

**City of Palmer**

**Planning and Zoning Commission Packet**

*August 18, 2016*





## **AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- Page 5 E. Minutes of Previous Meetings
  - 1. Regular Meeting of July 21, 2016
- F. Persons to be Heard
- Page 21 G. Public Hearings
  - 1. Resolution No. 16-005: A Resolution of the Palmer Planning and Zoning Commission Approving a Conditional Use Permit to add a Car Wash to the Chevron property located in the CG – General Commercial Zoning District at 439 W. Evergreen Avenue, Palmer on Tax Parcel D009, in Section 32, Township 18 North, Range 2 East, Seward Meridian (2<sup>nd</sup> Public Hearing)
- Page 69 H. Unfinished Business
  - 1. IM 16-013: Consideration of text amendment to PMC 17.57.040, Conditional Uses to show Commercial Recreational Facilities as a separate listed conditional use in the AG-Agricultural district to be listed as 17.57.040(O)
  - Page 85 2. Continue discussion of Tiny Houses in Palmer
- I. New Business
  - 1. Discussion of Appropriate Zoning District for Retail Businesses Selling Marijuana Accessories (Postponed to September 15, 2016 meeting)
- Page 101 J. Plat Reviews
  - 1. IM 16-012: Preliminary Plat Review: The request is to remove the common lot lines between Lots 1-6, Block 12, ARRC #1, to create one lot to be called Lot 1A, Block 12, ARRC #1, 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, JULY 21, 2016  
7:00 P.M. - COUNCIL CHAMBERS**

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A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Vice Chairman Petty at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were Commissioners:

David Petty, Vice Chairman  
Michael Kircher  
Merry Maxwell  
Douglas Cruthers  
David Fuller

Excused absences:

Dan Lucas, Chairman  
William Kerslake, Sr.

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 Fuller.

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

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the **June 16, 2016** 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. 16-005:** A Resolution of the Palmer Planning and Zoning Commission Approving a Conditional Use Permit to add a Car Wash to the Chevron property located in the CG-General Commercial Zoning District at 439 W. Evergreen Avenue, Palmer on Tax Parcel D009, in Section 32, Township 18 North, Range 2 East, Seward Meridian.

**Commissioner Fuller** moved, seconded by **Commissioner Cruthers**, for approval of the requested Conditional Use Permit as stated in Resolution No. 16-005.

Staff Report: Director Garley reported background information noting the applicant is requesting a Conditional Use Permit to add a car wash to the Chevron gas station located in a CG-General Commercial district. Public notice and publishing requirements pursuant to code have been met. To date, a total of 8 written comments were received in response – 4 in favor, 2 not in favor, and 2 no objection.

Staff recommends approval of the Conditional Use Permit based on the following findings and with conditions as stated in Resolution No. 16-005, if the Commission concurs:

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

*Staff finds the following facts support this finding:* The proposed car wash is a new service that will be provided on this property. The property is surrounded by similar mixed commercial uses which will be compatible with the car wash and will preserve the value, spirit, character and integrity of the surrounding uses. The addition of the proposed car wash is new commercial development that is consistent with Goal 4 of Chapter 6 of the City of Palmer Comprehensive Plan to encourage new commercial development so residents of Palmer, residents of surrounding areas and visitors can find the goods and services they need in Palmer.

Fact 2) The conditional use fulfills all other requirements of this title pertaining to the conditional use in question.

*Finding:* The request is able to meet all other requirements of this title because:

- a) The proposed addition of a car wash fulfills all other requirements of this title pertaining to the conditional use in question as there would be no increase in the number of required parking spaces since it is a car wash and no increase in the amount of required landscaping.
- b) In a CG-General Commercial District, a building is limited to 50' in height. The building height of the proposed car wash is unknown but will be limited to 50' in height in accordance with this title.
- c) The minimum required lot size and lot width are not affected by the addition of the proposed car wash to the existing Chevron gas station.

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

*Finding:* The proposed car wash will be an automatic, single car wash servicing Chevron gas station customers and the public. Since the car wash will only accommodate a single car at any time, it will not generate high traffic volumes. To manage the drainage produced by the single car wash, the site plan dated

May 18, 2016 by SAJJ Architecture, LLC shows the heated concrete slab and the drainage pattern to flow in a westerly direction towards the drainage cut to the ditch to help avoid glaciation.

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

*Finding:* According to PMC, Title 17, Zoning, the setbacks for a nonresidential use not abutting or immediately across an alley from an R-1 or R-1E zone are none. The proposed 40' car wash is set back 5' from the west property line and is located approximately midway of the 219' length of the lot to provide sufficient area for the movement of vehicles entering and exiting the car wash.

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 proposed car wash and property is under the private ownership of Cook Inlet Marketing Group.

Staff recommends the following conditions:

- 1) All development must comply with all federal, state and local regulations.
- 2) Obtain all necessary building permits from the City of Palmer.
- 3) Remain in compliance with the quiet hours established in Palmer Municipal Code Chapter 8.36.025.
- 4) Retain all drainage on site or receive approval from State of Alaska Department of Transportation & Public Facilities to drain into State right-of-way ditch.

There were brief questions of staff concerning setback requirements.

#### Public Hearing:

Vice Chair Petty opened the Public Hearing at 7:10 p.m.

There being no members of the audience wishing to speak concerning the subject conditional use application, the public hearing was closed at 7:11 p.m.

#### Discussion:

Commissioner Cruthers voiced concerns about the already severe traffic congestion at the Glenn/Evergreen intersection, glaciation into the intersection, and volume of drainage. Question: Can the sewer pipe actually handle the additional volume of water and sewage? If no, will the State grant authorization to drain into the adjacent ditch?

Commissioner Fuller echoed Commissioner Cruthers' comments, especially as to

drainage and how much water will be generated from the car wash. He also spoke to backed up traffic on Evergreen. How many cars would be projected to come through the car wash on a daily basis? There are a number of unanswered questions in his mind that will need to be addressed.

**Commissioner Kircher** moved, seconded by **Commissioner Fuller**, to postpone voting until the next meeting in order to receive answers to concerns raised.

**ROLL CALL VOTE** [to postpone]: **PASSED.**

[In favor: Kircher, Petty, Cruthers, Fuller]

[Opposed: Maxwell]

**Commissioner Kircher** moved, seconded by **Commissioner Fuller**, to enter Committee of the Whole to formulate questions for staff to seek answers from Public Works and/or DOT. There were no objections.

