PLANNING & ZONING COMMISSION
REGULAR MEETING
7 PM, THURSDAY, APRIL 16, 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
COMMISSIONER CRUTHERS

AGENDA

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Approval of Agenda

E. Minutes of Previous Meetings
   1. Regular Meeting of January 15, 2015

F. Persons to be Heard

G. Public Hearings
   1. IM 15-008: Request to rezone Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian located south of E. Cope Industrial Way and adjacent to the MTA Events Center and Palmer Job Corps from R-1, Single-family Residential to R-4, High Density Residential

H. Unfinished Business

I. New Business
   1. IM 15-009 Consideration of Recommendation to Adopt Amnesty For Certain Setback Encroachments

J. Plat Reviews
   1. IM 15-003: Plat Review – The request is to combine Lots 1 & 2, Block 1, T A Smith into one lot to be known as Lot 2A, Block 1, T A Smith, located inside Palmer city limits
   2. IM 15-004: Plat Review – The request is to combine Lots 7, 8 & 9, Block 13, ARRC #1 into one lot to be known as Lot 7A, Block 13, ARRC #1, located inside Palmer city limits
   3. IM 15-005: Master Plan Review - The request is to 1) Subdivide Tax Parcel A17, Section 7, Township 17 North, Range 2 East, Seward Meridian, located outside Palmer city limits, and Tax Parcel D36, Section 6, Township 17 North, Range 2 East, Seward Meridian, located inside Palmer city limits and Lot 5, Block 1, Palmer West, located inside Palmer city limits into a 5-phase Master Plan to be known as Terra Fina and 2) Request elimination of a 10' drainage easement on the north boundary of Lot 5, Block 1, Palmer West and those portions of two 10' utility easements lying within the future extension of Esty Drive into the proposed subdivision

4. IM 15-006: Plat Review – The request is to combine Lots 7 & 8, Block 3, M.D. Snodgrass Subdivision into one lot to be known as Lot 7A, Block 3, M.D. Snodgrass Subdivision to the Palmer Townsite, located inside Palmer city limits
5. IM 15-007: Pre-application Review: The request is to create a Public Use Easement or Right-of-Way across southern portion of Tract A-2 to create another access for Tax Parcel C8 to the east, located inside Palmer city limits
6. IM 15-010: Pre-application Review: Lots 1, 2, Tract A, Alaska State Fair 2010 and Tax Parcel D8, in Section 8, Township 17 North, Range 2 East, Seward Meridian - the request is to vacate the public interest in Rebarchek Avenue and replace with private road, creating a gated 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, JANUARY 15, 2015
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 January 15, 2015 at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were Commissioners:
William Kerslake, Sr., Chairman
Michael Kircher, Vice Chair
Dan Lucas
David Petty
Merry Maxwell
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 Petty.

D. APPROVAL OF AGENDA: The agenda was approved as amended.
Item J, Plat Reviews, were moved forward to immediately follow item G, Public Hearing, out of courtesy to the applicant and audience participants. There were no objections.

E. MINUTES OF PREVIOUS MEETING(S):
The minutes of the December 18, 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):

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.

Tom Gibbons, authorized representative on behalf of the Applicant/Owner, spoke with

regard to the proposed new Fred Meyer store. It will be a full service store with all of the merchandise typically found in its full-service store in addition to groceries as well as employ about 75 more people than the existing store. There has also been quite a bit of interest in the existing building to either sell or lease to other retail tenants. There were some great suggestions from people in the community at the recent public meeting as to what business they would like to see in Palmer.

Michael Chen, of Mackenzie, planner/architect, authorized representative of the owner, explained that the zoning change was necessary in order to accommodate development of a 123,000 sf store on the existing CG zoned site which will increase the site by approximately 2.46 acres adjacent to the Palmer-Wasilla corridor. He thanked staff for the smooth process and noted that the applicant concurs with staff's findings and recommendations, and further asked for the commission's recommendation for approval to the City Council.

Staff Report: Ms. Garley reported background information on the subject request for zoning map amendment. Public notice and publishing requirements pursuant to code have been met. A total of 2 written comments were received in response, with 1 in favor, 1 opposed, and zero objections. One additional written comment was received (copy on the table). See full written staff report in the packet (pages 15-19) which includes the applicant's responses.

Staff recommends approval based on the information provided by the applicant, the following findings of fact pursuant to PMC 17.80.036.C, and if the Commission concurs, move it forward to the City Council with a recommendation for approval:

Fact 1) The proposed change is in accordance with the borough and city comprehensive plans:

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, Goal 1, 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:

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 need for the construction of the large retail establishment.

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

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:

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):

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.

Commissioner Kircher moved, seconded by **Commissioner Petty**, recommending

City Council approve the Zoning Map Amendment more particularly described in **Resolution 15-001**, for a 2.46 acre portion of Tract A, Golden Glenn Estates Phase I from R-2 Low Density Residential and C-L Limited Commercial, to CG, General Commercial, as outlined by staff.

Commissioner Kircher commented in favor of accepting staff's detailed report and stated that he believes this will definitely be of benefit to the city of Palmer.

Commissioner Petty commented in full agreement and believes that this is a good growth opportunity for businesses in Palmer; that he is looking forward also to the Dogwood extension.

Commissioner Maxwell commented in full support of the rezoning request and that it will be good for Palmer.

Commissioners Lucas and Kerslake fully concurred.

Amendment:
Commissioner Lucas moved, seconded by **Commissioner Petty,** to amend the main motion to adopt the Findings of Fact as above-stated by staff and applicant and as reviewed by the Commission in support of Resolution 15-001.

ROLL CALL VOTE
ON AMENDMENT: Carried Unanimously
[Kerslake-yes; Kircher-yes; Lucas-yes; Petty-yes; Maxwell-yes]

ROLL CALL VOTE
ON MOTION AS AMENDED: Carried Unanimously
[Kerslake-yes; Kircher-yes; Lucas-yes; Petty-yes; Maxwell-yes]

J. PLAT REVIEWS: (Per amended agenda)

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 and buffer easement within proposed Tract A, Fred Meyer Subdivision, located inside Palmer city limits.

Ms. Garley provided a staff report, calling attention to vicinity map on page 72 of the packet. The abbreviated plat for subject project was distributed through city staff who either commented that no changes were necessary or had no comment. Ms. Garley pointed out that there is a 25-foot screening easement placed in 1980 on Tract A and at the time Tract B was slated to be residential but was never finalized. That property

remains vacant and there are no development plans at this time. The new parcel, however, would be separated from Tract B for residential zoning purposes by the new extension of Dogwood. The screening easement and buffer would not be needed between the commercial and residential as the extended Dogwood would serve that purpose. Brief discussion ensued.

The Commission had no additional comments or questions.

H. UNFINISHED BUSINESS:

1. Continue Discussion of Central Business District.

Ms. Garley called attention to revised draft CBD ordinance (page 59) in the packet, noting highlighted language is the result of the Commission's comments, that FYI, this is the document that will be forwarded to the Council. Comments were all in favor applauding staff for a job well done.

I. NEW BUSINESS:

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.

Ms. Garley reported this is the result of the Commission at its last meeting asking for a resolution to initiate a dialog between the Borough and City to create similar zoning standards for subdivisions developed near city boundaries.

Commissioner Maxwell commented in favor of the resolution, applauding staff's effort and noted appreciation of the fact that it references the comprehensive plan which has public support and public input. All other comments were in favor of the resolution.

Commissioner Lucas moved, seconded by **Commissioner Petty**, to adopt Resolution No. 15-002 and move it forward to the City Council.

