institutions to expand in the community

1. Conduct an annual conference on small business development in Palmer
2. Enter discussions with major research or technology firms
3. Invest in communications and energy infrastructure to develop Palmer as a communication and technology center
4. Develop a plan to accelerate technology integration in the community
5. Identify and support development of commercial infrastructure that would facilitate technology transfer
6. Support public and private research organizations that can utilize the Palmer area environment for research and product development
7. Develop research infrastructure to attract private industry to Palmer
8. Support the expansion and enhancement of the Mat-Su College, encouraging funding at levels to allow growth, promote excellence, increase maintenance funding, and the addition of new programs; support programmatic and institutional accreditation

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**Objective C** - Work with the Chamber to market the community to desired businesses, including high tech and research-based businesses, and well paid professional businesses such as law, medicine and veterinary science

1. Identify and promote logistical, environmental and other beneficial resources of the Palmer area to attract new technology industries

**Objective D** - Develop Palmer as a vocational and career center for Southcentral Alaska

1. Identify and support development of commercial infrastructure that would facilitate technology transfer

**Objective E** - Market the Municipal Airport to maximize its impact on the Palmer economy

1. Develop outreach program to encourage air carriers to use the Palmer Airport as an Alaska maintenance hub

**Goal 3 ... Strengthen Palmer's role as a place to shop for residents of Palmer, residents of surrounding areas, and visitors**

**Objective A** - Provide space for commercial expansion; set high standards to ensure quality development

1. Research to provide space for commercial development and make downtown Palmer a more competitive retail destination
2. Promote community access to venture capital
3. Develop public and private capital to expand Palmer businesses
4. Develop and utilize economic incentive tools

**Objective B** – Make downtown a more competitive retail destination

1. Develop a strategy to increase number and range of downtown shops and restaurants

**Goal 4 ... Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna area**

**Objective A** – Preserve, improve and celebrate Palmer's historic character; develop design guidelines for the historic district and explore designation of Palmer as a National Heritage Area

1. Support activities that enhance the visitor industry in Palmer
2. Support the continued investment to promote the local visitor industry

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**Objective B** – Support efforts to improve community attractions, including cultural facilities, trails and access to open space. Improve linkages between attractions

1. Develop the Palmer Community and Conference Center
2. Complete Palmer Urban Revitalization Plan projects including a greenway trail along the rail corridor and depot improvements
3. Improve sidewalks; better linkages between different Palmer attractions
4. Develop a multi-use system of trails in Palmer interconnecting with City sidewalks and other trail systems in the Borough
5. Improve opportunities to experience of farming life and history, such as more downtown gardens and restorations to the original downtown park “quad”

**Objective C** – Build on the success of existing community events, including the Alaska State Fair

1. Improve physical linkages, including the proposed Downtown Revitalization Trail and bike path between downtown and the Fairgrounds
2. Find ways to better extend the activities (and spending) of fair time residents into local businesses
3. Work with State fair to continue to expand infrastructure/utilities and facilities on the Fairgrounds to be used year round
4. Explore options for participating with the Fair organization to preserve agricultural lands, and provide visitors a chance to better understand rural traditions, e.g., through tours of demonstration farms, and/or original pioneer farm homes
5. Expand scope of the Friday fling, to attract more visitors to downtown
6. As part of the Friday Fling or separately, establish the best Farmer’s Market in Alaska

**Goal 5 ... Support efforts to promote Palmer as a travel destination and place to live and do business**

**Objective A** - Collaborate with Chamber and other organizations to actively promote Palmer

1. Apply for a National Scenic Byways and all-American Roads grant to implement a wayfinding program for Palmer

**Objective B** – Support efforts to attract more team sports activities, sporting events and outdoor activities in and around Palmer

1. Increase availability and access to year-round recreational opportunities and open space for all residents
2. Work with community to host scholastic and athletic competition at all levels

**Objective C** – Support efforts to sell Palmer's agricultural products both statewide and locally

1. Develop a media campaign to promote sales of Palmer agricultural products and expand local grower markets

**Objective D** – Support continued efforts of the University of Alaska and Alaska Pacific University in agricultural research in Palmer area

1. Advocate and support state and federal research to develop more profitable crops and manage invasive species for the greater Palmer area

**Goal 6 ... Maintain high quality residential neighborhoods and promote a diverse range of quality housing from high density in or near downtown to single family housing which satisfies the needs of all sectors of the housing market**

**Objective A** – Promote a diverse range of quality housing, from attractive higher density housing in or near downtown, to outlying housing in more rural settings.

1. Rural residential – a new zoning district to be used as City boundaries grow. To be applied in areas of very low density residential use, where rural standards for development and for services and facilities are appropriate.

**Objective B** – Provide areas for single family housing appealing to the upper end of the housing market.

1. Develop "open space/clustered housing subdivision" standards to encourage new subdivisions to cluster development and provide open space, trails, storm water management and other community amenities.
2. Provide for a range of housing types and densities to create attractive and functional neighborhoods

**Objective C** – Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the resident and the community.

**Objective D** – Encourage rehabilitation of older residential structures.

**Objective E** – Establish, improve and maintain city-wide parks and recreation facilities and programs.

1. Develop neighborhood parks to serve existing residential areas

**Objective F** – Ensure that the location of housing offers residents adequate access to transportation, employment, services and to social and support networks.

**Objective G** – Promote continued development and maintenance of high quality elder care facilities and senior citizen campuses in Palmer

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**Objective H** – Increase code enforcement efforts to ensure compliance with city standards and to protect the long-term stability of neighborhoods.

