



City of Palmer

Planning and Zoning Commission Packet

January 16, 2014



PLANNING & ZONING COMMISSION
REGULAR MEETING
7 PM, THURSDAY, JANUARY 16, 2014
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.cityofpalmer.org



CHAIRMAN MIKE MADAR
VICE CHAIRMAN MICHAEL KIRCHER
COMMISSIONER DAN LUCAS
COMMISSIONER WILLIAM KERSLAKE, SR.

AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
- F. Persons to be Heard
- G. Public Hearings
 - 1. Resolution 14-001: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Parcel 1 as shown on the attached vicinity map of the Palmer Municipal Airport to be rezoned from P-Public to A-I Airport Industrial, located in Section 4, Township 17 North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska
 - 2. Resolution 14-002: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Parcel 2 as shown on the attached vicinity map of the Palmer Municipal Airport to be rezoned from A-C Airport Commercial to A-I Airport Industrial, located in Section 4, Township 17 North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska
 - 3. Resolution 14-003: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Parcel 3 as shown on the attached vicinity map of the Palmer Municipal Airport to be rezoned from P-Public to A-C Airport Commercial, located in Sections 3 and 4, Township 17 North, Range 2 East, Seward Meridian and Sections 33 and 34, Township 18 North, Range 2 East, Seward Meridian, Alaska
- H. Unfinished Business
 - 1. Continue discussion of the Central Business District
- I. New Business
- J. Plat Reviews
- K. Public Comments

L. Staff Report

M. Commissioner Comments

N. Adjournment



Minutes

**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, December 19, 2013
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 Madar at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were Chairman Madar and Commissioners Kircher, Lucas, and Kerlake. Also present were Sandra Garley, Community Development Director, Kimberly McClure, Planning and Code Compliance Technician, and Pam Whitehead, Recording Secretary.

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

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

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the November 21, 2013 Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD: None.

G. PUBLIC HEARING:

1. **Resolution 13-013:** A Resolution of the Palmer Planning and Zoning Commission Approving a Conditional Use Permit for the Continued Reclamation of the Property Through the Operation of the Existing Inert Waste Mono-fill Located in the I-Industrial District with Special Limitations on Tax Parcel D8, in Section 8, Township 17 North, Range 2 East, Seward Meridian at 550 E. Rebarchek Avenue, Palmer, Alaska.

Commissioner Kerlake moved, seconded by **Commissioner Lucas**, to approve the request for a conditional use permit.

Ms. Garley gave a staff report and summary background information. The Rebarchek gravel pit was used for gravel extraction from 1963 to 2002. The property was annexed into Palmer city limits in 2003 and was automatically zoned R-1 becoming a legal nonconforming use. On February 24, 2004, this parcel was rezoned to I-Industrial with special limitations and a conditional use permit was issued on March 5, 2004 for a period of 10 years for the operation of an inert waste mono-fill. According to the applicant, reclamation activities have slowed due to the reduction in federal spending and the

economic downturn causing this reclamation process to take longer than originally anticipated. Thirty-five percent of the excavated portion of the gravel pit has been reclaimed, however, the project is incomplete and there still exists a large unusable pit, along with the zoning designation of I-Industrial with Special Limitations will expire on February 24, 2014.

Pursuant to code, in order for the Commission to approve a conditional use permit, it must make findings to assure that the following standards are met. Staff proposed the following Findings for the Commission's consideration:

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

Finding: This parcel is contiguous with residential neighborhoods on the east and south side and the fairgrounds on the north and west side of the property. Even though 35% of the original excavated portion of the pit has been restored, there still remains a large open pit, which is not compatible with the residential neighborhoods or the fairgrounds. The conditional use permit will allow the completion of the reclamation process for the pit transforming it into a more usable and safe parcel of land for the benefit of the surrounding area. Once the pit has been filled in and restored to an elevation matching the surrounding grade, it will be more compatible with the surrounding land and neighborhoods.

Fact 2) The conditional use fulfills all other requirements of Title 17.72 pertaining to the conditional use in question:

Finding: The conditional use permit issued in 2004 contained specific conditions and requirements that were met by the applicant and continues to be in compliance with those listed conditions. The listed conditions imposed in 2004 fulfill the other requirements of Title 17.72 by addressing the concerns of access points to the property, screening and landscaping, maintaining the property in keeping with surrounding area and safeguards designed to ensure compatibility with surrounding uses, among other requirements.

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

Finding: Any issues with public health and safety can continue to be addressed through the 27 listed conditions and requirements in the 2004 conditional use permit in addition to the following 8 Best Management Practices submitted by the applicant, Alaska Demolition, which are as follows:

- 1) All disposals of exempt or Construction Demolition materials (C & D) in the Mono-fill area require written authorization to dispose by Management Site Representative (MSR).
- 2) Mono-fill shall be gated and locked when not in operation or when not supervised by MSR. All visitors to the Site must check in with MSR prior to disposal of any materials.

- 3) All C & D disposal loads entering the site must be secured and covered with a tarp or other containment and the loads manifested by MSR.
- 4) All C & D loads are placed into separate earthen cells contained by gravel backfills on the bottom of the cell and all four sides and then covered by not less than one foot of backfill.
- 5) All cells are capped and covered not less than weekly. Cells to be covered daily if wind or other conditions require.
- 6) Supervisory labor to be present on all operating days and Mono-fill area to be inspected daily for compliance.
- 7) Surrounding earthen berm and drainage ditches are inspected not less than weekly or more seasonally, as required to ensure correct conditions.
- 8) Annual topographic survey of the site to be conducted by Alaska Demolition and cubic volume or site disposal calculated by registered licensed surveyor quantifying disposal fills and gravel extractions if any during the annual period preceding the date of survey.

The listed conditions in the 2004 conditional use permit in conjunction with the above Best Management Practices are designed to ensure and support the public health, safety, convenience and comfort of the neighborhood. Any additional safeguards or best management practices not currently addressed can be added to the conditional use permit, if granted. Granting the conditional use permit for an additional 10-year period will allow completion of the reclamation process for this parcel of land to remove a large attractive nuisance for the safety and comfort of the surrounding neighborhoods.

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

Finding: According to PMC, Title 17, Zoning, the setbacks for all buildings and structures in the I-Industrial district are 25' from any public right-of-way and from any lot line adjoining a residential district. The 2004 conditional use permit requires a 50' setback from all property boundaries in which no excavation of material shall occur; and natural buffers of 25' on the east, west and north, and 50' on the southern boundary.

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

Finding: The requested conditional use permit is not for a public use or structure as the property is under the private ownership of Alaska Demolition, LLC.

Based upon its review, Community Development recommends approval of the Conditional Use Permit to allow the continuance of the reclamation process of the property through the operation of an inert waste mono-fill and incidental activities that are necessary to reclaim the property for an additional 10-year period to include the 27 conditions listed in the 2004 conditional use permit, the 8 Best Management Practices above-listed, and staff recommends the following additional 2 conditions:

- 1) The conditional use permit shall terminate no later than 10 years after the effective date of Ordinance No. 14-001-Z-1;

- 2) There shall be a mandatory review by the Planning and Zoning Commission of the CUP five (5) years after the effective date.

Any changes, alterations or deletions of the intended uses, must receive prior approval of the Planning and Zoning Commission.

(See packet pp 16-21 for full staff report and itemization of proposed conditions)

Chairman Madar opened the public hearing at 7:15 p.m.

Steve Agni, representative of Applicant, **Alaska Demolition, LLC**, spoke in support of the request to continue the conditional use which it is their intention to complete. The staff report is extensive and gives the detailed findings of why they meet the legal requirements of a CUP. Also presenting will be **Matthew White**, professional engineer and environmental hygienist, who will be able to answer any technical questions that may arise during discussion. The applicant has operated a mono-fill that includes both construction demolition inert waste that is regulated and exempt waste that is not regulated. The void or hole that they are refilling to reclaim this land is approximately two-thirds of the exempt waste and one-third of the regulated materials. Alaska Demolition is inspected annually by the DEC and has a good record of compliance pursuant to their inspections. Best Management Practices have been added to the conditional use which are the business rules and operations by the applicant which it has followed and will continue to follow. In his report that accompanies the application, he has recommended "acceleration options" that they intend to work with community development staff to increase the pace to finish the project. He pointed out that they have been a good neighbor of the Alaska State Fair and they are committed to reclaiming this land hopefully for the Fair's purchase and use. They employ members of this community and they make the facility available to residents of Palmer for the disposal of their yard waste. They look forward to continuing to work with staff in completing the job they set out to do 10 years ago.

Matthew White, Professional Engineer and Certified Industrial Hygienist, testified that a lot of his work involves inspecting project sites and facilities for hazards, including hazardous gases. He spoke about gases that can evolve during the decomposition of C&D waste, which are primarily water vapor, carbon dioxide, methane, and sulfide compounds—predominately hydrogen sulfide and sulfur dioxide. In looking at the topography of this landfill, it has berms all the way around it, is generally sloped, and there are two pits in excess of 50 feet deep, so any of the gases that evolve there should remain within the confines of the site.

Matthew Beck, speaking for himself who lives about a half-mile from the mono-fill site, and as a member of the MSB Assembly speaking on behalf of his constituents in the area, believes that Alaska Demolition has been a good neighbor and has met the terms of its parameters as described, but he would like to encourage them with the terms of the permit to do a better job of communicating with the neighbors about how they conduct their testing and informing when the tests are to take place and the results. He voiced concerns of some of the neighbors about the berm built up across from their houses destroying the view of the surrounding area and allowing weeds to grow on it. There are also sulfur smells, more particularly, Majestic Hills, where every resident in the

neighborhood will say they've smelled extreme gases from the mono-fill site.

There being no others coming forward to speak, the public hearing was closed at 7:20 p.m.

Commissioner Kerlake, spoke in support of continuation, although in the long term if some of the issues raised can be mitigated, it is in the best interests of the community to get the hole filled in as soon as possible.

Commissioner Lucas concurred, that is better in long run to just finish it, with mitigations to deal with the issues raised.

Commissioner Kircher spoke in favor of approval under certain conditions suggesting: 1) the 2004 CUP conditions remain in force, incorporating the Best Practices as part of the CUP, and if it can be done, incorporating the "accelerated options" with some sort of requirement that they be vigorously pursued, 2) the CUP should not be any longer than five years, and 3) he would like to see no gravel extraction as a condition (which in and of itself would provide another accelerated condition).

Further questions and discussion ensued at length among the applicant representatives and the Commission to address and explain some the issues raised regarding gravel extraction, qualification of the site as a revitalization site under the LEEDS program in terms of filling the site faster, encouraging volume on the exempt side which includes clean concrete will fill the pit quicker. There was discussion whether grinding of the concrete first would be a requirement.

Shane Durand, with Central Recycling Services in Anchorage, clarified that grinding of the concrete is not a requirement of LEEDS; the facility is not a LEEDS facility. LEEDS is a program to get efficient and better-designed buildings and structures. For LEEDS certification, the points the contractors get are for waste diversion. Example, if a building is torn down or during the construction process, if the contractor diverts 50 percent, they get a point; if they divert 75 percent, they get a point. At the facility in Anchorage, the material comes in and is sorted out. One of the steps in the process is grinding up what is left, which goes to landfill as a cover product. LEEDS has nothing to do with grinding of the material. He further explained the LEEDS certification program.

Amendment 1:

Commissioner Kircher moved, seconded by **Commissioner Kerlake**, to amend the conditions to 1) move the 10-year extension moved back to five years, and 2) no gravel extraction.