VOTE ON MOTION: Carried Unanimously.

K. PUBLIC COMMENTS: There were no public comments.

L. STAFF REPORT:

Ms. Garley announced the City Council appointed Douglas Cruthers as a new member to the Planning and Zoning Commission; he is expected to be at the next meeting.

M. COMMISSIONER COMMENTS:

Commissioner Maxwell commented it was a great meeting; is pleased to help the

Fred Meyer store move forward; and was pleased to pass the resolution.

Commissioner Lucas commended staff for doing a fine job in the preparation for the Zoning Map Amendment for Fred Meyer and the resolution to the Borough.

Commissioner Petty also thanked staff and is looking forward to the new Fred Meyer store.

Commissioner Kircher made note of a new business in our city located on the first floor in Mr. Wolf's new building on the other side of the Fire Station; believes it is a nonprofit that helps people acquire housing with low income loans.

Chairman Kerslake commented in agreement with other commissioners that it will be a great addition to our city having Fred Meyer expand its operations here; he also appreciates the great work that staff has done to date.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:32 p.m.

_____
William Kerslake, Sr., Chairman

_____
Kimberly A. McClure
Planning and Code Compliance Technician

DRAFT

Public Hearings

CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-008

SUBJECT: Request to rezone Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian from R-1, Single-family Residential to R-4, High Density Residential

AGENDA OF: April 16, 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. 15-003
3) Application with attachment
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: The subject parcel is zoned R-1, Single-family Residential. The owners are requesting a zone change to R-4, High Density Residential to allow for future development of this parcel for higher density of residential use. Only single-family dwellings are permitted for the current zoning designation of R-1 for this parcel. However, in the R-4 district both single-family dwellings and multiple family dwellings are a permitted use. This parcel adjoins the MTA Events Center, Palmer Job Corps and Mountain Rose Estates and there are both low and high density residential districts in the surrounding area.

Recommendation: Community Development recommends approval of the zone change from R-1, Single-family Residential to R-4, High Density Residential 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: **Located South of East Cope Industrial Way and is adjacent to the MTA Events Center and Palmer Job Corps Site Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian**

Permit Request: Rezone from R-1, Single-family Residential to R-4, High Density Residential

Applicant & Owner: Brandon J. Blake as owner and representative for owners Duaine Arthur Richards and Ardith Eleanor Richards, Co-Trustees of the Richards Family Trust; Sid A. Richards; James Donald Smith, Jr. and Pierre J. Nicolet

Public Hearing Date: April 16, 2015

Notification Requirements: On April 1, 2015, 182 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 April 10, 2015. A total of 20 written (1 comment was by phone) comments were received in response, with 0 in favor of, 19 opposed and 1 no objection.

PART II. BACKGROUND

Site Information: This parcel was subdivided from its parent parcel on August 23, 2002 into Parcel B1 by Waiver Resolution Serial No. 2002-142-PWm recorded as Reception No. 2002-018272-0. The parcel is accessed by East Cope Industrial Way. This parcel was annexed into the City in 2003 as part of a large annexation. The property is currently undeveloped.

The property owners request the change to allow for higher residential density for future development of this parcel. Nearby properties and uses include Mountain Rose Estates, MTA Events Center, Job Corps, Terra Surveys and an R-4 High Density Residential zoning district containing multi-family housing units.

Parcel Size: 9.30 gross acres

Existing Zoning: R-1 Single-family Residential; property is undeveloped

Surrounding Land Uses:

	Zoning	Land Use for surrounding areas
North	P & BP	Palmer Junior Middle School and Terra Surveys
South	R-1 with PUD	Mountain Rose Estates
East	P	Palmer Job Corps
West	P	MTA Events Center

Considerations:

The intent of the R-1, Single-family Residential District is to establish a district in which the principal use of land is for single-family dwellings and to prohibit community and individual use of land and any other use which would substantially interfere with development or continuation of single-family dwellings. Adjacent to this parcel is only one R-1 zoned parcel which is part of the Planned Unit Development, Mountain Rose Estates. The other adjacent parcels are zoned for public use, MTA Events Center and Job Corps and zoned Business Park, Terra Surveys.

Code Requirements:

The intent of the R-4, High Density Residential District is for residential areas with a combination of multiple-family structures and single-family residences with a high population density which permits some nonresidential uses that are compatible with the residential character of this district. The parcel exceeds the required minimum lot width of 60 feet and the required minimum lot area of 7,200 square feet for the R-4, High Density Residential District. The request to rezone this parcel to R-4, High Density Residential would be compatible with the existing nearby public uses, high density residential uses and the planned unit development use.

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: Yes. This project will be a high quality, attractive development that will improve the neighborhood and increase the availability of higher density housing near downtown.

Staff finds the following facts support this finding: Goal 2 of Chapter 6, Land Use, from The 2006 Palmer Comprehensive Plan states, "Maintain high quality residential neighborhoods; promote development of a range of desirable new places to live in Palmer." Objective C under Goal 2 goes on to state "Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the residents and the community." The proposed zone change to R-4, High Density Residential would allow for the option of infill of high density development on this property which is located between the MTA Events Center and Job Corps.

The 2006 Palmer Comprehensive Plan recognized one of Palmer's many assets to be water and sewer connections which would permit higher density housing. Another asset mentioned is the chance to have a residence within a short walking distance of schools.

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

Applicant's response: The surrounding area is occupied with a variety of residential uses from R1 to R4. This requested change is compatible because it is also for residential use at the higher density level of R4.

Finding: The parcel's location is surrounded by a mix of public, business, high density residential and planned unit development uses. Among the surrounding districts and established uses are Palmer Job Corps, Mountain Rose Estates, MTA Events Center, Palmer Junior Middle School and nearby are Mountain Rose East Condos and Eagle Ridge apartment building. If rezoned to R-4, High Density Residential, this parcel would be compatible with surrounding zoning districts and existing uses, and would allow for future development of this parcel for residential use at a higher density level.

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

Applicant's response: Yes. The primary street access off E. Cope Industrial Way is a 60 corridor and is sufficient for normal and emergency access. A proposed secondary access from the extension of E. Commercial Drive has been requested with the City of Palmer and the Borough of Matanuska-Susitna and is expected to be a 60' corridor. We met with Greg Wickham, the Superintendent of the Department of Public Works on location to review access and availability to water and sewer utilities via an extension of E. Commercial Drive. We have contacted Enstar Gas for access and availability for gas and MEA Electric for access and availability of electricity. We confirmed with Don Carney, CMPP and Capital Projects Coordinator of Schools the ability of the area Middle and High Schools and two Elementary schools to adequately handle the additional students from this project.

Finding: Public facilities such as schools and utilities are adequate to support the proposed change. There are numerous existing low to high density residential and public uses in the surrounding area. An application for a proposed secondary access to this parcel has been submitted to the Borough; the availability of water and sewer lines to accommodate high density development on this parcel has been confirmed by Public Works.

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

Applicant's response: Yes. The surrounding neighborhood is primarily residential ranging from R1 to R4, educational and recreational uses. The subject parcel is currently surrounded by the Mountain Rose Estates and Chugach View Apartment Homes housing projects, the Job Corps, and the MTA Events Center. The primary access corridor is across the road from the Palmer Junior High School. Lot 1A (Chugach View Apartment Homes) and Lot 10A Cope are currently zoned R4.

Finding: The surrounding neighborhoods east of South Chugach are comprised of a mix of residential, public and business uses. The proposed change to R-4, High Density Residential for this parcel would be compatible and is supported by the variety of surrounding public uses and low to high density residential uses.