[The Commission entered Committee of the Whole at 7:15 p.m.; exited at 7:27 p.m.]

Upon exiting Committee of the Whole:

**Commissioner Fuller** moved, seconded by **Commissioner Maxwell**, to ask staff to seek answers to the following seven questions for the next meeting:

- 1) Glaciation: What kind of guarantee can the property owner provide that there will be no glaciation on a cold winter's day?
- 2) Congestion: How can the property owner provide for a waiting area on the property for ingress into the car wash? The Chevron station is already a congested business with propane, RV dump on the other side which has an already narrow pass.
- 3) Congestion/left turn off Evergreen: Would the business be willing to accept an additional condition for the City to impose a "No Left Turn" eastbound off Evergreen into the facility. What opposition would there be? (Ms. Garley will ask DOT for its comments.)
- 4) Landscaping: Would some kind of landscaping be provided on the Glenn Hwy side?
- 5) Alternate ingress: Would it be possible to come into the car wash from the back off the Glenn Hwy in order to alleviate some of the congestion?
- 6) Drainage: How much waste water will be generated by the car wash? And how much can the City sewer handle? If allowed to drain into the ditch, what is the capacity of the ditch especially in the winter months?
- 7) Will this development fit into the planned upgrade by DOT to the Glenn/Evergreen intersection?

**VOTE ON MOTION: Carried Unanimously.**  
[Petty, Kircher, Cruthers, Fuller, Maxwell]

H. UNFINISHED BUSINESS: None.

I. NEW BUSINESS:

1. Clarification of Commercial Recreational Facilities listed as a Conditional Use in the Agricultural District.

Ms. Garley directed attention to a note in the packet from a property owner on Helen Drive. Their 2.5 acre parcel is located in an Agricultural district. They are interested in building a barn for the purpose of using it as a venue for meetings and group gatherings and prior to moving forward, they are seeking clarification of the code, specifically 17.57.040(G) Conditional uses, and whether said barn would be considered a "commercial recreational facility" as an allowed use.

Ms. Garley asked the Commission for some guidance in crafting a definition of "commercial recreational facility" and whether it should be extracted from item G and have its own lettered category under conditional uses.

Discussion ensued. Factors to consider: What will the facility be used for, will noise be a factor, what are the hours of operation, should there be a building height limitation? Ms. Garley will bring back draft definition of commercial recreational use within the Agricultural district; she will also address or clarify the section relating to height.

2. Discussion of Tiny Houses in Palmer.

Ms. Garley directed attention to information on Tiny Houses in the packet. The question has come up as to where in the city of Palmer could you erect a Tiny House. There are those that are installed on a permanent foundation versus those on wheels that can be moved. It was noted that some tiny homes can be as small as 160 square feet which would not meet Palmer's building code required minimum of 270 sf for life safety standards to include sleeping, cooking, bathroom with a shower, and two exits. These can be built on any single-family lot. Tiny homes on wheels would have to be in an approved mobile home park and meet HUD manufactured housing standards.

Further discussion ensued regarding tiny homes. Ms. Garley will ask the Palmer Building Inspector to provide input and answer questions at a future meeting and will research to see how other jurisdictions are handling the issues concerned with tiny homes.

J. PLAT REVIEWS:

1. **IM 16-009:** Preliminary Plat Review – The request is to create six lots from Tax Parcel D12 (Tract B of MSB Waiver 83-97-PWm recorded as 83-210W) and Tax

Parcel D10 in Section 5, Township 17 North, Range 2 East, Seward Meridian, located inside Palmer city limits.

Director Garley provided a staff report, pointing out that the Building Inspector, Community Development, and Public Works all had concerns with the lots as proposed at this time. Several of the lots have no access. The Building Inspector is unable to determine access to all parcels because the road that is part of the Glenn Highway improvement is not shown. One of the lot lines proposes to split a building in half. The house cannot be split between Lot 4 and Tract A. The whole house must be on a single lot and meet setback requirements. Community Development commented that access for proposed Tract A and Lot 2 need to be shown on the preliminary plat which it currently does not. Public Works commented this action will create six lots, five of which match the area DOT&PF will acquire for right-of-way for the Glenn Highway expansion project. Given the imminent ROW acquisition process, there does not appear to be any reason to have five separate retail lots. One lot that matches the ROW acquisition area should be adequate with the Tract A remainder being a second lot.

Commissioners Kircher, Cruthers, Fuller, Petty concurred with the statements made by City staff.

2. **IM 16-010:** Preliminary Plat Review – The request is to create one lot from Lots 29 & 30, Block 11, T A Smith, to be known as Lot 29A, located inside Palmer city limits.

Director Garley called attention to the drawing of the parcel as it would exist after the removal of the common lot line if it is permitted. Community Development commented that the proposed lot is zoned R-1 and the new lot, if allowed, will exceed the minimum lot width requirement of 60 feet and the minimum lot area of 8400 square feet as required for the R-1 Single-family residential district. The other departments had no comments.

The commission had no additional comments.

K. PUBLIC COMMENTS:

There were no public comments.

L. STAFF REPORT:

Ms. Garley had no additional staff report.

M. COMMISSIONER COMMENTS:

Commissioner Fuller commented that Vice Chair Petty did an outstanding job of chairing the meeting.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:03 p.m.

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David Petty, Vice Chairman

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Kimberly A. McClure  
Planning and Code Compliance Technician

DRAFT



## Public Hearings



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 16-011**

**SUBJECT:** A Conditional Use Permit Application to add a car wash to the Chevron gas station in the CG-General Commercial District at 439 W. Evergreen Avenue located on Tax Parcel D9 in Section 32, Township 18 North, Range 2 East, Seward Meridian.

**AGENDA OF:** August 18, 2016 continued from July 21, 2016

**ACTION:** For consideration and approval, if appropriate.

**Attachment(s):** 1) Staff report to the Commission  
2) Resolution No. 16-005  
3) Application with attachment  
4) Public Hearing Notice and Vicinity Map  
5) Responses to Notice (if any)

**\*NEWLY ADDED** 6) **Letter to Applicant requesting additional information**  
**\*NEWLY ADDED** 7) **Responses from SOA/DOT&PF, Public Works & Applicant**

**Summary:** The subject parcel is zoned CG, General Commercial. The owner has applied for a conditional use permit to add a car wash to the gas station property. Car washes are permitted in the CG-General Commercial District by obtaining a conditional use permit.

