City of Palmer

Planning and Zoning Commission Packet

January 15, 2015

PLANNING & ZONING COMMISSION
REGULAR MEETING
7 PM, THURSDAY, JANUARY 15, 2015
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.cityofpalmer.org

CHAIRMAN WILLIAM KERSLAKE, SR.
VICE CHAIRMAN MICHAEL KIRCHER
COMMISSIONER DAN LUCAS
COMMISSIONER DAVID PETTY
COMMISSIONER MAXWELL

AGENDA

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Approval of Agenda

E. Minutes of Previous Meetings
Page 5 — 1. Regular Meeting of December 18, 2014

F. Persons to be Heard

G. Public Hearings
Page 13 — 1. Resolution No. 15-001: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for a 2.46 acre Portion of Tract A, Golden Glenn Estates Phase I Partially Zoned R-2 Low Density Residential and Partially Zoned CL, Limited Commercial to be Rezoned to CG, General Commercial, located in Section 32, Township 18 North, Range 2 East, Seward Meridian, Alaska

H. Unfinished Business
Page 57 — 1. Continue discussion of the Central Business District

I. New Business
Page 63 — 1. Resolution No. 15-002: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Request the Matanuska Susitna Borough to Collaborate with City of Palmer and Adopt Urban Standards Similar to City of Palmer Standards

J. Plat Reviews
Page 67 — 1. IM 14-030 Preliminary Plat Review: The request is to:
   a. Re-subdivide Tract A Golden Glenn Estates Phase I and Tract C-1, The Highlands Phase II into 2 tracts to be known as Fred Meyer Subdivision, located inside Palmer city limits
   b. Vacate a portion of W. Dogwood Avenue within proposed Tract A, Fred Meyer Subdivision, located inside Palmer city limits
   c. Eliminate a 25' screening & buffer easement within proposed Tract A, Fred Meyer Subdivision, located inside Palmer city limits

K. Public Comments

L. Staff Report

M. Commissioner Comments

N. Adjournment

Minutes

PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, DECEMBER 18, 2014
7:00 P.M. - COUNCIL CHAMBERS

A. CALL TO ORDER:
The regular meeting of the Planning and Zoning Commission was called to order by Chairman Kerslake at 7:00 p.m.

B. ROLL CALL:
Present and constituting a quorum were Commissioners:
William Kerslake, Sr., Chairman
Michael Kircher, Vice Chairman
Dan Lucas
David Petty
Merry Maxwell
Excused absence(s):

Also present were:
Sandra S. Garley, Community Development Director
Kimberly A. McClure, Planning and Code Compliance Technician
Pam Whitehead, Recording Secretary

C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Lucas.

D. APPROVAL OF AGENDA: The agenda was approved as presented.

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the November 20, 2014 Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD:

There were no persons wishing to speak on a topic not on the agenda.

G. PUBLIC HEARING(s): There were no public hearings.

H. UNFINISHED BUSINESS:

1. Continue Discussion of Central Business District.

Ms. Garley updated the Commission directing attention to the draft CBD ordinance on the table containing language based on Architect Gary Wolf's comments at the last meeting. The updated language provides for uninhabitable spaces on rooftops as conditional uses and provisions for massing and development scale related to the design of facades.

Commissioner Lucas moved, seconded by **Commissioner Petty**, to enter Committee of the Whole to openly discuss the proposed ordinance revisions.

VOTE on Motion: Carried Unanimously.

[The Commission entered committee of the whole at 7:06 p.m.; exited at 7:12 p.m.]

Upon exiting Committee of the Whole,
Commissioner Petty moved, seconded by **Commissioner Lucas**, to affirm amendment of draft Ordinance 17.___, CBD-Central Business Overlay District, by including items 17.__.030 Conditional uses (B), 17.__.050 Building height limit, and 17.__.066 Massing and development scale in its entirety, as proposed by staff, and further that the proposed ordinance be moved forward for City Council for approval.

VOTE on Motion: Carried Unanimously.

2. Continue Discussion of Setback Requirements for Single Family Residences in CG, General Commercial, and CL, Limited Commercial Districts.

Ms. Garley gave a staff report explaining the setback requirements for single family residences are more restrictive in CG and CL districts than in R-1 districts, and further explained that there are only four or five as-yet undeveloped lots within the CG and CL districts where these more restrictive setbacks would apply. She brings this before the Commission to determine if there should be language added to the code to address the inconsistency. Discussion and questions of staff ensued.

It was the consensus of the Commission to not insert special code language for these four or five lots and leave the language as is. If and when these lots are developed, the property owner could come before the Commission for a variance from the setback restriction on a case-by-case basis.

3. Continue Discussion of Potential Zoning Criteria in Regards to Ballot Measure 2.

Ms. Garley updated from last meeting, directing attention to additional information on the new marijuana legislation, and asked how the Commission wished to proceed. She informed that there was a proposed ordinance introduced (packet p. 17) to prohibit the sale of marijuana within the city of Anchorage, which did not pass. AS 17.38 covers the taxation and regulation of the production, sale, and use of marijuana in Alaska (packet p. 19-26), and more specifically AS 17.38.110, Local control, deals with what local governments can and cannot do to regulate marijuana sales or operations, including under (a) prohibit, and (b) enact ordinances or regulations governing same. It is clear that the city can impose zoning and decide on districts where things can and cannot happen, or there is the option to at least discuss and move forward to the City Council an ordinance similar to the one attempted in Anchorage to prohibit. Following discussion,

Commissioner Kircher moved, seconded by **Commissioner Lucas**, to postpone any action by the Commission until April, 2015 in order to allow time to study the issues

surrounding marijuana regulation as relates to zoning, review materials received, and receive the City Council's input at the P&Z/City Council joint meeting expected to occur in February.
The Commission understands that the City Council wants the Commission's input, however, the Commission would also like to have a better idea of what the council thinks prior to making its recommendations, and since a joint meeting is coming up, it would accomplish this purpose.

I. NEW BUSINESS:

1. **Resolution No. 14-009**: A Resolution of the Palmer Planning and Zoning Commission in Appreciation of the Contributions of Planning and Zoning Commission Member Michael Madar.

In recognition and appreciation of Michael Madar's 10 years of service and contributions to the Planning and Zoning Commission, four of which serving as Chairman,

Commissioner Kircher moved, seconded by **Commissioner Kerslake,** to adopt Resolution No. 14-009.

VOTE on Motion: Carried Unanimously.

J. PLAT REVIEWS:

1. **IM 14-030**: Preliminary Plat Review: The Request is to divide Tract 1-A, Caulkins Subdivision into 13 lots to be known as Mountain Ranch Estates 5, located outside Palmer city limits.

Ms. Garley reported as to comments made by city staff related to fire hydrant placement, confirming adequate R-1 lot size, and water drainage.

Commissioner Kircher commented that he wishes the developer would add sidewalks and paths; that this being a relatively small extension of the current subdivision, it would be practical to do in this case without too much effort.

Commissioner Maxwell made comments emphasizing the importance of, and that developers should make provision for, open space parkland, green belt corridors between subdivisions, and native habitat for wildlife. We tend to plant lawns and all the ornamentals we love, but if we want to continue to see wildlife, we'll have to also make some sort of concession to native habitat. Palmer Comprehensive Plan Goal 2, Objective (d), clearly states preference for open space subdivisions.

There was brief discussion on the topic of extra-territorial planning to see if there might be some way that the City could have an impact or Borough Platting could give deference to the comments the Commission continually sends them with regard to these issues.

Chairman Kerslake inquired regarding Utility Extension Agreements and further

discussion ensued concerning the difference between City drainage standards and less-strict Borough standards; that eventually the City will inherit the associated problems if the two codes are not made to correlate prior to city growth.

Ms. Garley was asked to prepare a draft ordinance to support the concept of having standards that are more closely tied to urban standards. There were no objections.

2. **IM 14-031**: Abbreviated Plat Review: The Request is to combine Lots 3 and 4, Block 2, E.J. Le Duc into one lot to be known as Lot 4A, E.J. Le Duc 2014, located inside Palmer city limits.

Mr. Garley gave a staff report, directing attention to the vicinity map (p. 58) in the packet. The applicants are asking to combine two smaller lots to meet the required minimum lot width of 60'. The new lot would meet and exceed the minimum lot area of 8,400 sf. City staff had no additional comments and supports this request.

The Commission had no additional comments.

K. PUBLIC COMMENTS: There were no public comments.

L. STAFF REPORT:

Ms. Garley:

- Updated as to the Fred Meyer project; it has submitted its rezoning request which P&Z will hear at its January meeting; a community meeting to introduce the project and receive comments from the public is scheduled for January 14 at the Mat-Su Senior Services.
- Reported end-of-year statistics for single family building permits, noting normally 12-15 are issued in a year; this year, 30 building permits were issued. She will email the end-of-year report on all statistics when it is completed; it will also be on the city website.

M. COMMISSIONER COMMENTS:

Commissioner Maxwell commented she felt it was a good meeting; appreciated the discussion with regard to communities outside the city, including the discussion regarding greenbelts and the water and drainage systems.

Commissioner Lucas referred to the Comp Plan and because he hasn't heard anything recently, inquired if there is still interest in working to improve the trail along the railroad which is in a state of decline. Once done, it would be relatively easy to maintain and would open up quite a few miles of rehabilitated trail. Ms. Garley informed there is quite a lot of interest still and described the current status of what has been done and what the focus will be as funds become available.

Commissioner Petty commented that he supports whatever can be done to move toward the Borough and City getting together on standards for green space areas,

drainage, and keeping new developments family-friendly with trails and parks. He'd like to see it happen.

Commissioner Kircher commented on the DOT trail along the highway, making reference to the Palmer Urban Revitalization Plan that describes plans for trails, overlooks, etc. He reminded when the Plan was written, the participants included the Alaska Railroad and the Mat-Su Borough and everyone was amenable to not only putting an overlook down at the river but extending it to Sutton. The Railroad said sure; the Borough said it sounds like a good idea. The problem is funding, but if it's done a little at time, eventually it would be completed. He also commented regarding the icy patches on sidewalks in front of businesses during Colony Christmas being a major safety concern. Further discussion ensued on safety during these big events. He also commented that he was impressed by the attendance at Colony Christmas.

Chairman Kerslake had no comments this evening.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:09 p.m.

_____
William Kerslake, Sr., Chairman

_____
Kimberly A. McClure
Planning and Code Compliance Technician

Public Hearings

CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-002

SUBJECT: Request to rezone a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I which is partially zoned R-2 Low Density Residential and partially zoned C-L Limited Commercial to C-G General Commercial

AGENDA OF: January 15, 2015

ACTION: Review request for a Zoning Map Amendment to rezone the subject parcel and if approved, send a recommendation to the City Council for adoption and subsequent revision to the Official Zoning Map for the City of Palmer

Attachment(s):
1) Staff report to the Commission
2) Resolution No. 15-001
3) Application and Project Narrative
4) Public Hearing Notice and Vicinity Map
5) Maps (Zoning, Google and MSB)
6) Copy of mailing address labels
7) Responses to Notice (if any)

Summary: Mackenzie as authorized representative of the owner of the 2.46 acre portion of Tract A Golden Glenn Estates Phase I is requesting a rezone from the 2.46 acre portion currently partially zoned C-L, Limited Commercial and partially zoned R-2 Low Density Residential to C-G, General Commercial. The zoning change is requested to accommodate the future development of the new Fred Meyer store. The zoning map amendment request will increase the amount of the General Commercial zoned property to allow for the construction of the 123,000-128,000 square foot building.

Recommendation: Community Development recommends approval of the zone change from the 2.46 acre portion of Tract A, Golden Glenn Estates Phase I which is partially zoned R-2 Low Density Residential and partially zoned C-L Limited Commercial to C-G General Commercial and the forwarding of a recommendation supporting the requested change to City Council.

City of Palmer
Community Development
Zone Change Application
Staff Report to Commission

PART I. GENERAL INFORMATION

Location:	**No site address; located north or 535 West Evergreen Avenue (former Pioneer Square Center)** **Tract A, Golden Glenn Estates Phase I, in Section 32, Township 18 North, Range 2 East, Seward Meridian**
Permit Request:	Rezone from R-2, Low Density Residential and C-L, Limited Commercial to CG, General Commercial
Applicant & Owner:	Michael Chen of Mackenzie, Land Use Planning, as authorized representative of Gary Lundgren, owner
Public Hearing Date:	January 15, 2015
Notification Requirements:	On December 29, 2014, 319 public hearing notices were mailed to property owners with 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on January 9, 2015. A total of 2 written comments were received in response, with 1 in favor of, 1 opposed and 0 no objection.

PART II. BACKGROUND

Site Information:	The 2.46 acre portion of Tract A, Golden Glenn Estates Phase I is currently partially zoned R-2 Low Density Residential and partially zoned C-L Limited Commercial and is located north of 535 West Evergreen Avenue (former Pioneer Square Center). The property has access from S. Glenn Highway and is currently undeveloped. The authorized representative of the property owner requests the zone change to add to the adjacent General Commercial property to the south to provide sufficient combined area for the development of the large retail establishment of the new Fred Meyer store.
Parcel Size:	2.46 acre portion of Tract A, Golden Glenn Estates Phase I
Existing Zoning:	Partially R-2 Low Density Residential and partially C-L Limited Commercial

Surrounding Land Uses:

	Zoning	Land Use for surrounding areas
North	R-2 & C-L	Undeveloped property
South	C-G	Former Pioneer Square Center which has been demolished
East	C-L	Across the S. Glenn Highway is the Fred Meyer gas station
West	C-G	Undeveloped property

Considerations: The intent of the R-2 Low Density Residential district is to provide a mix of single family residences and multifamily residences consisting of four or fewer dwelling units. The intent of the C-L Limited Commercial district is to provide for a combination of dwellings and limited commercial enterprises within this district, but does not allow for larger retail establishments. This parcel is adjacent to general commercial development and the Glenn Highway; commercial development would be an appropriate use of this portion of Tract A.

Code Requirements: The intent of the CG, General Commercial District is to provide a zoning district in which the principle use of land is for commercial enterprises to provide for commercial enterprises which serve the needs of a large population and large land area, and to provide a centralization of service by allowing heavier uses. The request to rezone this parcel to General Commercial would be compatible with the existing nearby commercial uses of the Fred Meyer gas station, Chevron gas station and the proposed new Fred Meyer store.

PART III. FINDINGS OF FACT

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

Fact 1) The proposed change is in accordance with the borough and city comprehensive plans;
Applicant's response: **Response:** The proposed zoning map amendment is consistent with the City's and Borough's Comprehensive Plan based on the following Goals, Objectives, and Polices:

City of Palmer:

a. **Chapter 6, Goal 4:** The Palmer-Wasilla Highway is a major corridor and best suited to *high quality, larger scale commercial uses.* The Comprehensive plan states that there is a high demand for retail uses within the City of Palmer, especially along commercial oriented corridors such as the Palmer-Wasilla Highway. As stated in the Comprehensive Plan, *residents of greater Palmer must now travel to Wasilla or Anchorage to purchase many of the goods and services they desire*. The proposed zoning map amendment would increase available commercial area along the Palmer-Wasilla Highway and Glenn Highway and accommodate needed services, such as the proposed Fred Meyer store.

b. **Chapter 6, Goal 1, Objective A:** The proposed zoning change supports *adequate space for expansion of commercial uses, primarily in downtown and along the Palmer-Wasilla Highway, and along the Glenn Highway.*

c. **Chapter 6, Goal 4, Objective B:** The proposed zoning change would *encourage high quality, larger scale commercial uses along the Palmer-Wasilla Highway, and several other local highways. The Palmer-Wasilla Highway is the center of a major, steadily expanding commercial corridor connecting Palmer and Wasilla. This area is appropriate for highway-oriented commercial uses, such as larger floor area, higher traffic developments, for example, larger grocery, and department or home-improvement stores.* This is the prime corner location with direct and existing signalized access from both the Glenn and Palmer-Wasilla Highways.