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: Yes, this project is consistent with public welfare in that it will provide affordable rental housing with 1, 2, and 3 bedroom units featuring a modern design and a garage (with door) for each unit. A 3,000' Activity Center is planned. No special privileges granted for the owners.

Finding: The proposed zone change is consistent with the public welfare and does not grant this parcel any special privilege as the requested zone change is consistent with nearby PUD and properties zoned R-2 and R-4.

PART III. STAFF RECOMMENDATION

Based on the information provided by the applicant, staff finds this proposal to rezone Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, from R-1, Single-family Residential to R-4, High Density Residential is consistent with and in conformance with the Palmer Comprehensive Plan for the R-4 High Density Residential 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 Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian from R-1, Single-family Residential to R-4, High Density Residential and forward a recommendation for approval to the City Council.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 15-003

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION RECOMMENDING CITY COUNCIL APPROVE A ZONING MAP AMENDMENT FOR TAX PARCEL C8 TO BE REZONED FROM R-1, SINGLE-FAMILY RESIDENTIAL TO R-4, HIGH DENSITY RESIDENTIAL, LOCATED IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA,

WHEREAS, Brandon J. Blake as owner and representative for owners Duaine Arthur Richards and Ardith Eleanor Richards, Co-Trustees of the Richards Family Trust, Sid A. Richards, James Donald Smith, Jr. and Pierre J. Nicolet have initiated a zoning map amendment application to change the zoning designation for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, from R-1, Single-family Residential to R-4, High Density Residential; 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 April 1, 2015, 182 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 April 10, 2015. A total of 20 written (1 comment was by phone) comments were received in response, with 0 in favor of, 19 opposed and 1 no objection; and

WHEREAS, Goal 2 of Chapter 6, Land Use, from The 2006 Palmer Comprehensive Plan states, "Maintain high quality residential neighborhoods; promote development of a range of desirable new places to live in Palmer." Objective C under Goal 2 goes on to state "Encourage infill and higher density housing in and around downtown. Prepare new zoning standards and design guidelines to ensure higher density housing is high quality, to benefit the residents and the community." The proposed zone change to R-4, High Density Residential would allow for the option of infill of high density development on this property which is located between the MTA Events Center and Job Corps.

The 2006 Palmer Comprehensive Plan recognized one of Palmer's many assets to be water and sewer connections which would permit higher density housing. Another asset mentioned is the chance to have a residence within a short walking distance of schools; and

WHEREAS, the parcel's location is surrounded by a mix of public, business, high density residential and planned unit development uses. Among the surrounding districts and established uses are Palmer Job Corps, Mountain Rose Estates, MTA Events Center, Palmer Junior Middle School and nearby are Mountain Rose East Condos and Eagle Ridge apartment building. If rezoned to R-4, High Density Residential, this parcel would be compatible with surrounding zoning districts and existing uses, and would allow for future development of this parcel for residential use at a higher density level; and

WHEREAS, public facilities such as schools and utilities are adequate to support the proposed change. There are numerous existing low to high density residential and public uses in the surrounding area. An application for a proposed secondary access to this parcel has been

submitted to the Borough; the availability of water and sewer lines to accommodate high density development on this parcel has been confirmed by Public Works; and

WHEREAS, the surrounding neighborhoods east of South Chugach are comprised of a mix of residential, public and business uses. The proposed change to R-4, High Density Residential for this parcel would be compatible and is supported by the variety of surrounding public uses and low to high density residential uses; and

WHEREAS, the proposed zone change is consistent with the public welfare and does not grant this parcel any special privilege as the requested zone change is consistent with nearby PUD and properties zoned R-2 and R-4.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council approve the Zoning Map Amendment for Tax Parcel C8 to R-4, High Density Residential, located in Section 4, Township 17 North, Range 2 East, Seward Meridian, Alaska.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 16th day of April, 2015.

_____
William Kerslake, Chairman

_____
Kimberly A. McClure
Planning & Code Compliance Technician

Received

MAR 23 2015

City of Palmer

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: Richards Family Trust: (See Attached)

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

See Attached:

Requested District Change (i.e., from - to): See Attached:

Reason for request: See Attached:

****

Please provide a written narrative explaining the following:

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

See Attached:

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

See Attached:

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

See Attached:

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

See Attached:

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

Date of application: _____

$250.00 Filing fee paid: _____

Bud Blake
Signature of owner or owner's authorized representative

✓ 1230 Jewel Street Palmer AK 99645
Address

907-355-3723
Phone/contact number

Ron Fassett - URS
223-6897

✓ 1075 Chuck Street
Suite #102
Wasilla, AK 99654

To whom it may concern;

March 23, 2015

This letter is being written to inform the City of Palmer that Bandon Blake is representing all of the owners of the Property described as;

Tax ID # 17N02E04C008, or Lot C8 of Section 4, Township 17N, Range 2E

and working in conjunction with Valley Residential Services in the request for rezoning of the property.

Sincerely,

Brandon Blake

March 25, 2015

To whom it may concern;

This letter is being written to inform the City of Palmer that Brandon Blake is representing all of the owners of the property described as;

Tax ID# 17N02E04C008, or Lot C8 of Section 4, Township 17N, Range 2E

and working in conjunction with Valley Residential Services on the request for rezoning of the property.

Sincerely,

Brandon Blake

Sid Richards

Ardith Richards

Duaine Richards

James Smith

Pierre Nicolet

City Of Palmer
Zoning Map Amendment Application, Attachment

Applicant: Richards Family Trust; Co-Trustees, Duaine Arthur Richards and Ardith Eleanor Richards; Sid A. Richards and Brandon J. Blake.

Legal Description: T17N, R2E, S4, Lot C8 – unimproved real property, containing approximately 9.3 acres: A parcel of land located in the East one-half of the Southwest one-quarter (E ½ SW ¼) of Section 4, Township 17 North, Range 2 East, Seward Meridian, located in the Palmer Recording District, Third Judicial District, State of Alaska, being Parcel B1 of Waiver Resolution Serial No. 2002-142-PWm, recorded August 23, 2002 as Reception No. 2002-18272-0, which is described as:

The South 750.25 feet, and the West 60 feet of the North 542.5 feet of Parcel B of Plat Waiver 83-40w (Waiver Resolution 83-21-PWm);

Said Parcel B being described as:

Commencing at the C ¼ corner of said Section 4; thence along the center quarter line South 0° 11' 40" E to a point on Southerly right-of-way of Cope Industrial way 30.00 feet, said point being the True Point of Beginning; thence along said center quarter line South 0° 11' 40" E to the C 1/16 corner 1292.88 feet; thence along the South 1/16 of said Section 4, South 89° 59'51" W 495.23 feet; thence North 0° 12'49" to the Southerly right-or-way of Cope Industrial Way 1292.58 feet; thence along said right-of-way North 89° 57'46" E 495.67 feet to the True Point of Beginning.

Requested District Change: To re-zone Lot C8 from R1 to R4.

Reason for Request: To change the current low density R1 zoning to allow for higher density R4 zoning for our proposed housing project.

Written Narrative

1. **Is the proposed change in accordance with the borough and city comprehensive plan?**
   Yes. This project will be a high quality, attractive development that will improve the neighborhood and increase the availability of higher density housing near downtown.

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

The surrounding area is occupied with a variety of residential uses from R1 to R4. This requested change is compatible because it is also for residential use at the higher density level of R4.