Commissioner Kircher explained that it is way overdue from the pit being filled more than 35 percent and we should see a lot more progress in five years; that if not, it should totally be re-evaluated by the Commission at that time. Prohibiting gravel extraction will at least reduce the possibility that at some point the applicant may pull gravel out, referring to the 2004 conditions which allow for gravel extraction.

Commissioner Kerslake concurred regarding the gravel extraction noting that at only 30 percent complete after 10 years, it makes no sense to continue to remove material when trying to fill it in; and also that five years is appropriate to evaluate status.

Further debate centered on prohibiting gravel extraction.

Mr. Agni was permitted to further address the commission addressing the concerns, that it is in their best interests to fill the pit as soon as possible as well. They can live with the prohibition of the gravel export, but they request to have the 10-year term remain, subject to the new survey requirement that was put in the conditions. He further explained this survey which will calculate on an annual basis the volume increase over the year before; that actual progress could be determined at the 5-year review condition.

Further discussion ensued. Commissioner Kerslake asked for a forecast as to completion in five years, his concern being if it is only 55 percent complete in five years, what guarantee will there be that it will be 100 percent complete in 10 years; he also inquired as to if there was a bond in place and for what amount. Mr. Agni requested to confer with Mr. Waddell for those answers.

[The Commission took a 5-minute break at 7:50 p.m.; the meeting was called back to order at 7:55 p.m.]

Mr. Agni stated that based on experience of what they have accomplished to date, Mr. Waddell is willing to make the commitment that within the 5-year term, they will be two-thirds done with the site, so that will achieve roughly another 35 percent from where they are today.

Further discussion ensued, followed by:

Modified Amendment 1

Commissioner Kircher moved, seconded by **Commissioner Kerslake**, to modify the conditions of Amendment 1 to state: 1) the site will be two-thirds complete within five years; 2) the term will be extended 10 years with a review by the P&Z Commission in five years; and 3) no gravel extraction.

VOTE ON MODIFIED AMENDMENT 1: CARRIED UNANIMOUSLY.

Amendment 2:

Commissioner Kerslake moved, seconded by **Commissioner Kircher**, to add as a condition to the Conditional Use Permit that there is in place a bond in the amount of \$1 million for reclamation.

Following further discussion regarding verification of sufficient reclamation bonding:

Modified Amendment 2

Commissioner Kerslake moved, seconded by **Commissioner Kircher**, to modify

Amendment 2 to add as a condition that a reclamation bond be required in an amount sufficient to cover the total costs of reclamation.

VOTE ON MODIFIED AMENDMENT 2: CARRIED UNANIMOUSLY.

Amendment 3:

Commissioner Kircher moved, seconded by **Commissioner Kerlake**, to amend the main motion to adopt staff's analysis and findings of fact as stated.

VOTE ON AMENDMENT 3: CARRIED UNANIMOUSLY.

VOTE ON MAIN MOTION, AS AMENDED BY 1, 2, and 3: CARRIED UNANIMOUSLY.

H. UNFINISHED BUSINESS:

1. Continue discussion of the Central Business District.

Ms. Garley reported that staff has produced a series of maps (see packet pp. 89-101) showing an outline of and the land uses that lie within the existing Central Business District. The maps have been broken up into sections and reflect the majority of the uses in the core of the CBD but are not inclusive of all businesses and uses. She is still working on draft code language.

There was brief discussion and questions of staff.

I. NEW BUSINESS:

1. Discuss PMC 17.32.064, Setback requirements in the General Commercial District.

Ms. Garley gave a staff report, informing that in the General Commercial District, for nonresidential uses not abutting or immediately across an alley from R-1, R-1E, or R-2, there are no setbacks for nonresidential uses. There is concern about what happens when a structure changes its use. See example on p. 107 of the packet, which is a typical lot, 50' wide by 140' long. As the Commission is going through the Downtown Commercial District, she would like to revisit setbacks that were built into the code for unintended consequences.

Brief discussion ensued. This is a reminder for a future agenda item.

J. PLAT REVIEWS: None.

K. PUBLIC COMMENTS: None.

L. STAFF REPORT:

Ms. Garley reported:

- She will be here for the January 16, 2014 meeting, but out of town on January 21. The joint meeting with the City Council is being rescheduled to a date in February.

M. COMMISSIONER COMMENTS:

Commissioner Lucas expressed appreciation to staff for providing all the information on the Commercial District overlays around the country and particularly the report on the Central Business District goals from 1959 which he found very enlightening. Hopefully that will be part of our discussion.

Commissioner Kircher thanked Ms. McClure for the Google Earth maps, noting that it was very helpful. They brought to mind a question he asked about some time last year. At the time the Borough was promoting its linear images and was told that they are very accurate. He would be interested in seeing linear images of the area proposed for annexation. Ms. Garley said she would check with the Borough to see if we could utilize the account.

Commissioner Kerslake thanked staff for all their help this past year of 2013. Encouraged that it would be great to find a couple more commissioners to serve in the new year.

Chairman Madar wished everyone a Merry Christmas and Happy New Year.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:25 p.m.

Michael W. Madar, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician



Public Hearings



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 14-001**

- SUBJECT:** Request to rezone Parcel 1 as shown on vicinity map of the Palmer Municipal Airport from P-Public to A-I Airport Industrial, located in Section 4, Township 17 North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.
- AGENDA OF:** January 16, 2014
- 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):** Staff report to the Commission
Resolution 14-001
Application with map
Public Hearing Notice and Vicinity Map
Copy of mailing address labels
Responses to Notice (if any)
- Summary:** Majority of the Palmer Municipal Airport is zoned P-Public. The airport was developed by the City for aircraft related industrial and commercial uses. These uses have increased since the development of the airport. The zoning of the airport should be updated to match the current and future land use. On October 24, 2013, Mr. Madar attended the Airport Advisory Commission meeting to discuss the proposed rezone of the airport.
- Recommendation:** Community Development recommends approval of the zone change from P-Public to A-I Airport Industrial 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: Parcels labeled 1 as shown on the attached map of the Palmer Municipal Airport, located in Section 4, Township 17 North, Range 2 East and Section 33, Township 18 North, Range 2 East, Seward Meridian

Permit Request: To rezone parcels labeled 1 from P-Public to A-I Airport Industrial

Applicant & Owner: Airport Advisory Commission on behalf of the City of Palmer

Public Hearing Date: January 16, 2014

Notification Requirements: On January 3, 2014, 257 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 10, 2014. A total of 3 written comments were received in response, with 0 in favor of, 1 opposed and 2 no objection.

PART II. BACKGROUND

Site Information: The City of Palmer is the owner of the Palmer Municipal Airport. Majority of the Palmer Municipal Airport is currently zoned P-Public.

Parcel Size: Approximate size of Palmer Municipal Airport is 524 acres

**Existing Zoning:
Surrounding Land Uses:**

	Zoning	Land Use for surrounding areas
North	P	Academy charter school and cemetery
South	P	Low density residential use
East	P	Public-airport
West	P & R-1	Public and agricultural uses

Considerations: The intent of the P-Public district is to provide a zoning district to permit public parks, playgrounds, swimming pools or other recreational uses. The majority of the airport is zoned Public which does not specifically address airport related businesses and activities. The two airport

zoning districts (Airport Industrial and Airport Commercial) specifically regulate setbacks, building heights, lot coverage, etc. and will provide the city and the future lessees with more direction and guidance. Prior approval by the Planning and Zoning Commission is required for construction of buildings or structures in this zoning district.

Code Requirements:

The intent of the A-I Airport Industrial district is to provide for the safe and orderly use of lands where the best use is for airport-related industrial purposes.

Background Information:

The Palmer Municipal Airport is used for a variety of airport related uses including general aviation and aerial firefighting activities. In October 2009, a master plan for the Palmer Municipal Airport was created.

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;

Staff finds the following facts support this finding: Chapter 6 Land Use, Goal 3, Objective B of the City of Palmer Comprehensive plan speaks of supporting continued industrial use, consistent with other plan goals and the airport being an important resource for potential industrial developers due to the benefits of air access. The proposed rezone would encourage airport related industrial growth on the airport by being appropriately zoned. Business licenses and building permits could be processed as long as the published criteria of the district are met.

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

Finding: The established land use pattern for the area encompassed by the proposed rezone currently consists of, but not limited to, airport hangars, Division of Forestry office, fire training grounds, aircraft sales and several other airport industrial uses – all of which are permitted uses in the Airport Industrial district. The proposed rezone would be compatible with the surrounding airport and public uses and would have minimal additional impacts on the surrounding off airport residential uses.

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

Finding: The proposed rezone would not affect schools. Utilities and streets have been engineered and constructed to support airport industrial purposes. Roads serving the airport are adequate to support the proposed change. The Old Glenn Highway lies to the north of the airport and Outer Springer Loop lies to the south of the airport and both are maintained by ADOT. Airport Road and Cope Industrial Way are paved roads maintained by the City of Palmer.

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

Finding: The current activity on airport lease lots for airport industrial uses support the proposed rezone to A-I Airport Industrial. The majority of the airport is zoned Public which does not specifically address airport related businesses and activities. The two airport zoning districts (Airport Industrial and Airport Commercial) specifically regulate setbacks, building heights, lot coverage, etc. and will provide the city and the future lessees with more direction and guidance.

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

Finding: The Palmer airport is owned and operated by the City to benefit the public welfare of the residents of Palmer and the surrounding area.

PART III. STAFF RECOMMENDATION

Based on the information provided by the applicant, staff finds this proposal to rezone from P-Public to A-I Airport Industrial for Parcel 1 as shown on the vicinity map of the Palmer Municipal Airport, located in Section 4, Township 17 North, Range 2 East and Section 33, Township 18 North, Range 2 East, Seward Meridian, is consistent with and substantially in conformance with the Palmer Comprehensive Plan for the A-I Airport Industrial 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 rezone for Parcel 1 as shown on the vicinity map of the Palmer Municipal Airport and forward a recommendation for approval to the City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 14-001

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR PARCEL 1 AS SHOWN ON THE ATTACHED VICINITY MAP OF THE PALMER MUNICIPAL AIRPORT TO BE REZONED FROM P-PUBLIC TO A-I AIRPORT INDUSTRIAL, LOCATED IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN AND SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

WHEREAS, the Airport Advisory Commission on behalf of the City of Palmer has initiated a Zoning Map Amendment application to rezone Parcel 1 as shown on the attached vicinity map of the Palmer Municipal Airport located in Section 4, Township 17 North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward Meridian, from P-Public to A-I Airport Industrial; 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 January 3, 2014, 257 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 10, 2014. A total of 3 written comment was received in response, with 0 in favor of, 1 opposed and 2 no objection; and

WHEREAS, Chapter 6 Land Use, Goal 3, Objective B of the City of Palmer Comprehensive plan speaks of supporting continued industrial use, consistent with other plan goals and the airport being an important resource for potential industrial developers due to the benefits of air access. The proposed rezone would encourage airport related industrial growth on the airport by being appropriately zoned. Business licenses and building permits could be processed as long as the published criteria of the district are met; and

WHEREAS, the established land use pattern for the area encompassed by the proposed rezone currently consists of, but not limited to, airport hangars, Division of Forestry office, fire training grounds, aircraft sales and several other airport industrial uses – all of which are permitted uses in the Airport Industrial district. The proposed rezone would be compatible with the surrounding airport and public uses and would have minimal additional impacts on the surrounding off airport residential uses; and

WHEREAS, the proposed rezone would not affect schools. Utilities and streets have been engineered and constructed to support airport industrial purposes. Roads serving the airport are adequate to support the proposed change. The Old Glenn Highway lies to the north of the airport and Outer Springer Loop lies to the south of the airport and both are maintained by ADOT. Airport Road and Cope Industrial Way are paved roads maintained by the City of Palmer; and

WHEREAS, the current activity on airport lease lots for airport industrial uses support the proposed rezone to A-I Airport Industrial. The majority of the airport is zoned Public which does not specifically address airport related businesses and activities. The two airport zoning districts (Airport

Industrial and Airport Commercial) specifically regulate setbacks, building heights, lot coverage, etc. and will provide the city and the future lessees with more direction and guidance; and

WHEREAS, the Palmer airport is owned and operated by the City to benefit the public welfare of the residents of Palmer and the surrounding area. .