Matanuska-Susitna Borough:

a. **Mat-Su Comprehensive Plan, Goal LU-1**: *Provide for consistent, compatible, effective, and efficient development within the Borough.* The proposed zoning map amendment from Commercial Limited (CL) and Low Residential (R-2) to Commercial General (CG) would allow for commercial use of the subject property that is consistent with the commercial nature of properties adjacent to the Glenn & Palmer-Wasilla Highways. With the proposed ADOT taking of right-of-way for the Dogwood Avenue extension it will create a remnant sliver of Low Residential (R-2) that is not consistent or efficient for single family development. The proposed zoning map amendment will create a consistent and compatible zoning designation adjacent to ADOT right-of-way.

b. **Mat-Su Comprehensive Plan, Goal LU-2:** *Protect residential neighborhoods and associated property values.* The proposed zoning map amendment provides an increased buffer between residential neighborhoods and the Palmer-Wasilla Highway corridor. Required landscape buffers between Commercial General (C-G) and residential property will provide further protection.

c. **Mat-Su Comprehensive Plan, Goal LU-3:** *Encourage commercial and industrial development that is compatible with residential development and local community desires.* The proposed zoning map amendment will enhance the commercial development that is already established and is compatible as convenient support for goods and services near residential neighborhoods.

d. **Mat-Su Comprehensive Plan Land Use Element:** According to the Comprehensive Plan for the Borough, there is a need for commercial retail uses such as the proposed Fred Meyer store. The zoning map amendment would allow the site to accommodate such desired uses and provide additional commercial land along the Palmer-Wasilla commercial corridor with direct existing signalized access from both the Glenn and Palmer-Wasilla Highways.

Staff finds the following facts support this finding: Goal 4 of Chapter 6, Land Use, from The 2006 Palmer Comprehensive Plan states, "Encourage new commercial development, so residents of Palmer, residents of surrounding areas, and visitors can find the goods and services they need in Palmer." Objective D under Goal 4 goes on to state "Allow for attractive commercial use along the Glenn Highway corridor." The proposed zone change to CG-General Commercial would allow for future commercial development of a large retail establishment in combination with the adjacent general commercial property located along the Glenn Highway corridor which is not a current available option in the R-2 and C-L districts.

Objective A of Goal 1 of Chapter 6, Land Use, from The 2006 Palmer Comprehensive Plan recognized that new commercial use would most likely occur primarily in downtown, along the Palmer-Wasilla Highway and along the Glenn Highway; and these areas would need adequate space for expansion of commercial uses. This property is located along the Glenn Highway corridor and the proposed rezone would encourage expansion of commercial uses helping residents to find the goods and services they need in Palmer as stated in Goal 4.

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

Applicant's response: **Response:** The proposed zoning map amendment is compatible with the surrounding zoning districts and established land use pattern. The request to rezone 2.46 acres of Commercial Limited (CL) and Low Residential (R-2) to Commercial General (C-G) is compatible to the zoning districts already established and is compatible as convenient support for goods and services near residential neighborhood. As stated above, the Comprehensive Plan states, *the Palmer-Wasilla Highway is the center of a major, steadily expanding commercial corridor connecting Palmer and Wasilla. This area is appropriate for shopping services, highway-oriented commercial uses, such as larger floor area, higher traffic developments, for example, larger grocery, and department or home-improvement stores.* The proposed change will further the goals and objectives of the Comprehensive Plan by expanding desired land uses along the Glenn and Palmer-Wasilla Highways.

Finding: The parcel's location is adjacent to a mix of General Commercial, R-2 Low Density Residential and C-L Limited Commercial districts. Located to the east of the Glenn Highway of this parcel are Fred Meyer gas station and Chevron among other existing businesses and General Commercial uses; and to the south of this parcel is a large tract of land zoned CG-General Commercial where the former Pioneer Square Center was located and will be the site of the new Fred Meyer store. If rezoned to CG-General Commercial, this portion of Tract A would continue to be compatible with surrounding zoning districts and established land use pattern, and would accommodate the square footage needed for the construction of a large retail establishment.

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

Applicant's response: **Response:** Yes, the existing public facilities, utilities, and streets are adequate to support the proposed change. The existing structure recently demolished was 92,833 square feet and the proposed Fred Meyer Store is approximately 123,000 square foot; creating a net gain of approximately 30,167 square feet of retail space which is more than adequately supported by existing highways with adequate capacity and signalized access from both Glenn and Palmer-Wasilla Highways. Commercial retail uses will not increase demand on the public school system. The subject site is already served by a variety of utilities adequate for the proposed development such that the rezone will be supported and served by existing utilities.

Finding: Public facilities such as schools and utilities are adequate to support the proposed change since there are numerous existing General Commercial uses in the surrounding area and this site was the location of the former Pioneer Square Center. This parcel sits adjacent to and near two major thoroughfares, South Glenn Highway and Palmer-Wasilla Highway which are comprised of existing commercial uses; both highways are DOT maintained and would be adequate to support the proposed change.

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

Applicant's response: **Response:** Yes, conditions affecting the subject parcel and surrounding Palmer community have changed and warrant the zone change of the subject property from residential to commercial zoning. The future proposal to extend Dogwood Avenue to the west from its current terminus off Glenn Highway would potentially bisect the current Commercial Limited (CL) and Low Density Residential (R-2) zoned property, therefore creating an isolated area of R-2 zone bound by Commercial General (CG) to the south and Dogwood Avenue (ADOT) right-of-way to the north. A remnant sliver of R-2

between ADOT right-of-way and commercial zoned land at the intersection of two busy highways would make residential development challenging and undesirable.
As stated in the City of Palmer's Comprehensive Plan, *early in Palmer's history the community was isolated and people shopped for all of their needs in town.* However, over time, retail options outside the Palmer community have expanded much faster than within the City of Palmer. *As a result, the residents of the greater Palmer area must travel to Wasilla or Anchorage to purchase many of the goods and services they desire.* The proposed zone change would accommodate an appropriate increase of commercial area along the Palmer-Wasilla Highway commercial corridor and help meet the needs of the growing Palmer community.

Finding: Changed conditions affecting subject parcel are the future plans by State of Alaska DOT to extend West Dogwood Avenue to the west dividing this portion of Tract A and the future development of the new Fred Meyer store; both support the proposed change to General Commercial. There has been major development along the Glenn Highway and the Palmer-Wasilla Highway throughout the years and these two main corridors continue to grow in commercial activities and development providing more goods and services to residents of the greater Palmer area.

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

Applicant's response: **Response:** The proposed zone change is consistent with the greater public welfare and will not grant a special privilege to the owner of the site. Approval of the zoning map amendment does not grant a special privilege to the owner, as retail use is already a permitted use in the Commercial General (C-G) zoning district and is consistent with other zoning in the vicinity. As stated above and within the City of Palmer's Comprehensive Plan, Chapter 6, the residents of Palmer desire growth in commercial uses so that the community is more self-sufficient. The proposed zone change would provide greater opportunity for commercial uses on the subject site, which will better serve the residents of the City of Palmer. Furthermore, the Palmer Comprehensive Plan, Chapter 6, Goal 4 states that *over the next 10-20 years, Palmer should seek significantly expanded commercial activity, to better serve existing and new area residents.*

Finding: The proposed zone change is consistent with the public welfare as the requested zone change is compatible with adjacent and surrounding properties zoned CG-General Commercial. The proposed change does not grant a special privilege to the owner as large retail establishments are a permitted use in the General Commercial district.

PART III. STAFF RECOMMENDATION

Based on the information provided by the applicant, staff finds this proposal to rezone a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I from being partially zoned R-2, Low Density Residential and partially zoned C-L, Limited Commercial to CG-General Commercial is consistent with and in conformance with the Palmer Comprehensive Plan for the CG-General Commercial district.

If following the Public Hearing, Commission finds that the applicant's proposal conforms to the Palmer Comprehensive Plan and Zoning Code provisions, then staff recommends that the Commission approve this request for rezoning a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I from being partially zoned R-2, Low Density Residential and partially zoned C-L, Limited Commercial to CG-General Commercial and forward a recommendation for approval to the City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 15-001

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR A 2.46 ACRE PORTION OF TRACT A, GOLDEN GLENN ESTATES PHASE I PARTIALLY ZONED R-2 LOW DENSITY RESIDENTIAL AND PARTIALLY ZONED CL, LIMITED COMMERCIAL TO BE REZONED TO CG, GENERAL COMMERCIAL, LOCATED IN SECTION 32, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA,

WHEREAS, Michael Chen of Mackenzie, Land Use Planning, as authorized representative of Gary Lundgren, owner has initiated a zoning map amendment application to change the zoning designation for a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I in Section 32, Township 18 North, Range 2 East, Seward Meridian, from partially zoned R-2, Low Density Residential and partially zoned CL, Limited Commercial to CG, General Commercial; and

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

WHEREAS, On December 29, 2014, 319 public hearing notices were mailed to property owners within 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on January 9, 2015. A total of 2 written comments were received in response, with 1 in favor of, 1 opposed and 0 no objection; and

WHEREAS, Goal 4 of Chapter 6, Land Use, from The 2006 Palmer Comprehensive Plan states, "Encourage new commercial development, so residents of Palmer, residents of surrounding areas, and visitors can find the goods and services they need in Palmer." Objective D under Goal 4 goes on to state "Allow for attractive commercial use along the Glenn Highway corridor." The proposed zone change to CG-General Commercial would allow for future commercial development of a large retail establishment in combination with the adjacent general commercial property located along the Glenn Highway corridor which is not a current available option in the R-2 and C-L districts.

Objective A of Goal 1 of Chapter 6, Land Use, from The 2006 Palmer Comprehensive Plan recognized that new commercial use would most likely occur primarily in downtown, along the Palmer-Wasilla Highway and along the Glenn Highway; and these areas would need adequate space for expansion of commercial uses. This property is located along the Glenn Highway corridor and the proposed rezone would encourage expansion of commercial uses helping residents to find the goods and services they need in Palmer as stated in Goal 4; and

WHEREAS, the parcel's location is adjacent to a mix of General Commercial, R-2 Low Density Residential and C-L Limited Commercial districts. Located to the east of the Glenn Highway of this parcel are Fred Meyer gas station and Chevron among other existing businesses and General Commercial uses; and to the south of this parcel is a large tract of land zoned CG-General Commercial where the former Pioneer Square Center was located and will be the site of the new Fred Meyer store. If rezoned to CG-General Commercial, this portion of Tract A would continue to be compatible with surrounding zoning districts and established land use pattern, and would accommodate the square footage needed for the construction of a large retail establishment; and

WHEREAS, public facilities such as schools and utilities are adequate to support the proposed change since there are numerous existing General Commercial uses in the surrounding area and this site was the location of the former Pioneer Square Center. This parcel sits adjacent to and near two major thoroughfares, South Glenn Highway and Palmer-Wasilla Highway which are comprised of existing commercial uses; both highways are DOT maintained and would be adequate to support the proposed change; and

WHEREAS, changed conditions affecting subject parcel are the future plans by State of Alaska DOT to extend West Dogwood Avenue to the west dividing this portion of Tract A and the future development of the new Fred Meyer store; both support the proposed change to General Commercial. There has been major development along the Glenn Highway and the Palmer-Wasilla Highway throughout the years and these two main corridors continue to grow in commercial activities and development providing more goods and services to residents of the greater Palmer area; and

WHEREAS, the proposed zone change is consistent with the public welfare as the requested zone change is compatible with adjacent and surrounding properties zoned CG-General Commercial. The proposed change does not grant a special privilege to the owner as large retail establishments are a permitted use in the General Commercial district.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I to CG-General Commercial, located in Section 32, Township 18 North, Range 2 East, Seward Meridian.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 15th day of January, 2015.

_____
William Kerslake, Chairman

_____
Kimberly A. McClure
Planning & Code Compliance Technician

City of Palmer
Department of Community Development

645 E. Cope Industrial Way, Palmer, Alaska 99645
Telephone: (907) 745-3709 * Fax: (907) 745-5443

Zoning Map Amendment Application

Applicant: Mackenzie c/o Michael Chen

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

Requested District Change (i.e., from - to): From CL and R-2 to Commercial General(CG)

Reason for request: A zoning change is required to accommodate development of a 123,000 sq. ft. Fred Meyer Store on the existing CG zoned site. The zoning map amendment will increase the amount of CG zoned property by approximately 2.46 acres adjacent to the Palmer-Wasilla corridor.

****

Please provide a written narrative explaining the following:

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

The proposed zoning map amendment is consistent with the City's and Borough's Comprehensive Plan based on the Goals, Objectives, and Polices of each plan. See project narrative for more details.

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

The proposed zoning map amendment is compatible with the surrounding zoning districts and established land use pattern. See project narrative for more details.

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

Yes the existing public facilities, utilities, and streets are adequate to support the proposed change. See project narrative for more details.

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

Yes, conditions affecting the subject parcel and surrounding Palmer community have changed and warrant the zone change to the subject property from residential to commercial. See project narrative for more details.

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

The proposed zone change is consistent with the greater public welfare and will not grant special privilege to the owners of the site. See project narrative for more details.

Date of application: November 14, 2014

$250.00 Filing fee paid: $250.00

Signature of owner or owner's authorized representative

500 Union Street Suite 545, Seattle,WA 98101

Address

(206) 749-9993

Phone/contact number

PROPERTY DESCRIPTION

The description hereon was prepared by DOWL HKM on November 10, 2014 at the request of the The Kroger Company for the purpose of describing a Rezoning Boundary. The authorized user of this description is The Kroger Company. Unauthorized use of this description is prohibited.

DOWL HKM will not be responsible for errors committed by others if this description is not reproduced exactly as written below.

The author of this description is Stanley E. Ponsness, PLS Alaska No. 6714-S.

NOTE: This description provides a preliminary definition of a portion of Tract A, Golden Glenn Estates, Phase I and West Dogwood Avenue, for the purposes of rezoning the area described herein. The final definition is dependent on a pending platting action to combine this area with Tract C-1, The Highlands Subdivision, Phase II.

A portion of Tract A, Golden Glenn Estates, Phase I filed as Plat No. 84-199, and West Dogwood Avenue filed as Right-of-Way Acquisition Plat No. 2013-108, both in the Palmer Recording District, Third Judicial District, State of Alaska, being more particularly described as follows:

Commencing at the southeast corner of said Tract A, Golden Glenn Estates, Phase I; thence westerly on the southerly line thereof 54.2'+/- to the True Point of Beginning of this description; thence continuing on said southerly line 448.0'+/- to an angle point in said southerly line; thence continuing on said southerly line S58°W 324.6'+/- to an angle point which is coincident with the northwest corner of Tract C-1, The Highlands Subdivision, Phase II filed as Plat No. 80-41 in the Palmer Recording District, Third Judicial District, State of Alaska; thence departing said southerly line, NORTH 309.5'+/-; thence EAST 55.1'+/-; thence SOUTH 20'+/-; thence EAST 688.5'+/-; thence S9°W 108.7'+/- to the True Point of Beginning; embracing an area of 107,496 square feet, more or less.