**Recommendation:** Community Development recommends approval of a Conditional Use Permit to add a car wash on Tax Parcel D9 in Section 32, Township 18 North, Range 2 East, Seward Meridian with certain conditions listed in Resolution No. 16-005.



# City of Palmer

## PART I. GENERAL INFORMATION

- Proposal:** The applicant requests a Conditional Use Permit to add a car wash to the Chevron gas station located in a CG-General Commercial district.
- Applicant:** Cook Inlet Marketing Group (Prism Design & Construction)
- Property Owner:** Cook Inlet Marketing Group
- Property Address:** 439 W. Evergreen Avenue, Palmer, Alaska
- Legal Description:** Tax Parcel D9 in Section 32, Township 18 North, Range 2 East, Seward Meridian
- Tax ID Number:** 18N02E32D009
- Site size:** 0.92 acres
- Zoning:** CG-General Commercial
- Utilities:** City water and sewer
- Access:** W. Evergreen Avenue
- Public Hearing Date:** July 21, 2016 continued to August 18, 2016
- Notification Requirements:** On July 5, 2016, 154 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 July 15, 2016. A total of 5 comments were received in response, with 3 in favor of and 2 not in favor of.

### **Surrounding Land Uses:**

	Zoning	Land Use
North	CG	Existing Fred Meyer store
South	CG	Medical office & retail businesses
East	CG	Dairy Queen
West	CG	New Fred Meyer store

## **PART II. BACKGROUND**

**Background Information:** According to the Matanuska-Susitna Borough tax records, the service station was built in 1973. The property is zoned CG-General Commercial which does permit car washes through a conditional use permit.

**Considerations:** A Conditional Use Permit allows for flexibility within the zoning ordinance by permitting certain specified uses in zoning districts after additional controls and safeguards are applied by the commission to ensure their compatibility with permitted principal uses. In recommending the granting of a conditional use, the commission may stipulate in writing additional requirements which it finds necessary to carry out the intent of this title. The commission may also impose other conditions and safeguards designed to ensure the compatibility of the conditional use with other uses in the district.

## **Part III. Staff Findings:**

### **Standards for a Conditional Use Permit:**

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

*Applicant's response:* Consistent with other uses in area.

*Staff finds the following facts support this finding:* The proposed car wash is a new service that will be provided on this property. The property is surrounded by similar mixed commercial uses which will be compatible with the car wash and will preserve the value, spirit, character and integrity of the surrounding uses. The addition of the proposed car wash is new commercial development that is consistent Goal 4 of Chapter 6 of the City of Palmer Comprehensive Plan to encourage new commercial development so residents of Palmer, residents of surrounding areas and visitors can find the goods and services they need in Palmer.

Fact 2) The conditional use fulfills all other requirements of this title pertaining to the conditional use in question.

*Applicant's response:* Yes.

*Finding:* The request is able to meet all other requirements of this title because:

- a) The proposed addition of a car wash fulfills all other requirements of this title pertaining to the conditional use in question as there would be no increase in the number of required parking spaces since it is a car wash and no increase in the amount of required landscaping.
- b) In an CG-General Commercial District, a building is limited to 50' in height. The building height of the proposed car wash is unknown but will be limited to 50' in height in accordance with this title.

- c) The minimum required lot size and lot width are not affected by the addition of the proposed car wash to the existing Chevron gas station.

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

*Applicant's response:* It will add to the convenience of the neighborhood.

*Finding:* The proposed car wash will be an automatic, single car wash servicing Chevron gas station customers and the public. Since the car wash will only accommodate a single car at any time, it will not generate high traffic volumes. To manage the drainage produced by the single car wash, the site plan dated May 18, 2016 by SAJJ Architecture, LLC shows the heated concrete slab and the drainage pattern to flow in a westerly direction towards the drainage cut to the ditch to help avoid glaciation.

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

*Applicant's response:* Yes.

*Finding:* According to PMC, Title 17, Zoning, the setbacks for a nonresidential use not abutting or immediately across an alley from an R-1 or R-1E zone are none. The proposed 40' car wash is set back 5' from the west property line and is located approximately midway of the 219' length of the lot to provide sufficient area for the movement of vehicles entering and exiting the car wash.

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.

*Applicant's response:* N/A.

*Finding:* The requested conditional use permit is not for a public use or structure as the proposed car wash and property is under the private ownership of Cook Inlet Marketing Group.

#### **PART IV. STAFF RECOMMENDATION**

A car wash is a Conditional Use allowed in an CG-General Commercial District. Based on our review of the request, Community Development recommends approval of the Conditional Use Permit to allow for the addition of a car wash, with the following conditions:

- 1) All development must comply with all federal, state and local regulations.
- 2) Obtain all necessary building permits from the City of Palmer.
- 3) Remain in compliance with the quiet hours established in Palmer Municipal Code Chapter 8.36.025.
- 4) Retain all drainage on site or receive approval from State of Alaska Department of Transportation & Public Facilities to drain into State right-of-way ditch.

It is recommended that the Planning Commission adopt the Staff's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the addition of a car wash to the Chevron gas station.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 16-005

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ADD A CAR WASH TO THE CHEVRON PROPERTY LOCATED IN THE CG – GENERAL COMMERCIAL ZONING DISTRICT AT 439 W. EVERGREEN AVENUE, PALMER ON TAX PARCEL D009, IN SECTION 32, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD MERIDIAN

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WHEREAS, Car washes are listed under 17.32.030(C) as uses that may be permitted in the CG-General Commercial District by obtaining a conditional use permit; and

WHEREAS, Rocky Brew on behalf of Cook Inlet Marketing Group, submitted a Conditional Use Permit application on June 16, 2016 for a Conditional Use Permit to add a car wash to the Chevron gas station; and

WHEREAS, Conditional Use Permits are authorized by the Planning and Zoning Commission of the City of Palmer in accordance with PMC 17.72; and

WHEREAS, the Commission has made the following findings that do support the issuance of a Conditional Use Permit for the addition of a car wash:

Finding 1: The proposed car wash is a new service that will be provided on this property. The property is surrounded by similar mixed commercial uses which will be compatible with the car wash and will preserve the value, spirit, character and integrity of the surrounding uses. The addition of the proposed car wash is new commercial development that is consistent Goal 4 of Chapter 6 of the City of Palmer Comprehensive Plan to encourage new commercial development so residents of Palmer, residents of surrounding areas and visitors can find the goods and services they need in Palmer.; and