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Parcel 1 as shown on the attached vicinity map of the Palmer Municipal Airport located in Section 4, Township 17 North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward Meridian to A-I Airport Industrial.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 16th day of January, 2014.

Michael W. Madar, 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: Airport Advisory Commission on behalf of City of Palmer

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

Parcel 1 as shown on attached map of the Palmer Municipal Airport, located in Section 4, Township 17
North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward
Meridian, Alaska

Requested District Change (i.e., from - to): P-Public to A-I Airport Industrial

Reason for request: To be zoned more appropriately for airport industrial uses.

Please provide a written narrative explaining the following:

1. Is the proposed change in accordance with the borough and city comprehensive plan?
Chapter 6, Goal 3, Objective B and Chapter 7, Goal 2 of the Palmer 2006 Comprehensive Plan support development of the airport.

2. How is the proposed change compatible with surrounding zoning districts and the established land use pattern?
The established land uses at the airport support Airport Industrial development.

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

No direct increased residential uses will occur as a result of the change. Utilities and streets are adequate to support Airport Industrial development.

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

The runway improvements funded by FAA and the 2009 Airport Master Plan support the proposed change.

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

The zone change supports development of this publicly owned airport.

Date of application: 11-20-13

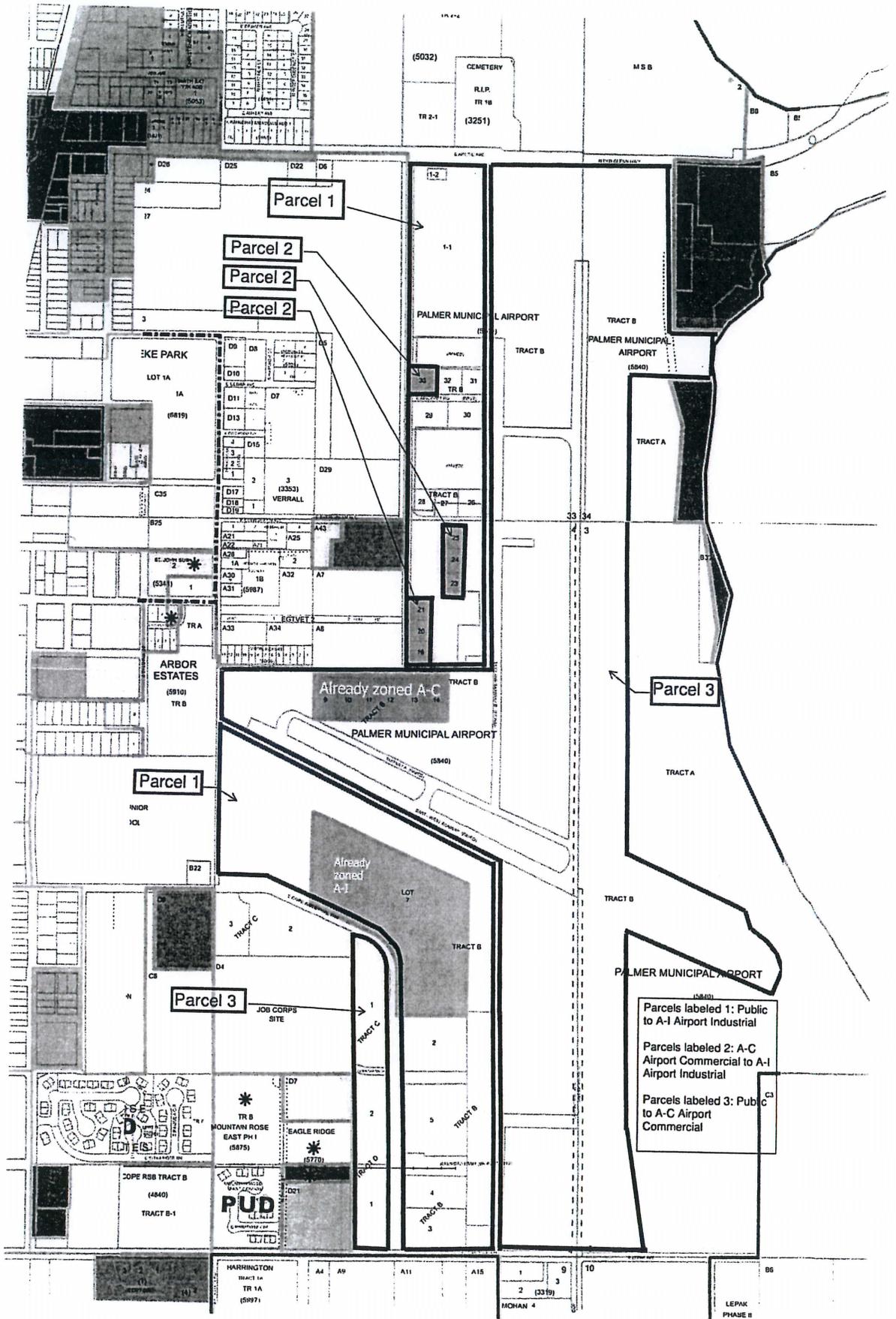
\$250.00 Filing fee paid: Waived - City is applicant

James B. Griffin
Signature of owner or owner's authorized representative

231 W. Evergreen Ave. Palmer
Address

761-1317
Phone/contact number

VICINITY MAP



Parcels labeled 1: Public to A-I Airport Industrial

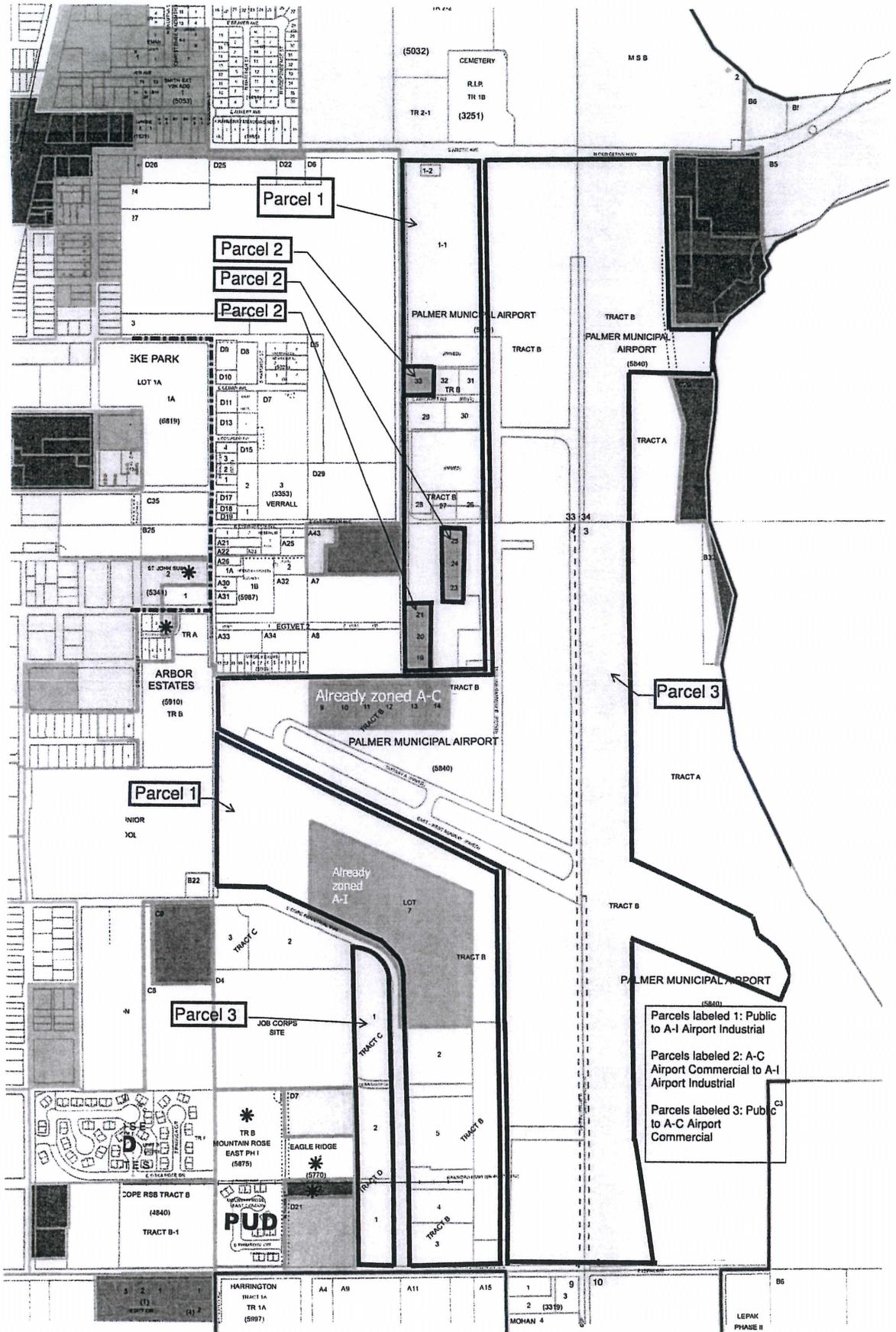
Parcels labeled 2: A-C Airport Commercial to A-I Airport Industrial

Parcels labeled 3: Public to A-C Airport Commercial



Request for Rezone for portions the Palmer Municipal Airport in Palmer, Alaska.

VICINITY MAP



Request for Rezone for portions the Palmer Municipal Airport in Palmer, Alaska.