**Goal 7 ... Provide the necessary public infrastructure to support and facilitate the retention of existing industrial uses and the expansion of industrial development within the community to ensure that Palmer remains as the industrial leader of the Matanuska-Susitna Borough**

**Objective A** – Work with private sector to develop low cost, alternative or renewable energy and power generation, including energy and power distribution systems.

**Objective B** – Identify and promote logistical, environmental and other beneficial resources of the Palmer area to attract new technology industries.

**Objective C** – Ensure Palmer infrastructure master plans place a priority on maintaining competitively low cost, effective municipal services.

1. Infrastructure master plans should include area-wide waste management, cost-effective recycling center programs, and safe handling and disposal of waste and hazardous materials

**Objective D** – Promote vocational, technical and career training opportunities within the greater Palmer area to prepare residents for a global marketplace

1. Promote continued program development and intern employment of students from Job Corps

**Goal 8 ... Develop and market the municipal airport to maximize its impact on the Palmer economy**

**Objective A** – Promote the Palmer Municipal Airport as a site for air taxis, aircraft maintenance and repair companies, flight schools, and aircraft rental and leasing businesses

**Objective B** – Develop land for expansion of general aviation leases at the facility

**Objective C** – Support development of five year master improvement plan as detailed in the Airport Master Plan, October 2009

*Note: It is the intent of the City to operate the Airport in a balanced manner, and as an integrated function of the whole. Activities of the airport which generate revenue to the City are desirable, however, not at the risk of diminishing the quality of life for the residents of the City.*

## **APPENDIX A**

### **Strategic Implementation Plan**

The Economic Development Strategy (EDS) is implemented through sub-committees which develop action plans based on the eight goals contained in the plan. Members of the sub-committees are approved by the City Council, with one of the Board of Economic Development members serving as the lead. It is the lead's responsibility to report back to the full Board on a monthly basis. There are two exceptions to this practice.

Goal Four (4) of the EDS is to Strengthen Palmer as a tourism destination and stopping point for travel through the southern Matanuska-Susitna. The Greater Palmer Chamber of Commerce has an established Tourism Committee. Rather than duplicate efforts, the objectives of goal four are worked through the Chamber's committee. A member of the Board of Economic Development represents the City on the Chamber's tourism committee and gives monthly reports on the Chamber committees activity the BED.

Goal Eight (8) is to develop and market the municipal airport to maximize its impact on the Palmer economy. The City has a formal Airport Advisory Commission which already addresses some of the objectives of this goal. Therefore, the Airport Advisory Commission serves as the sub-committee for this topic. A commissioner serves as the lead for the commission's work on the objectives of the EDS.

## APPENDIX B

### PALMER FAST FACTS

Palmer is located in the rapidly growing Matanuska-Susitna Borough in south central Alaska. In 1960, the Borough's population was slightly more than 5,000. By 2000, the population had grown ten-fold to 59,322. During the same period Palmer's population tripled from 1,181 to 4,533. From 2000 to 2007, the Alaska Department of Commerce estimates Palmer's population increased by 22% from 4,533 to 5,532.

PEOPLE	
<b>Borough Population (est. 2009)</b>	84,314
<b>Palmer Population (est. 2009)</b>	5,532
<b>Median age (2000 Census)</b>	28.8 – Palmer 34.1 – Borough 32.4 – Alaska
<b>Population under 18 (2000 Census)</b>	33.6% - Palmer
<b>Population 65 + (2000 Census)</b>	9.1% - Palmer

MUNICIPAL LAND AREA	
<b>Borough owned</b>	237 acres
<b>City owned</b>	682 acres
<b>Private ownership</b>	2,348 acres
<b>State owned</b>	49 acres
<b>University of Alaska</b>	12 acres
<b>Total Area in city limits</b>	3,328 acres

In the early 1900's, agriculture and mining were the base of Palmer's economy. Currently, only 4% of Palmer's work force is employed in agriculture and mining. Palmer's economy is based on a diversity of retail and other services with 23% of the labor force involved in occupations related to sales, office, and service sectors while 26% is employed in education, health, and social services. An additional 25% are government workers. Self-employed workers make-up about 10%; many residents commute to Anchorage for employment. According to the Alaska Department of Labor in 2001, 47% of Matanuska-Susitna Borough workers commuted to work outside the Borough.

ECONOMICS	
<b>Annual Sales Tax Revenue (2009)</b>	\$4,897,276
<b>Bed Tax Rate (Borough wide)</b>	5%
<b>Median Family Income (2000 Census)</b>	\$53,164
<b>Property Taxable Value (2009)</b>	\$4,946,081
<b>No. Business Licenses (2009)</b>	1,490

MUNICIPAL GOVERNMENT	
<b>Classification</b>	Home Rule
<b>Educational Facilities</b>	Matanuska-Susitna Borough School District Mat-Su College/UAA
<b>Form of Government</b>	Council-Manager
<b>Property Tax Rate (2010)</b>	3.0 mills – City 9.980 mills – Borough areawide
<b>Year Incorporated</b>	1951

The City's 77 full time employees together with its part-time and temporary employees provide a high level of public services. Basic governmental services provided to local residents include community water, sewer and storm water management; land use and building regulation, fire, search and rescue, and police services. Community facilities operated