3. **Are public facilities such as schools, utilities and streets adequate to support the proposed change?**
   Yes. The primary street access off E. Cope Industrial Way is a 60 corridor and is sufficient for normal and emergency access. A proposed secondary access from the extension of E. Commercial Drive has been requested with the City of Palmer and the Borough of Matanuska-Susitna and is expected to be a 60' corridor. We met with Greg Wickham, the Superintendent of the Department of Public Works on location to review access and availability to water and sewer utilities via an extension of E. Commercial Drive. We have contacted Enstar Gas for access and availability for gas and MEA Electric for access and availability of electricity. We confirmed with Don Carney, CMPP and Capital Projects Coordinator of Schools the ability of the area Middle and High Schools and two Elementary schools to adequately handle the additional students from this project.
4. **Do changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change?**
   Yes. The surrounding neighborhood is primarily residential ranging from R1 to R4, educational and recreational uses. The subject parcel is currently surrounded by the Mountain Rose Estates and Chugach View Apartment Homes housing projects, the Job Corps, and the MTA Events Center. The primary access corridor is across the road from the Palmer Junior High School. Lot 1A (Chugach View Apartment Homes) and Lot 10A Cope are currently zoned R4.

5. **Is the proposed change consistent with public welfare and will it grant a special privilege to the owners?**
   Yes, this project is consistent with public welfare in that it will provide affordable rental housing with 1, 2, and 3 bedroom units featuring a modern design and a garage (with door) for each unit. A 3,000' Activity Center is planned. No special privileges granted for the owners.

PALMER COMMUNITY DEVELOPMENT

ATTN: Joan E. Patterson
645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709 • Fax: 907-745-5443
www.cityofpalmer.org

Invoice No.: CD15-022

Invoice Date: 03/23/2015

Sold To: VALLEY RESIDENTIAL SERVICES
1075 S. CHECK ST., STE. 102
WASILLA, AK 99654

Qty	Description	Price
1	REQUEST FOR ZONING MAP AMENDMENT T17N, R2E, S4, Tax Parcel C-8 NHN E. Cope Industrial Way	$250.00

PAID
MAR 23 2015

01-00-00-3427

TOTAL
$250.00

This invoice must be paid within 30 DAYS or further collection procedures will be taken.

File copy.

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

March 30, 2015

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a re-zone of Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, initiated by Brandon Blake, owner and owner's representative. The property is located south of E. Cope Industrial Way and is adjacent to the MTA Events Center and Palmer Job Corps site in Palmer, Alaska. This property is currently zoned R-1, Single-family Residential. The request is to rezone the property to R-4, High Density Residential. The map on the reverse side of this notice indicates the location of the subject parcel. For additional information on the R-4 High Density Residential District, please refer to Palmer Municipal Code Chapter 17.27 – R-4 High Density Residential 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 April 16, 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 April 10, 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 R. 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 R-1 to R-4.