✓ UNITED PROTESTANT CHURCH
713 S DENALI ST
PALMER, AK 99645

✓ OZARK HOLDINGS LLC
7362 W PARKS HWY
WASILLA, AK 99654-9132

✓ HOMER HARRY A
ZYWOT GAIL
1556 GARDEN ST
ANCHORAGE, AK 99508-2941

✓ KINNEEN KATHY J
689 E BEAVER AVE
PALMER, AK 99645-6120

✓ MALONE LLOYD L & PATSY R
347 N INDEPENDENCE ST
PALMER, AK 99645

✓ DUNCAN EVELYN
PO BOX 817
BARROW, AK 99723-0817

✓ LYTLE RANDY G
242 S BAILEY ST
PALMER, AK 99645-6322

✓ GEARHART GARY A
GEARHART JOHN A
2750 S SKY RANCH LOOP
PALMER, AK 99645

✓ GRAY-HARRIS LENNIE K
307 N INDEPENDENCE
PALMER, AK 99645

✓ CLAYTON JOSIAH P& SARAH H
PO BOX 4541
PALMER, AK 99645-4541

✓ GAUL CLARENCE L R & P K
227 N INDEPENDENCE ST
PALMER, AK 99645

✓ LOCKHART ELLA M
217 N INDEPENDENCE ST
PALMER, AK 99645-6153

✓ CRAMER LAURIE
207 N INDEPENDENCE ST
PALMER, AK 99645

✓ KLEBESADEL THOMAS R
668 E BEAVER AVE
PALMER, AK 99645

✓ VANNEST TIMOTHY J JR
861 ELM ST
NEWAYGO, MI 49337-8607

✓ RIDGWAY SILVIA G
PO BOX 876044
WASILLA, AK 99687-6044

✓ MUSTON BRANDON D & TABATH
306 N INDEPENDENCE ST
PALMER, AK 99645-6154

✓ HOWARD ROBT V & BARBRA A
240 N INDEPENDENCE
PALMER, AK 99645

✓ HEREFORD CARL A & NANCY C
3401 N BANNER WAY
WASILLA, AK 99654

✓ STORMER JANICE M
216 N INDEPENDENCE ST
PALMER, AK 99645

✓ RALPH WYNONA
PO BOX 871413
WASILLA, AK 99687-1413

✓ TUCKER TABBITHA J
648 E AUKLET AVE
PALMER, AK 99645-6127

✓ LEE ERIC J & ALICE D
PO BOX 3294
PALMER, AK 99645-3294

✓ HEFFNER HORACE W & SHEILA
11842 E STAPLETON AVE
PALMER, AK 99645

✓ SUMMITT MIKE B & SANDRA L
241 N HATCHER ST
PALMER, AK 99645

✓ EVANS GLENN R & TAMARA T
307 N HATCHER ST
PALMER, AK 99645-6151

✓ BROWN DAVID W & ZOLA M
PO BOX 4467
PALMER, AK 99645-4467

✓ BETTIS TERRY R
BETTIS BETTY D RICHARDSON
226 N HATCHER ST
PALMER, AK 99645-6148

✓ BROWN LARRY L & ESTHER N
216 N HATCHER
PALMER, AK 99645-6148

✓ BILLINGS SAGIT
628 E AUKLET AVE
PALMER, AK 99645

✓ HEATH CHRISTINE J
705 S GULKANA ST
PALMER, AK 99645

✓ MIKEL JOSEPH M & KAREN W
715 S GULKANA ST
PALMER, AK 99645

✓ HERMON BEN H & EVA C
PO BOX 548
PALMER, AK 99645-0548

✓ LEWIS BRADLEY D & PAMELA
PO BOX 1225
PALMER, AK 99645-1225

✓ DESART NOEL S & DEBORAH L
616 E AUKLET AVE
PALMER, AK 99645

✓ CRANFILL CHRISTOPHER G &
624 E AUKLET AVE
PALMER, AK 99645

✓ HIGGS LORNA D
SERR KENNEDY W
636 E AUKLET AVE
PALMER, AK 99645

✓ CHEBUKIN AUDREY
CHEBUKINA INNA
644 E AUKLET AVE
PALMER, AK 99645-6127

✓ DISARRO MICHAEL T & SHEENA
654 E AUKLET AVE
PALMER, AK 99645-6127

✓ ANGOL SARAH B
664 E AUKLET AVE
PALMER, AK 99645-6127

✓ RUCKOLDT DORIS E
674 E AUKLET AVE
PALMER, AK 99645

✓ FRANCE ERNEST G & L L
684 E AUKLET AVE
PALMER, AK 99645

✓ WETHERHORN DEBRA
692 E AUKLET AVE
PALMER, AK 99645

✓ NAULT ALFRED H & BARBARA
307 E REMPEL AVE
PALMER, AK 99645

✓ SANDERSON DAVID C
407 E REMPEL AVE
PALMER, AK 99645

✓ HOUSE PETER S & RACHEL A
431 E REMPEL AVE
PALMER, AK 99645

✓ MCCracken TODD J
443 E REMPEL AVE
PALMER, AK 99645

✓ BOWEN WILLIAM J
BENNETT LORI L
445 REMPEL AVE
PALMER, AK 99645-6634

✓ HERMON CAMILLE MARIE
461 E REMPEL AVE
PALMER, AK 99645-6634

✓ PALMER CITY OF *
231 W EVERGREEN AVE
PALMER, AK 99645

✓ PALMER CITY OF *
231 W EVERGREEN AVE
PALMER, AK 99645

~~✓ PALMER CITY OF
231 W EVERGREEN AVE
PALMER, AK 99645~~

~~✓ PALMER CITY OF
231 W EVERGREEN AVE
PALMER, AK 99645~~

✓ KEPHART JACKIE JAN TR TRE
225 AURORA DR
FAIRBANKS, AK 99709-4160

✓ BAKER BRUCE L & IRENE
PO BOX 732
COOPER LANDING, AK 99572-0732

✓ BERGERON CHRISTOPHER
388 E REMPEL AVE
PALMER, AK 99645

✓ GIESE JASON A
406 E REMPEL AVE
PALMER, AK 99645

✓ SCHOPPE LOIS E
432 E REMPEL AVE
PALMER, AK 99645

✓ LANDECK JASON & SEBRINA
442 E REMPEL AVE
PALMER, AK 99645-6634

✓ BROWN BRUCE L
446 E REMPEL AVE
PALMER, AK 99645

~~DAY MATTHEW J & ANDREA M
460 E REMPEL AVE
PALMER, AK 99645-6634~~

✓ LUDWIG KRISTEN LIVING TR
6432 E FINGER LAKE VIEW D
WASILLA, AK 99654

✓ ST MICHAEL'S PARISH CORP
ARCHDIOCESE OF ANCH
432 E FIREWEED AVE
PALMER, AK 99645

~~DELANEY LESLIE E DEC OF T
DELANEY LESLIE E TRE
490 E REMPEL AVE
PALMER, AK 99645~~

✓ ACHER LESLIE LIVING TRUST
ACHER J W & L A TRES
14651 E LAWALTER RD
PALMER, AK 99645

~~✓ PALMER CITY OF
231 W EVERGREEN AVE
PALMER, AK 99645~~

~~MATANUSKA-SUSITNA BOROUGH
SCHOOL/PALMER MIDDLE
350 E DAHLIA AVE
PALMER, AK 99645-6488~~

✓ BUSWELL ALVAH CLARK III
951 CREEKSIDE DR
WASILLA, AK 99654

✓ WOODS NOEL & ANITA JEAN H
PO BOX 827
PALMER, AK 99645-0827

~~✓ WOODS NOEL & ANITA JEAN H
PO BOX 827
PALMER, AK 99645-0827~~

~~✓ WOODS NOEL & ANITA JEAN H
PO BOX 827
PALMER, AK 99645-0827~~

✓ KNAPP JOHN C & CYNTHIA L
PO BOX 96
WEST YELLOWSTONE, MT 59758

~~✓ WOODS NOEL & ANITA JEAN H
PO BOX 827
PALMER, AK 99645-0827~~

~~✓ WOODS NOEL & ANITA JEAN H
PO BOX 827
PALMER, AK 99645-0827~~

✓ LEWIS HAROLD W SR & V M
1438 S DENALI ST
PALMER, AK 99645

~~✓ MILLER GERALD R & FAYE M
1439 S CHUGACH ST
PALMER, AK 99645~~

✓ NIEBRUGGE R & G LVG TR
NIEBRUGGE GAIL E TRE
PO BOX 4187
PALMER, AK 99645-4187

✓ ROTZ LYNN
1407 S CHUGACH ST
PALMER, AK 99645-6727

~~✓ WOODS NOEL & ANITA JEAN H
PO BOX 827
PALMER, AK 99645-0827~~

~~✓ WOODS NOEL & ANITA JEAN H
PO BOX 827
PALMER, AK 99645-0827~~

✓ DELAND FAMILY TRUST
DELAND NILE T & GLORIA G
20807 N 143RD WAY
SUN CITY WEST, AZ 85375

~~✓ KIRCHER RALPH O
27517 46TH AVE S
AUBURN, WA 98001-2010~~

~~✓ MATANUSKA-SUSITNA BOROUGH
PARK/SHERROD SOCCER FLD &
350 E DAHLIA AVE
PALMER, AK 99645-6488~~

✓ PALMER CEMETERY ASSN
PO BOX 1274
PALMER, AK 99645-1274

~~✓ STROUP JOHN M
PO BOX 2771
PALMER, AK 99645-2771~~

~~✓ PALMER CITY OF
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~~

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

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

✓ BUZBY DENNIS L & ANN
PO BOX 2722
PALMER, AK 99645-2722

✓ HODEN GEORGE D
BRANCHFLOWER LOUISA R
643 S GULAKNA ST
PALMER, AK 99645-6677

✓ LUA JACK PAUL & MARGARET M
PO BOX 7
PALMER, AK 99645-0007

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

✓ WILLOW POINTE LTD PTNRSH
PO BOX 188
BENSON, MN 56215-2211

~~✓ PALMER CITY OF
231 W EVERGREEN AVE
PALMER, AK 99645~~

✓ NORTH PAC BUS INST INC
821 N ST
ANCHORAGE, AK 99501

✓ EHMANN LLC
PO BOX 2790
PALMER, AK 99645-2790

✓ EHMANN LLC
PO BOX 2790
PALMER, AK 99645-2790

✓ ES PROPERTIES LLC
1960 S EKLUTNA
PALMER, AK 99645

✓ WHALEN PAT
TOLSTRUP VANCE WESTGATE P
1001 OLD KLATT RD
ANCHORAGE, AK 99515-3268

~~✓ WHALEN PAT
TOLSTRUP VANCE WESTGATE P
1001 OLD KLATT RD
ANCHORAGE, AK 99515-3268~~

✓ BERBERICH CYNTHIA L
PO BOX 903
PALMER, AK 99645-0903

✓ REILLY EDWARD J
HELMERS GENEVA EST
635 E DOGWOOD AVE
PALMER, AK 99645

~~✓ UNITED PROTESTANT CHR INC
713 S DENALI ST
PALMER, AK 99645~~

✓ ST JOHN LUTHERAN CHURCH
MISSOURI SYNOD
PO BOX 774
PALMER, AK 99645-0774

✓ ALASKA STATE OF
DEPT OF NATURAL RESOURCES
550 W 7TH AVE
ANCHORAGE, AK 99501

✓ HAMMING DARRIN K
655 N NATASHA RD
PALMER, AK 99645

✓ RICHMOND GORDON E & CYNTH
RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104

✓ RICHMOND GORDON E & CYNTH
RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104

✓ RICHMOND GORDON E & CYNTH
RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104

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RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

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RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

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RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

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RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

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RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

~~✓ RICHMOND GORDON E & CYNTH
RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

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RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

~~✓ RICHMOND GORDON E & CYNTH
RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

~~✓ RICHMOND GORDON E & CYNTH
RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