I. PROJECT SUMMARY

Project Contact:	Mackenzie Attention: Michael Chen 500 Union Street, Suite 545 Seattle, WA 98101 206-749-9993
Owner:	Gary Lundgren 119 Cedar Street Seattle, WA 98121
Site Address:	No site address has been assigned, tax parcel ID: 30711
Proposed Rezone Area:	Approximately 2.46 acres
Existing Zoning:	Commercial Limited (CL) and Low Density Residential (R-2)
Proposed Zoning:	Commercial General (CG)
Comprehensive Plan:	Commercial Limited (CL) and Low Density Residential (R-2)
Request:	Zoning Map Amendment

II. INTRODUCTION

Description of Proposal

The application submittal request is for a Zoning Map Amendment to allow for construction of a new Fred Meyer Stores, Inc. – Palmer Retail Store #649, located on the northwest corner of the Palmer-Wasilla Highway and Glenn Highway in Palmer, Alaska.

The project is located at the vacant Pioneer Square Shopping Center. The proposal is comprised of two separate tax parcels totaling approximately 11.05 acres. The Highlands Tract C-1 parcel containing 8.59 acres is zoned Commercial General (CG). The original property consisted of a 92,833 square foot concrete block and steel frame building built in 1994. The building was recently demolished and the site is presently vacant; previous use consisted of a grocery store and inline retail tenants. The parcel subject to a zoning map amendment is located just to the north of the Highlands Tract C-1; the parcel is known as Golden Glenn Estates Tract A, the subject parcel is 61.99 acres. The current proposal is to amend the zoning for only 2.46 acres of said parcel, which lies in between the Highlands Tract C-1 and the proposed future Alaska Department of Transportation (ADOT) extension of Dogwood Avenue. The 2.46 acres is comprised of a stranded sliver of land between ADOT right-of-way and Commercial General (CG) zoned property; therefore creating an isolated area of Low Residential (R-2) zone bound by Commercial General (CG) to the south and ADOT right-of-way to the north.

The project includes construction of a single-story, approximately 123,000 square foot Fred Meyer store, associated parking lot, and site improvements to support the project. In order to accommodate a 123,000 square foot Fred Meyer store, parking lot, and signalized site access from the Glenn Highway. Fred Meyer will need to acquire adjacent property to the north. This will require a zoning map amendment approval through the City of Palmer to change the zoning of the additional property to the north of the existing site from Commercial Limited (CL) and Low Density Residential (R-2) to Commercial General (CG).

The Commercial General (C-G) is an established district in which the principal use of land is for commercial enterprises to provide for and serve the needs of a large population and land area, and a centralization of services which allow heavier uses including large retail establishments.

III. APPLICATION CRITERIA

Zoning Map Amendment Criteria

1. *Is the proposed change in accordance with the Borough and City comprehensive plan?*
Response: The proposed zoning map amendment is consistent with the City's and Borough's Comprehensive Plan based on the following Goals, Objectives, and Polices:

City of Palmer:

a. **Chapter 6, Goal 4:** The Palmer-Wasilla Highway is a major corridor and best suited to *high quality, larger scale commercial uses.* The Comprehensive plan states that there is a high demand for retail uses within the City of Palmer, especially along commercial oriented corridors such as the Palmer-Wasilla Highway. As stated in the Comprehensive Plan, *residents of greater Palmer must now travel to Wasilla or Anchorage to purchase many of the goods and services they desire*. The proposed zoning map amendment would increase available commercial area along the Palmer-Wasilla Highway and Glenn Highway and accommodate needed services, such as the proposed Fred Meyer store.

b. **Chapter 6, Goal 1, Objective A:** The proposed zoning change supports *adequate space for expansion of commercial uses, primarily in downtown and along the Palmer-Wasilla Highway, and along the Glenn Highway.*

c. **Chapter 6, Goal 4, Objective B:** The proposed zoning change would *encourage high quality, larger scale commercial uses along the Palmer-Wasilla Highway, and several other local highways. The Palmer-Wasilla Highway is the center of a major, steadily expanding commercial corridor connecting Palmer and Wasilla. This area is appropriate for highway-oriented commercial uses, such as larger floor area, higher traffic developments, for example, larger grocery, and department or home-improvement stores.* This is the prime corner location with direct and existing signalized access from both the Glenn and Palmer-Wasilla Highways.

Matanuska-Susitna Borough:

a. **Mat-Su Comprehensive Plan, Goal LU-1**: *Provide for consistent, compatible, effective, and efficient development within the Borough.* The proposed zoning map amendment from Commercial Limited (CL) and Low Residential (R-2) to Commercial General (CG) would allow for commercial use of the subject property that is consistent with the commercial nature of properties adjacent to the Glenn & Palmer-Wasilla Highways. With the proposed ADOT taking of right-of-way for the Dogwood Avenue extension it will create a remnant sliver of Low Residential (R-2) that is not consistent or efficient for single family development. The proposed zoning map amendment will create a consistent and compatible zoning designation adjacent to ADOT right-of-way.

b. **Mat-Su Comprehensive Plan, Goal LU-2:** *Protect residential neighborhoods and associated property values.* The proposed zoning map amendment provides an increased buffer between residential neighborhoods and the Palmer-Wasilla

Highway corridor. Required landscape buffers between Commercial General (C-G) and residential property will provide further protection.

c. **Mat-Su Comprehensive Plan, Goal LU-3:** *Encourage commercial and industrial development that is compatible with residential development and local community desires.* The proposed zoning map amendment will enhance the commercial development that is already established and is compatible as convenient support for goods and services near residential neighborhoods.

d. **Mat-Su Comprehensive Plan Land Use Element:** According to the Comprehensive Plan for the Borough, there is a need for commercial retail uses such as the proposed Fred Meyer store. The zoning map amendment would allow the site to accommodate such desired uses and provide additional commercial land along the Palmer-Wasilla commercial corridor with direct existing signalized access from both the Glenn and Palmer-Wasilla Highways.

2. *How is the proposed change compatible with surrounding zoning districts and the established land use pattern?*
Response: The proposed zoning map amendment is compatible with the surrounding zoning districts and established land use pattern. The request to rezone 2.46 acres of Commercial Limited (CL) and Low Residential (R-2) to Commercial General (C-G) is compatible to the zoning districts already established and is compatible as convenient support for goods and services near residential neighborhood. As stated above, the Comprehensive Plan states, *the Palmer-Wasilla Highway is the center of a major, steadily expanding commercial corridor connecting Palmer and Wasilla. This area is appropriate for shopping services, highway-oriented commercial uses, such as larger floor area, higher traffic developments, for example, larger grocery, and department or home-improvement stores.* The proposed change will further the goals and objectives of the Comprehensive Plan by expanding desired land uses along the Glenn and Palmer-Wasilla Highways.

3. *Are public facilities such as schools, utilities and streets adequate to support the proposed change?*
Response: Yes, the existing public facilities, utilities, and streets are adequate to support the proposed change. The existing structure recently demolished was92,833 square feet and the proposed Fred Meyer Store is approximately 123,000 square foot; creating a net gain of approximately 30,167 square feet of retail space which is more than adequately supported by existing highways with adequate capacity and signalized access from both Glenn and Palmer-Wasilla Highways. Commercial retail uses will not increase demand on the public school system. The subject site is already served by a variety of utilities adequate for the proposed development such that the rezone will be supported and served by existing utilities.

Furthermore, the subject site is located off the Palmer-Wasilla Highway commercial corridor. As stated in the City of Palmer's Comprehensive Plan Chapter 6, this corridor *includes a diverse, growing collection of commercial activities*. In addition, the proposed change supports the Comprehensive Plan's vision for this corridor as *highway-oriented commercial uses, such as larger floor area, higher traffic developments, for example, larger grocery, and department or home-improvement stores.*

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

Response: Yes, conditions affecting the subject parcel and surrounding Palmer community have changed and warrant the zone change of the subject property from residential to commercial zoning. The future proposal to extend Dogwood Avenue to the west from its current terminus off Glenn Highway would potentially bisect the current Commercial Limited (CL) and Low Density Residential (R-2) zoned property, therefore creating an isolated area of R-2 zone bound by Commercial General (CG) to the south and Dogwood Avenue (ADOT) right-of-way to the north. A remnant sliver of R-2 between ADOT right-of-way and commercial zoned land at the intersection of two busy highways would make residential development challenging and undesirable.
As stated in the City of Palmer's Comprehensive Plan, *early in Palmer's history the community was isolated and people shopped for all of their needs in town*. However, over time, retail options outside the Palmer community have expanded much faster than within the City of Palmer. *As a result, the residents of the greater Palmer area must travel to Wasilla or Anchorage to purchase many of the goods and services they desire.* The proposed zone change would accommodate an appropriate increase of commercial area along the Palmer-Wasilla Highway commercial corridor and help meet the needs of the growing Palmer community.

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

Response: The proposed zone change is consistent with the greater public welfare and will not grant a special privilege to the owner of the site. Approval of the zoning map amendment does not grant a special privilege to the owner, as retail use is already a permitted use in the Commercial General (C-G) zoning district and is consistent with other zoning in the vicinity. As stated above and within the City of Palmer's Comprehensive Plan, Chapter 6, the residents of Palmer desire growth in commercial uses so that the community is more self-sufficient. The proposed zone change would provide greater opportunity for commercial uses on the subject site, which will better serve the residents of the City of Palmer. Furthermore, the Palmer Comprehensive Plan, Chapter 6, Goal 4 states that *over the next 10-20 years, Palmer should seek significantly expanded commercial activity, to better serve existing and new area residents.*

IV. CONCLUSION

As detailed above and in the additional supporting information included with this request, the proposal conforms to the City of Palmer Comprehensive Plan and Zoning Code provisions. Having demonstrated compliance with all applicable standards and criteria, we request the City approve the Zoning Map Amendment Application to rezone 2.46 acres of combined Commercial Limited (CL) and Low Density Residential (R-2) to Commercial General (C-G) zoning to allow for adequate commercial area for the proposed Fred Meyer store.

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
Fax: 907-745-5443
www.cityofpalmer.org

December 29, 2014

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a re-zone request for a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I, initiated by Michael Chen of Mackenzie, Land Use Planning, as authorized representative of Gary Lundgren, owner. The property is located north of 535 West Evergreen Avenue (former Pioneer Square Center), Palmer, Alaska. Part of this 2.46 acre portion of Tract A is currently zoned CL, Limited Commercial and part is zoned R-2, Low Density Residential. The request is to rezone the 2.46 acre portion of Tract A, Golden Glenn Estates, Phase I to C-G, General Commercial. The map on the reverse side of this notice indicates the location of the subject parcel. For additional information on the General Commercial District, please refer to Palmer Municipal Code Chapter 17.32 – General Commercial District, located online at: www.cityofpalmer.org.

The Commission will hold a Public Hearing to consider this application and to allow for public comments as well. The meeting will be held on January 15, 2015 at 7:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by January 9, 2015. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to 745-5443 or emailed to me at: kmcclure@palmerak.org.

Sincerely,

Kimberly A McClure

Kimberly McClure
Planning & Code Compliance Technician

☆ ☆

For the following reason, I am (please circle) (in favor of), (NOT in favor of), (have no objection to) the issuance of the proposed re-zone from CL and R-2 to CG.