Finding 2: The request is able to meet all other requirements of this title because:

- a) The proposed addition of a car wash fulfills all other requirements of this title pertaining to the conditional use in question as there would be no increase in the number of required parking spaces since it is a car wash and no increase in the amount of required landscaping.
- b) In an CG-General Commercial District, a building is limited to 50' in height. The building height of the proposed car wash is unknown but will be limited to 50' in height in accordance with this title.
- c) The minimum required lot size and lot width are not affected by the addition of the proposed car wash to the existing Chevron gas station; and

Finding 3: The proposed car wash will be an automatic, single car wash servicing Chevron gas station customers and the public. Since the car wash will only accommodate a single car at any time, it will not generate high traffic volumes. To manage the drainage produced by the single car wash, the site plan dated May 18, 2016 by SAJJ Architecture, LLC shows the heated concrete slab and the drainage pattern to flow in a westerly direction towards the drainage cut to the ditch to help avoid glaciation; and

Finding 4: According to PMC, Title 17, Zoning, the setbacks for a nonresidential use not abutting or immediately across an alley from an R-1 or R-1E zone are none. The proposed 40' car wash is set back 5' from the west property line and is located approximately midway of the 219' length of the lot to provide sufficient area for the movement of vehicles entering and exiting the car wash; and

Finding 5: The requested conditional use permit is not for a public use or structure as the proposed car wash and property is under the private ownership of Cook Inlet Marketing Group.

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby approve the requested Conditional Use Permit on Tax Parcel D009, in Section 32, Township 18 North, Range 2 East, Seward Meridian, with the following conditions:

- 1) All development must comply with all federal, state and local regulations.
- 2) Obtain all necessary building permits from the City of Palmer.
- 3) Remain in compliance with the quiet hours established in Palmer Municipal Code Chapter 8.36.025.
- 4) Retain all drainage on site or receive approval from State of Alaska Department of Transportation & Public Facilities to drain into State right-of-way ditch.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 18<sup>th</sup> day of August, 2016.

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Dan Lucas, Chairman

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Kimberly McClure  
Planning & Code Compliance Technician



Received

JUN 16 2016

City of Palmer

### Conditional Use Permit Application Form

Applicant: Cook inlet marketing group (Prism Design + Construction)

Property Location(s): 439 W Evergreen Ave Palmer AK 99645

Owner of Record: Cook inlet Marketing Group

Description of Request: Add Car wash

How is the property zoned?: \_\_\_\_\_

Is the request for a √:      Public Use            Public Structure     

A site plan is required and following items must be shown on the site plan:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Lot dimensions                           | <input type="checkbox"/> Vehicular and pedestrian circulation patterns |
| <input checked="" type="checkbox"/> Setbacks                                 | <input type="checkbox"/> Parking spaces (with dimensions)              |
| <input checked="" type="checkbox"/> Location of all buildings and structures | <input type="checkbox"/> Building-mounted and free-standing storage    |
| <input checked="" type="checkbox"/> Access points                            | <input type="checkbox"/> Landscaping                                   |
| <input checked="" type="checkbox"/> Drainage pattern                         | <input type="checkbox"/>   |

Please provide a written explanation of how your project will meet the following requirements. Use additional sheets of paper if necessary.

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

Consistent with other uses in area.

\_\_\_\_\_

2. The conditional use fulfills all other requirements of Palmer Municipal Code 17.72 pertaining to the conditional use in question.

yes

\_\_\_\_\_

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

it will add to the convenience of the neighborhood

4. Sufficient setbacks, lot areas, buffers, or other safeguards are being provided to meet the conditions.

Yes

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.

N/A

The special conditions do not permit a land use in a district in which that land use is prohibited:

Application date: 6/16/16 \$250 filing fee paid: pd. \$250 6-16-16

\*Signature of owner's authorized representative: [Signature] (Rocky Brew)

Mailing Address: 1900 West benson buld site 200

City: Anchorage State: AK Zip: 99517

Phone No. 907-441-5168

Contact No. " "

Fax No. \_\_\_\_\_

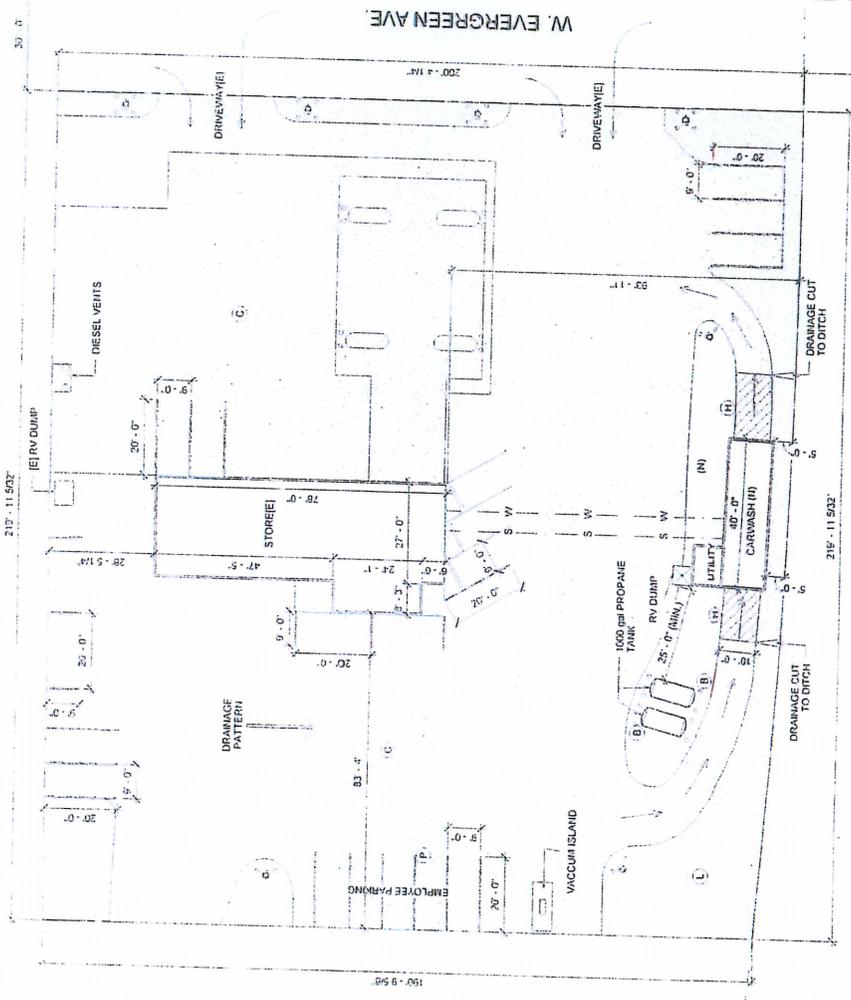
\*Please include documentation with owner's signature authorizing this application request.