~~RICHMOND GORDON E & CYNTH
RICHMOND ESTHER S
PO BOX 3104
PALMER, AK 99645-3104~~

✓ ~~PIPPEL FAM LTD PRNTRSH
PO BOX 65533
TUCSON, AZ 85728-5533~~

✓ ~~GRIFFIN DOUGLAS B & BARBA
2910 HOGAN BAY CIR
ANCHORAGE, AK 99515-2422~~

~~CHMIELEWSKI MICHAEL R
HENRIKSON LEE M
PO BOX 3454
PALMER, AK 99645-3454~~

✓ ~~UNITED PROTESTANT CHURCH
713 S DENALI ST
PALMER, AK 99645~~

✓ ~~UNITED PROTESTANT CHURCH
713 S DENALI ST
PALMER, AK 99645~~

~~STASCO ROBT L
408 E FIREWEED AVE
PALMER, AK 99645~~

✓ ~~MICHAELSON RAY G & JENNIFER
PO BOX 331
PALMER, AK 99645-0331~~

✓ ~~MICHAELSON RAY G & J L
PO BOX 331
PALMER, AK 99645-0331~~

~~MICHAELSON RAY G & J L
PO BOX 331
PALMER, AK 99645-0331~~

✓ ~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

✓ ~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

✓ ~~MATANUSKA-SUSITNA BOROUGH
SCHOOL/ACADEMY CHARTER
350 E DAHLIA AVE
PALMER, AK 99645-6488~~

✓ ~~MATANUSKA-SUSITNA BOROUGH
PARK/SHERROD SOCCER FLD &
350 E DAHLIA AVE
PALMER, AK 99645-6488~~

~~KRAFT LORI M
PO BOX 465
PALMER, AK 99645~~

✓ ~~KRAFT LORI M
PO BOX 465
PALMER, AK 99645~~

✓ ~~STRAAYER JACK R & EUGENIA
627 S GULKANA ST
PALMER, AK 99645-6445~~

~~MOORE RICHARD A
615 S GULKANA
PALMER, AK 99645~~

✓ ~~HAMMER MATT W & LONA A
8851 RENDON DR
ANCHORAGE, AK 99516~~

✓ ~~CALLISON STEVE
351 N POPES RD
PALMER, AK 99645~~

~~ALASKA UNIVERSITY OF
1815 BRAGAW ST
ANCHORAGE, AK 99508~~

✓ ~~ST JOHN LUTHERAN CHURCH
MISSOURI SYNOD
PO BOX 774
PALMER, AK 99645-0774~~

✓ ~~ROBINSON-KALMBACH FAM TR
ROBINSON L ANDREW & KIM E
7362 W PARKS HWY
WASILLA, AK 99623-9300~~

~~ROBINSON-KALMBACH FAM TR
ROBINSON L ANDREW & KIM E
7362 W PARKS HWY
WASILLA, AK 99623-9300~~

✓ ~~EAGLE RIDGE OF PALMER
LTD PRNTRSH
PO BOX 188
BENSON, MN 56215-0188~~

✓ ~~VANN CONNIE
PO BOX 561
KASILOF, AK 99610-0561~~

~~PALMER CITY OF
AIRPORT/PALMER-LEASED
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓ ~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓ ~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/PALMER-LEASED
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/PALMER-LEASED
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/PALMER-LEASED
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

~~PALMER CITY OF
AIRPORT/PALMER-LEASED
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~PALMER CITY OF
SCHOOL/NUTRITION CTR & WA
231 W EVERGREEN AVE
PALMER, AK 99645~~

~~PALMER CITY OF
AIRPORT/LEASE
231 W EVERGREEN AVE
PALMER, AK 99645-6952~~

✓~~NORTHRIM BANK
PO BOX 241489
ANCHORAGE, AK 99524-1489~~

✓~~ALASKA UNIVERSITY OF
1815 BRAGAW ST
ANCHORAGE, AK 99508~~

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

✓~~SMEENK PETER JEFFREY & LU
506 E FIREWEED AVE
PALMER, AK 99645~~

✓~~WOLF GARY
PO BOX 1801
PALMER, AK 99645-1801~~

~~WOLF GARY
PO BOX 1801
PALMER, AK 99645-1801~~

✓~~NEWMAN THOMAS S & JAN K
15556 E TEELING CIR
PALMER, AK 99645-8681~~

✓~~NEWMAN THOMAS S & JAN K
15556 E TEELING CIR
PALMER, AK 99645-8681~~

~~RMR LLC
7933 N LUCKY CIR
PALMER, AK 99645-8763~~

✓~~WOLF GARY
PO BOX 1801
PALMER, AK 99645-1801~~

✓~~WRIGHT ROBERT J
749 S GULKANA ST
PALMER, AK 99645~~

✓ PIPPEL WM S
MILTON-PIPPEL PHYLLIS A
PO BOX 65533
TUCSON, AZ 85728-5533

✓ GREER TANK INC
PO BOX 190708
ANCHORAGE, AK 99519-0708

✓ DOLENC HELEN
DOLENC DONALD
952 MISTLETOE LOOP N
KEIZER, OR 97303-4307

~~DOLENC DONALD I
952 MISTLETOE LOOP N
KEIZER, OR 97303-4307~~

✓ CAMPBELL THOMAS F & PATRI
406 KINNIKINNIK AVE
PALMER, AK 99645-6826

✓ ADNEY CASEY D & VANESSA M
432 E KINNIKINNIK AVE
PALMER, AK 99645-6826

✓ SCHNEIDER D S & COHEN D L
1785 S RAGOSA CIR
PALMER, AK 99645-6786

✓ JOHNSON GRACE O
1785B S RAGOSA CIR
PALMER, AK 99645-6786

✓ WARDMAN R JAS
1765A S RAGOSA CIR
PALMER, AK 99645

✓ DEVILBISS WM P TRUST
2300 N AURORA LN
PALMER, AK 99645

✓ CALL JAMES M
3705 ARCTIC BLVD
ANCHORAGE, AK 99503

✓ BERGET LINDA
1745 S RAGOSA CIR
PALMER, AK 99645-6786

✓ SEVILLA SUSAN W
1725A S RAGOSA CIR
PALMER, AK 99645

✓ LUNDEVALL MARION
3520 TANGLEWOOD PL
ANCHORAGE, AK 99517-1500

✓ LIENBY JOS G & MARYANN M
1715A S RAGOSA CIR
PALMER, AK 99645

✓ CHILDS HAROLD E & LEVIA JO
1715B S RAGOSA CIRCLE
PALMER, AK 99645

✓ WILSON HAROLD JR & AGNES M
1710A S RAGOSA CIRCLE
PALMER, AK 99645

~~✓ WILSON HAROLD JR & AGNES
1710 S RAGOSA CIR
PALMER, AK 99645~~

✓ WITMAN HARRY REV TR TRE
PO BOX 671581
CHUGIAK, AK 99567

✓ MOORE WM N & SUSAN I
PO BOX 4336
PALMER, AK 99645-4336

✓ DIVINYI CARL A & JUDY R
1740A S RAGOSA CIR
PALMER, AK 99645

✓ CHATTERTON SANDRA
1740 S RAGOSA CIR
PALMER, AK 99645-6786

✓ ORMOND SARA
1760A S RAGOSA CIR
PALMER, AK 99645-6786

✓ RIBELIN FAMILY TR
RIBELIN ROBT F TRE RIBELI
1760B S RAGOSA CIR
PALMER, AK 99645

✓ KEOGH WARREN J & SALLY A
PO BOX 1166
CHICKALOON, AK 99674-1166

✓ MOUNTAIN ROSE EST CONDO
ASSN INC
1780B S RAGOSA CIR
PALMER, AK 99645

✓ WM CONSTRUCTION LLC
PO BOX 4042
PALMER, AK 99645-4042

✓ PICALLO ROSEMARY
681 E PRIMROSE CIR
PALMER, AK 99645

✓ BROWN LESLIE
1150 S COLONY WAY
PALMER, AK 99645-6967

✓ BROWN PAULA
1150 S COLONY WAY
PALMER, AK 99645-6967

✓ STROBLE CALVIN L & CONNIE
1150 S COLONY WAY STE 3
PALMER, AK 99645-6967

✓ FOSTER L & M REV LIV TR
TRUSTEES
1150 S COLONY WAY
PALMER, AK 99645-6967

✓ SCHOMMER 1994 TRUST
SCHOMMER JOHN G TRE
PO BOX 417
PALMER, AK 99645-0417

✓ COOPER WANDA R
PO BOX 264
PALMER, AK 99645-0264

✓ TRIBBLE SAMUEL D & GILLIA
691 E PRIMROSE CIR
PALMER, AK 99645

✓ CHAPMAN JEAN M
620 E PRIMROSE CIR
PALMER, AK 99645

✓ CAMPBELL HAROLD M
681 E PRIMROSE CIR
PALMER, AK 99645-6825

✓ SLOAN DAVID S & DELORES M
610 E PRIMROSE CIR
PALMER, AK 99645

✓ PETERS LINDA K
610 E PRIMROSE CIR
PALMER, AK 99645

✓ BRUBAKER JOHN D & LOUISE
602 E PRIMROSE CIR
PALMER, AK 99645

✓ GARTRELL WM S & SHARON K
PO BOX 1053
PALMER, AK 99645-1053

✓ KOTZIAN LAWRENCE O
KOTZIAN MERRILEE D
680 E PRIMROSE CIR
PALMER, AK 99645

✓ BUNN AARON C & EULALIA M
KOTZIAN LAWRENCE O & MERR
680 E PRIMROSE CIR
PALMER, AK 99645

✓ SIMMONS WAYNE & JOYCE LVG
640 E PRIMROSE CIR
PALMER, AK 99645

✓ STADEM LOUIS M & KATHLEEN
PO BOX 3762
PALMER, AK 99645-3762

✓ BISCHOFF HERBERT G
SCHAKEL JACQUELINE A
630 E PRIMROSE CIR
PALMER, AK 99645-6825

✓ SHAW ROBERT & SUSAN A
650 E PRIMROSE CIR
PALMER, AK 99645

✓ INGALLS DAVID & SANDRA
650 E PRIMROSE CIR
PALMER, AK 99645-6825

✓ EDWARDS JOHN & JAUNA
PO BOX 3129
PALMER, AK 99645-3129

✓ MARTINELLI MICHAEL
DESNOYERS JANE
660 E PRIMROSE CIR
PALMER, AK 99645-6825

✓ GLEASON JAMES F & LORNA
671 E PRIMROSE CIR
PALMER, AK 99645-6825

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

✓ LUGDUNUM PROPERTIES LLC
LEWIS BRADLEY D
PO BOX 461
PALMER, AK 99645-0461

✓ KIRCHER RALPH O
27517 46TH AVE S
AUBURN, WA 98001-2010

~~KIRCHER RALPH O
27517 46TH AVE S
AUBURN, WA 98001-2010~~

✓ MIKEL JOSEPH MIKE
MIKEL KAREN WARREN
715 S GULKANA ST
PALMER, AK 99645

✓ JENSEN ROBT R & MARY ANN
PO BOX 266
PALMER, AK 99645-0266

~~ANDERSON JOHN-CHRISTIAN
651 S GULKANA ST
PALMER, AK 99645~~

✓ LEWIS BRADLEY D
LEWIS PAMELA J
PO BOX 1225
PALMER, AK 99645-1225

✓ SHOWALTER 3-M TR
SHOWALTER M R & C C III
737 S GULKANA ST
PALMER, AK 99645-6679

~~ALASKA UNIVERSITY OF
1815 BRAGAW ST
ANCHORAGE, AK 99508~~

✓ HANSON BRADLEY A & CAROLY
325 E DOLPHIN ST
PALMER, AK 99645-6027

✓ RICHMOND GORDON E & CYNTH
PO BOX 3104
PALMER, AK 99645-3104

~~FANDRICH DUANE S & NORMA
PO BOX 4184
PALMER, AK 99645-4184~~

✓ PIPPEL FAM LTD PRTNRSHIP
PO BOX 65533
TUCSON, AZ 85728-5533

✓ CHADWICK ALLEN B
PO BOX 2121
PALMER, AK 99645-2121

~~HONDL KERRY A
5055 E FERNWOOD DR
WASILLA, AK 99654~~

✓ PALMER SENIOR CITIZEN CTR
1132 S CHUGACH ST
PALMER, AK 99645-6608

~~✓ ST MICHAEL'S PARISH CORP
ARCHDIOCESE OF ANCH
432 E FIREWEED AVE
PALMER, AK 99645-6626~~

~~EKLUTNA PURCHASERS
HC 04 BOX 7785
PALMER, AK 99645~~

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

~~✓ MATANUSKA SUSITNA BOROUGH
MSB/ DSJ ADMIN BUILDING
350 E DAHLIA AVE
PALMER, AK 99645~~

~~RICHARDS DUAIN E A & ARDITH
RICHARDS SID A BLAKE BRAN
14630 E GUNNYSACK RD
PALMER, AK 99645~~

✓ NEWMAN THOMAS S & JAN K
15556 E TEELING CIR
PALMER, AK 99645-8681

~~✓ MATANUSKA-SUSITNA BOROUGH
SCHOOL/JOB CORP * need to
350 E DAHLIA AVE
PALMER, AK 99645-6488
box up
address~~