_____

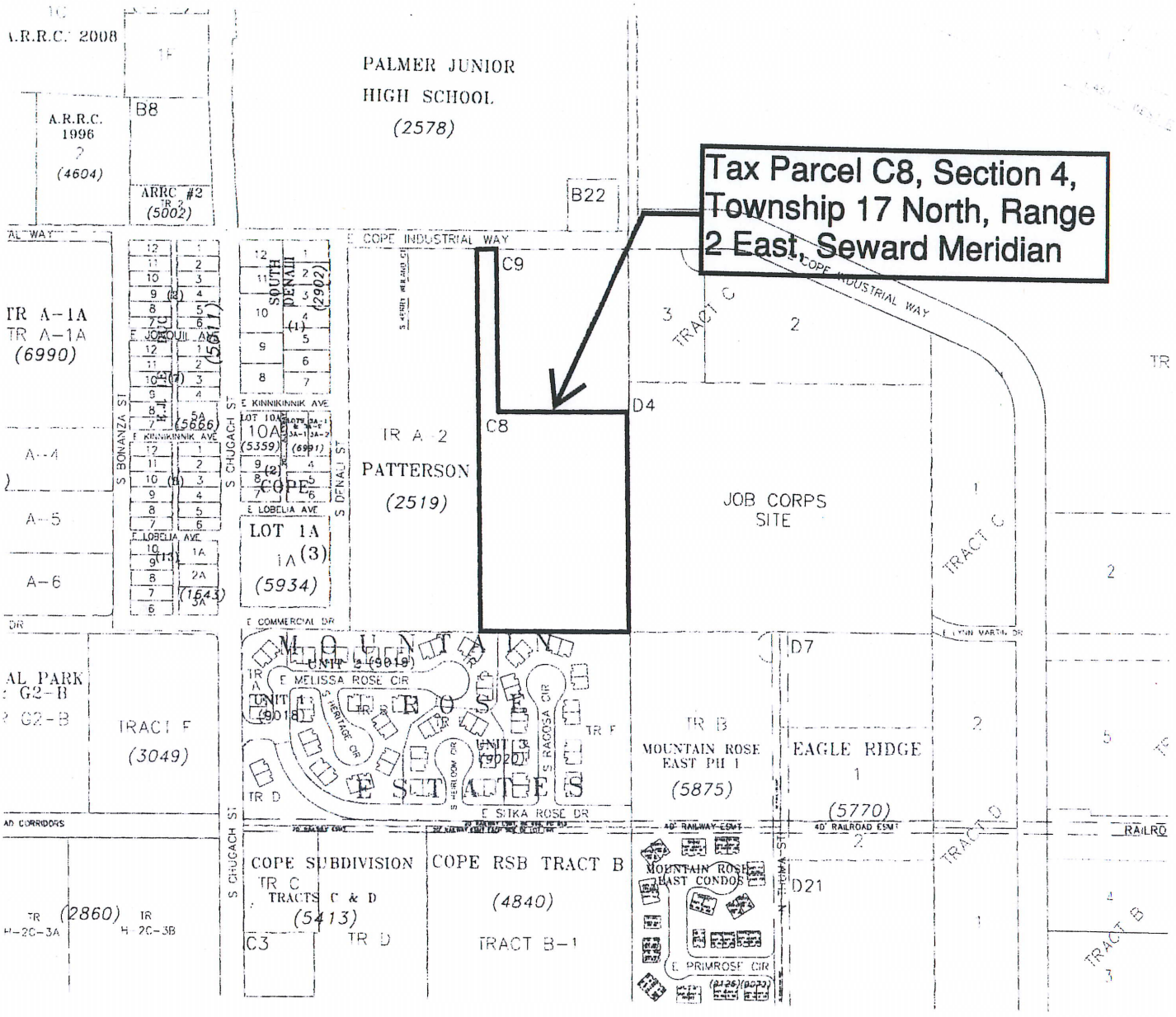
_____

_____

Name: _____

Address: _____

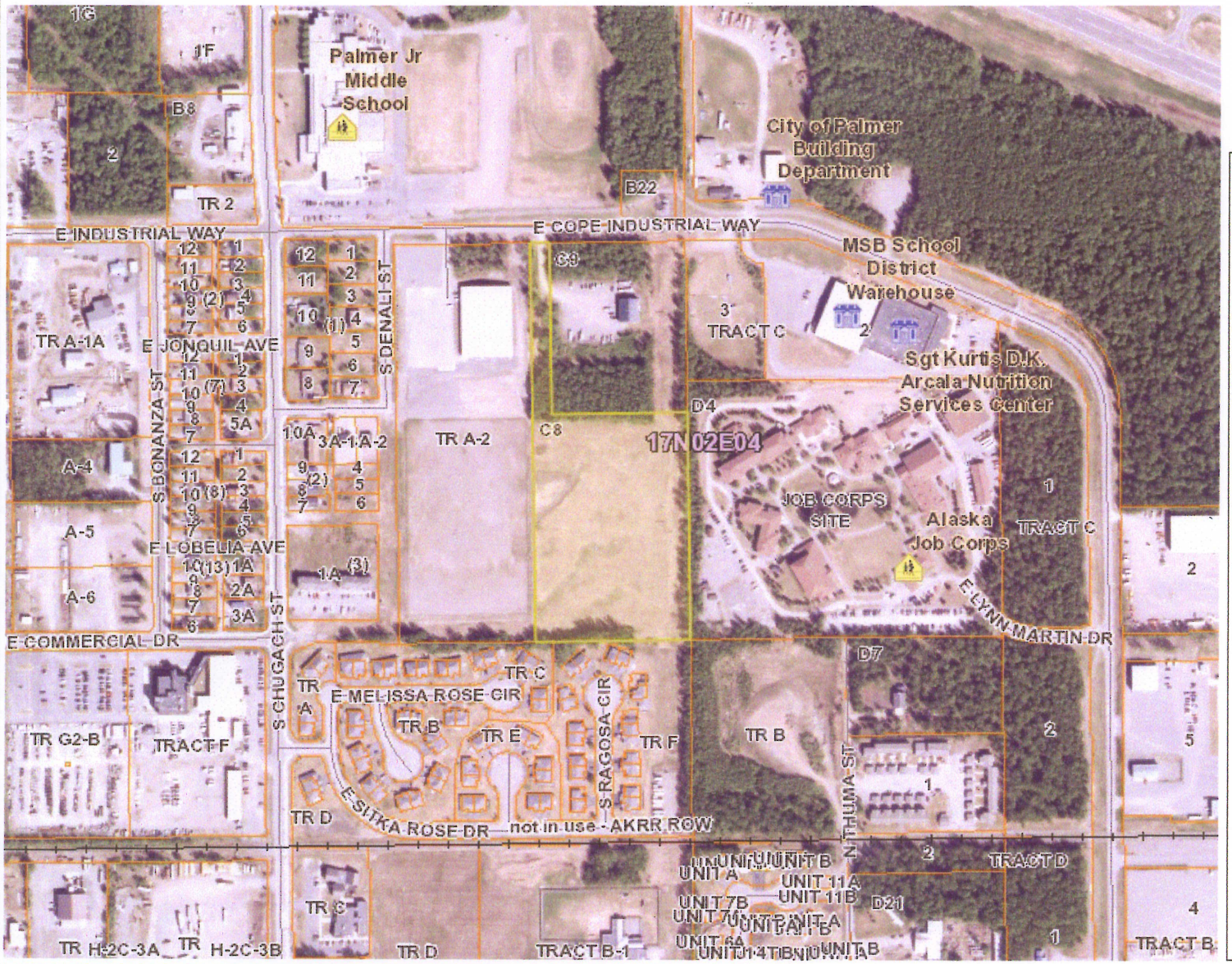
VICINITY MAP



Request for Rezone from R-1, Single-family Residential to R-4, High Density Residential for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, located south of E. Cope Industrial Way and adjacent to MTA Events Center and Palmer Job Corps site in Palmer, Alaska.

17N02E04C008
Industrial Way
Industrial Way
Jonquil St
S Denali St
E Kinnikinnik Ave
E Lobelia
S Bonanza St
Commercial Dr
E Melissa Rose Cir
S Heritage Cir
S Heirloom Cir
S Ragosa Cir
E Sitka Rose Ct
S Cungach St
Thuma St
Lynn Martin Dr
© SPOT IMAGE
© 2015 Google
© 2015 Europa Technologies
Google earth
Imagery Date: 4/14/2011 61°35'21.81" N 149°06'14.16" W elev 214 ft eye alt 3504 ft

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: 5,563

0.2 0 0.09 0.2 Miles

NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

© Matanuska-Susitna Borough

Reported on 04/01/2015 10:51 AM

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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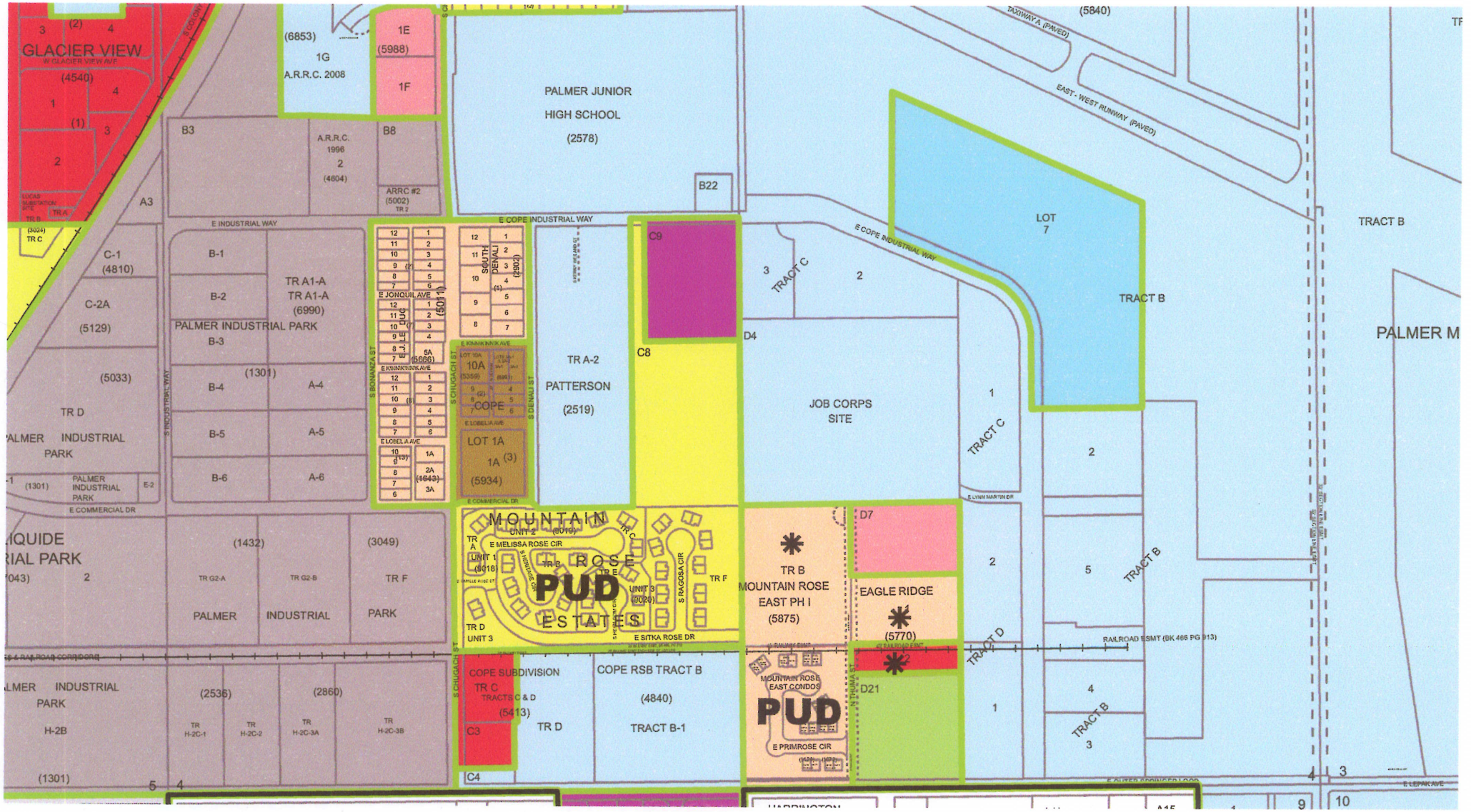
GLACIER VIEW
W GLACIER VIEW AVE
(4540)
(6853)
1G
A.R.R.C. 2008
1E
(5988)
1F
PALMER JUNIOR
HIGH SCHOOL
(2578)
B22
B3
A.R.R.C.
1996
2
(4604)
B8
ARRC #2
(5002)
A3
E INDUSTRIAL WAY
E COPE INDUSTRIAL WAY
C-1
(4810)
C-2A
(5129)
(5033)
TR D
PALMER INDUSTRIAL
PARK
B-1
B-2
B-3
B-4
B-5
B-6
TR A1-A
TR A1-A
(6990)
PALMER INDUSTRIAL PARK
(1301)
A-4
A-5
A-6
E JONQUIL AVE
E KINNIKINNIK AVE
E LOBELIA AVE
SOUTH DENALI
(2902)
(5011)
5A
(5666)
10A
(5359)
COPE
LOT 1A
1A
(5934)
TR A-2
PATTERSON
(2519)
C9
C8
D4
JOB CORPS
SITE
TRACT C
LOT
7
TRACT B
TAXIWAY A (PAVED)
EAST - WEST RUNWAY (PAVED)
(5840)
PALMER M
E COMMERCIAL DR
LIQUIDE
RIAL PARK
(1432)
(3049)
TR G2-A
TR G2-B
TR F
PALMER
INDUSTRIAL
PARK
MOUNTAIN
ROSE
PUD
ESTATES
E MELISSA ROSE CIR
E SITKA ROSE DR
S RAGOSA CIR
TR B
MOUNTAIN ROSE
EAST PH I
(5875)
D7
EAGLE RIDGE
(5770)
TRACT D
RAILROAD ESMT (BK 466 PG 913)
PALMER INDUSTRIAL
PARK
H-2B
(1301)
(2536)
(2860)
TR H-2C-1
TR H-2C-2
TR H-2C-3A
TR H-2C-3B
COPE SUBDIVISION
TR C
TRACTS C & D
(5413)
C3
C4
TR D
COPE RSB TRACT B
(4840)
TRACT B-1
MOUNTAIN ROSE
EAST CONDOS
PUD
E PRIMROSE CIR
D21
N THUMA ST
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SCHERIEBLE JAS M & CHERI
PO BOX 52
PALMER, AK 99645-0052