Shaun Campbell 907-357-1430  
Shaun.c@prismalists.com

- SHEET NOTES**
- B. BOLL MANS
  - C. PAVER/CONCRETE (EXISTING)
  - H. HEATED CONC. SLAB
  - L. LANDSCAPE (EXTRUS)
  - P. PARKING
  - SE. EXISTING
  - IM. NEW/PROPOSED

**BOMHOFF ACRES  
LOT 1 A**

**COLONY FAIR  
TRACT B**



**S. GLEN HIGHWAY**

**W. EVERGREEN AVE**

**Received  
JUN 16 2016  
City of Palmer**

**1 Level 1  
1/16" = 1'-0"**

1/16" DRAWINGS ARE HALF THE INDICATED SCALE

12 MAY 2016 ENGINEER BASE

**A1.2**

**CHEVRON PALMER**  
9131 E. FRONTAGE RD., SUITE 1  
PALMER, ALASKA

**SAU ARCHITECTURE, LLC**

DATE	
NO.	
BY	
CHKD	
APP'D	
REV	
DATE	

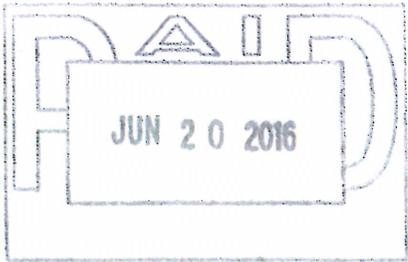


# PALMER COMMUNITY DEVELOPMENT

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.: CD16-063

Invoice Date: 06/20/2016

Sold To: PRISM DESIGN & CONST. LLC P.O. BOX 870162 WASILLA, AK 99687		
Qty	Description	Price
1	REQUEST FOR CONDITIONAL USE PERMIT T18N, R2E, S32, Tax Parcel D-9 439 W. Evergreen Ave.	\$250.00
		
01-00-00-3427		TOTAL \$250.00

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

*File copy.*

# PROTOUCH<sup>®</sup>

## TANDEM

[www.pdqinc.com](http://www.pdqinc.com)

# PROTOUCH<sup>®</sup>

## TANDEM

*Soft-Touch In-Bay Automatic Vehicle Wash System*



Delivering Innovative Vehicle Cleaning Solutions Worldwide

A DOVER COMPANY

# PERFORMANCE, DEPENDABILITY AND QUALITY

## ProTouch® Tandem RT300

PDQ has changed the friction in-bay automatic wash industry with a soft-touch machine like no other. The **ProTouch® Tandem** provides your customers with an exceptional wash experience with its overhead two-brush configuration. This innovative design creates a wide open, easy-to-use wash bay, which minimizes the potential for vehicle damage and provides your customers with the gentlest friction wash available that will keep them coming back to your site again and again. No other friction machine navigates 360 degrees around the vehicle as precisely as the ProTouch Tandem, to ensure complete and optimal cleaning coverage for the wide variety of vehicle types and sizes being driven by your customers today.

**Two Bridges + Two Brushes + Two Cleaning Technologies = One Amazing Car Wash**

### THE PDQ Advantage:

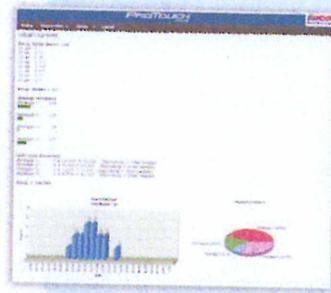
- Open Bay Configuration
- Remote Monitoring and Configuration
- Exceptional Cleaning
- Low Maintenance Costs
- Energy-Efficient Design
- Low Water and Chemical Consumption
- Local Distributor Support
- 24/7 PDQ Technical Service Support
- Custom Friendly Virtual Treadle



# Web-Based ProTouch Tandem Interface Software

## Technology available on all your devices

Standard with every ProTouch Tandem is an advanced wash control system which allows you to access all key operating functions of the wash equipment through any web browser without additional or special software. You can configure wash packages, program machine functions and monitor sales activity remotely over the internet, obtaining real-time information and eliminating unnecessary visits to your wash sites. The ProTouch Tandem can also be programmed to automatically send alerts to your computer, tablet, or smartphone, providing instantaneous status of your wash activities and informing you of critical issues that may be occurring at your wash locations. This easy-to-program capability keeps you in touch with all of your sites from anywhere at any time.



Example Screen



Smartphone

Tablet

Desktop Computer



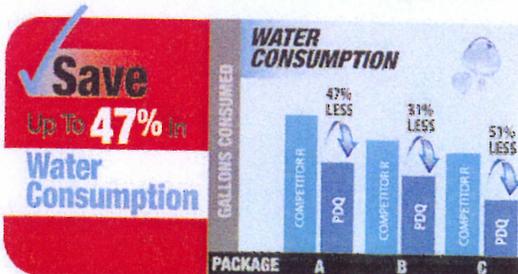
## PROGLOW ILLUMINATION SYSTEM

**Get Your Wash Noticed...** Not only will the ProGlow System help improve your customer flow, it can also be configured to work for you 24/7/365 by illuminating your wash bay day and night whether there is a vehicle in your bay or not. The system can be programmed to display multiple color combinations of flashing patterns, or constant colored illumination that matches your brand image. A glow from your wash bay can be a highly effective marketing tool to draw more attention to your wash site encouraging consumers to take notice and keep your existing customers coming back again and again.

Available on new equipment or as a retrofit kit for installed ProTouch Tandem's

## Return On Your Investment Dollar

**When comparing the ProTouch Tandem and other competitive equipment, the Tandem significantly lowers your operating costs over the life of your machine**



The ProTouch Tandem's overhead, two-brush design was engineered to minimize maintenance and repair expenses, lower water and chemical consumption to provide the lowest cost of ownership over the life of the machine. In addition to the improved equipment life, the dual brushes have a 20% longer lifespan due to the gentle manner in which the brushes interact with the vehicle, and because there are only two brushes to replace versus 3-5 for other competitive friction systems, replacement costs are considerably lower.