~~WOODS-SOULAK CHRISTINE
PO BOX 377
PALMER, AK 99645-0377~~

✓ LEWIS BRADLEY D
PO BOX 1225
PALMER, AK 99645-1225

✓ BALLARD DONALD S
270 BLOOR ST
CONNEAUT, OH 44030-2017

✓ HODGSON GERALD E & A J L/
HODGSON JOEL R HODGSON MA
16795 E OUTER SPRINGER LO
PALMER, AK 99645-9013

✓ KUNKEL PAUL E
PO BOX 534
PALMER, AK 99645-0534

✓ BERBERICH PATRICIA M
16691 E OUTER SPRINGER LO
PALMER, AK 99645-9013

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

✓ LUGDUNUM PROPERTIES LLC
PO BOX 461
PALMER, AK 99645

✓ STROUSE CAROL M
PO BOX 354
PALMER, AK 99645-0354

✓ KNOPP RHONDA ROUSEY
5231 SHENNUM DR
WASILLA, AK 99654

✓ BENSON DONALD A & SHARON
14851 E TWIGS CIR
PALMER, AK 99645-5609

✓ MCLAIN MICHAEL C & JULIE A
PO BOX 2616
PALMER, AK 99645-2616

✓ DEPRIEST RAYMOND & JANA
439 N TICK'S CIR
PALMER, AK 99645

✓ ~~DEPRIEST RAYMOND L JR & J
439 N TICK'S CIR
PALMER, AK 99645~~

~~MATANUSKA-SUSITNA BOROUGH
SCHOOL/ ACADEMY CHARTER
350 E DAHLIA AVE
PALMER, AK 99645~~

✓~~MATANUSKA-SUSITNA BOROUGH
MSB/ADMIN BLDG DOROTHY SW
350 E DAHLIA AVE
PALMER, AK 99645-6488~~

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

~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

✓~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

✓~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

✓~~ERBEY KENNETH W & CYNTHIA
PO BOX 2892
PALMER, AK 99645-2892~~

✓~~SCHLOTT ALFRED O JR & M L
413 S GULKANA ST
PALMER, AK 99645-6441~~

~~HILL DOUGLAS D
437 S GULKANA ST
PALMER, AK 99645-6441~~

✓~~BURTON CYNTHIA LYNN
PO BOX 903
PALMER, AK 99645-0903~~

✓~~JOHNSON BARBARA PENNISTON
543 S GULKANA ST
PALMER, AK 99645~~

~~MOMARTS RICHARD F CO-TRE
MOMARTS JOYCE A CO-TRE MO
630 E DOGWOOD AVE
PALMER, AK 99645-6419~~

✓~~PAULUS MARIETTA
ICE MICHAEL
PO BOX 3731
PALMER, AK 99645-3731~~

✓~~PROVO WM J III & NATASHA
673 S GULKANA ST
PALMER, AK 99645~~

~~KAMEROFF CHRISTINE
681 S GULKANA
PALMER, AK 99645-6616~~

✓~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

✓~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

✓~~SNODGRASS JOHN R JR
PO BOX 1867
PALMER, AK 99645-1867~~

✓~~MATANUSKA-SUSITNA BOROUGH
PARK/SHERROD SOCCER FLD &
350 E DAHLIA AVE
PALMER, AK 99645-6488~~

~~KOPPERUD NOEL H & LEIF L
KOPPERUD ROSS A & KARL L
PO BOX 4470
PALMER, AK 99645-4470~~

✓~~KOPPERUD NOEL H & LEIF L
KOPPERUD ROSS A & KARL L
PO BOX 4470
PALMER, AK 99645-4470~~

✓~~DREGELID OLAV
PAULIS-DREGELID MARY L
220 STOREY ST
SANTA CRUZ, CA 95060~~

~~BRIGGS RAY T SR
3480 S OLD GLENN HWY
PALMER, AK 99645-8524~~

✓~~BRIGGS RAY T SR
3480 S OLD GLENN HWY
PALMER, AK 99645-8524~~

✓~~HERMON MARY P
PO BOX 4066
PALMER, AK 99645-4066~~

✓ HAMMING DARRIN K
655 N NATASHA RD
PALMER, AK 99645

✓ HAMMING DARRIN K
655 N NATASHA RD
PALMER, AK 99645

✓ DOMBROSKI PAUL A
1531 S CHUGACH ST
PALMER, AK 99645

✓ CLEMENTS LEITHI T
11581 E CRIMSONVIEW DR
PALMER, AK 99645-9307

✓ STEPHENSON SHAWN L
1511 S CHUGACH ST
PALMER, AK 99645

✓ HAGERDON PAUL
PO BOX 3378
PALMER, AK 99645-3378

✓ PCFI GROUP HOLDINGS LLC
222 E 7TH AVE
ANCHORAGE, AK 99501-3655

✓ BENSON DONALD J & SHARON
JOHNSON DEANA J
14851 E TWIFFS CIR
PALMER, AK 99645

✓ ILIFF CHAS H & DORIS B
315 E MELISSA ROSE CIR
PALMER, AK 99645-6780

✓ TRUESDELL LEE & TONI
PO BOX 2001
PALMER, AK 99645-2001

✓ GEACH MARIE A SURV REV TR
PO BOX 2265
PALMER, AK 99645-2265

✓ KRAUSE RICHARD J & BETTY
360A MELISSA ROSE CIR
PALMER, AK 99645-6779

✓ LINN FAMILY TRUST
PO BOX 276
PALMER, AK 99645-0276

✓ WILLIAMS PHYLLIS
1735A S HERITAGE CIR
PALMER, AK 99645

✓ ELIZARDE TIU K
1735B S HERITAGE CIR
PALMER, AK 99645

✓ WOODINGS HELEN D
1745A S HERITAGE CIR
PALMER, AK 99645

✓ GANNON JOHN M & MARY L
38 BIRCHLAWN TER
NEWINGTON, CT 06111-2403

✓ IMLACH REV TRUST
IMLACH WILLIAM E & CAROL
PO BOX 872526
WASILLA, AK 99687-2526

✓ PEDERSEN WILHELMINA
PO BOX 583
PALMER, AK 99645-0583

✓ ANDERSON MARY ANN
1740A S HERITAGE CIR
PALMER, AK 99645

✓ NILSEN ROBERT A & JOAN TR
NILSEN FAMILY TR
1740 S HERITAGE CIR
PALMER, AK 99645-6783

✓ HAYDEN JOHN L & ROSE MARIE
1730A S HERITAGE CIR
PALMER, AK 99645

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

✓ JENSEN ANTHONY M
PO BOX 931
PALMER, AK 99645-0931

✓ MCRAE MARILYN LVG TR TRE
1720B S HERITAGE CIR
PALMER, AK 99645

✓ MEYER DINAH
1730A SITKA ROSE CIR
PALMER, AK 99645-6797

✓ YOULD ERIC PHILIP & P K
PO BOX 3415
PALMER, AK 99645-3415

✓ HEMMER AVE G
335A E MELISSA ROSE CIR
PALMER, AK 99645

✓ HAMMOND JANE H
335 E MELISSA ROSE CIR
PALMER, AK 99645

✓ FIELDS BURTON & BETTY FAM
FIELDS BURTON C & BETTY J
355A E MELISSA ROSE CIR
PALMER, AK 99645-6780

28

✓ MOROPOULOS PATRICIA JOAN
355B E MELISSA ROSE CIR
PALMER, AK 99645

✓ MIELKE EVELYN TRUST
375A E MELISSA ROSE CIR
PALMER, AK 99645-6780

✓ CRAIG EILEEN M
375B E MELISSA ROSE CIR
PALMER, AK 99645

✓ RUCAS LARRY & EVELYN LVG
415A E MELISSA ROSE CIR
PALMER, AK 99645-6782

✓ FAUS GERALDINE D
415 E MELISSA ROSE CIR
PALMER, AK 99645

✓ FOSTER MARY SUE
FOSTER WM R EST
445A E MELISSA ROSE CIR
PALMER, AK 99645

✓ MOORMAN CAROL
445 E MELISSA ROSE CIR
PALMER, AK 99645

✓ TABOR VIRGINIA S
475A E MELISSA ROSE CIR
PALMER, AK 99645

✓ COLLIER PATRICIA A
475B MELISSA ROSE CIR
PALMER, AK 99645

✓ TEIGEN BURTON C& ROSANN A
470A E MELISSA ROSE CIR
PALMER, AK 99645

✓ LECKWOLD WELDON & PHYLLIS
PO BOX 1008
PALMER, AK 99645-1008

✓ MORBERG KEITH R
PO BOX 220588
ANCHORAGE, AK 99522-0588

✓ SOULAK CHRISTINE WOODS
320 E SITKA ROSE DR
PALMER, AK 99645-6787

✓ MITCHELL WILLIAM W
PO BOX 137
PALMER, AK 99645-0137

~~STROUSE CAROL M
PALMER, AK-99645-0354~~

✓ LITTLE GLEN H & NANCY L
1765A S HEIRLOOM CIR
PALMER, AK 99645

✓ LITTLE THOS G & BONNIE E
1765B S HEIRLOOM CIR
PALMER, AK 99645

✓ RUSSELL LINDA C
1745 S HEIRLOOM CIR
PALMER, AK 99645-6789

✓ SKOOG-MOORE CECILY KATHLE
MOORE DAVID
PO BOX 670844
CHUGIAK, AK 99567-0844

✓ TUCKER EARL J & JUDY R
1740A S HEIRLOOM CIR
PALMER, AK 99645

✓ BROWN RICHARD W FAM TR
1740B S HEIRLOOM CIR
PALMER, AK 99645-6789

✓ GOODRICH ELINOR R DEC TRU
GOODRICH ELINOR R TRE
1760A S HEIRLOOM CIR
PALMER, AK 99645

✓ BAUER BONNIE R
1760B S HEIRLOOM CIRCLE
PALMER, AK 99645

✓ LICHT PHILLIP D SR & DIAN
10250 E SHERROD DR
PALMER, AK 99645

✓ DODDS DONALD S & THELMA L
445B E SITKA DR
PALMER, AK 99645

✓ ALASKA RAILROAD CORPORATION
PO BOX 107500
ANCHORAGE, AK 99510-7500

✓ DEPT OF TRANSPORTATION & PUBLIC
FACILITIES
PO BOX 112500
JUNEAU, AK 99811-2500

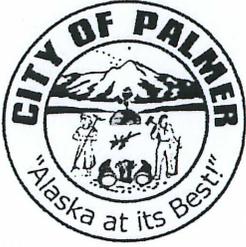
✓ ALASKA JOB CORPS CENTER
800 E LYNN MARTIN DR
PALMER, AK 99645

~~STROUSE CAROL M
PO BOX 354
PALMER, AK 99645-0354~~

BOWEN DENNIS C
MOFFITT CAROL W
PO BOX 3979
PALMER, AK 99645-3979

Total
257

7/2



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Received

JAN 07 2014

City of Palmer

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 30, 2013

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Zoning Map Amendment Application to re-zone portions of the Palmer Municipal Airport, initiated by the Airport Advisory Commission on behalf of the City of Palmer, owner. This property is currently zoned a combination of P-Public, A-I Airport Industrial and A-C Airport Commercial. The enclosed map included with this notice indicates the location of the subject parcels.