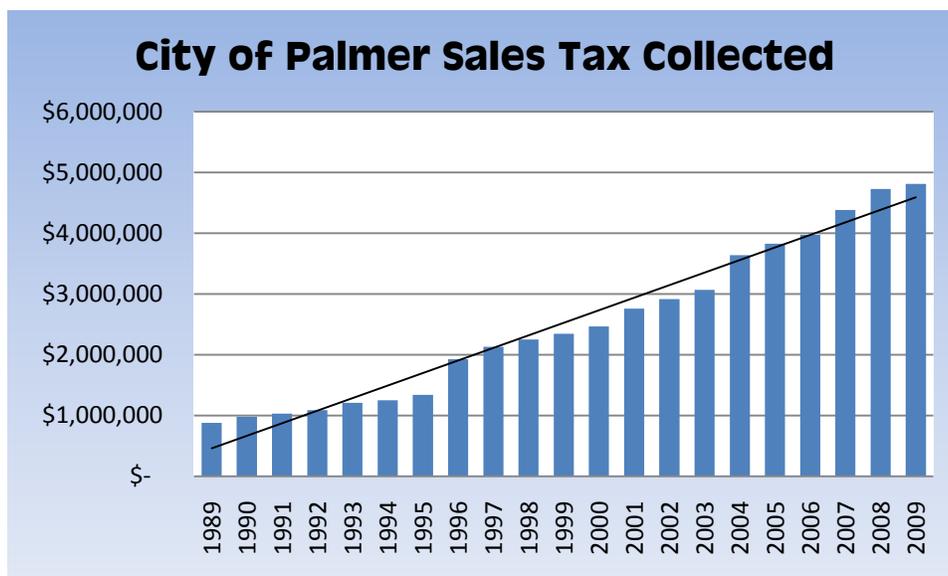
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by the City include the Palmer Library, Palmer Airport, the Palmer Depot Community Center and various parks and recreational sites including the Palmer Ice Arena.

SERVICES	
<b>Ambulance</b>	Borough EMS
<b>Airport</b>	City owned Run way length: 6009' 400,000 square feet aircraft parking
<b>Fire/Rescue</b>	Palmer Fire Service
<b>Medical</b>	Mat-Su Regional Medical Center
<b>Police</b>	Palmer Police Department 14 Officers including Chief 12 Dispatchers including Dispatch manager
<b>Public Sewer System</b>	City Serves: 1,455 Residential; 285 Commercial
<b>Public Transportation</b>	MASCOT operates area wide transit service
<b>Public Water System</b>	City Serves: 1,602 Residential; 306 Commercial 1,000,000 gallons of water pumped/day 420 fire hydrants maintained
<b>Refuse Collection</b>	City Serves: 799 Residential; 170 Commercial
<b>Road Maintenance</b>	78 lane miles 29 lane miles of Airport runway and taxiways

Palmer and the surrounding area offer a variety of housing styles and values, giving potential residents a range of housing choices. The majority of housing units in Palmer are single-family homes. A major component of the recent growth in Palmer and the surrounding area is the result of migration of families from Anchorage and from other parts of the state. Buyers get more housing value for their money in the Matanuska-Susitna Borough and its communities than in Anchorage. The Mat-Su Multiple Listing Service estimates an average selling price of \$151,082 here compared to the \$221,148 average selling price cited by the Anchorage Multiple Listing Service. Between the year 2000 and 2008, the number of housing units in Palmer has increased by an estimated 32%.

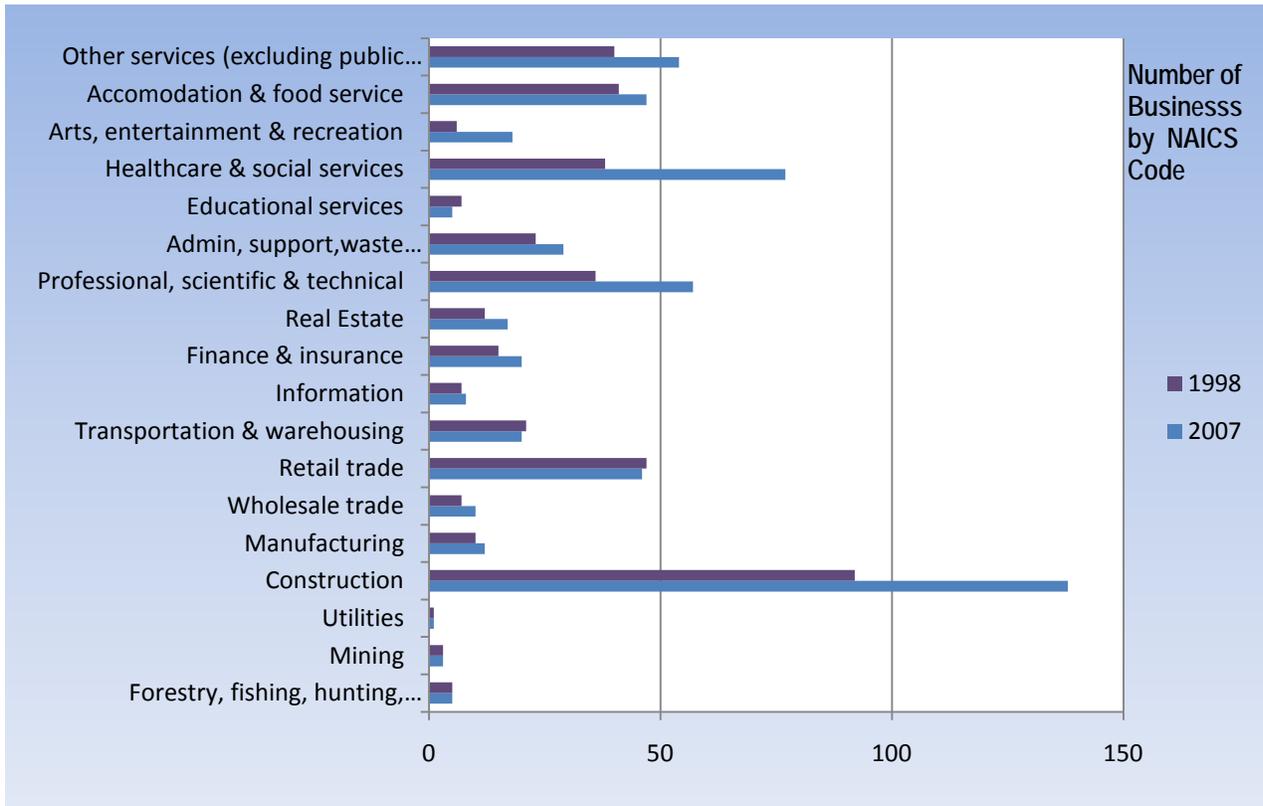
HOUSING (2000 Census)	
<b>No. Housing Units *</b>	1,555
<b>No. Occupied Units</b>	1,472
<b>No. Owner Occupied Units</b>	949 64.5%
<b>No. Renter Occupied</b>	523 35.5%
<b>No. Vacant Units</b>	140
<b>Seasonal, Rec., Occasional Units</b>	34
<b>* 2009 Estimated No. Housing Units</b>	<b>2,069</b> Based on Building Permits issued