_____

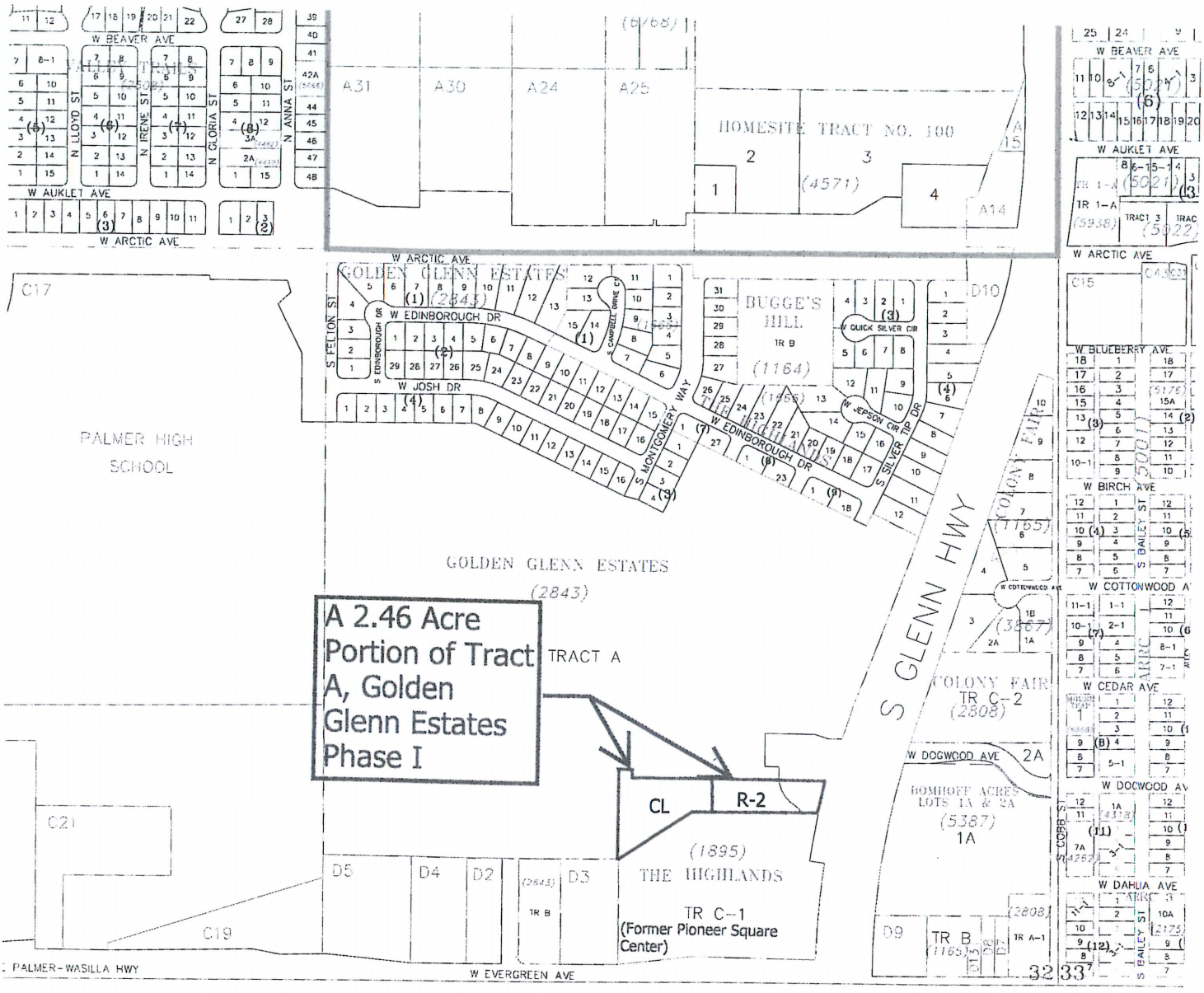
_____

_____

Name: _____

Address: _____

VICINITY MAP



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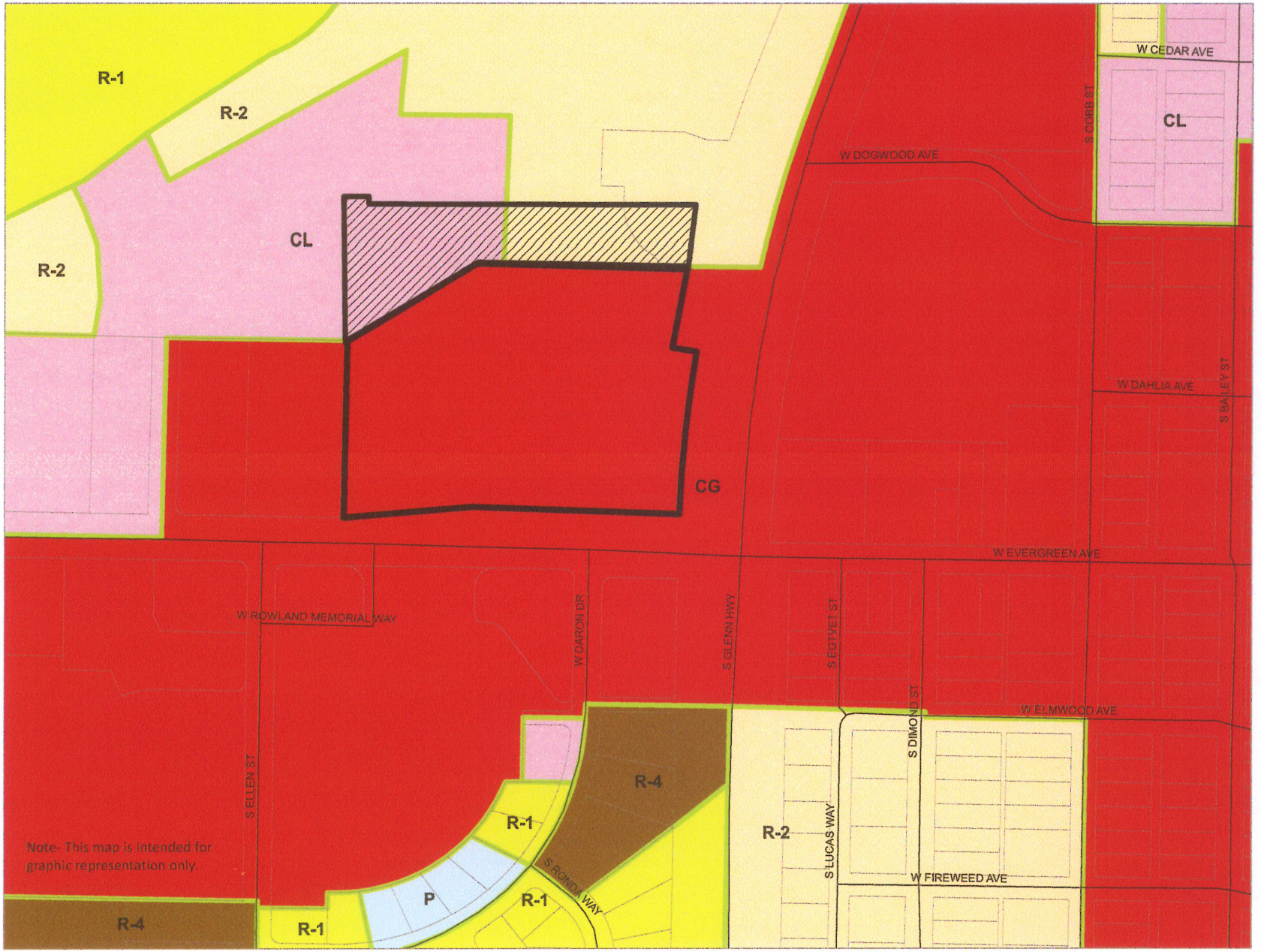
Request for Rezone from CL (Limited Commercial) and R-2 Low Density Residential to CG (General Commercial) for a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I, located north of 535 West Evergreen Avenue (former Pioneer Square Center) in Palmer, Alaska.



Fred Meyer Store #649
Proposed Zoning
Palmer, AK

LEGEND

- Roads
- Proposed Rezone Area
- Subject Property
- Parcels

Zoning

- A-C Airport Commercial
- A-I Airport Industrial
- A-M Airport Mixed Use
- AGR Agricultural
- BP Business Park
- CG Commercial General
- CL Commercial Limited
- F Fairgrounds
- I Industrial
- P Public
- R-1 Single-family Residential
- R-1E Single-family Residential Estate
- R-2 Low Density Residential
- R-3 Medium Density Residential
- R-4 High Density Residential

0 100 200 400 Feet

1 inch = 198 feet

SOURCE DATA:
Matanuska-Susitna Borough
Palmer Zoning Map

GEOGRAPHIC PROJECTION:
NAD 1983 StatePlane Alaska 4 FIPS 5004
Feet Transverse Mercator

Date: 11/11/2014
File: 11 7 14_Palmer2014NS.mxd

Map Created By: CMT
Project No: 312039709

MACKENZIE.
P 206.794.9993 • F 206.749.3565 • W MCKNZS.COM
Logan Building, 500 Union Street, #545, Seattle, WA 98101
Portland, Oregon • Vancouver, Washington • Seattle, Washington

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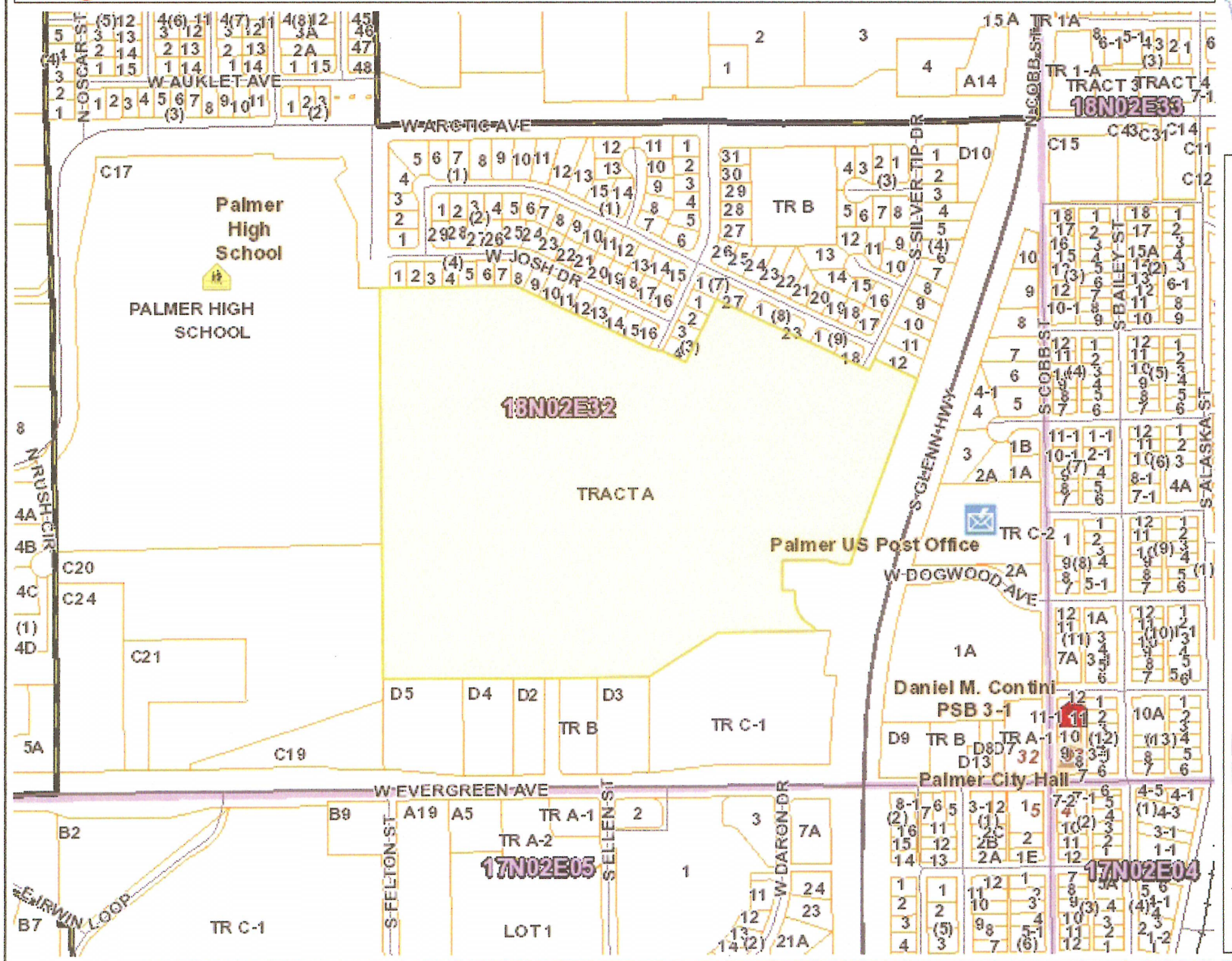
D

Google earth

feet 2000

meters 900

Matanuska-Susitna Borough



Legend

Public Facilities

- Administrative
- Animal Control
- City Hall or Courthouse
- Community Center
- Landfill or Transfer Station
- Library
- Medical
- Post Office
- Public Safety Fire and/or EMS
- Public Safety Law Enforcement
- School

- Alaska Railroad

Streets

- Highway
- Major Street
- Medium Street
- Minor Street
- Primitive Road
- Private Road

- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Flood Zone

1:6,861

0.2 0 0.11 0.2 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

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Reported on 12/29/2014 02:31 PM

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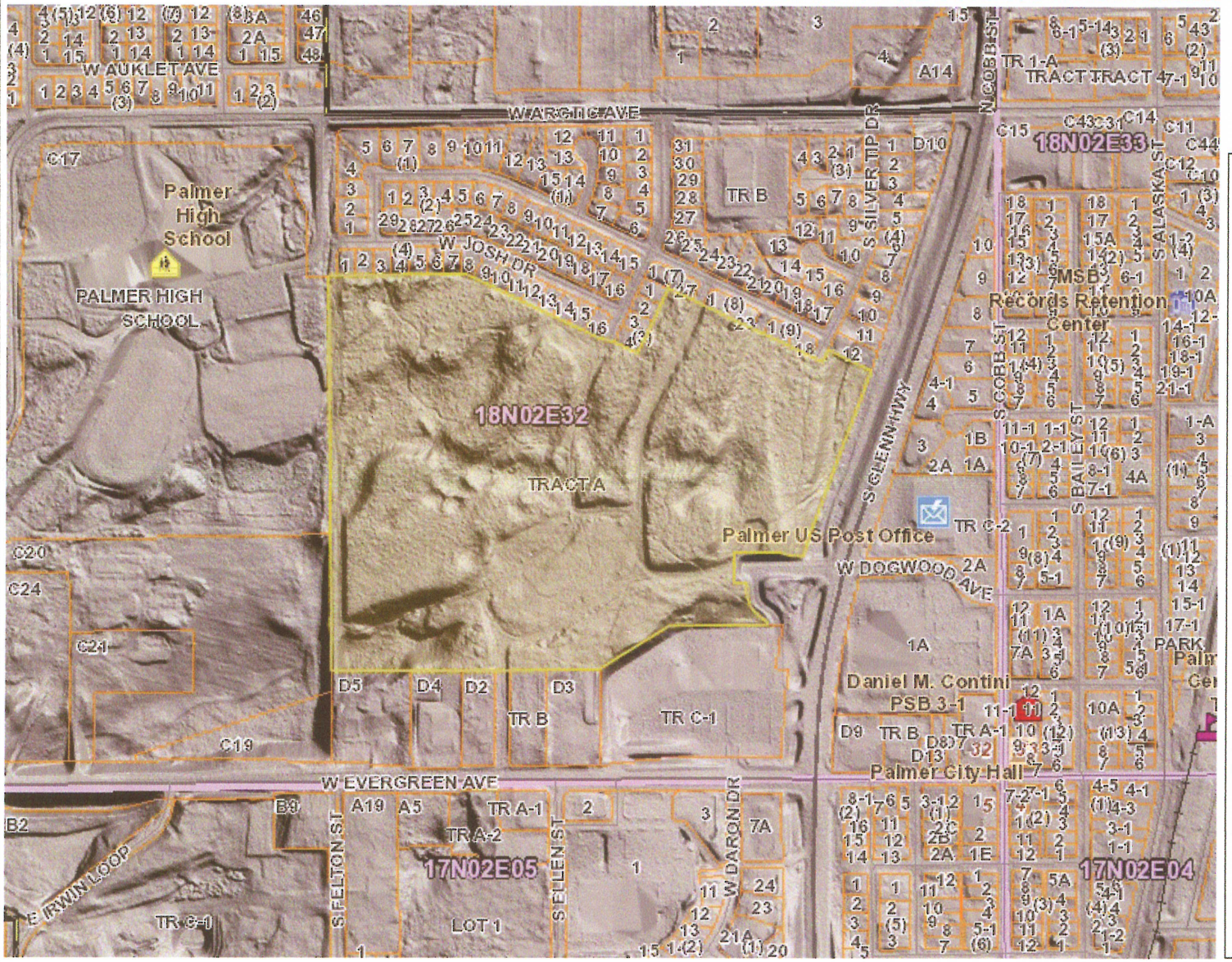
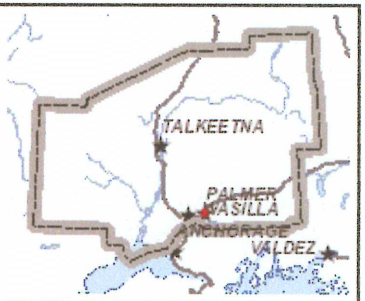
Matanuska-Susitna Borough





Legend

Public Facilities

- Administrative
- Animal Control
- City Hall or Courthouse
- Community Center
- Landfill or Transfer Station
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- Post Office
- Public Safety Fire and/or EMS
- Public Safety Law Enforcement
- School

Alaska Railroad

Streets

- Highway
- Major Street
- Medium Street
- Minor Street
- Primitive Road
- Private Road

Mat-Su Borough Boundary

Incorporated Cities

Parcels

Flood Zone

1: 6,861

0.2 0 0.11 0.2 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

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Reported on 01/09/2015 08:28 AM

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PALMER, AK 99645-6952

TODD REAL ESTATE II LLC
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ANCHORAGE, AK 99507-5010

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

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ANCHORAGE, AK 99502-1883

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LEWIS SANDRA E
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PALMER, AK 99645

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PALMER, AK 99645

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FAIRBANKS, AK 99706-1258

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16131 E HELMAUR PL
PALMER, AK 99645-8690

HERVEY NICOLE
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PICHON WILLIAM L
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PALMER, AK 99645-6501

BOND JOHN S
147 S CAMPBELL DRIVE CT
PALMER, AK 99645

STOCKER GREGORY JOSEPH
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ARNOLD RUSSELL W& FREDA H
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PALMER, AK 99645

ABBOTT ERIC & AMY
124 S CAMPBELL DRIVE CT
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PALMER, AK 99645

BOGGS WILDA M
919 W EDINBOROUGH DR
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PALMER, AK 99645

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515 QUICK SILVER
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MARTINI ANTHONIE K
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PALMER, AK 99645

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FROST ROBERT J & VELDA D
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PALMER, AK 99645

NORENBERG WILLIAM
516 QUICK SILVER CIR
PALMER, AK 99645-6520

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

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

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ALECCIA DORETTA J
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PALMER, AK 99645

BROWN HIROMI
521 W JEPSON CIR
PALMER, AK 99645

BUREK ROBERT J
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PALMER, AK 99645-6521