The affected parcels are identified on the enclosed map included with this notice as follows:

Parcels labeled 1: P Public rezoned to A-I Airport Industrial

Parcels labeled 2: A-C Airport Commercial rezoned to A-I Airport Industrial

Parcels labeled 3: P Public rezoned to A-C Airport Commercial

For additional information, please refer to Palmer Municipal Code Chapter 17.40 P-Public District, PMC 17.44 A-C Airport Commercial District or PMC 17.48 A-I Airport Industrial 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 16, 2014 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 15, 2014. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, 99645-6748, faxed to 745-5443 or emailed to me at: kmclure@palmerak.org.

Sincerely,

Handwritten signature of Kimberly McClure

Kimberly McClure, Planning & Code Compliance Technician

Star separator line

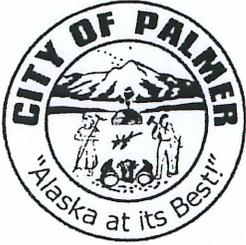
For the following reason, I am (please circle) (in favor of), (NOT in favor of), (have no objection to) the issuance of the proposed re-zone.

Horizontal lines for signature and date

RECEIVED stamp: JAN - 7 2014

Name: JACK STRAVER

Address: 627 S. GUVKANA



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Received

JAN 10 2014

City of Palmer

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
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The affected parcels are identified on the enclosed map included with this notice as follows:

- Parcels labeled 1: P Public rezoned to A-I Airport Industrial
Parcels labeled 2: A-C Airport Commercial rezoned to A-I Airport Industrial
Parcels labeled 3: P Public rezoned to A-C Airport Commercial

For additional information, please refer to Palmer Municipal Code Chapter 17.40 P-Public District, PMC 17.44 A-C Airport Commercial District or PMC 17.48 A-I Airport Industrial District located online at: www.cityofpalmer.org.

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Sincerely,

Handwritten signature of Kimberly McClure

Kimberly McClure, Planning & Code Compliance Technician

Row of 20 stars for survey purposes

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.

Horizontal lines for signature and address

Name: Ernest D France
Address: 684 E. Auklet Palmer AK 99645



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 14-002**

SUBJECT: Request to rezone Parcel 2 as shown on vicinity map of the Palmer Municipal Airport from A-C Airport Commercial to A-I Airport Industrial, located in Section 4, Township 17 North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.

AGENDA OF: January 16, 2014

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): Staff report to the Commission
Resolution 14-002
Application with map
Public Hearing Notice and Vicinity Map
Copy of mailing address labels
Responses to Notice (if any)

Summary: Majority of the Palmer Municipal Airport is zoned P-Public. The airport was developed by the City for aircraft related industrial and commercial uses. These uses have increased since the development of the airport. The zoning of the airport should be updated to match the current and future land use. On October 24, 2013, Mr. Madar attended the Airport Advisory Commission meeting to discuss the proposed rezone of the airport.

Recommendation: Community Development recommends approval of the zone change from A-C Airport Commercial to A-I Airport Industrial 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: Parcels labeled 2 as shown on the attached map of the Palmer Municipal Airport, located in Section 4, Township 17 North, Range 2 East and Section 33, Township 18 North, Range 2 East, Seward Meridian

Permit Request: To rezone parcels labeled 2 from A-C Airport Commercial to A-I Airport Industrial

Applicant & Owner: Airport Advisory Commission on behalf of the City of Palmer

Public Hearing Date: January 16, 2014

Notification Requirements: On January 3, 2014, 257 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 10, 2014. A total of 3 written comments were received in response, with 0 in favor of, 1 opposed and 2 no objection.

PART II. BACKGROUND

Site Information: The City of Palmer is the owner of the Palmer Municipal Airport. Majority of the Palmer Municipal Airport is currently zoned P-Public.

Parcel Size: Approximate size of Palmer Municipal Airport is 524 acres

Existing Zoning:

Surrounding Land Uses:

	Zoning	Land Use for surrounding areas
North	P	Airport related uses
South	P	Airport related uses
East	P	Airport related uses
West	P & R-1	Airport related & residential uses

Considerations: The intent of the A-C Airport Commercial district is to provide land for commercial and retail operations dependent upon the use of aircraft or are involved in the maintenance of aircraft or aircraft parts and equipment.

Code Requirements: The intent of the A-I Airport Industrial district is to provide land for industrial operations that are dependent upon the use of aircraft or are involved in the manufacturing or maintenance of aircraft or aircraft parts and equipment.

Background Information: These small lease lots were rezoned from P-Public to A-C Airport Commercial on January 11, 2005. Currently, the area surrounding these lease lots have requested to be rezoned to A-I Airport Industrial. The proposed rezoned will make these lease lots compatible with the surrounding zoning.

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;

Staff finds the following facts support this finding: Chapter 6 Land Use, Goal 3, Objective B of the City of Palmer Comprehensive plan speaks of supporting continued industrial use, consistent with other plan goals and the airport being an important resource for potential industrial developers due to the benefits of air access. The proposed rezone would encourage airport related industrial growth on the airport by being appropriately zoned. Business licenses and building permits could be processed as long as the published criteria of the district are met.

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

Finding: The established land use pattern for the area encompassed by the proposed rezone currently consist of, but not limited to, airport hangars, Division of Forestry office, fire training grounds, aircraft sales, flight schools, charter services and other airport related uses. If the proposed rezone for the surrounding area is granted, this rezone request to A-I Airport Industrial will make the zoning compatible with surrounding zoning districts.

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

Finding: The proposed rezone would not affect schools. Utilities and streets have been engineered and constructed to support airport industrial purposes. Roads serving the airport are adequate to support the proposed change. The Old Glenn Highway lies to the north of the airport and Outer Springer Loop lies to the south of the airport and both are maintained by ADOT. Airport Road and Cope Industrial Way are paved roads maintained by the City of Palmer.

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

Finding: The current activity on airport lease lots for airport industrial uses support the proposed rezone to A-I Airport Industrial. The majority of the airport is zoned Public which does not specifically address airport related businesses and activities.

The two airport zoning districts (Airport Industrial and Airport Commercial) specifically regulate setbacks, building heights, lot coverage, etc. and will provide the city and the future lessees with more direction and guidance

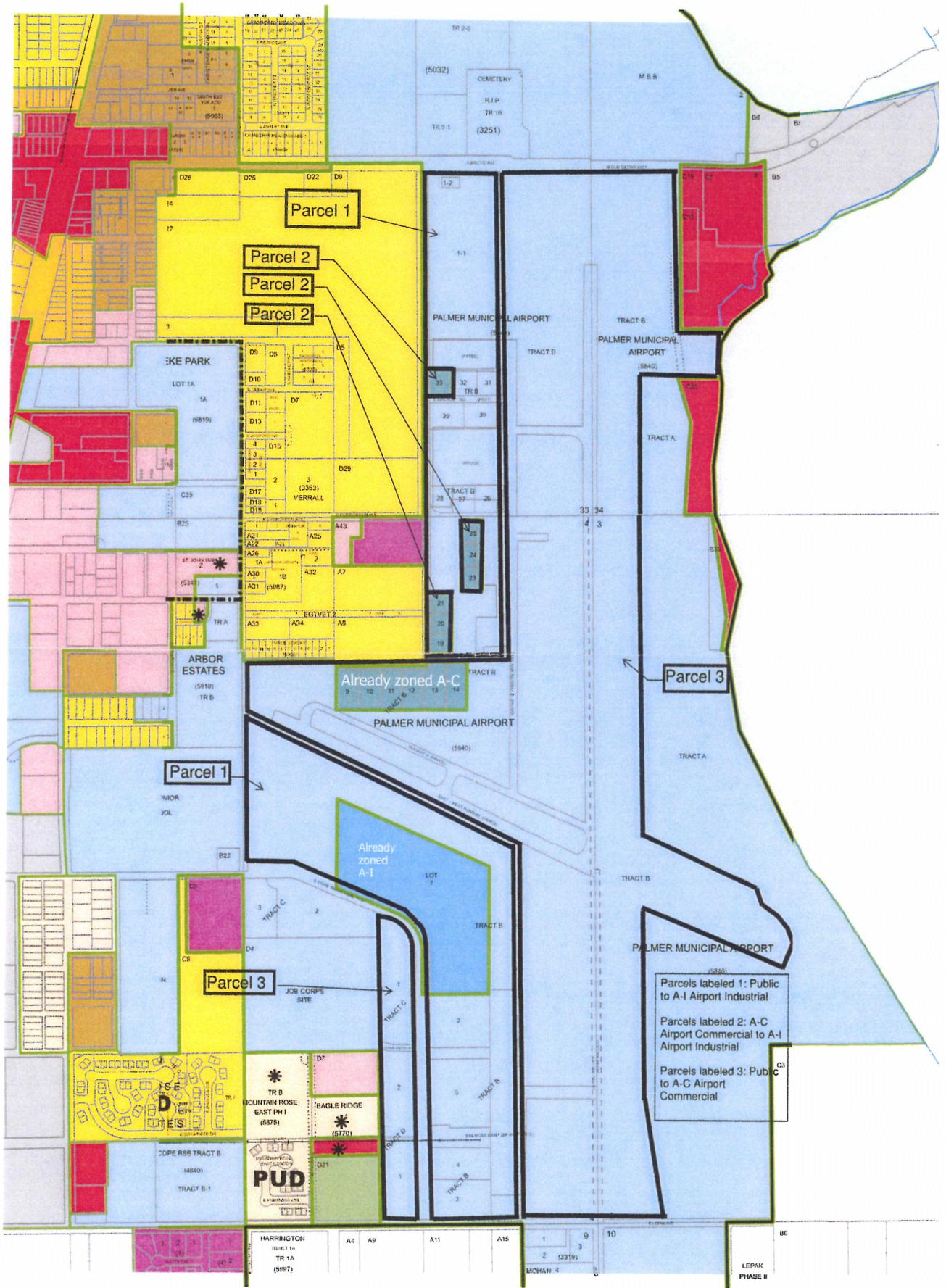
Fact 5) The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).

Finding: The Palmer airport is owned and operated by the City to benefit the public welfare of the residents of Palmer and the surrounding area.

PART III. STAFF RECOMMENDATION

Based on the information provided by the applicant, staff finds this proposal to rezone from A-C Airport Commercial to A-I Airport Industrial for Parcel 2 as shown on the vicinity map of the Palmer Municipal Airport, located in Section 4, Township 17 North, Range 2 East and Section 33, Township 18 North, Range 2 East, Seward Meridian, is consistent with and substantially in conformance with the Palmer Comprehensive Plan for the A-I Airport Industrial 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 rezone for Parcel 2 as shown on the vicinity map of the Palmer Municipal Airport and forward a recommendation for approval to the City Council.