RICHARDS FAMILY TR RICHAR
BLAKE B J SMITH J D JR NI
14630 E GUNNYSACK RD
PALMER, AK 99645-9075

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

MATANUSKA-SUSITNA BOROUGH
SCHOOL/JOB CORP
350 E DAHLIA AVE
PALMER, AK 99645-6488

MCSORLEY LUCILLE M
1725 N THUMA ST
PALMER, AK 99645

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

VERSATUBE CORP
4755 ROCHESTER RD
TROY, MI 48085

ENSTAR NATURAL GAS
SEMCO ENERGY INC
PO BOX 190288
ANCHORAGE, AK 99519-0288

ENSTAR NATURAL GAS
SEMCO ENERGY INC
PO BOX 190288
ANCHORAGE, AK 99519-0288

SEVILLA SUSAN W
630 8TH ST
SPRINGFIELD, OR 97477-4727

TAYLOR KELSEY M
CRITZER MEGAN C
1612 S CHUGACH ST
PALMER, AK 99645-6781

MCSORLEY LUCILLE M
1640 S CHUGACH ST
PALMER, AK 99645-6730

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

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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

MUNSON ROBERT J
PO BOX 2066
SEWARD, AK 99664-2066

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

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PALMER, AK 99645-6488

CPD ALASKA LLC
201 ARCTIC SLOPE AVE
ANCHORAGE, AK 99518-3033

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
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LEWIS HAROLD W SR & V M
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NIEBRUGGE GAIL E TRE
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ROTZ LYNN
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JUNEAU, AK 99801-8728

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PALMER, AK 99645-0827

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

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1075 CHECK STREET
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550 W 7TH AVE
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DOMBROSKI PAUL A
1531 S CHUGACH ST
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CLEMENTS LEITHI T
11581 E CRIMSONVIEW DR
PALMER, AK 99645-9307

NORDBY MARI
1511 S CHUGACH ST
PALMER, AK 99645

GROVER GARTH R & JOLENE D
PO BOX 2034
PALMER, AK 99645-2034

JENSEN MICHAEL A & INGRID
PO BOX 478
WILLOW, AK 99688-0478

CURLEY MICHAEL J
415 ROSETTA STONE DR
SPARKS, NV 89441-0595

CURLEY MICHAEL J
KARAFFA-TAYLOR ELLEN V
415 ROSETTA STONE DR
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PALMER, AK 99645-6717

BURKE DAVID K
1329 S BONANZA ST
PALMER, AK 99645-6717

PATTERSON JAS M& JESSIE M
1321 S BONANZA ST
PALMER, AK 99645-6717

PATTERSON JAS M & J M
1321 S BONANZA ST
PALMER, AK 99645-6717

SCHWIER MATTHEW & AUDREY
PO BOX 877957
WASILLA, AK 99687-7957

MITCHELL DEBORAH
1418 S CHUGACH ST
PALMER, AK 99645-6726

SWANSON LESLI
PO BOX 4127
PALMER, AK 99645-4127

PHILLIPS CHAD L & BREANNE
1451 S BONANZA ST
PALMER, AK 99645-9719

WAYCHOFF MEGAN C
PO BOX 4688
PALMER, AK 99645-4688

WOUK ELI S & KRISTIN J
PO BOX 3880
PALMER, AK 99645-3880

RICE RICHARD L & LAURA L
1421 S BONANZA ST
PALMER, AK 99645-6719

CHRISTENSEN CRAIG ALAN
1411 S BONANZA ST
PALMER, AK 99645

CORDERO ERICK & KAREN R
1150 S COLONY WAY STE 3
PALMER, AK 99645-6967

GRIFFITH KEVIN& CHRISTINA
1504 S CHUGACH ST
PALMER, AK 99645

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1504 S CHUGACH ST
PALMER, AK 99645

MCSORLEY LUCILLE M
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MCSORLEY LUCILLE M
1640 S CHUGACH ST
PALMER, AK 99645

ALEXANDER-GREEN JONE
1532 S CHUGACH ST
PALMER, AK 99645-6728

PETERSON CODY E
PETERSON MICHELLE L
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PALMER, AK 99645-0353

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PALMER, AK 99645

JOHNSON LEROY DEC TRUST
JOHNSON LEROY TRUSTEE
PO BOX 806
PALMER, AK 99645-0806

GRAHAM COLT R
GRAHAM AMANDA A
1531 S BONANZA ST
PALMER, AK 99645-6721

PENDERGRASS HIRAM E
1521 S BONANZA ST
PALMER, AK 99645

VAN NICE JAMIE
1511 S BONANZA ST
PALMER, AK 99645-6721

MURPHY SPENCER W
1501 S BONANZA ST
PALMER, AK 99645-6721

STICKMAN LUCILLE
1651 S BONANZA ST
PALMER, AK 99645-6723

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LTD PRTNRSHP
PO BOX 188
BENSON, MN 56215-0188