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PALMER, AK 99645-6521

SILVER EDNA FAY
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PALMER, AK 99645-6521

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

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PALMER, AK 99645

WOODS KARL
529 W EDINBOROUGH DR
PALMER, AK 99645

SMITH APRIL P
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PALMER, AK 99645-6511

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FORT GREELY, AK 99731-1231

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PALMER, AK 99645

VOIGHT THOMAS J & TAE CHE
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PALMER, AK 99645-3112

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PALMER, AK 99645-6515

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

BRADLEY ROBERT ALEXANDER
729 EDINBOROUGH DR
PALMER, AK 99645-6515

SPARTZ JUDY G
155 S MONTGOMERY WAY
PALMER, AK 99645

GRINNELL KARLA D
145 S MONTGOMERY WAY
PALMER, AK 99645

DALBY BETTY E
135 S MONTGOMERY WAY
PALMER, AK 99645-6503

HERSHMAN LAWRENCE W IV& G
125 S MONTGOMERY WAY
PALMER, AK 99645

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

STEWART MARY A
105 S SILVER TIP DR
PALMER, AK 99645-6505

ANGAIAK SANDRA LYNN
119 S SILVER TIP DR
PALMER, AK 99645-6505

TRAMMELL ELLA F
131 S SILVER TIP DR
PALMER, AK 99645

KALAL DAVID
209 S SILVER TIP DR
PALMER, AK 99645-6507

RICHARD JOHN M
11280 N SEVENTEEN MILE RD
SUTTON, AK 99674

KONYOT WILLIAM H
233 SILVER TIP DR
PALMER, AK 99645

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

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

SCHNEIDER CHRISTOPHER S
SCHNEIDER REBECCA J
301 S SILVER TIP DR
PALMER, AK 99645-6509

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

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

FORSBERG JENNIFER L
330 S SILVER TIP DR
PALMER, AK 99645

NICHOLS TRACI S
211 S MONTGOMERY WAY
PALMER, AK 99645

WEBB GEORGIA L
710 EDINBOROUGH DR
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JOHNSON SALLY J
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WASILLA, AK 99654-4331

LAMONT SARA
PO BOX 3166
PALMER, AK 99645-3166

KURTZ CARLYLE
520 EDINBOROUGH DR
PALMER, AK 99645-6510

PECK DAVID E
16530 MARCUS ST
EAGLE RIVER, AK 99577

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MCDONALD'S CORP
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LUCAS KIBE A & KARLA J
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WASILLA, AK 99687-4981

MCDERMOTT DAVID
212 N ANNA ST
PALMER, AK 99645

MEE ADAM G
211 N ANNA ST
PALMER, AK 99645

MILETICH CHRISTOPHER J &
201 N ANNA ST
PALMER, AK 99645

KARAGOUNIS VASSILIOS & K
PO BOX 2563
PALMER, AK 99645-2563

KARAGOUNIS VASSILIOS & K
PO BOX 2563
PALMER, AK 99645-2563

KARAGOUNIS VASSILIOS & K
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PALMER, AK 99645-2563

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

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

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

MEDIA DAVID R & TONYA L
1220 W AUKLET AVE
PALMER, AK 99645

HEITMEYER STEPHEN E & P D
1210 W AUKLET AVE
PALMER, AK 99645

HEWLETT DONALD K
PAYTON-HEWLETT MARJORIE A
1200 W AUKLET AVE
PALMER, AK 99645

HOLZ JOHN C & JAYLIN A
1160 W AUKLET AVE
PALMER, AK 99645

ATKINS KATHERINE C
1150 W AUKLET AVE
PALMER, AK 99645

WATSON TAMMY L
PO BOX 338
SUTTON, AK 99674-0338

MYERS MICHAEL R
1130 W AUKLET AVE
PALMER, AK 99645

RITZ CHAD M
1205 E TIERRA GRANDE DR
WASILLA, AK 99654

STACHELRODT LYNN M
1110 W AUKLET AVE
PALMER, AK 99645-6806

BLOOM INDRA M
PO BOX 4816
PALMER, AK 99645-4816

ANDERSON FREDERICK R
PO BOX 158
NAKNEK, AK 99633-0158

ANDERSON JAMES B
RISCH CHERYLYNN J
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PALMER, AK 99645

JONES TRAVIS H & ACACIA A
220 N IRENE ST
PALMER, AK 99645-6814

TURNER LINDA L
PO BOX 3525
PALMER, AK 99645-3525

MILL ROBT A & TAMARA L
200 N IRENE ST
PALMER, AK 99645-6814

ANDREWS MARK E & RITA B
201 N IRENE ST
PALMER, AK 99645

ELLIS JOHN E JR
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PALMER, AK 99645-4497

WEILAND ANNEMARIE
1150 S COLONY WAY
PALMER, AK 99645-6967

MUNRO SHAUNA L
PO BOX 879522
WASILLA, AK 99687-9522

WELCH ROBT K & DAWN R
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PALMER, AK 99645

SIELER LINDA F
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PALMER, AK 99645-8866

BACKLUND KAREN R
220 N GLORIA ST
PALMER, AK 99645

RICHARDSON FRED
PO BOX 2934
PALMER, AK 99645-2934

GUARD CHEYENNE H L
10390 E SHERROD DR
PALMER, AK 99645

SHELDON WILLIAM
201 GLORIA ST
PALMER, AK 99645-6818

MEININGER RONALD V& CINDY
231 GLORIA ST
PALMER, AK 99645-6818

HUNT CURTIS D & DEBRA L
241 N GLORIA ST
PALMER, AK 99645

GRAHAM PAMELA K
251 N GLORIA ST
PALMER, AK 99645

TREAT DAN'L J & CAROL A
PO BOX 1133
CHICKALOON, AK 99674-1133

KOOPS CHRISTOPHER D & E N
251 N IRENE ST
PALMER, AK 99645-6815

SANFORD MATTHEW T & KELLI
230 ANNA ST
PALMER, AK 99645-6820

TARDIFF CINDY S
PO BOX 861
PALMER, AK 99645-0861

FIRST NAT'L BANK ALASKA
PO BOX 100720
ANCHORAGE, AK 99510-0720

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

LUNDGREN GARY
119 CEDAR ST
SEATTLE, WA 98121-1231

LUNDGREN GARY
119 CEDAR ST
SEATTLE, WA 98121-1231

RUSSELL BETTY J
170 S EDINBOROUGH DR
PALMER, AK 99645

MILLER KYMBERLY J
160 S EDINBOROUGH DR
PALMER, AK 99645

HERMON SALLY M
150 EDINBOROUGH DR
PALMER, AK 99645-6561

BECKWITH LORI ANN
140 EDINBOROUGH DR
PALMER, AK 99645

CAUSA THOMAS A
KYSAR QUINCEY L
999 W EDINBOROUGH DR
PALMER, AK 99645-6558

PAIK DONNY L
995 W EDINBOROUGH DR
PALMER, AK 99645-6558

JORDAN CHRISTOPHER D
COTTER JESSI R
985 EDINBOROUGH DR
PALMER, AK 99645

ABBOTT RONALD W & D K
PO BOX 2436
PALMER, AK 99645-2436

ABBOTT RONALD
PO BOX 2436
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ABBOTT RONALD
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PALMER, AK 99645-2436

FULLER DAVID K
945 EDINBOROUGH DR
PALMER, AK 99645-6558

GALLOWAY GLENN E& MABEL E
PO BOX 3224
PALMER, AK 99645-3224

GREIST JUSTIN D
925 W EDINBOROUGH DR
PALMER, AK 99645-6558

HOYLMAN JAS P
NEWTON ROBERTA CONSRV FOR
990 W EDINBOROUGH DR
PALMER, AK 99645

WALLACE CHADWICK A & K M
980 EDINBOROUGH DR
PALMER, AK 99645

LANG TANYA H
PO BOX 4515
PALMER, AK 99645-4515

RAMIREZ RODNEY & DINA
960 W EDINBOROUGH DR
PALMER, AK 99645

HITCHCOCK SARAH LUCILLE G
950 W EDINBOROUGH DR
PALMER, AK 99645-6517

HARDING ELEANOR
940 EDINBOROUGH DR
PALMER, AK 99645

HARMER EDITH M
HARMER CHUCK ROBERT
930 W EDINBOROUGH DR
PALMER, AK 99645-6559

MILLER GAIL M
920 EDINBOROUGH DR
PALMER, AK 99645

MAUPIN DONALD J & DONNA A
910 W EDINBOROUGH DR
PALMER, AK 99645

PRATTE RUSSEL C& CHARIN K
900 EDINBOROUGH DR
PALMER, AK 99645

QUIER SARA M
5501 E YADON DR
WASILLA, AK 99654-7806

MAUPIN AARON
840 W EDINBOROUGH DR
PALMER, AK 99645

CHRISTENSON MARTHA
830 W EDINBOROUGH DR
PALMER, AK 99645-6547

WADDELL JAS E JR & SHERRY
1150 S COLONY WAY STE 3
PALMER, AK 99645-6967

WALKER RHONDA D
810 W EDINBOROUGH DR
PALMER, AK 99645

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825 W JOSH DR
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KLIPPENSTEIN REBECCA A
835 W JOSH DR
PALMER, AK 99645-6554

DUNCAN JOHN C II & ANITA
422 MAIN RD
RUIDOSO, NM 88345-7604

PALM VIRGINIA M
855 JOSH DR
PALMER, AK 99645-6554

TRUMP LLC
PO BOX 240961
ANCHORAGE, AK 99524-0961

EARLY SUSANNA A TULIK
EARLY RICHARD A
915 JOSH DR
PALMER, AK 99645-6555

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

PAULSEN KARRA
935 W JOSH DR
PALMER, AK 99645-6555

CORSON LORENA M
945 JOSH DR
PALMER, AK 99645-6500

BONGERS JOHN & CONNIE
955 W JOSH DR
PALMER, AK 99645

MOZALEVSKIY NIKOLAY A
MOZALEVSKIY-SHAMINA OLGA
965 JOSH DR
PALMER, AK 99645-6500

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1150 S COLONY WAY STE 3
PALMER, AK 99645-6967

DAUBNEY KATHRYN A
DAUBNEY LOIS
985 W JOSH DR
PALMER, AK 99645

DOAK JOSHUA T
PO BOX 4069
PALMER, AK 99645-4069

HALLEY BRICE C
650 N NATASHA RD
PALMER, AK 99645-9383

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ABE ELLA
980 W JOSH DR
PALMER, AK 99645

SILVA DUSTY LEE
970 W JOSH DR
PALMER, AK 99645-6500

DERFLINGER LINDA S
960 JOSH DR
PALMER, AK 99645

JACOBSEN KIRK L & SHIRLEY
950 W JOSH DR
PALMER, AK 99645-6500

JOHNSON ALICIA M
PO BOX 4290
PALMER, AK 99645-4290

POLONI AARON J & MORGAN D
930 W JOSH DR
PALMER, AK 99645-6555

BROWN SUSAN M
920 W JOSH
PALMER, AK 99645

NICHOLLS NATHAN D
JOLIVETTE GABRIELLE C
910 W JOSH DR
PALMER, AK 99645-6555

DARBY SUE A
900 W JOSH DR
PALMER, AK 99645

FORD DANIEL A
850 W JOSH DR
PALMER, AK 99645-6554

GUARD JANUARY M
10390 E SHERROD DR
PALMER, AK 99645

ALLEN DAVID A & JENNIFER
830 W JOSH DR
PALMER, AK 99645

GOLIGHTLY PAULA K
820 W JOSH DR
PALMER, AK 99645-6554

RUSHFORD ANTHONY C
WESTLUND RICHARD D& SUSAN
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PALMER, AK 99645

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PO BOX 2881
PALMER, AK 99645-2881

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PO BOX 1310
BARROW, AK 99723-1310

LETHERMAN TROY C& SALLY L
1029 S FELTON ST
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ATRIUM BLDG PALMER LLC
1231 GAMBELL ST
ANCHORAGE, AK 99501-4664

ATRIUM BLDG PALMER LLC
1231 GAMBELL ST
ANCHORAGE, AK 99501-4664

STOUT GLENN L
7649 ROLLING VIEW DR
LAS VEGAS, NV 89149-0338

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

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408 3RD ST
WINTERS, CA 95694-1955

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

PASSPORT LLC
610 S BAILEY ST
PALMER, AK 99645

HEALY THOMAS R & MARCIA L
PO BOX 311
PALMER, AK 99645-0311

AK FAM RESOURCE CTR INC
1825 S CHUGACH ST
PALMER, AK 99645-6795

WEIMER JESSE L
221 N GLORIA ST
PALMER, AK 99645-6818

DAVENPORT ANDY & FLOSSIE
960 S ELLEN ST
PALMER, AK 99645-6531

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

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

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

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

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

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

BERGER PAUL R
112 S ALASKA ST
PALMER, AK 99645

BERGER PAUL R
112 S ALASKA ST
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PALMER, AK 99645-6930

LUFFBERRY J RANDALL & D L
6450 E VERBONCOEUR DR
WASILLA, AK 99654-4550

LUFFBERRY J RANDALL & D L
6450 E VERBONCOEUR DR
WASILLA, AK 99654-4550

STEVENS ANDREW P
17404 DELIA AVE
TORRANCE, CA 90504-3415

CROWTHER CREDIT SHELTER T
CROWTHER PAUL R SUC TRE
5039 VANCE DR
ANCHORAGE, AK 99508-5862

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251 S BAILEY ST
PALMER, AK 99645-6323

KEELING GERALDINE LAMPARD
243 S BAILEY ST
PALMER, AK 99645

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

TRIPLE BS LLC
PO BOX 3435
PALMER, AK 99645-3435

TRIPLE BS LLC
PO BOX 3435
PALMER, AK 99645-3435

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

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PALMER, AK 99645-0029

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BERGER PAUL
112 S ALASKA ST
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112 S ALASKA ST
PALMER, AK 99645

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

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

PMK PROPERTIES LLC
2521 E MOUNTAIN VILLAGE D
WASILLA, AK 99654-7336

CARL JACKIE D & CAROL S
267 S COBB ST
PALMER, AK 99645-6313

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

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

SUNDERLAND WILLIS L
SUNDERLAND CANDICE L
10856 N WOLVERINE RD
PALMER, AK 99645-8732

SUNDERLAND CANDICE L
10856 N WOLVERINE RD
PALMER, AK 99645

SAGAR EVELYN M
203 S COBB ST
PALMER, AK 99645-6313

SAGAR EVELYN M
203 S COBB ST
PALMER, AK 99645-6313

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VAN HOOMISSEN FAMILY TRUS
VAN HOOMISSEN G J & W M T
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PALMER, AK 99645-4967

FROHLING KEVIN K
6250 N LOSSING RD
PALMER, AK 99645

PREVOST JOHN
526 N ALASKA ST
PALMER, AK 99645

CZARNEZKI MARGARET R
335 S COBB ST
PALMER, AK 99645

HENRY NICHELLE S
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PALMER, AK 99645-6315

BOVY BRANDON J
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FROHLING KEVIN K& JOANN A
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PALMER, AK 99645

WADE PATRICIA
343 S BAILEY ST
PALMER, AK 99645-6325

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

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

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

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

FROHLING KEVIN K
6250 N LOSSING RD
PALMER, AK 99645

MCLEAN ROSALYN H
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BRISTOL, NH 03222-0572