Additionally, the ProTouch Tandem uses significantly less water and chemicals attributable to dedicated application manifolds, lower brush lubrication requirements and the pressurized chemical system, which ensures a superior and consistent application independent of water pressure fluctuations that can be encountered with regular city pressure wash systems. With these unmatched features the ProTouch Tandem will allow you to get consistent and superior cleaning at a much lower cost to ensure that you are maximizing your return on every single vehicle that is washed.



Brush Material

**Lower Maintenance and Repair Costs + Lower Operating Costs = Higher Profits** ✓

## Superior Customer Experience



### Two Bridges / Two Brushes / Two Cleaning Technologies

The ProTouch Tandem's two-bridge design allows multiple cleaning processes to take place at one time, speeding up the wash cycle, allowing fast and efficient vehicle cleaning while optimizing the amount of water and chemicals being applied during the wash sequence. The two overhead bridges work in unison to easily navigate around and over the vehicle, seamlessly adjusting speed and positions to ensure complete and superior cleaning.

The profiling side brush effectively removes stubborn dirt from the vehicle's surface, while the widest top brush in the industry ensures full cleaning on the top surface areas. The closed-cell foam brushes are torque sensitive and monitor the contour of the vehicle, providing the added benefit of being quieter and without the aggressive shaking of the vehicle generated by five-brush wash systems. This unique wash experience offers one of the quietest washes with very gentle vehicle contact ensuring that your customers have a worry-free and enjoyable wash every time they visit your site.

The ProTouch Tandem RT300 offers a combination of both friction and high-pressure touch-free washing. Full body detergent coverage plus high pressure services ensures consistent, high quality cleaning performance for every vehicle washed.

### Open Bay Wash Environment

Unlike other soft-touch wash systems, the ProTouch Tandem's overhead design creates an entirely open wash bay offering a more inviting environment for your customers. Navigation in and out of the wash bay becomes easy for everyone, no matter what type of vehicle they are driving. With a completely retractable side and top brush, ProTouch Tandem washes all standard sized production vehicles including large SUVs, pickups and even **dually trucks.**

Fully retractable wheel scrubbers, stationed at the entrance of the wash bay, ensure that they are virtually impossible to damage during the vehicle loading process, which is a common problem with many gantry-style friction wash systems because of the tight loading tolerances that these systems require.



## Maximize Any Wash Bay



The ProTouch Tandem mounting system provides the flexibility to fit into a wide variety of wash bay configurations. The main support rails can be adjusted during installation to maximize the length of vehicles able to be washed. All systems ship with standard 34' (10.36m) long rails, allowing full washing and integrated drying of the longest North American vehicles in production. If your bay is less than 34' (10.36m), the rails length can be adjusted during installation.



Precision Loading System

The **Precision Loading System** allows longer vehicles to fit into shorter wash bays. With the addition of photo eyes, the vehicle parking tolerance can be shortened to 24" (600mm), effectively "stretching" your wash bay so it is one foot longer!

## Vehicle Positioning

One of PDQ's pioneering innovations is the unparalleled Virtual Treadle. This electronic vehicle-sensing technology eliminates drive-on floor mounted mechanisms, creating a wide open and inviting bay for your customers. The Virtual Treadle process begins as the vehicle enters the wash bay. Ultrasonic sensors will accurately measure the vehicle's width and side to side position, and top sensors signal the driver to stop or back up by activating easy to understand LED signs. The wash system is then activated allowing the ProTouch Tandem to maintain the optimal amount of brush impact on the vehicle. This totally integrated system provides consumers with a simple entry into the wash without the hassles of treadles or guide rails, maintaining that open bay feeling.



Open Bay

## Advanced Solutions Application

PDQ is well recognized as the industry's leader when applying fluids, solutions and sealants to vehicles due to the efficient and consistent manner in which we cover the wide variety of vehicles that your customers bring to your wash sites. The ProTouch Tandem can also sense open-bed pickup trucks eliminating the application of 3X foam in areas where it is not required, reducing your cost per wash. With the optional articulating top blasters you can delight your customers with a wash experience that no other friction manufacturer can provide.



Undercarriage



3X Foam

As with all PDQ wash systems, you can also increase your revenue per vehicle with up-selling features such as front bug prep, 3X foam, triplex wheel cleaning, super sealant application, top blasters, undercarriage and more. All of these options are designed to ensure you increase your profitability and keep your customers coming back, again and again.



High Pressure Oscillating Top-Blasters



High Pressure Side-Blasters

## High Pressure

Every ProTouch Tandem RT300 comes equipped with High Pressure Side Blasters. This combination of hybrid technology offering both friction and touch-free washing, sets this machine apart from the competition. Each side arm will accurately profile the vehicle and offers powerful rotating nozzles focusing on the vehicles lower body sides. In addition to the side blasters, the optional oscillating Top-Blasters can be used to enhance the cleaning of the vehicles top surfaces. This option equips the ProTouch Tandem with dual oscillating manifolds that can be used to perform many functions: snow and ice removal, faster rinsing, and of course superior high pressure cleaning performance.

## Advanced Tire and Wheel Scrubbers

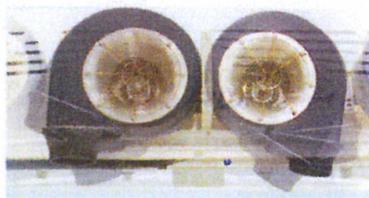
One of the most sensitive areas for customers to have cleaned when they visit your wash site, are their wheels. Your customers are willing to pay more to have their dirty wheels cleaned; with the ProTouch Tandem you have multiple cleaning technologies in play to meet even the most demanding consumer needs.

PDQ's Triplex Wheel Cleaning System takes tire scrubbing to a new level of customer satisfaction. During the process, each tire can receive a chemical application allowing for dwell time, the wheel receives an intense bi-directional rotational scrubbing, and then the full wheel receives a high pressure blast.



## SwingAir

The ProTouch Tandem can be equipped with a variety of drying options. We offer a complete integrated drying system for smaller bays, as well as a MaxAir stand alone dryer in either four or six producer configurations. The Tandem also is available with PDQ's SwingAir Synchronized Motion Drying System. This new feature incorporates motion in the center two producers used to help push the water off of the vehicles top surface, allowing the two outside producers to focus on drying the sides of the vehicle. This synchronized drying system offers a superior dry that your customers will appreciate. The SwingAir option is available on both the integrated and stand alone MaxAir drying systems.