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**Comparisons of Business Patterns  
by Zip Code 99645 (Palmer) 1998 – 2007**

	2007	2005	2002	2000	1998
<b>Number of Establishments</b>	567	506	487	434	416
<b>Paid Employees (1<sup>st</sup> Quarter)</b>	4,151	4,085	3,322	3,119	2,849
<b>1<sup>st</sup> Quarter Payroll in \$1,000</b>	42,375	33,011	24,575	23,082	21,450
<b>Annual payroll in \$1,000</b>	184,328	154,566	119,382	109,720	99,429



## APPENDIX C

### GENERAL DEMOGRAPHICS AND SOCIAL CHARACTERISTICS

Source: US Census Bureau

#### DP-1. Profile of General Demographic Characteristics: 2000

Geographic Area: **Palmer city, Alaska**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>Total population</b>	<b>4,533</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	2,245	49.5
Female	2,288	50.5
Under 5 years	386	8.5
5 to 9 years	403	8.9
10 to 14 years	438	9.7
15 to 19 years	488	10.8
20 to 24 years	343	7.6
25 to 34 years	632	13.9
35 to 44 years	670	14.8
45 to 54 years	533	11.8
55 to 59 years	147	3.2
60 to 64 years	81	1.8
65 to 74 years	194	4.3
75 to 84 years	155	3.4
85 years and over	63	1.4
Median age (years)	28.8	(X)
18 years and over	3,008	66.4
Male	1,454	32.1
Female	1,554	34.3
21 years and over	2,723	60.1
62 years and over	463	10.2
65 years and over	412	9.1
Male	159	3.5
Female	253	5.6
<b>RACE</b>		
One race	4,248	93.7
White	3,669	80.9
Black or African American	93	2.1
American Indian and Alaska Native	371	8.2
Asian	48	1.1
Asian Indian	3	0.1

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Subject	Number	Percent
Chinese	2	0.0
Filipino	32	0.7
Japanese	5	0.1
Korean	2	0.0
Vietnamese	1	0.0
Other Asian <sup>1</sup>	3	0.1
Native Hawaiian and Other Pacific Islander	15	0.3
Native Hawaiian	9	0.2
Guamanian or Chamorro	0	0.0
Samoan	4	0.1
Other Pacific Islander <sup>2</sup>	2	0.0
Some other race	52	1.1
Two or more races	285	6.3
<b>Race alone or in combination with one or more other races <sup>3</sup></b>		
White	3,935	86.8
Black or African American	127	2.8
American Indian and Alaska Native	565	12.5
Asian	85	1.9
Native Hawaiian and Other Pacific Islander	27	0.6
Some other race	103	2.3
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>4,533</b>	<b>100.0</b>
Hispanic or Latino (of any race)	159	3.5
Mexican	89	2.0
Puerto Rican	10	0.2
Cuban	3	0.1
Other Hispanic or Latino	57	1.3
Not Hispanic or Latino	4,374	96.5
White alone	3,595	79.3
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>4,533</b>	<b>100.0</b>
In households	4,142	91.4
Householder	1,472	32.5
Spouse	741	16.3
Child	1,576	34.8
Own child under 18 years	1,381	30.5
Other relatives	111	2.4
Under 18 years	38	0.8
Nonrelatives	242	5.3
Unmarried partner	101	2.2
In group quarters	391	8.6
Institutionalized population	192	4.2
Noninstitutionalized population	199	4.4
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>1,472</b>	<b>100.0</b>
Family households (families)	1,058	71.9
With own children under 18 years	698	47.4
Married-couple family	741	50.3
With own children under 18 years	454	30.8
Female householder, no husband present	244	16.6
With own children under 18 years	185	12.6

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Subject	Number	Percent
Nonfamily households	414	28.1
Householder living alone	339	23.0
Householder 65 years and over	110	7.5
Households with individuals under 18 years	732	49.7
Households with individuals 65 years and over	253	17.2
Average household size	2.81	(X)
Average family size	3.29	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>1,555</b>	<b>100.0</b>
Occupied housing units	1,472	94.7
Vacant housing units	83	5.3
For seasonal, recreational, or occasional use	5	0.3
Homeowner vacancy rate (percent)	2.2	(X)
Rental vacancy rate (percent)	6.3	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>1,472</b>	<b>100.0</b>
Owner-occupied housing units	949	64.5
Renter-occupied housing units	523	35.5
Average household size of owner-occupied unit	3.01	(X)
Average household size of renter-occupied unit	2.45	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to

more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1,

**DP-2. Profile of Selected Social Characteristics: 2000**

Geographic Area: **Palmer city, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expfs3.htm>.

Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>		
<b>Population 3 years and over enrolled in school</b>	<b>1,340</b>	<b>100.0</b>
Nursery school, preschool	122	9.1
Kindergarten	50	3.7
Elementary school (grades 1-8)	690	51.5
High school (grades 9-12)	348	26.0
College or graduate school	130	9.7
<b>EDUCATIONAL ATTAINMENT</b>		
<b>Population 25 years and over</b>	<b>2,503</b>	<b>100.0</b>
Less than 9th grade	64	2.6
9th to 12th grade, no diploma	249	9.9

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Subject	Number	Percent
High school graduate (includes equivalency)	865	34.6
Some college, no degree	690	27.6
Associate degree	272	10.9
Bachelor's degree	203	8.1
Graduate or professional degree	160	6.4
Percent high school graduate or higher	87.5	(X)
Percent bachelor's degree or higher	14.5	(X)
<b>MARITAL STATUS</b>		
<b>Population 15 years and over</b>	<b>3,366</b>	<b>100.0</b>
Never married	1,024	30.4
Now married, except separated	1,662	49.4
Separated	72	2.1
Widowed	188	5.6
Female	143	4.2
Divorced	420	12.5
Female	255	7.6
<b>GRANDPARENTS AS CAREGIVERS</b>		
<b>Grandparent living in household with one or more own grandchildren under 18 years</b>	<b>57</b>	<b>100.0</b>
Grandparent responsible for grandchildren	27	47.4
<b>VETERAN STATUS</b>		
<b>Civilian population 18 years and over</b>	<b>2,992</b>	<b>100.0</b>
Civilian veterans	563	18.8
<b>DISABILITY STATUS OF THE CIVILIAN NON INSTITUTIONALIZED POPULATION</b>		
<b>Population 5 to 20 years</b>	<b>1,328</b>	<b>100.0</b>
With a disability	158	11.9
<b>Population 21 to 64 years</b>	<b>2,277</b>	<b>100.0</b>
With a disability	443	19.5
Percent employed	53.5	(X)
No disability	1,834	80.5
Percent employed	78.5	(X)
<b>Population 65 years and over</b>	<b>358</b>	<b>100.0</b>
With a disability	175	48.9
<b>RESIDENCE IN 1995</b>		
<b>Population 5 years and over</b>	<b>4,172</b>	<b>100.0</b>
Same house in 1995	1,589	38.1
Different house in the U.S. in 1995	2,509	60.1
Same county	1,039	24.9
Different county	1,470	35.2
Same state	818	19.6
Different state	652	15.6
Elsewhere in 1995	74	1.8
<b>NATIVITY AND PLACE OF BIRTH</b>		
<b>Total population</b>	<b>4,578</b>	<b>100.0</b>
Native	4,389	95.9
Born in United States	4,324	94.5
State of residence	1,773	38.7
Different state	2,551	55.7
Born outside United States	65	1.4
Foreign born	189	4.1
Entered 1990 to March 2000	84	1.8
Naturalized citizen	59	1.3
Not a citizen	130	2.8

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Subject	Number	Percent
<b>REGION OF BIRTH OF FOREIGN BORN</b>		
<b>Total (excluding born at sea)</b>	<b>189</b>	<b>100.0</b>
Europe	85	45.0
Asia	32	16.9
Africa	0	0.0
Oceania	0	0.0
Latin America	55	29.1
Northern America	17	9.0
<b>LANGUAGE SPOKEN AT HOME</b>		
<b>Population 5 years and over</b>	<b>4,172</b>	<b>100.0</b>
English only	3,749	89.9
Language other than English	423	10.1
Speak English less than 'very well	109	2.6
Spanish	133	3.2
Speak English less than "very well"	37	0.9
Other Indo-European languages	188	4.5
Speak English less than "very well"	42	1.0
Asian and Pacific Island languages	28	0.7
Speak English less than "very well"	0	0.0
<b>ANCESTRY (single or multiple)</b>		
<b>Total population</b>	<b>4,578</b>	<b>100.0</b>
<i>Total ancestries reported</i>	4,880	106.6
Arab	7	0.2
Czech <sup>1</sup>	11	0.2
Danish	51	1.1
Dutch	63	1.4
English	469	10.2
French (except Basque) <sup>1</sup>	180	3.9
French Canadian <sup>1</sup>	74	1.6
German	923	20.2
Greek	0	0.0
Hungarian	0	0.0
Irish <sup>1</sup>	512	11.2
Italian	178	3.9
Lithuanian	0	0.0
Norwegian	173	3.8
Polish	98	2.1
Portuguese	32	0.7
Russian	128	2.8
Scotch-Irish	46	1.0
Scottish	66	1.4
Slovak	0	0.0
Subsaharan African	0	0.0
Swedish	120	2.6
Swiss	28	0.6
Ukrainian	0	0.0
United States or American	380	8.3
Welsh	78	1.7
West Indian (excluding Hispanic groups)	0	0.0
Other ancestries	1,263	27.6

(X) Not applicable.