MARSH CHAS F REV TR TRE
PO BOX 2365
PALMER, AK 99645-2365

MARSH CHAS F REV TR TRE
PO BOX 2365
PALMER, AK 99645-2365

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

HENRICKSEN VA & RC LVG TR
HENRICKSEN VA & RC TRES
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PALMER, AK 99645-6327

TAIT SCOTT A
421 S BAILEY ST
PALMER, AK 99645

CHURCH OF THE
COVENANT OF PALMER AK INC
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MCCLURE DOLORES M
MCCLURE MARY EST
416 S BAILEY ST
PALMER, AK 99645-6326

ROBERTSON KENNETH G
FARNSTROM HELEN E
10701 STROGANOFF DR
ANCHORAGE, AK 99507

FRYE ANDREW M & JENNY M
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PALMER, AK 99645

SNYDER WILLIAM H & TERRY
PO BOX 521595
BIG LAKE, AK 99652-1595

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

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

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

VH PROPERTIES LLC
PO BOX 520488
BIG LAKE, AK 99652-0488

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

CHURCH OF THE
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SEWARD, AK 99664-1672

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1560 N LOMA PRIETA DR
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BLATCHFORD HENRY
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PO BOX 870151
WASILLA, AK 99687-0151

VH PROPERTIES LLC
PO BOX 520488
BIG LAKE, AK 99652-0488

VH PROPERTIES LLC
PO BOX 520488
BIG LAKE, AK 99652-0488

BOLSHIO MISHA INC
1150 S COLONY WAY
PALMER, AK 99645

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

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

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SELLICK MARILYN K
PO BOX 2829
PALMER, AK 99645-2829

BERGER PAUL R
112 S ALASKA ST
PALMER, AK 99645

TZOU LIH KUEN & TRACY
PO BOX 181
PALMER, AK 99645-0181

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MILLER WM H JR & BARBARA
PO BOX 870151
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VH PROPERTIES LLC
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BIG LAKE, AK 99652-0488

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

WARNKE RANDY L
4380 E HAMILTON CT
WASILLA, AK 99654

WARNKE RANDY L
4380 E HAMILTON CT
WASILLA, AK 99654

SALVATION ARMY THE
143 E 9TH AVE
ANCHORAGE, AK 99501

SALVATION ARMY THE
143 E 9TH AVE
ANCHORAGE, AK 99501

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

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

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

MATANUSKA-SUSITNA BOROUGH
PSB/GREATER PALMER #31
350 E DAHLIA AVE
PALMER, AK 99645-6488

MATANUSKA-SUSITNA BOROUGH
PSB/GREATER PALMER #31
350 E DAHLIA AVE
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LIVELY BRIGITTE E
259 S ALASKA ST
PALMER, AK 99645

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

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

KEYPORT PHYLLIS M
1730B S HERITAGE CIR
PALMER, AK 99645-6783

DAYBREAK INCORPORATED
550 S ALASKA ST
PALMER, AK 99645-6340

4 C'S LLC
PO BOX 886
PALMER, AK 99645-0886

BECK & HENRY LLC
840 S COBB ST
PALMER, AK 99645

HERBERGER CHRISTINE L
PO BOX 410
PALMER, AK 99645-0410

NORTH PACIFIC BUS INST
821 N ST
ANCHORAGE, AK 99501-3285

CANTERBURY CHRISTOPHER &
33607 CUMULUS RD
EAGLE RIVER, AK 99577

LEUENBERGER ANN MARIE
825 S DIMOND ST
PALMER, AK 99645-6905

SUBS PROPERTY LLC
PO BOX 873881
WASILLA, AK 99687-3881

KOPPENBERG PROPERTIES LLC
PO BOX 2344
PALMER, AK 99645-2344

KOPPENBERG PROPERTIES LLC
PO BOX 2344
PALMER, AK 99645-2344

KOPPENBERG PROPERTIES LLC
PO BOX 2344
PALMER, AK 99645-2344

JOHNSON JEFFREY L
CRIPPEN HARRY D HANSON BR
PO BOX 2527
PALMER, AK 99645-2527

SERENDIPITY ENT LLC
PO BOX 3923
PALMER, AK 99645-3923

SERENDIPITY ENT LLC
PO BOX 3923
PALMER, AK 99645-3923

PIPER KEVIN & HEATHER
840 S DIAMOND
PALMER, AK 99645

HOLT HARRY V TRE
HOLT ELIZABETH J TRE HOLT
1940 N FINGER COVE DR
PALMER, AK 99645

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

JOHNSON JEFFREY L
CRIPPEN HARRY D HANSON BR
PO BOX 2527
PALMER, AK 99645-2527

HUNT JAS W JR & JACKIE K
1155 SANTIAGO ST
ALAMOGORDO, NM 88310-5639

DAGG ROLF & LILLY
2018 N TABASCO CAT DR
PALMER, AK 99645-8818

CLAYTON DAVID L& KRISTINE
PO BOX 3398
PALMER, AK 99645-3398

GRANATH E SUSANNE
906 S LUCAS ST
PALMER, AK 99645-6963

HERMAN BEATRICE M
918 S LUCAS WAY
PALMER, AK 99645

OUTWATER WILLARD GILUS
OUTWATER MYRTLE IRENE
PO BOX 625
PALMER, AK 99645-0625

ELLIOTT CHAS L III & J R
PO BOX 312
EUFAULA, AL 36072-0312

HARROLD-JONES TARRI M
7700 E SAPHIRE RD
PALMER, AK 99645

BUTCHER & BETTINE LLC
191 E SWANSON AVE
WASILLA, AK 99654

BISHOP'S ATTIC II CORP
840 S BAILEY ST
PALMER, AK 99645

COX GARY ROBT & LINDA G
261 ANNA ST
PALMER, AK 99645-6821

NOLIN JOHN P
PO BOX 4496
PALMER, AK 99645-4496

HUNTER CREEK APTS PALMER
PO BOX 188
BENSON, MN 56215-0188

MEYER RICHARD L & MICHELL
225 S BAILEY ST
PALMER, AK 99645

FRED MEYER STORES INC
1014 VINE ST
CINCINNATI, OH 45202-1100

FRED MEYER STORES INC
1014 VINE ST
CINCINNATI, OH 45202-1100

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

CHINOOK HOLDINGS LLC
1890 W JAIME MARIE CIR
WASILLA, AK 99654

EVERGREEN INV LLC
PO BOX 521783
BIG LAKE, AK 99652-1783

KELLEY L T
821 N ST
ANCHORAGE, AK 99501

FISHER'S FUEL INC
PO BOX 520209
BIG LAKE, AK 99652-0209

T & S ENTERPRISES LLC
223 S ALASKA ST
PALMER, AK 99645

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

SAFEWAY INC
1371 OAKLAND BLVD
WALNUT CREEK, CA 94596-8408

DENALI FOODS INC
3301 DENALI ST
ANCHORAGE, AK 99503

SAFEWAY INC
1371 OAKLAND BLVD
WALNUT CREEK, CA 94596-8408

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Bend along line to expose Pop-up Edge™

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ELLIOTT MYRON E II ELLIOT GLENDA DENE
712 DESTA ST
HAMILTON, MT 59840

GARY LUNDGREN
GLOBAL FINANCE & INVESTMENTS, SA
CALLE 50 & CALLE 58 ESTE OFICINA 3501-PISO 35
PANAMA CITY, PANAMA

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES
ATTN: ALLEN KEMPLEN
P O BOX 196900
ANCHORAGE, AK 99519-6900

MACKENZIE
ATTN: MICHAEL CHEN
500 UNION STREET, SUITE 545
SEATTLE, WA 98101

SUSTAINABLE DESIGN GROUP LLC
247 ALASKA ST
PALMER, AK 99645

FRED MEYER STORES, INC
3800 SE 22ND AVENUE
PORTLAND, OR 97202

Étiquettes faciles à peler

Sens de

Repliez à la hachure afin de

www.avery.com

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
Fax: 907-745-5443
www.cityofpalmer.org

Received
JAN 06 2015
City of Palmer

December 29, 2014

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a re-zone request for a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I, initiated by Michael Chen of Mackenzie, Land Use Planning, as authorized representative of Gary Lundgren, owner. The property is located north of 535 West Evergreen Avenue (former Pioneer Square Center), Palmer, Alaska. Part of this 2.46 acre portion of Tract A is currently zoned CL, Limited Commercial and part is zoned R-2, Low Density Residential. The request is to rezone the 2.46 acre portion of Tract A, Golden Glenn Estates, Phase I to C-G, General Commercial. The map on the reverse side of this notice indicates the location of the subject parcel. For additional information on the General Commercial District, please refer to Palmer Municipal Code Chapter 17.32 – General Commercial District, located online at: www.cityofpalmer.org.

The Commission will hold a Public Hearing to consider this application and to allow for public comments as well. The meeting will be held on January 15, 2015 at 7:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by January 9, 2015. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to 745-5443 or emailed to me at: kmcclure@palmerak.org.

Sincerely,

Kimberly A McClure

Kimberly McClure
Planning & Code Compliance Technician

☆ ☆

For the following reason, I am (please circle) (in favor of), (NOT in favor of),
(have no objection to) the issuance of the proposed re-zone from CL and R-2 to CG.

Palmer will benefit from increased commercial land.

Name: Rolf Dagg

Address: Tract B-C Brittany Estates

Kimberly McClure

Received

JAN 08 2015

City of Palmer

From: Robert Burek [kl7lt@hotmail.com]
Sent: Thursday, January 08, 2015 12:20 PM
To: Kimberly McClure
Subject: re-zone

I'm not in favor for CL and R2 re-zone, it well bring excessive noise to the area . With the new Arctic road and the Glen the noise is high. The trucks with the jake brakes on , the noise is high all summer. The city is incompetent to control the noise now.

Thank You
Robert Burek
531 Jepson cir
Palmer Ak

Unfinished Business

An ordinance of the Palmer City Council Establishing the Central Business Overlay District

THE CITY OF PALMER, ALASKA ORDAINS:

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

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is help invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Chapter 17.xx is hereby enacted to read as follows:

Chapter 17.__
CBD - Central Business Overlay District

17. __.010 Intent and purpose.

A. The CBD - Central Business District Overlay District is established to create a district which promotes and encourages the revitalization and growth of downtown as a desirable high density mixed-use area, insuring a high degree of compatibility between new and existing uses, promoting mixed use developments, encouraging development of pedestrian scale and oriented projects, and ensuring quality development that is in keeping with Palmer's traditional downtown.
B. The specific intent in establishing this district is to ensure development based on the following principals:

1. A diverse mix of land uses shall always be permitted in the downtown area;
2. The market place, not regulations, should be the primary force driving the mix of land uses;
3. Quality public spaces such as streets, sidewalks, parks, and squares where citizens come to know each other will be developed;
4. Development regulations shall promote the continued use and redevelopment of historical and older structures,

C. Boundary [To be added.]

17.__.015 Relationship to underlying zoning district.

The regulations of this overlay district shall supersede or supplement, as applicable, the regulations of the base zoning district. Where conflict results between the regulations of the overlay zone and the provisions of the base zoning district, the provisions of the overlay district shall control.

17.__.020 Permitted uses.

A. The uses permitted by right are listed as Permitted Uses found in the base zoning district.

B. In addition to the uses already permitted by the underlying base zoning district, the following uses are all permitted in the Central Business Overlay District.

1. Retail sales of food, wearing apparel, toys, sundries and notions, books and stationary, jewelry stores, electronic repairs, art, camera and photographic supplies, sporting goods, hobby shops, and pet shops, musical instruments, florist or gift shops, delicatessens, bakeries, home furnishing and appliances, office merchandise, hardware, new automobile parts;
2. Service establishments such as barber and beauty shops, shoe repair shops, interior decorators, gymnasiums, tailors or dressmakers, radio and television broadcasting offices and studios, funeral homes, travel agencies, employment offices and similar uses;
3. Other service establishment including rental of automotive vehicles, laundry or dry cleaners pick-up or drop off establishments with no cleaning to occur on the premises;
4. Restaurants including the outdoor sale and service of food;
5. Banks, loan companies, mortgage brokers, stockbrokers, and similar financial institutions;
6. Professional and business offices;
7. Museums, art galleries and similar uses;
8. Hotels and motels;
9. Medical or dental clinics;
10. Residential uses including single-family and multifamily dwellings.

17. --.030 Conditional uses.

A. The uses permitted by conditional use permit listed as Conditional uses found in the base zoning district.

B. An uninhabitable spaces on top of the roof such as bell towers or cupolas in excess of the maximum building height listed in PMC 17.__.050 may be authorized through a conditional use permit.

17.__.050 Building height limit.

Buildings within the Central Business District Core Overlay Zone shall not exceed fifty feet (50') unless authorized by conditional use permit.

1. The height shall be measured from the existing ground elevation to the highest pitch of the roof.
2. ~~Any uninhabitable spaces on top of the roof such as bell towers or cupolas are~~

~~permitted as long as they do not exceed twenty percent (20%) of the length of the roof line.~~

3. All rooftop equipment shall be screened from view on all sides visible to the general public, by building parapet, walls or other building elements that appear as integral elements of the overall building.

17.__.060 Lot area restrictions.

Minimum lot width fifty feet (50')

17.__.064 Setback requirements.

The entire building façade of non residential or mixed use building must abut front and street side property lines or be located within ten feet (10') of such property lines.

1. Effective on _____, 2015, Single family residential uses shall meet the requirements of 17.24.064 for side and rear yards and have a minimum of twenty feet (20') front yard.

17.__.066 Massing and development scale.

Facades shall be designed to reduce the massing, scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be appropriate to the developed character of downtown Palmer through the use of detail and scale. Large building facades shall be varied so that they are divided into distinct massing elements utilizing details that are perceived at the scale of the pedestrian.

1. New commercial and multi-family residential buildings shall be constructed immediately adjacent to or within ten (10) feet of the street right-of-way. In addition, exceptions to this requirement may be permitted by the Planning and Zoning Commission to align buildings with the setbacks of neighboring structures or to preserve historic public vistas.
2. Retail stores shall front onto public sidewalks to reinforce activity levels along public streets. Window glazing shall be a predominant material in the first story of the street level facade for commercial retail development. Storefront entrances shall be recessed from the property line allowing a pedestrian space between the sidewalk and the front door. For buildings located on street corners, a corner entrance is permissible.

17.__.070 Parking.

No off-street parking is required for non residential uses in the Central Business District Overlay District unless such use exceeds 3,000 square feet of gross floor area, in which case off-street parking must be provided in accordance with PM 17.64.050 for the gross floor area in excess of 3,000 square feet.

Section 4. Effective date. Ordinance No. _____ shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this _____ day of _____, 2015.