## FlashDry

The ProTouch Tandem also offers PDQ's advanced FlashDry system, which reduces the time required to complete the drying cycle. The three step process begins with the back bridge applying a protectant. Next the front bridge applies a spot free rinse with the rain arch, which is instantly followed by forced air from a MaxAir integrated dryer. The high velocity air keeps the rinse water moving in rapid motion across the vehicle, not allowing water to settle on the surface, providing a quality dry in an efficient manner.



FlashDry

# ProTouch® Tandem Features:

## ProTouch® Tandem RT300 Base Unit Includes:

- Front Bridge (foam side brush, brush lube system, rain arch rinse manifold, sealer wax delivery, spot free intake, ultimate bridge cover package, and ultrasonic vehicle loading system)
- Back Bridge (foam top brush, brush lube system, ultrasonic vehicle locating system, and ultimate bridge covers)
- Front Vehicle Chemical Applicator (Rain Arch & Bug Prep)
- Advanced Side Arch Chemical Applicators (Tire)
- High Pressure Side Blaster with Advanced Wheel Scrubber
- Bay Control Box w/Conductor
- Clear Coat Protectant Application System
- Software Wipe (for low temperature conditions)
- 34' (10.36m) main machine rails with clamp system for attachment to preinstalled bay cross beams
- Left-side mounted E-Chain hose/wire control system
- In-Bay Instruction sign with audio control
- Hand held Remote Control for simple in-bay maintenance and diagnostic troubleshooting
- Web Browser interface for configuration and setup
- Email/Text/Cortex messaging capabilities
- ACCESS entry unit "network ready" connection ability

## ProTouch® Tandem RT300 Optional Items:

- Drive Through Underbody manifold (Low or High Pressure)
- 3X Foam Applicators
- Super Sealant Applicators
- High Pressure Top Blaster
- Rust Inhibitor
- MaxAir 4 Producer On-Board Dryer
- MaxAir, 4 or 6 Producer Stand Alone Drying system
- ProGlow Illumination System
- SwingAir Drying options
- Complete sign package
- Custom Color Side and Top Brush



## ProTouch® Tandem Specifications

### Building Requirements

Height		RECOMMENDED	MINIMUM
		11' (3.35m)	10'-6" (3.20m)
Width	Cross Beam Mount or Freestanding Frame	16' (4.88m)	13'-6" (4.11m)
Length**	With On-Board or No Dryer	36' (10.97m)	34' (10.36m)*
	With MaxAir Stand-Alone Dryer (with covers)	50' (15.24m)	39'-3" (11.96m)

Note: Equipment dimension specifications do not take into consideration any obstructions, unusual wash bay configurations, etc.

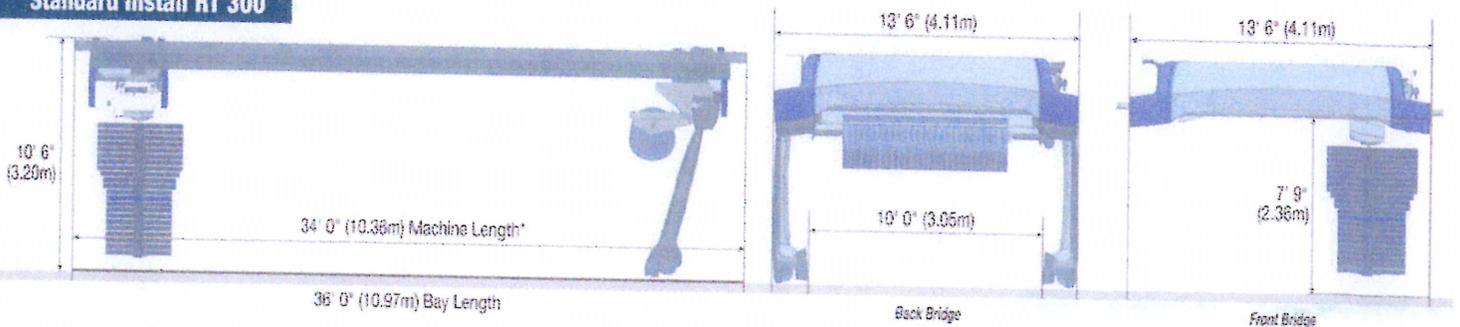
### Utility Requirements

<b>Air</b>	1.5 SCFM @ 10 psi (0.69 Bar) Minimum, 90 psi (6.21 Bar) Maximum
<b>Water</b>	30 GPM (113.6 LPM) @ 20 psi (1.38 Bar)
<b>Electrical</b>	3-Phase, 50/60 Hz

### Electrical Requirements

Voltage	Front Bridge	Back Bridge	Control Transformer	Dryer Supply 1	Dryer Supply 2
<b>208/230 VAC 3PH 60 HZ</b>	14 Amps	32 Amps	6A - 220 VAC 1PH 60 HZ	44 Amps	44 Amps
<b>380/415 VAC 3PH 50 HZ</b>	15 Amps	30 Amps	6A - 220 VAC 1PH 50 HZ	14 Amps	14 Amps

### Standard Install RT 300



\*Add 5" (0.13m) to bay length for free standing frame option

\*\*Rails can be cut to length for shorter bays



PDQ reserves the right to revise designs, add or delete features and change specifications at any time without notice or obligation.

Feel comfortable in your decision to purchase PDQ Equipment.  
We are proud to be part of **DOVER CORPORATION** A Fortune 500 Company.

PDQ Manufacturing, Inc. 1698 Scheuring Rd. De Pere, WI 54115 USA (920) 983-8333 1-800-227-3373 [www.pdqinc.com](http://www.pdqinc.com)

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**PDQ**  
Vehicle Wash Systems  
A DOVER COMPANY

MADE IN THE USA



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

July 5, 2016

Dear Property Owner:

The Palmer Planning and Zoning Commission has received an application for a Conditional Use Permit submitted by Rocky Brew of Cook Inlet Marketing Group, owner. The application asks permission to add a car wash to be located on the west side of the property containing the Chevron gas station. The property is located on tax parcel D009, in Section 32, Township 18 North, Range 2 East, Seward Meridian, Alaska. The street address for the site is 439 W. Evergreen Avenue, Palmer, Alaska. The property is currently zoned CG – General Commercial. The map on the reverse side of this notice indicates the location of the subject parcel.