<sup>1</sup> The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

[Ancestry Code List \(PDF 35KB\)](#)

[Place of Birth Code List \(PDF 74KB\)](#)

[Language Code List \(PDF 17KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3,

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**DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>Total housing units</b>	<b>1,593</b>	<b>100.0</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	1,172	73.6
1-unit, attached	5	0.3
2 units	22	1.4
3 or 4 units	87	5.5
5 to 9 units	122	7.7
10 to 19 units	30	1.9
20 or more units	122	7.7
Mobile home	33	2.1
Boat, RV, van, etc.	0	0.0
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	64	4.0
1995 to 1998	320	20.1
1990 to 1994	135	8.5
1980 to 1989	373	23.4
1970 to 1979	375	23.5
1960 to 1969	96	6.0
1940 to 1959	189	11.9
1939 or earlier	41	2.6
<b>ROOMS</b>		
1 room	17	1.1
2 rooms	91	5.7
3 rooms	172	10.8
4 rooms	272	17.1
5 rooms	452	28.4
6 rooms	222	13.9
7 rooms	199	12.5
8 rooms	118	7.4
9 or more rooms	50	3.1
Median (rooms)	5.0	(X)
<b>Occupied Housing Units</b>	<b>1,513</b>	<b>100.0</b>
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
1999 to March 2000	327	21.6
1995 to 1998	666	44.0
1990 to 1994	269	17.8
1980 to 1989	150	9.9
1970 to 1979	60	4.0
1969 or earlier	41	2.7
<b>VEHICLES AVAILABLE</b>		
None	75	5.0
1	575	38.0
2	624	41.2
3 or more	239	15.8
<b>HOUSE HEATING FUEL</b>		
Utility gas	1,279	84.5
Bottled, tank, or LP gas	8	0.5

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Subject	Number	Percent
Electricity	182	12.0
Fuel oil, kerosene, etc.	27	1.8
Coal or coke	0	0.0
Wood	5	0.3
Solar energy	0	0.0
Other fuel	6	0.4
No fuel used	6	0.4
<b>SELECTED CHARACTERISTICS</b>		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	12	0.8
No telephone service	6	0.4
<b>OCCUPANTS PER ROOM</b>		
<b>Occupied housing units</b>	<b>1,513</b>	<b>100.0</b>
1.00 or less	1,423	94.1
1.01 to 1.50	65	4.3
1.51 or more	25	1.7
<b>Specified owner-occupied units</b>	<b>892</b>	<b>100.0</b>
<b>VALUE</b>		
Less than \$50,000	12	1.3
\$50,000 to \$99,999	416	46.6
\$100,000 to \$149,999	342	38.3
\$150,000 to \$199,999	116	13.0
\$200,000 to \$299,999	6	0.7
\$300,000 to \$499,999	0	0.0
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	102,600	(X)
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
With a mortgage	776	87.0
Less than \$300	0	0.0
\$300 to \$499	11	1.2
\$500 to \$699	75	8.4
\$700 to \$999	343	38.5
\$1,000 to \$1,499	271	30.4
\$1,500 to \$1,999	64	7.2
\$2,000 or more	12	1.3
Median (dollars)	969	(X)
Not mortgaged	116	13.0
Median (dollars)	315	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	201	22.5
15 to 19 percent	127	14.2
20 to 24 percent	175	19.6
25 to 29 percent	63	7.1
30 to 34 percent	109	12.2
35 percent or more	201	22.5
Not computed	16	1.8
<b>Specified renter-occupied units</b>	<b>534</b>	<b>100.0</b>
<b>GROSS RENT</b>		
Less than \$200	13	2.4
\$200 to \$299	30	5.6
\$300 to \$499	110	20.6
\$500 to \$749	218	40.8
\$750 to \$999	76	14.2
\$1,000 to \$1,499	58	10.9

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Subject	Number	Percent
\$1,500 or more	6	1.1
No cash rent	23	4.3
Median (dollars)	623	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	111	20.8
15 to 19 percent	36	6.7
20 to 24 percent	66	12.4
25 to 29 percent	50	9.4
30 to 34 percent	38	7.1
35 percent or more	203	38.0
Not computed	30	5.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

## APPENDIX B

### GENERAL ECONOMIC INFORMATION

Source: US Census Bureau

**DP-3. Profile of Selected Economic Characteristics: 2000**

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **Palmer City, Alaska**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
<b>Population 16 years and over</b>	<b>3,248</b>	<b>100.0</b>
In labor force	2,090	64.3
Civilian labor force	2,039	62.8
Employed	1,818	56.0
Unemployed	221	6.8
Percent of civilian labor force	10.8	(X)
Armed Forces	51	1.6
Not in labor force	1,158	35.7
<b>Females 16 years and over</b>		
<b>Females 16 years and over</b>	<b>1,633</b>	<b>100.0</b>
In labor force	972	59.5
Civilian labor force	967	59.2
Employed	853	52.2
<b>Own children under 6 years</b>		
<b>Own children under 6 years</b>	<b>417</b>	<b>100.0</b>
All parents in family in labor force	220	52.8
<b>COMMUTING TO WORK</b>		
<b>Workers 16 years and over</b>	<b>1,807</b>	<b>100.0</b>
Car, truck, or van -- drove alone	1,209	66.9
Car, truck, or van -- carpoled	299	16.5
Public transportation (including taxicab)	53	2.9
Walked	91	5.0
Other means	55	3.0
Worked at home	100	5.5
Mean travel time to work (minutes)	39.3	(X)
<b>Employed civilian population 16 years and over</b>		
<b>Employed civilian population 16 years and over</b>	<b>1,818</b>	<b>100.0</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	546	30.0
Service occupations	424	23.3
Sales and office occupations	493	27.1
Farming, fishing, and forestry occupations	8	0.4
Construction, extraction, and maintenance occupations	189	10.4
Production, transportation, and material moving occupations	158	8.7