Parcel 1

Parcel 2

Parcel 2

Parcel 2

Parcel 3

Parcel 1

Parcel 3

Parcels labeled 1: Public to A-I Airport Industrial

Parcels labeled 2: A-C Airport Commercial to A-I Airport Industrial

Parcels labeled 3: Public to A-C Airport Commercial

Already zoned A-C

Already zoned A-I

PUD

LEPAK PHASE II

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 14-002

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR PARCEL 2 AS SHOWN ON THE ATTACHED VICINITY MAP OF THE PALMER MUNICIPAL AIRPORT TO BE REZONED FROM A-C AIRPORT COMMERCIAL TO A-I AIRPORT INDUSTRIAL, LOCATED IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN AND SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA

WHEREAS, the Airport Advisory Commission on behalf of the City of Palmer has initiated a Zoning Map Amendment application to rezone Parcel 2 as shown on the attached vicinity map of the Palmer Municipal Airport located in Section 4, Township 17 North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward Meridian, from A-C Airport Commercial to A-I Airport Industrial; 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 January 3, 2014, 257 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 10, 2014. A total of 3 written comment was received in response, with 0 in favor of, 1 opposed and 2 no objection; and

WHEREAS, Chapter 6 Land Use, Goal 3, Objective B of the City of Palmer Comprehensive plan speaks of supporting continued industrial use, consistent with other plan goals and the airport being an important resource for potential industrial developers due to the benefits of air access. The proposed rezone would encourage airport related industrial growth on the airport by being appropriately zoned. Business licenses and building permits could be processed as long as the published criteria of the district are met; and

WHEREAS, the established land use pattern for the area encompassed by the proposed rezone currently consist of, but not limited to, airport hangars, Division of Forestry office, fire training grounds, aircraft sales, flight schools, charter services and other airport related uses. If the proposed rezone for the surrounding area is granted, this rezone request to A-I Airport Industrial will make the zoning compatible with surrounding zoning districts; and

WHEREAS, the proposed rezone would not affect schools. Utilities and streets have been engineered and constructed to support airport industrial purposes. Roads serving the airport are adequate to support the proposed change. The Old Glenn Highway lies to the north of the airport and Outer Springer Loop lies to the south of the airport and both are maintained by ADOT. Airport Road and Cope Industrial Way are paved roads maintained by the City of Palmer; and

WHEREAS, the current activity on airport lease lots for airport industrial uses support the proposed rezone to A-I Airport Industrial. The majority of the airport is zoned Public which does not specifically address airport related businesses and activities. The two airport zoning districts (Airport

Industrial and Airport Commercial) specifically regulate setbacks, building heights, lot coverage, etc. and will provide the city and the future lessees with more direction and guidance; and

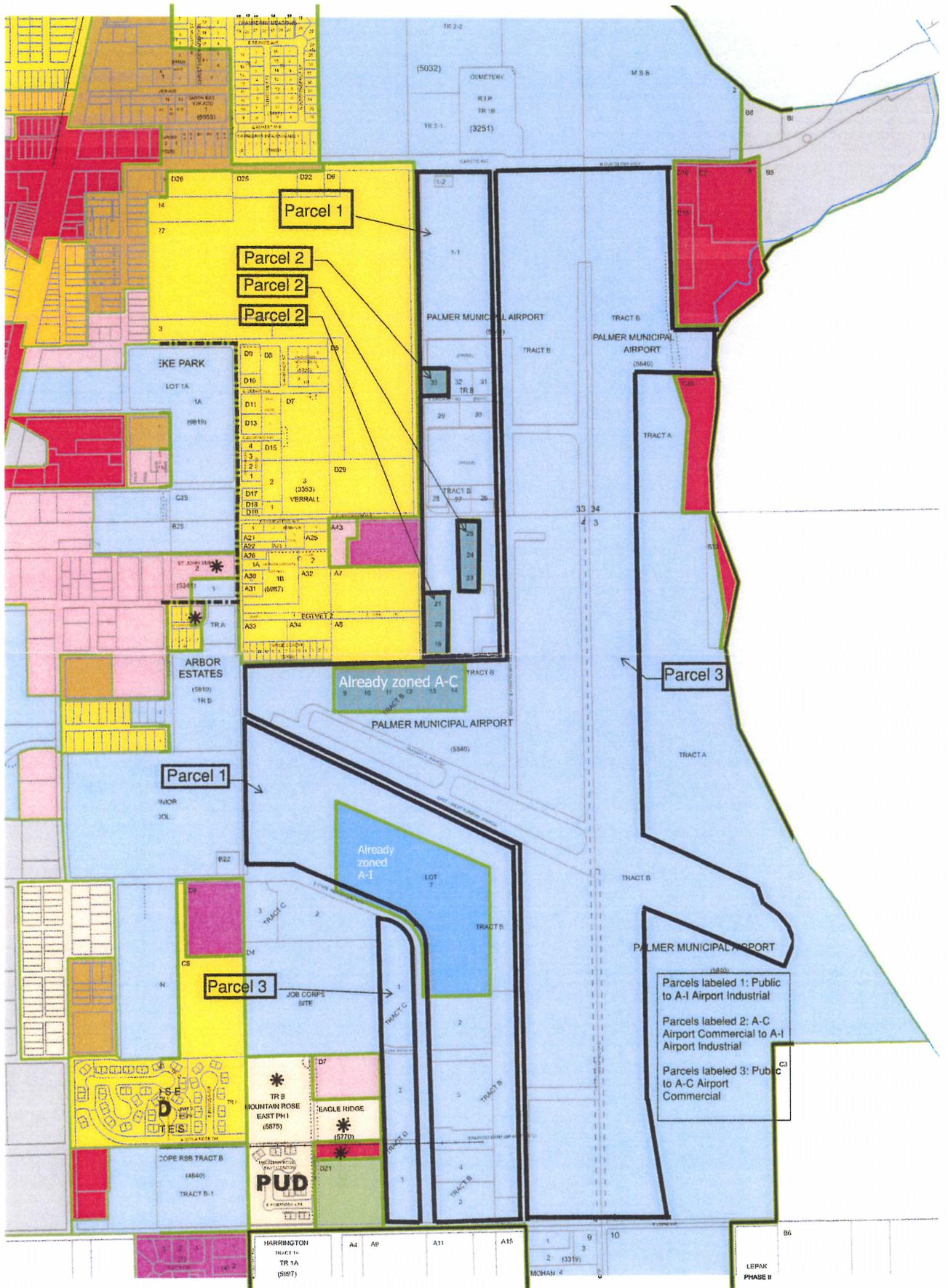
WHEREAS, the Palmer airport is owned and operated by the City to benefit the public welfare of the residents of Palmer and the surrounding area.

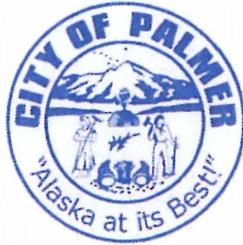
NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Parcel 2 as shown on the attached vicinity map of the Palmer Municipal Airport located in Section 4, Township 17 North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward Meridian to A-I Airport Industrial.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 16th day of January, 2014.

Michael W. Madar, 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: Airport Advisory Commission on behalf of City of Palmer

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

Parcel 2 as shown on attached map of the Palmer Municipal Airport, located in Section 4, Township 17

North, Range 2 East, Seward Meridian and Section 33, Township 18 North, Range 2 East, Seward

Meridian, Alaska

Requested District Change (i.e., from - to): A-C Airport Commercial to A-I Airport Industrial

Reason for request: To be zoned more appropriately for airport industrial uses.

Please provide a written narrative explaining the following:

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

Chapter 6, Goal 3, Objective B and Chapter 7, Goal 2 of the Palmer 2006 Comprehensive Plan support development of the airport.

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

The change from Airport Commercial to Airport Industrial will make these 3 small spots of Airport Commercial zoning compatible with the proposed Airport Industrial of the surrounding airport property.

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

No direct increased residential uses will occur as a result of the change. Utilities and streets are adequate to support Airport Industrial development.

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

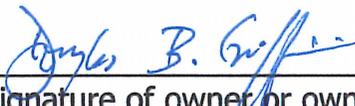
The runway improvements funded by FAA and the 2009 Airport Master Plan support the proposed change.

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

The zone change supports development of this publicly owned airport.

Date of application: 11-20-13

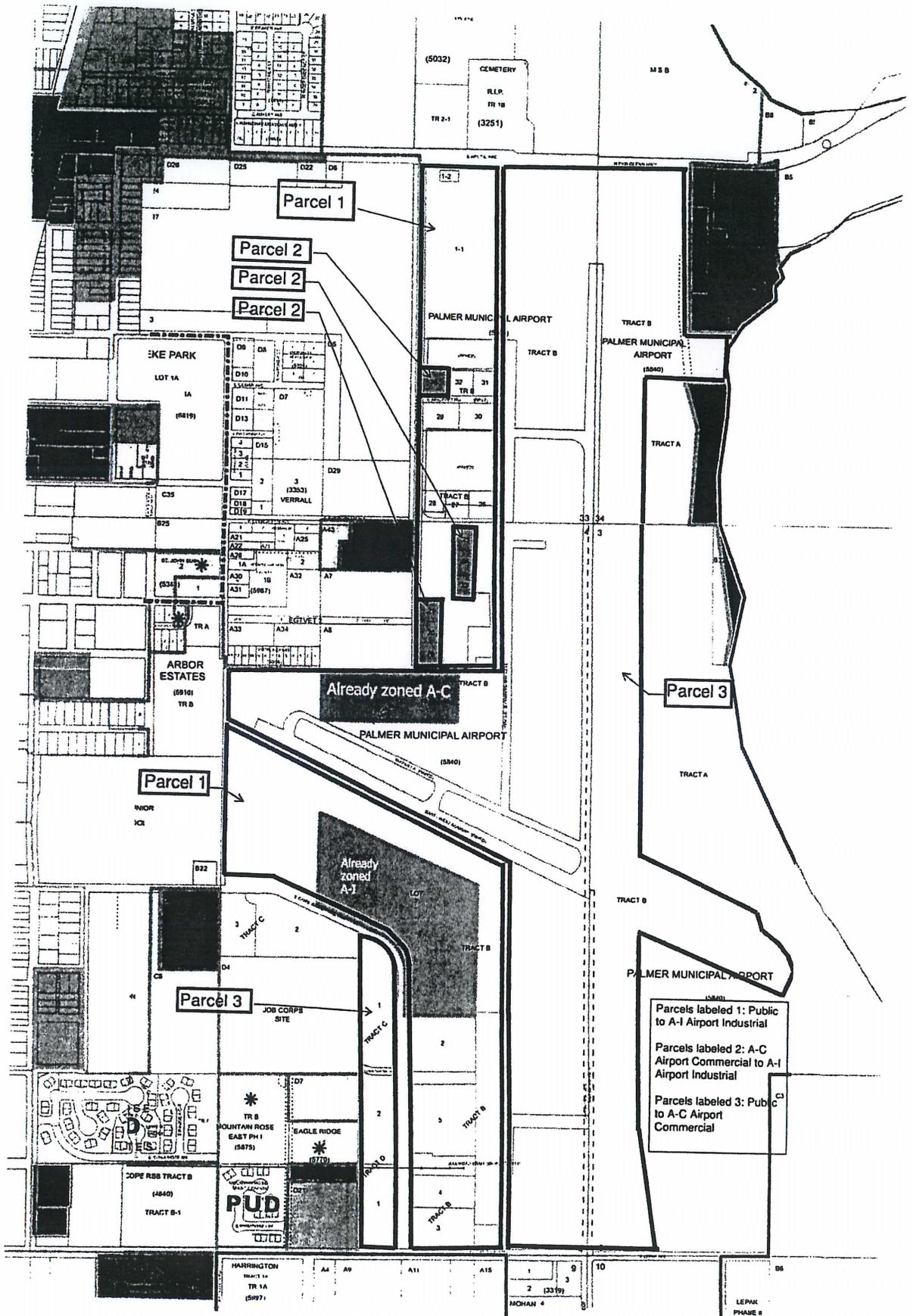
\$250.00 Filing fee paid: Waived - City is applicant


Signature of owner or owner's authorized representative

231 W. Evergreen Ave. Palmer
Address

761-1317
Phone/contact number

VICINITY MAP



Parcels labeled 1: Public to A-1 Airport Industrial
 Parcels labeled 2: A-C Airport Commercial to A-1 Airport Industrial
 Parcels labeled 3: Public to A-C Airport Commercial



Request for Rezone for portions the Palmer Municipal Airport in Palmer, Alaska.