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

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

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

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

KUHN LEON J
BRUNNHOELZL-KUHN BARBARA
430A E MELISSA ROSE CIR
PALMER, AK 99645-6782

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

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

BENSON CHARLES ERIC & WIN
1350 S BADGER RD
PALMER, AK 99645

PALMER CITY OF
231 W EVERGREEN AVE
PALMER, AK 99645

VANN CONNIE
PO BOX 561
KASILOF, AK 99610-0561

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

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

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PALMER, AK 99645-6952

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JOHNSON DEANA J
2503 WINTERCREST CIR
ANCHORAGE, AK 99516-1996

EHMANN JOSEPHINE E
PO BOX 2048
PALMER, AK 99645-2048

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1735A S HERITAGE CIR
PALMER, AK 99645

MAISEL KATHERINE L
38 BIRCHLAWN TER
NEWINGTON, CT 06111-2403

HAGERDON PAUL
PO BOX 3378
PALMER, AK 99645-3378

OHMAN LIV TR
RICHARDS SID A & DEBRA J
1200 S JEWEL ST
PALMER, AK 99645

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

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

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

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

ELIZARDE TIIU K
1735B S HERITAGE CIR
PALMER, AK 99645

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IMLACH WILLIAM E & CAROL
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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

MCDANIEL JAY & TRACY
PO BOX 3947
PALMER, AK 99645

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 MELISSA ROSE CIR
PALMER, AK 99645-6780

SCHELLER ROY T
MERRIGAN TONI G
2850 WILDOMAR DR
WASILLA, AK 99654

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
PO BOX 354
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

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

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

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

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

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

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

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

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

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

PICALLO ROSEMARY
681 E PRIMROSE CIR
PALMER, AK 99645

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

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

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

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

PETRIE CATHRYN
PO BOX 298856
WASILLA, AK 99629-8856

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

GRIFFIN JANE R TR/TRE
1720A S RAGOSA CIR
PALMER, AK 99645-6786

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

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

BROWN LESLIE & PAULA
1150 S COLONY WAY STE 3
PALMER, AK 99645-6967

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

LICHT PHILLIP D SR & DIAN
445 SITKA ROSE CIR
PALMER, AK 99645-6788

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

CALL JAMES M
3705 ARCTIC BLVD
ANCHORAGE, AK 99503

DOGGETT BETTY J
PO BOX 2567
PALMER, AK 99645-2567

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

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

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

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

FOLEY HAROLD C JR
1150 S COLONY WAY
PALMER, AK 99645-6967

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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

U S BANK N A
1 FEDERAL ST
BOSTON, MA 02110-2012

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

CHAPMAN JEAN M
620 E PRIMROSE CIR
PALMER, AK 99645

PRICE KENNETH WAYNE
PRICE MICHELE MARY
681 E PRIMROSE CIR
PALMER, AK 99645-6825

BOSTROM EDWIN & AGNES
610 E PRIMROSE CIR
PALMER, AK 99645-6825

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

PARRISH GREGORY P & OY
3541 E WANAMINGO DR
WASILLA, AK 99654-2816

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
PO BOX 645
PALMER, AK 99645-0645

EDWARDS JOHN & JAUNA
660A E PRIMROSE CIR
PALMER, AK 99645-6825

MARTINELLI MICHAEL
DESNOYERS JANE
PO BOX 2161
PALMER, AK 99645-2161

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

MATHEWS DAVID L
621 E PRIMROSE CIR
PALMER, AK 99645

BURKHART ROY J
621 E PRIMROSE CIR
PALMER, AK 99645

HOUCK MARY JO
601A E PRIMROSE CIR
PALMER, AK 99645-6825

HERRMAN GEORGE M & DARLEN
601 E PRIMROSE CIR
PALMER, AK 99645-6825

WISE JOANN C
670 E PRIMROSE CIR
PALMER, AK 99645

PETERSEN RONALD & NELLY
670 E PRIMROSE CIR
PALMER, AK 99645

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expose Pop-up Edge™

AVERY® 5160®

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

BRANDON BLAKE
1230 JEWEL STREET
PALMER, AK 99645

VALLEY RESIDENTIAL SERVICES
1075 CHECK STREET, SUITE 102
WASILLA, AK 99654-8067

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

ALASKA JOB CORPS CENTER
ATTN: BCL
800 E. LYNN MARTIN DRIVE
PALMER, AK 99645

MATANUSKA SUSITNA BOROUGH
SCHOOL DISTRICT NUTRITION SVCS
690 E. COPE INDUSTRIAL WAY
PALMER, AK 99645

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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
APR 07 2015
City of Palmer

March 30, 2015

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a re-zone of Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, initiated by Brandon Blake, owner and owner's representative. The property is located south of E. Cope Industrial Way and is adjacent to the MTA Events Center and Palmer Job Corps site in Palmer, Alaska. This property is currently zoned R-1, Single-family Residential. The request is to rezone the property to R-4, High Density Residential. The map on the reverse side of this notice indicates the location of the subject parcel. For additional information on the R-4 High Density Residential District, please refer to Palmer Municipal Code Chapter 17.27 – R-4 High Density Residential 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 April 16, 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 April 10, 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 R-1 to R-4.

Name: Noel W. & Anita Jean Woods

Address: Box 827 Palmer, AK 99645

02/24/2006 12:36 7455019 NWOODS PAGE 01/01

Received

APR 07 2015

City of Palmer

Kimberly McClure

From: Mari [ifixphotos@gmail.com]
Sent: Tuesday, April 07, 2015 9:52 AM
To: Kimberly McClure
Subject: Re-Zone of Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian

To: Kimberly McClure,

As a homeowner near the proposed site being considered for re-zoning. I would like to say that I am NOT in favor of the proposed re-zone form R-1 to R-4.

- I feel it would adversely affect the property value of the land my home sits on.
- Increased traffic flow, with potential safety issues.
- For aesthetic purposes, I would not like to see the parcel re-zoned.

Thank you for taking my comments into consideration.

Mari L. Nordby
907-317-5605
1511 S Chugach St.
Palmer, AK 99645

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Kimberly McClure, Planning & Code Compliance Tech KMc
DATE: April 7, 2015
SUBJECT: empty envelope received from Jane Hammond

On April 7, 2015 our office received an empty envelope with a return name and address of Jane Hammond, 335b Melissa Rose Circle, Palmer, AK 99645.

According to Joan Patterson, the envelope was not sealed and was empty. Joan located phone numbers and eventually was able to leave a message with her daughter Jenny Weldin of Weldin Construction to let Jane Hammond know there was nothing in the envelope that was mailed to our office.

On April 8, 2015, Jane Hammond called the office about the rezone and said she **does have an objection** to this rezone. She said they already have multi-family zoning which includes apartments on Chugach Street and is concerned if they will be surrounded by similar buildings.

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
APR 09 2015
City of Palmer

March 30, 2015

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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 April 16, 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 April 10, 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

WARREN KEOGH
P.O. BOX 1166
CHICKALOON, AK 99674

☆ ☆

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 R-1 to R-4.

REZONING THIS PARCEL TO R-4 WILL INCREASE HIGH DENSITY HOUSING IN AN AREA THAT HAS PLENTY ALREADY. ADDITIONAL R-4 ZONING WILL DEVALUE THE PROPERTY IN MTN ROSE ESTATES, AS WELL AS DEGRADE THE EXISTING HEALTHY SOCIAL/PHYSICAL ENVIRONMENT.