_____

DeLena Goodwin Johnson, Mayor

_____

Janette M. Bower, CMC, City Clerk

DRAFT

New Business

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 15-002

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL REQUEST THE MATANUSKA SUSITNA BOROUGH TO COLLABORATE WITH CITY OF PALMER AND ADOPT URBAN STANDARDS SIMILAR TO CITY OF PALMER STANDARDS

WHEREAS, it is in the public's best interest for the collaboration of the Mat-Su Borough and the City of Palmer to create urban standards which are similar in subdivision planning and requirements, open space requirements and connectivity; and

WHEREAS, Goal 2 of Chapter 6 Land Use of the City of Palmer Comprehensive Plan refers to the City's unique asset of "urban living" and encourages growth that provides residents with the opportunity to walk from home to work, restaurants and stores;

WHEREAS, the need to adopt new city policies which encourage high quality, high density housing including the provision of on-site open space and development of community trails, parks and other amenities in the vicinity of housing is supported in Objective C under Goal 2 of Chapter 6 Land Use of the City of Palmer Comprehensive Plan; and

WHEREAS, Objective D under Goal 2 of Chapter 6 Land Use of the City of Palmer Comprehensive Plan, states "Develop 'open space/clustered housing subdivision' standards to encourage new subdivisions to cluster development and provide open space, trails, stormwater management and other community amenities."; and

WHEREAS, the Planning and Zoning Commission strongly supports the development of sidewalks, trails and open space within subdivisions to provide connectivity throughout the City of Palmer as supported by the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council request the Matanuska Susitna Borough to collaborate with City of Palmer and adopt urban standards similar to City of Palmer standards.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 15th day of January, 2015.

_____
William Kerslake, Chairman

_____
Kimberly A. McClure
Planning & Code Compliance Technician

Plat Reviews

CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-001

SUBJECT: Preliminary Plat Review – Tract A, Golden Glenn Estates Phase I and Tract C-1, The Highlands Ph. II

AGENDA OF: January 15, 2015

ACTION: Review and comment

Attachment(s):
1) Memorandum
2) Preliminary Plat Request package from MSB Platting Division

Summary: The request is to:
1) Re-subdivide Tract A Golden Glenn Estates Phase I and Tract C-1, The Highlands Phase II into 2 tracts to be known as Fred Meyer Subdivision, located inside Palmer city limits
2) Vacate a portion of W. Dogwood Avenue within proposed Tract A, Fred Meyer Subdivision, located inside Palmer city limits
3) Eliminate a 25' screening & buffer easement within proposed Tract A, Fred Meyer Subdivision, located inside Palmer city limits

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

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Paul Hulbert, Chief of Platting
FROM: Kimberly McClure, Planning Technician
DATE: January 23, 2015
SUBJECT: Tract A Golden Glenn Estates Ph. I & Tract C-1, The Highlands Ph. II

☑ Inside City Limits ☐ Outside City Limits

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

1. City Manager: No changes necessary.
2. Building Inspector: No changes necessary.
3. Community Development: The proposed Tracts A & B will meet the minimum lot width and area requirements. Access is from Palmer-Wasilla Highway and Glenn Highway. The proposed tracts will include mixed zoning designations consisting of R-1 Single-family Residential, R-2 Low Density Residential, C-L Limited Commercial and C-G General Commercial. (Applicant has submitted a rezone request to the City to rezone a 2.46 acre portion of Tract A Golden Glenn Estates Phase I to CG General Commercial to match the existing zoning of Tract C-1 The Highlands Phase II.)
4. Fire Chief: No changes necessary.
5. Public Works:
6. Planning and Zoning Commission:

MATANUSKA-SUSITNA BOROUGH
• PLATTING DIVISION •
350 EAST DAHLIA AVENUE, PALMER, ALASKA 99645-6488
PHONE 861-7874 • FAX 861-8407

Received
DEC 16 2014
City of Palmer

Comments Due: January 23, 2015 December 15, 2014

Preliminary Plat Request for Comments

AK Dept. of Transportation – Anchorage	**MSB – Emergency Services**
AK Dept. of Transportation – Palmer	**MSB – Community Development**
AK Dept. of Transportation – Aviation	**MSB – Cultural Resources**
AK DNR, Division of Mining/Land/Water	**MSB – Capital Projects, Engineering**
AK DNR, Public Access Defense	**MSB – Public Works, O&M**
AK DNR, Division of Agriculture	**MSB – Assessments**
AK DF&G, Habitat Mgmt. & Permitting	**MSB – Code Compliance**
AK DF&G, Division of Sport Fish	**MSB – Planning Division**
AK Railroad, Engineering Department	**MSB – Pre-Design Division**
Corp of Engineers	**MSB – Permit Center**
U.S. Postmaster	**M.E.A.**
City of: Palmer	**M.T.A.**
Community Council:	**Enstar**
Fire Service Area: #132 Greater Palmer	**GCI**
Road Service Area:	**Assembly District #2 Matthew Beck**
MSB – Borough Attorney	

Title:	Fred Meyer and vacation of a portion of W. Dogwood Ave
Location:	Sec 32, T18N, R2E, S.M, AK
Petitioner:	Fred Meyer Stores, Inc.
Address:	3800 SE 22nd Ave, Portland OR 97202
Petitioner:	Gary James Lundgren
Address:	119 Cedar Street, Seattle WA 98121
Surveyor:	DOWL/HKM
Address:	4041 B Street, Anchorage AK 99503

An application has been received to resubdivide Tract A, Golden Glenn Estates Phase 1 and Tract C-1, The Highlands Phase II into 2 tracts to be known as Fred Meyer Subdivision, containing 69.05 acres. The petitioners have also requested to vacate a portion of W. Dogwood Ave and eliminate a 25' Screening & Buffer Easement within proposed Tract A. Located within Township 18 North, Range 2 East, Section 32, Seward Meridian, Alaska.

Please submit your comments in writing, specifying any easements or other requirements that your department or agency may need or any data which you feel should be incorporated on the preliminary plat to help us more effectively enforce our subdivision regulations.

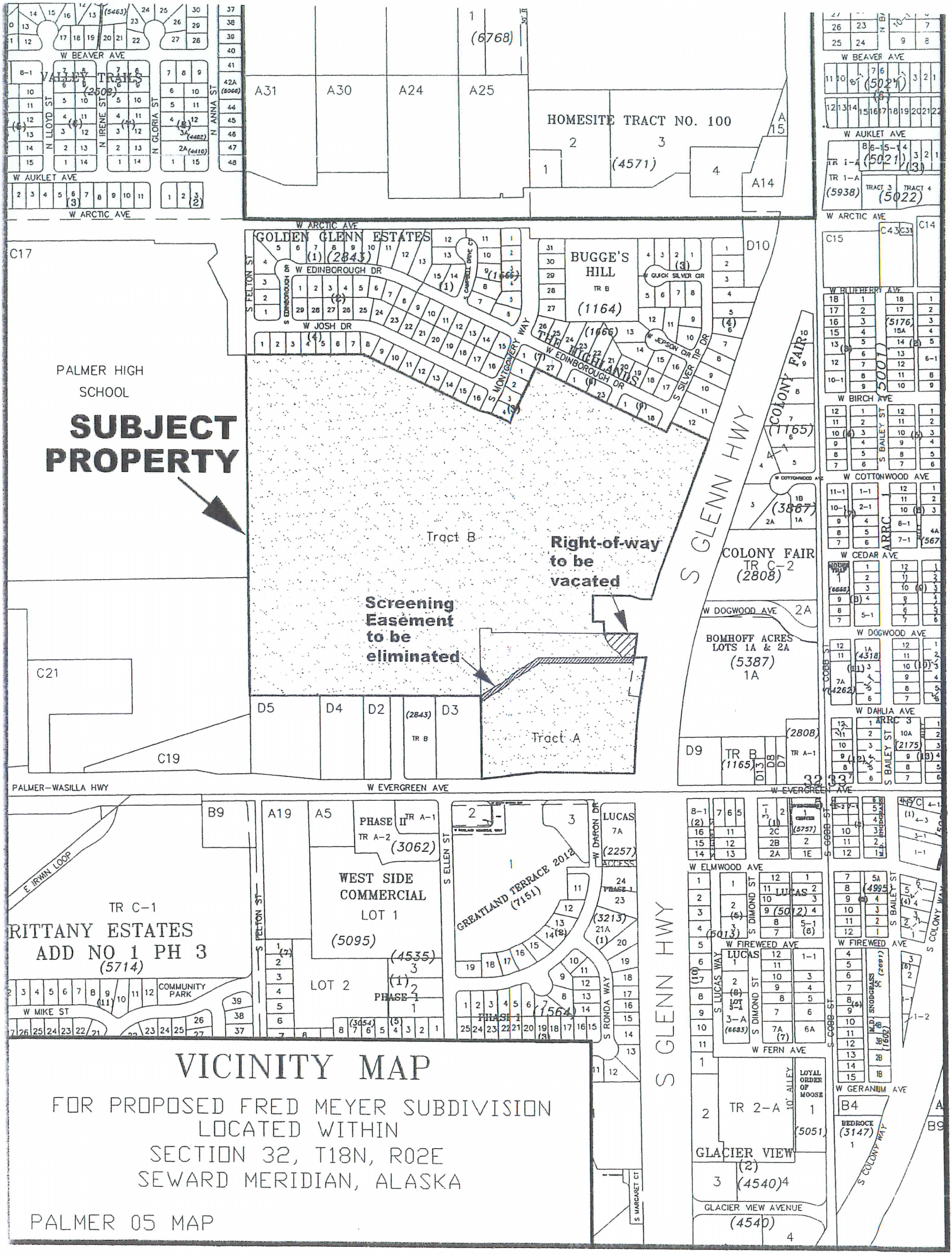
All comments, existing files and correspondence that you may have relating to this case must be submitted to the Platting Division by **January 23, 2015** so that we may incorporate this information into our recommendations to the Platting Board, for the public hearing to be held on **February 5, 2015.**

Kindest Regards,

Peggy Horton
Platting Technician
peggy.horton@matsugov.us

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

Case #: 2014-160 & 164 Tax ID: 2843000T00A & 1895000T00C-1 Tax Map #: PA 05 Pre-App Date: 10/10/2014



VICINITY MAP

FOR PROPOSED FRED MEYER SUBDIVISION
LOCATED WITHIN
SECTION 32, T18N, R02E
SEWARD MERIDIAN, ALASKA

PALMER 05 MAP

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR ELIMINATION OR MODIFICATION OF UTILITY, DRAINAGE, SANITATION, AND SCREENING EASEMENTS

Comes now the undersigned, Tanya Hickok, P.E. (DOWL HKM) on behalf of the Owners, and petitions the Matanuska-Susitna Borough to eliminate or modify the *utility, slope, snow storage, drainage, sanitation, buffers or screening easement(s)* lying within the following described property, to-wit:
Tract C-1, The Highlands Subdivision Phase 2, Plat 80-41

Said easement(s) being more fully described as:
25' Screening and Buffer Easement ~~and 25' Gas Easements per Book 393, Page 457 and Book 526, Page 158.~~

NOTE: Utility easement eliminations may require non-objection letters from the service area utility companies as a condition of approval, see MSB 43.15.032.

Submitted herewith are the following:

1. A copy of the as-built showing the *easement(s)* to be vacated/modified (if due to encroachment)
2. $300.00 Public Hearing Fee (no fee if submitted with Regular Plat)

The action sought by this petition is for the following reasons: ***(ATTACH PAGES, IF NEEDED)***

Resubdivision of 2 tracts into 2 different tracts. The aforementioned easement runs along the boundary between the 2 tracts and therefore require vacation and if required, relocation.

APPLICANT Name: Fred Meyer Stores, Inc. Email: tom.gibbons@fredmeyer.com

OR Mailing Address: 3800 SE 22nd Avenue, Portland, OR Zip: 97202

OWNER Contact Person: Tom Gibbons Phone: 503-797-3533

SURVEYOR Name (FIRM): DOWL HKM Email: thickok@dowlhkm.com

Mailing Address: 4041 B Street, Anchorage, AK Zip: 99503

Contact Person: Tanya Hickok, P.E. Phone: 907-562-2000

Matanuska-Susitna Borough
Telephone (907) 861-7874

350 East Dahlia Avenue
Palmer, Alaska 99645-6488

PETITION FOR VACATION OF RIGHT-OF-WAY

Comes now the undersigned, Tanya Hickok, P.E. (DOWL HKM) on behalf of the Owners, and petitions the Matanuska-Susitna Borough to vacate the right-of-way lying within the following described property, to-wit:

Glenn Highway and West Dogwood Avenue intersection, Per Plat 2013-108, Palmer Recording District, Alaska

Said right-of-way being more fully described as: A portion of West Dogwood Avenue Right-of-Way (ROW)

(ATTACH SUPPLEMENTAL SHEET IF APPLICABLE)

Submitted herewith are the following:

1. A copy of the plat showing the right-of-way to be vacated; or
2. A recorded public easement creating the public right-of-way; and
3. **$200.00** Right-of-Way Vacation Fee with Regular Plat; or
4. **$500.00** for Stand Alone Vacation.

The action sought by this petition is for the following reason(s): ***(ATTACH PAGES, IF NEEDED)***

This portion of ROW is not necessary for future use. Access to Tract A, Fred Meyer Subdivision will be accomodated by a driveway on the northern boundary of the site, as shown in the attached Conceptual Site Plan for the new Palmer Fred Meyer store.

APPLICANT
OR
OWNER

Name: Fred Meyer Stores, Inc. Email: tom.gibbons@fredmeyer.com

Mailing Address: 3800 SE 22nd Avenue, Portland, OR Zip: 97202

Contact Person: Tom Gibbons Phone: 503-797-3533

SURVEYOR

Name (FIRM): DOWL HKM Email: thickok@dowlhkm.com

Mailing Address: 4041 B Street, Anchorage, AK Zip: 99503

Contact Person: Tanya Hickok, P.E. Phone: 907-562-2000

OWNER'S STATEMENT

This information is required for submission per MSB 43.05.050. Please **type** or **print** all non-signature items in ink.

PROPOSED SUBMITTAL NAME: _____

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- ☐ Privately owned and that I am the owner.
- ☐ Owned by a sole proprietorship and I am the proprietor.
- ☐ Owned by a partnership of which I am a general partner.
- ☒ Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- ☐ Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

Original Signature (please sign in ink) — Date: 12-2-14

P.O. Box 42121 Portland OR 97242-0121 — Mailing Address

503 797 3550 — Phone

Robert Currey-Wilson Vice President
Name & Official Title (print)

Fred Meyer Stores
Company or Agency (if applicable)

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this 2nd day December, 2014

OFFICIAL STAMP
BOBBI JO HALL
NOTARY PUBLIC - OREGON
COMMISSION NO. 928854
MY COMMISSION EXPIRES JUNE 02, 2018

NOTARY PUBLIC in & for ~~Alaska~~ Oregon
My Commission Expires: June 02, 2018

OWNER'S STATEMENT

This information is required for submission per MSB 43.05.050. Please type or print all non-signature items in ink.

PROPOSED SUBMITTAL NAME:_____

I submit the enclosed items concerning the above-referenced submittal for review. By my signature I certify that the property is (check one):

- [x] Privately owned and that I am the owner.
- [ ] Owned by a sole proprietorship and I am the proprietor.
- [ ] Owned by a partnership of which I am a general partner.
- [ ] Owned by a corporation of which I am a principal executive officer of at least the level of vice-president, or a duly authorized representative responsible for the overall management of this subdivision. (Submit copy of authorization).
- [ ] Owned by a municipal, state, federal or other public agency, of which I am a principal executive officer, ranking elected official, or other duly authorized employee.

Gary James Lundgren
Original Signature (please sign in ink)

12/2/2014
Date

119 Cedar Street, SEATTLE, WA 98121
Mailing Address

212-400-7352
Phone

GARY JAMES LUNDGREN
Name & Official Title (print)

N/A
Company or Agency (if applicable)

NOTARY ACKNOWLEDGEMENT:

Subscribed and sworn to before me this _____ day_____, 20_____

NOTARY PUBLIC in & for Alaska
My Commission Expires:_____

Yo, LIC. RAUL IVAN CASTILLO SANJUR, Notario Público Décimo del Circuito de Panamá, con Cédula No 4-157-725.