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Subject	Number	Percent
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	70	3.9
Construction	116	6.4
Manufacturing	37	2.0
Wholesale trade	67	3.7
Retail trade	231	12.7
Transportation and warehousing, and utilities	118	6.5
Information	41	2.3
Finance, insurance, real estate, and rental and leasing	82	4.5
Professional, scientific, management, administrative, and waste management services	100	5.5
Educational, health and social services	465	25.6
Arts, entertainment, recreation, accommodation and food services	191	10.5
Other services (except public administration)	125	6.9
Public administration	175	9.6
<b>CLASS OF WORKER</b>		
Private wage and salary workers	1,183	65.1
Government workers	453	24.9
Self-employed workers in own not incorporated business	182	10.0
Unpaid family workers	0	0.0
<b>INCOME IN 1999</b>		
<b>Households</b>	<b>1,508</b>	<b>100.0</b>
Less than \$10,000	82	5.4
\$10,000 to \$14,999	51	3.4
\$15,000 to \$24,999	252	16.7
\$25,000 to \$34,999	213	14.1
\$35,000 to \$49,999	220	14.6
\$50,000 to \$74,999	429	28.4
\$75,000 to \$99,999	168	11.1
\$100,000 to \$149,999	81	5.4
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	0.8
Median household income (dollars)	45,571	(X)
<b>With earnings</b>		
Mean earnings (dollars)	49,260	(X)
<b>With Social Security income</b>		
Mean Social Security income (dollars)	11,543	(X)
<b>With Supplemental Security Income</b>		
Mean Supplemental Security Income (dollars)	4,037	(X)
<b>With public assistance income</b>		
Mean public assistance income (dollars)	4,839	(X)
<b>With retirement income</b>		
Mean retirement income (dollars)	14,904	(X)
<b>Families</b>		
<b>Families</b>	<b>1,058</b>	<b>100.0</b>
Less than \$10,000	32	3.0
\$10,000 to \$14,999	18	1.7
\$15,000 to \$24,999	154	14.6
\$25,000 to \$34,999	133	12.6
\$35,000 to \$49,999	159	15.0
\$50,000 to \$74,999	341	32.2
\$75,000 to \$99,999	145	13.7

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Subject	Number	Percent
\$100,000 to \$149,999	64	6.0
\$150,000 to \$199,999	0	0.0
\$200,000 or more	12	1.1
Median family income (dollars)	53,164	(X)
Per capita income (dollars)	17,203	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	44,716	(X)
Female full-time, year-round workers	25,221	(X)
<b>POVERTY STATUS IN 1999 (below poverty level)</b>		
<b>Families</b>		
	<b>63</b>	<b>(X)</b>
Percent below poverty level	(X)	6.0
With related children under 18 years	57	(X)
Percent below poverty level	(X)	8.0
With related children under 5 years	39	(X)
Percent below poverty level	(X)	15.2
<b>Families with female householder, no husband present</b>		
	<b>39</b>	<b>(X)</b>
Percent below poverty level	(X)	16.3
With related children under 18 years	39	(X)
Percent below poverty level	(X)	18.8
With related children under 5 years	26	(X)
Percent below poverty level	(X)	41.9
<b>Individuals</b>		
	<b>552</b>	<b>(X)</b>
Percent below poverty level	(X)	12.7
18 years and over	337	(X)
Percent below poverty level	(X)	11.7
65 years and over	15	(X)
Percent below poverty level	(X)	4.2
Related children under 18 years	180	(X)
Percent below poverty level	(X)	12.6
Related children 5 to 17 years	84	(X)
Percent below poverty level	(X)	7.9
Unrelated individuals 15 years and over	273	(X)
Percent below poverty level	(X)	30.1

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

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**Palmer city, AK**

**Selected Statistics from the 2007 Economic Census**  
**2007 Economic Sectors**

<u>2007 NAICS code and description</u>	<u>Number of establishments</u>	<u>Sales, shipments, receipts (\$1,000)</u>	<u>Annual payroll (\$1,000)</u>	<u>Number of employees</u>
44-45 Retail trade	36	140,302	15,273	533 <a href="#">more »</a>
51 Information	7	N	D	<a href="#">more »</a>
53 Real estate and rental and leasing	14	3,482	1,179	46 <a href="#">more »</a>
54 Professional, scientific, and technical services	46	39,965	14,020	231 <a href="#">more »</a>
56 Administrative and Support and Waste Mang and Remediation Srvs	23	8,960	2,680	78 <a href="#">more »</a>
61 Educational services	3	D	D	<a href="#">more »</a>
62 Health care and social assistance	69	138,636	53,144	876 <a href="#">more »</a>
71 Arts, entertainment, and recreation	15	7,577	2,541	109 <a href="#">more »</a>
72 Accommodation and food services	42	17,428	4,941	352 <a href="#">more »</a>
81 Other services (except public administration)	38	14,753	4,145	142 <a href="#">more »</a>

Source: U.S. Census Bureau, 2007 Economic Census

D: Withheld to avoid disclosing data for individual companies; data are included in higher level totals.

N: Not available or not comparable.

S: Withheld because estimate did not meet publication standards.

X: Not applicable

Additional symbols

Note: Economic Census data are released on a flow basis. Data may not yet have been released for some industries and geographies. See the [2007 Economic Census Release Schedule](#) for more information. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#)

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**2007 Economic Census**

Release Date: 7/20/2010

**Sector 44: EC0744A1: Retail Trade: Geographic Area Series: Summary Statistics for the United States, 2007**

These data are final; they supersede data released in earlier data files. Includes only establishments of firms with payroll. Data based on the 2007 Economic Census.

Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
<a href="#">Palmer city, AK</a>	<a href="#">44-45</a>	Retail trade	36	140,302	15,273	3,909	533	4.3	3.1
<a href="#">Palmer city, AK</a>	<a href="#">441</a>	Motor vehicle and parts dealers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4412</a>	Other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">44122</a>	Motorcycle, boat, and other motor vehicle dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">441221</a>	Motorcycle, ATV, and personal watercraft dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">442</a>	Furniture and home furnishings stores	3	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4422</a>	Home furnishings stores	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">44221</a>	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">442210</a>	Floor covering stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">444</a>	Building material and garden equipment and supplies	7	5,620	1,138	327	31	19.3	42.4

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
		dealers							
<a href="#">Palmer city, AK</a>	<a href="#">445</a>	Food and beverage stores	5	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4452</a>	Specialty food stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">447</a>	Gasoline stations	4	15,204	482	113	23	0.0	2.3
<a href="#">Palmer city, AK</a>	<a href="#">4471</a>	Gasoline stations	4	15,204	482	113	23	0.0	2.3
<a href="#">Palmer city, AK</a>	<a href="#">44711</a>	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
<a href="#">Palmer city, AK</a>	<a href="#">447110</a>	Gasoline stations with convenience stores	4	15,204	482	113	23	0.0	2.3
<a href="#">Palmer city, AK</a>	<a href="#">448</a>	Clothing and clothing accessories stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">451</a>	Sporting goods, hobby, book, and music stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">452</a>	General merchandise stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>c</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">453</a>	Miscellaneous store retailers	6	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4539</a>	Other miscellaneous store retailers	4	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">45391</a>	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">453910</a>	Pet and pet supplies stores	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>b</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">45392</a>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">453920</a>	Art dealers	2	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">45399</a>	All other miscellaneous	1	<u>D</u>	<u>D</u>	<u>D</u>	<u>a</u>	<u>D</u>	<u>D</u>

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Geographic Area Name	2007 NAICS code	Meaning of 2007 NAICS code	Number of establishments	Sales (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Number of paid employees for pay period including March 12	Sales, receipts, or revenue from administrative records (%)	Sales, receipts, or revenue estimated (%)
		store retailers							
<a href="#">Palmer city, AK</a>	<a href="#">454</a>	Nonstore retailers	2	<u>D</u>	<u>D</u>	<u>D</u>	a	<u>D</u>	<u>D</u>
<a href="#">Palmer city, AK</a>	<a href="#">4543</a>	Direct selling establishments	2	<u>D</u>	<u>D</u>	<u>D</u>	a	<u>D</u>	<u>D</u>

Source: U.S. Census Bureau, 2007 Economic Census

## APPENDIX E

### AGRICULTURAL QUICK STATISTICS

Source:



## Quick Stats - Crops

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BARLEY - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	BERRY TOTALS - NUMBER OF OPERATIONS	6
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES	72
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 250,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH 50,000 TO 249,999 \$ SALES	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	CROP TOTALS - OPERATIONS WITH SALES - WITH LESS THAN 50,000 \$ SALES	47
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES	35
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FIELD CROPS, OTHER, INCL HAY - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED	45
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 250 ACRES OR MORE AREA HARVESTED	5
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FORAGE, HAY & HAYLAGE - OPERATIONS WITH AREA HARVESTED - WITH 50 TO 249 ACRES AREA HARVESTED	20
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	FRUIT & TREE NUT TOTALS - OPERATIONS WITH SALES	10
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	GRAINS, OILSEEDS, DRY BEANS & DRY PEAS - OPERATIONS WITH SALES	3
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES	25
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	HORTICULTURE TOTALS (EXCL CUT TREES & VEGETABLE SEEDS & TRANSPLANTS) - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	OATS - OPERATIONS WITH AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	ORCHARDS - NUMBER OF OPERATIONS - WITH 0.1 TO 14.9 ACRES TOTAL AREA	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED	19
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 0.1 TO 14.9 ACRES AREA HARVESTED	13
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 100 ACRES OR MORE AREA HARVESTED	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	POTATOES - OPERATIONS WITH AREA HARVESTED - WITH 15.0 TO 99.9 ACRES AREA HARVESTED	4
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 0.1 TO 14.9 ACRES AREA IN PRODUCTION	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 100 ACRES OR MORE AREA IN PRODUCTION	2
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, IN THE OPEN - OPERATIONS WITH AREA IN PRODUCTION - WITH 15.0 TO 99.9 ACRES AREA IN PRODUCTION	7
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES	27
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	VEGETABLE TOTALS, INCL SEEDS & TRANSPLANTS, IN THE OPEN - OPERATIONS WITH SALES - WITH 50,000 \$ OR MORE SALES	12



## Quick Stats - Agricultural Land

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1

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CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71



## Quick Stats - Animals

Source	Year	Frequency	Location	State	State Fips	Zip Code	Data Item	Value
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), ALL CROPS FAILED - NUMBER OF OPERATIONS	9
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), CULTIVATED SUMMER FALLOW - NUMBER OF OPERATIONS	14
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND (EXCL HARVESTED & PASTURED), IDLE - NUMBER OF OPERATIONS	18
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS	79
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 1.0 TO 49.9 ACRES AREA HARVESTED	49
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 50 TO 499 ACRES AREA HARVESTED	29
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, HARVESTED - NUMBER OF OPERATIONS - WITH 500 ACRES OR MORE AREA HARVESTED	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, CROPLAND, PASTURED ONLY - NUMBER OF OPERATIONS	15
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, FARMSTEADS, BUILDINGS, ANIMAL FACILITIES, PONDS, ROADS, WASTELAND, ETC - NUMBER OF OPERATIONS	75
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS	33
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, PASTURELAND (EXCL CROPLAND & WOODLAND) - NUMBER OF OPERATIONS - WITH 100 ACRES OR MORE AREA	1
CENSUS	2007	YEAR	ZIP CODE	ALASKA	02	99645	AG LAND, WOODLAND - NUMBER OF OPERATIONS	71