Name: WARREN KEOGH (PROPERTY OWNER IN ADJACENT MTN. ROSE ESTATES)

Address: PO BOX 1166, CHICKALOON, AK 99674

Warren J. Keogh

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
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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 R-1 to R-4.

No – No! No rezoning without a site plan! We already have three apt complexes and 5 small houses without garages next to Mt Rose and they look like a disaster most of the time! This will devalue our homes and make Palmer look like Wasilla!

Name: John and Rose Marie Hayden

Address: 17304 S. Heritage Cir.
Palmer, AK 99645

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
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Fax: 907-745-5443
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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 R-1 to R-4.

To: Department of Community Development
We Strongly oppose re-zoning this R-1 property to R-4. We live in the Mountain Rose Estates a nice quiet peaceful community. We do not want apartment buildings in our backyard! We are elders living in a quiet environment. Let us live peacefully!

Name: HAROLD & Agnes Wilson

Address: 1710 A. So. Ragosa Circle
Palmer, Alaska 99645

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

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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 R-1 to R-4.

I am concerned about the property values of my residence. Nothing is known about the proposed use, R-4 has some objectional possible uses. I rate it R-1 and use the PUD

Name: R. James Wardman R. JAMES WARDMAN

Address: 1765A S. RAGOSA CIRCLE, PALMER, AK, 99645-6786

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

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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 R-1 to R-4.

This would be detrimental to the resident of Alt Rose Estates and the enjoyment of the peace and quiet we wanted when moving here. It will devalue our property. Not a good match for a neighbor.

Name: Carol L Moorman

Address: 445B E Melissa Rose Cir Palmer, AK 99645

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
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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 R-1 to R-4.

I very definately believe that rezoning the said parcel would be very detrimental to this community and I am not in favor. Please do not approve the rezoning.

Name: Mary Sue Foster

Address: 445A Melissa Rose Cir, Palmer, AK

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
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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 R-1 to R-4.

I am opposed to re-zoning the area as I feel it will devalue our subdivision, especially as we have no idea what type of development is planned for that area, as well as interrupting the peace + quiet we now enjoy.

Name: Sandra Chatterton

Address: 1740B, S. Kagosa Circle, Palmer, AK 99645 Mt. Ros

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

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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 April 16, 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 April 10, 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 R. 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 R-1 to R-4.

My concern about value to my property as a result of R-4 zoning. Also need to know what owner propose to build (impact to Mt. Rose

Name: Ave G. Hemmer Ave G. Hemmer

Address: 335 E. Melissa Rose Cir, Palmer AK 99645

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
APR 09 2015
City of Palmer

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Sincerely,

Kimberly A. McClure

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Planning & Code Compliance Technician

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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 R-1 to R-4.

Should not go from R1 right to R4

Name: Christine Woods, Sonlak

Address: 320 Sitka Rose cir unit B Palmer AK, 99645

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

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Sincerely,

Kimberly R. McClure

Kimberly McClure
Planning & Code Compliance Technician

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I am not in favor of re-zoning. There is no information available as to what the land will be used for. We need to know how it will impact Mountain Rose Estates

Name: Josephine E. Ehmann

Address: 2430 Unit B - Melissa Rose Circle
Palmer Alaska 99645

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

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Sincerely,

Kimberly A. McClure

Kimberly McClure
Planning & Code Compliance Technician

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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 R-1 to R-4.

We are opposed to the proposed zoning change. We feel this change would devalue our property. It could also affect our way of life.

Name: Carol Strauss + Hugh Strauss

Address: 475 B C Little Rock Dr, Palmer AK 99645

Received
APR 10 2015
City of Palmer

Kimberly McClure

From: allan linn [kalb92@gci.net]
Sent: Thursday, April 09, 2015 4:28 PM
To: Kimberly McClure
Subject: Comments on proposed Rezone of Tax Parcel C8, S4R2ET17NSM hearing 4/16/2015

Comments on proposed re-zone of Tax Parcel C8 in S4R2ET17NSM with hearing by Palmer P&Z Commission 4/16:
My name is Allan Linn
I am a resident of Mt. Rose Estates living at 360B East Melissa Rose Circle.

I am NOT in favor of the issuance of the proposed re-zone as:

1. I do not believe the City should create a location where another trailer court is a permitted use.
2. A 100 foot wide powerline easement, within which no permanent improvements can be constructed that interfere with the ability of the utility to maintain the facility, occupies the entire eastern border of the parcel and limited utilization of this portion of the property is controlled by the utility entities.
3. Surface stormwater runoff has been a problem in past years with snowmelt from Parcel C8 in winter or spring melts flooding onto property of Mountain Rose Estates lying south of Parcel C8. This is due to the surface slope being from northeast to southwest. Development that converts the present brome agricultural grass covering to (a) building roofs, (b) short grass lawns and © paved streets and driveways will create a serious increase in that runoff. In simple terms the same amount of surface water runoff will occur in a much shorter period of time and at a much greater rate of flow than has historically happened. This represents a significant increase in hazard potential to the residents of Mountain Rose Estates unless strictly controlled.

Kimberly McClure

Received
APR 10 2015
City of Palmer

From: Ginny Tabor [gintab51@yahoo.com]
Sent: Friday, April 10, 2015 8:44 AM
To: Kimberly McClure
Subject: Palmer Planning and Zoning Commission Meeting of April 16, 2015

Dear Ms. McClure,
As per our telephone conversation, I wish to formally voice my objection to the re-zoning of Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian. This parcel of land abuts my home, as I live on the north edge of Mountain Rose Estates, just south of the soccer field. Besides adversely affecting the property value of my home and that of my neighbors' homes in Mountain Rose Estates, the R-4, High Density Residential zoning would also adversely affect the lifestyle of a senior community such as Mountain Rose Estates. This is a quiet subdivision that would not welcome a noisy, busy, high density residential complex. Please keep the zoning as it is now, R-1.
Thank you for forwarding my comments/objections to the Palmer Planning and Zoning Commission.

Sincerely,
Virginia Tabor
475 E. Melissa Rose Circle, Unit A
Palmer, AK 99645
907-746-7752 Home
520-603-0445 Cell

Planning & Code Compliance Technician

☆ ☆

Received
APR 10 2015
City of Palmer

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 R-1 to R-4.

Not in favor of any APT Buildings or roads being put in there. Nice soccer fields and the Middle School right close by. A nice buffer right next to the North side of Mountain Rose Estates

Name: Philip & Diana Licht

Address: 445 Sitka Rose Cir #A

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
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Sincerely,

Kimberly A. McClure

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Planning & Code Compliance Technician

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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 R-1 to R-4.

Being so close to Job Corps - maybe a good business for our may in large? & and that noise of kids, car's, dogs ect they get no rest

Name: Mary Ann Anderson

Address: 1740 A. St. Heritage Cir. Palmer, AK.

also Do You not want us seriors - more kids run around & noise —

Received
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City of Palmer

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Planning & Code Compliance Technician

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We moved to Mountain Rose Estates for quiet retirement not to be surrounded by 10 plex and a small cluster of 2 bed room houses without garage. To add one more RV 4 high density zoning will adversely effect our home values and quiet enjoyment.

Name: Robert Nelson

Address: 1740B South Heritage Circle, Palmer AK. 99645

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

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Kimberly McClure
Planning & Code Compliance Technician

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What type of housing is ~~the~~ dense housing? Please clarify. – also too close to retirement community of Mt. Rose

Name: Wilhelmina Pederson – P.O. Box 583 – Palmer

Address: 1750 B So Heritage Circle Palmer [Mt Rose Address]