CERTIFICO:

Que dada la certeza de la identidad de la (s) personas (s) que firma (firmaron) el presente documento, su (s) firma (s) es (son) auténtica (s) (Art. 1736 C.C. Art. 835 C.J.) En virtud de Identificación que se me presentó

Panamá, 04 DIC 2014

Owner's Signature
REVISED: 4/24/2014

Testigo

LIC. RAUL IVAN CASTILLO SANJUR
Notario Público Décimo 1961

REPÚBLICA DE PANAMÁ
MINISTERIO DE RELACIONES EXTERIORES

APOSTILLE

(Convention de La Haye du 5 octubre 1961)

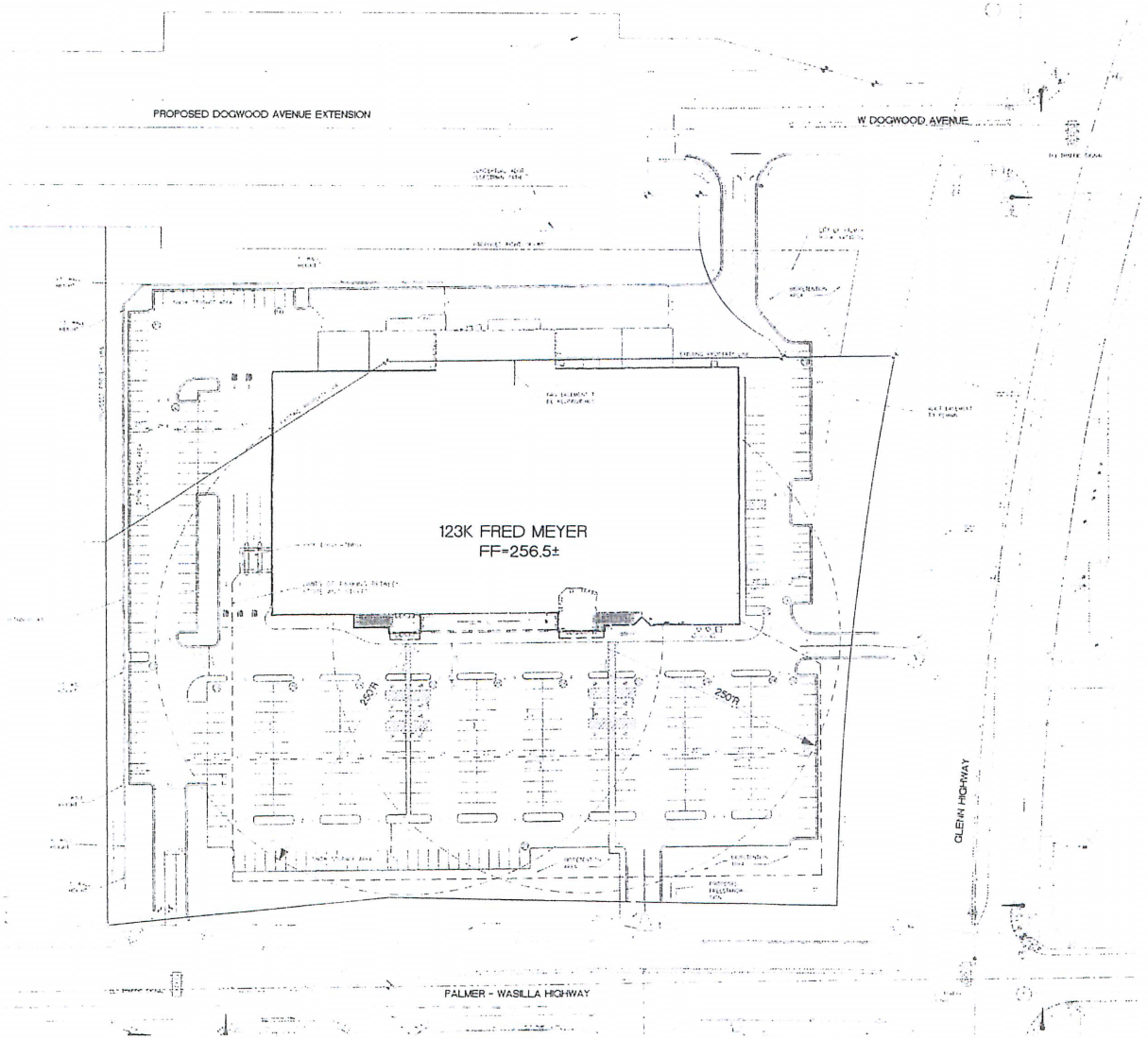
1. En Panamá el presente documento público
2. Ha sido firmado por: RAÚL I. CASTILLO S.
3. Quien actúa en calidad de : NOTARIO
4. Y está revestido del sello/timbre de: NOTARIA PÚBLICA DÉCIMA DEL CIRCUITO DE PANAMÁ

certificado

5. En el Ministerio de Relaciones Exteriores 6. El día: 04/12/2014
7. Por : DEPARTAMENTO DE AUTENTICACIÓN Y LEGALIZACIÓN
8. Bajo el número 190-C / # Rec.: 572256 RZ
9. Sello / timbre:
10. Firma del funcionario

Leyda de Barrow
Firma autorizada
Departamento de Autenticación y Legalización
Ministerio de Relaciones Exteriores

CONCEPTUAL SITE PLAN



1"=40

Architecture · Interiors
Planning · Engineering

MACKENZIE.

FRED MEYER STORES INC
3800 SE 22ND AVE
PORTLAND, OR 97202

FredMeyer

FRED MEYER
#00649 PALMER

Engineering Consultants Inc

Engineers Inc

CONCEPTUAL
SITE PLAN

CS 1

230386.00

PRELIMINARY ONLY

CERTIFICATE OF OWNERSHIP AND DEDICATION

(I) (WE) HEREBY CERTIFY THAT (I AM) (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT (I) (WE) ADOPT THIS PLAN OF SUBDIVISION BY (MY) (OUR) FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND PUBLIC AREA TO THE (MATANUSKA-SUSITNA BOROUGH) (CITY OF PALMER), AND GRANT ALL EASEMENTS TO THE USE SHOWN.

OWNER:

GARY LUNDGREN
2623 SECOND AVENUE
SEATTLE, WASHINGTON, 98121

BY:

PRINTED NAME _____ TITLE _____

SIGNATURE _____ DATE _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20_____ PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

_____
PERSONALLY APPEARED

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

OWNER:

FRED MEYER STORES, INC.
3800 SE 22ND AVENUE
PORTLAND, OREGON, 97202

BY:

PRINTED NAME _____ TITLE _____

SIGNATURE _____ DATE _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20_____ PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS.

_____
PERSONALLY APPEARED

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20_____ AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID

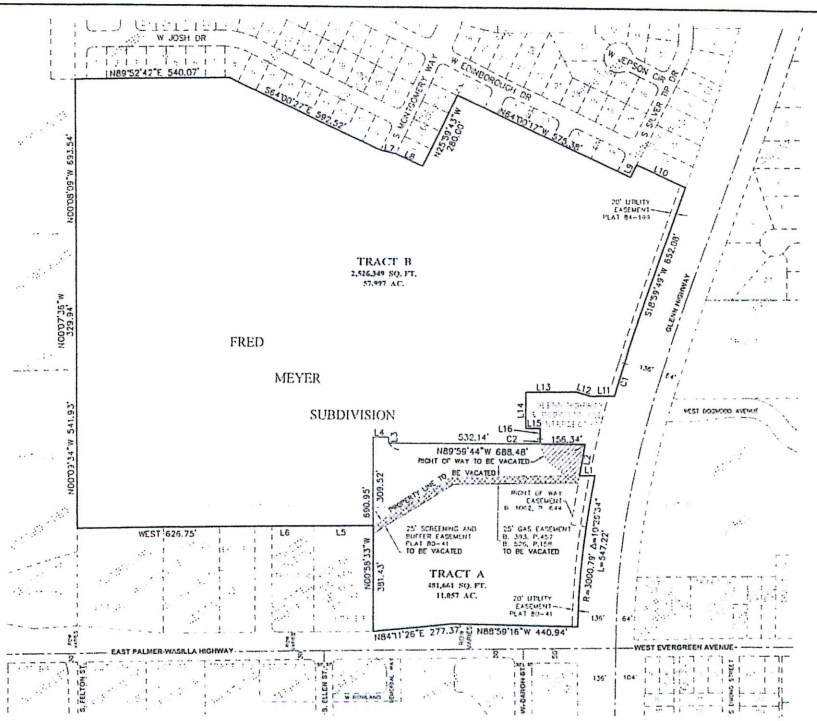
_____ _____
BOROUGH TAX COLLECTION OFFICIAL DATE

SURVEYOR'S CERTIFICATE

I, STANLEY E. PONSNESS (PLS NO. 6714), DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

STATE OF ALASKA
Stanley E. Ponsness
6714
Professional Land Surveyor

PRELIMINARY
FOR REVIEW ONLY



LINE DATA TABLE

LINE	BEARING	LENGTH
L1	S89°08'52"W	54.21'
L2	N08°57'09"E	108.70'
L3	N00°00'16"E	20.00'
L4	N89°59'44"W	55.13'
L5	N89°59'18"W	209.00'
L6	N89°57'57"W	207.47'
L7	N75°30'47"W	55.11'
L8	N64°00'17"W	103.00'
L9	N25°59'43"E	49.78'
L10	N64°03'52"W	189.62'
L11	S89°52'13"E	86.53'
L12	N73°25'50"W	52.20'
L13	S89°52'13"W	175.00'
L14	S00°07'47"W	120.00'
L15	N89°52'13"E	50.00'
L16	N00°07'47"W	34.91'

DOWL HKM

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	3113.00'	02°33'09"	114.81'
C2	120.00'	08°33'09"	17.91'

DOWL HKM

LEGEND

ROW RIGHT-OF-WAY
LOT LINES TO BE CREATED BY THIS PLAT
LOT LINES TO BE VACATED BY THIS PLAT
SUBDIVISION BOUNDARY LINES
ADJACENT BOUNDARY LINES
EASEMENT LINES
STREET RIGHT-OF-WAY CENTERLINES
RIGHT-OF-WAY TO BE VACATED
BUFFER AND SCREENING EASEMENT TO BE VACATED

PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT IN WHICH THE PLAT IS LOCATED.

_____ _____
PLANNING & LAND USE DIRECTOR DATE

ATTEST:

_____ _____
PLATTING CLERK DATE

CERTIFICATION OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

THIS SUBDIVISION HAS BEEN REVIEWED IN ACCORDANCE WITH 18AAC72.065 AND IS APPROVED SUBJECT TO ANY NOTED RESTRICTIONS.

_____ _____
SIGNATURE DATE

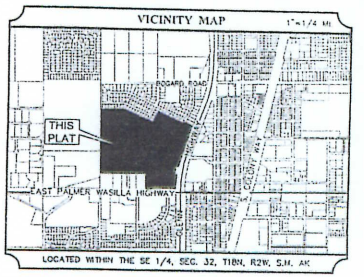
_____
TITLE

NOTE: MATANUSKA-SUSITNA BOROUGH CODE TITLE 43: CHAPTER 43.15.052(B) READS:

43.15.052(B) – FLOOD HAZARD AREA IDENTIFICATION. ALL LOTS, BLOCKS, TRACTS OR PARCELS AFFECTED BY THE FLOOD PLAIN REGULATIONS ADOPTED BY THE BOROUGH SHALL BE NOTED ON THE FACE OF THE PLAT. THE NOTIFICATION SHALL BE A WRITTEN STATEMENT, STATING THE AFFECTED LOTS, BLOCKS, AND TRACTS BY DESCRIPTION AND THE REPORTS AND DATE OF THE REPORT USED TO MAKE THE DETERMINATION OF THE FLOOD PLAIN. A FLOOD HAZARD AREA, IF IDENTIFIED, SHALL BE LABELED "FLOOD HAZARD AREA" IN ONE-INCH HIGH LETTERS. THE BASE FLOOD ELEVATION AND FLOOD PLAIN SHALL BE SHOWN PURSUANT TO MSB 17.29.160, GENERAL STANDARDS FOR FLOOD HAZARD REDUCTION.

VICINITY MAP

1"=1/4 MI.



LOCATED WITHIN THE SE 1/4, SEC. 32, T18N, R2W, S.M. AK

PLAT NOTES

1. ALL EASEMENTS, PERMITS, OR LICENSES SHOWN ON THIS PLAT THAT ARE REFERENCED BY A FEDERAL OR STATE CASE NUMBER; OR BY A RECORDING DISTRICT'S BOOK/VOLUME AND PAGE, OR SERIAL NUMBER WERE CREATED BY WRITTEN DOCUMENTS, AND ARE NOT DEDICATED BY THIS PLAT. DIMENSIONS AND BOUNDARY TIES SHOWN ON THIS PLAT FOR SAID EASEMENTS, PERMITS, OR LICENSES SHOULD ONLY BE USED FOR GENERAL INFORMATION. THE WRITTEN DOCUMENTS SHALL GOVERN THE LOCATION, CONTENT, AND INTENT.

2. STREET RIGHT-OF-WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT (I.E. 30'=30.00').

3. ALL BEARINGS, DISTANCES AND AREAS ON THIS PRELIMINARY PLAT ARE APPROXIMATE. NO FIELD SURVEY HAS BEEN COMPLETED FOR THIS PRELIMINARY PLAT.

4. THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS NOT DEPICTED ON THIS PLAT:
   A) A NON EXCLUSIVE PERMANENT EASEMENT AND RIGHT OF WAY RECORDED JUNE 10, 1980, IN BOOK 213 AT PAGE 776

   B) AN ELECTRIC LINE RIGHT OF WAY EASEMENT RECORDED NOVEMBER 17, 1983 IN BOOK 332 AT PAGE 168

5. THIS PROPERTY IS SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 9, 1978 IN BOOK 190 AT PAGE 128 AND RE-RECORDED MAY 11, 1979 IN BOOK 190, AT PAGE.

N

PLAT OF Agenda Copy

FRED MEYER SUBDIVISION
TRACTS A & B

(WITH EASEMENT AND RIGHT-OF-WAY VACATIONS)

A 69.054 ACRE RE-SUBDIVISION OF

TRACT A, GOLDEN GLENN ESTATES PHASE I, FILED UNDER PLAT 84-199; TRACT C, THE HIGHLANDS SUBDIVISION PHASE II, FILED UNDER PLAT 80-41, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, IN WARRANTY DEED RECORDED MARCH 11, 1981 IN BOOK 229, PAGE 645; AND GLENN HIGHWAY AND W/ DOGWOOD AVENUE INTERSECTION, RIGHT-OF-WAY ACQUISITION PLAT, FILED UNDER PLAT 2013-108; PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

LOCATED WITHIN
THE SE 1/4, SECTION 32, T18N, R2W, S.M. AK
Agenda Copy

DOWL HKM

4041 B STREET, ANCHORAGE, ALASKA 99503 PH: (907) 562-2000 FAX: (907) 562-2001

DRAWN BY: VLB	DATE OF DRAWING: DEC 8, 2014	CHECKED BY: SEP
SCALE: 1"=200'	DATE OF SURVEY: MAR & OCT, 2014	FIK: 2533
W.O: 1127.61835	CERT/PLAT: NO. MS99805	GRID: N/A
DOWL HKM FILE No: 152-56	M.S.B. CASE FILE NO.	SHEET 1 OF 1