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 July 21, 2016 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 July 15, 2016. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to (907) 745-5443 or emailed to: kmcclore@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 Conditional Use Permit.

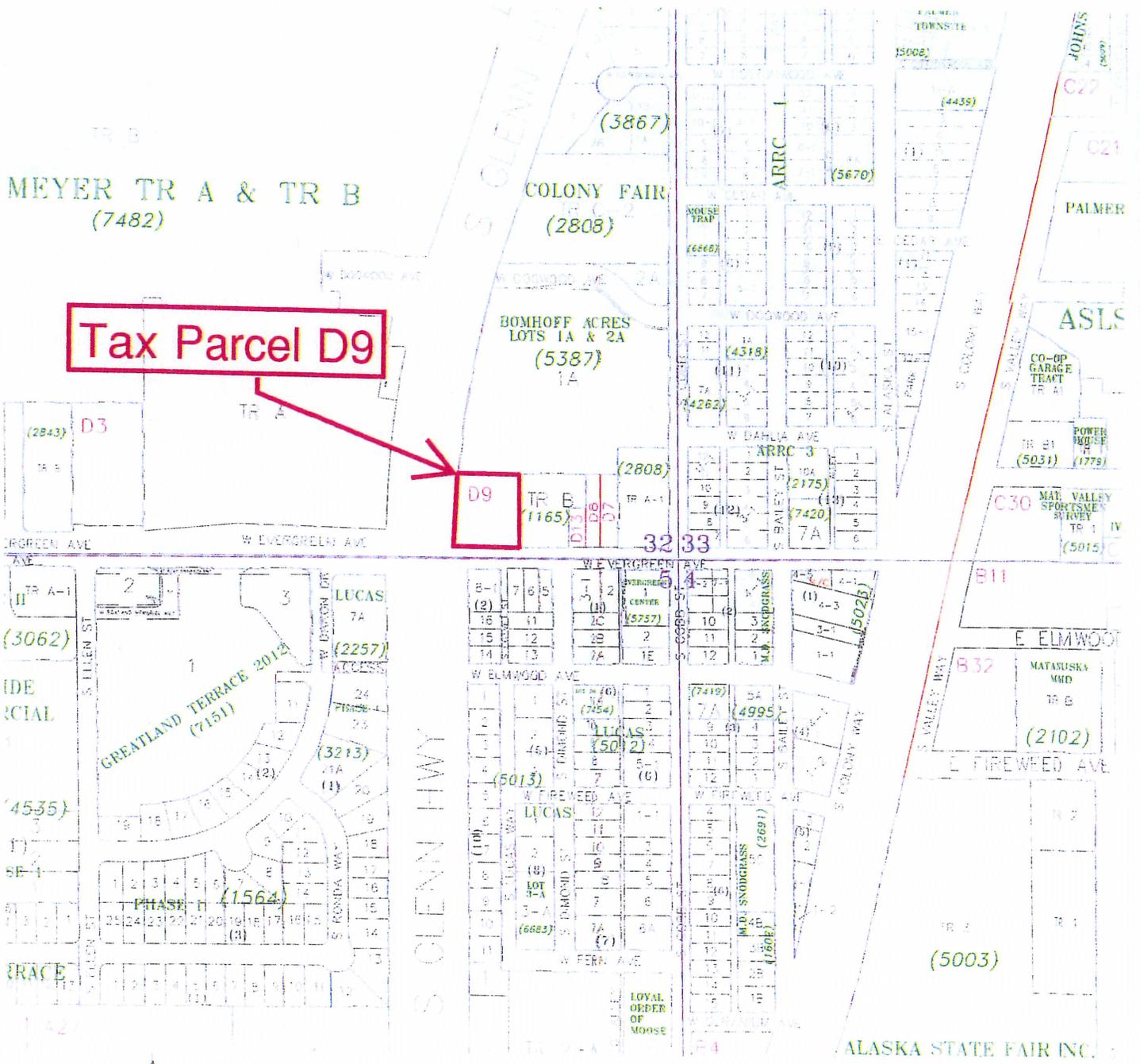
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

MEYER TR A & TR B  
(7482)

**Tax Parcel D9**



LOCATION OF CAR WASH; TAX PARCEL D009, SECTION  
 32, TOWNSHIP 18 NORTH, RANGE 2 EAST, SEWARD  
 MERIDIAN; 439 W. EVERGREEN AVENUE, PALMER,  
 ALASKA



Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skowron  
Library Director

Received

JUL 11 2016

City of Palmer

Mail: 231 W. Evergreen Avenue  
Location: 645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone: 907-745-3700  
Fax: 907-745-5443  
www.cityofpalmer.org

July 5, 2016

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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 Conditional Use Permit.

\_\_\_\_\_

Name: NO OBJ By Kelly

Address: LOT 2A Seward St  
20802





Received

JUL 13 2016

City of Palmer

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

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Sincerely,

*Kimberly 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 Conditional Use Permit.

*It would be very nice to not have to drive to  
Wasilla to go for a carwash. Wish we had a  
blockbuster also.*

Name: *Victoria J Pushruk* *VictoriaJPushruk*

Address: *1006 Ronda Way Palmer AK 99645*



Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

Received

JUL 13 2016

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

July 5, 2016

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Sincerely,

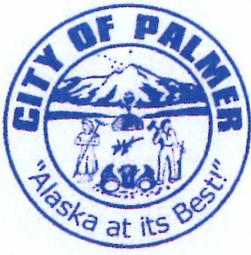
Kimberly McClure  
Planning & Code Compliance Technician



For the following reason, I am (please circle) (in favor of), (NOT in favor of),  
(have no objection to) the issuance of the proposed Conditional Use Permit.

Traffic between Cope and the Glenn Hwy is already  
poorly managed. It is unsafe for pedestrians and to the extent  
the car wash will add to congestion at that intersection and on  
Evergreen, the City should not allow it unless an alternate  
access is required from  
Name: Dana Lynn Palompo  
Address: 927 S. Cope St Palmer AK 99645  
the Glenn





## DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

July 22, 2016

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](http://www.cityofpalmer.org)

Cook Inlet Marketing Group  
Attn: R.D. Brew  
P.O. Box 231084  
Anchorage, AK 99523-1084

Cook Inlet Marketing Group  
Attn: R.D. Brew  
1900 W. Benson Blvd, Suite 200  
Anchorage, AK 99517

Prism Design & Const. LLC  
Attn: Shaun Campbell  
P.O. Box 870162  
Wasilla, AK 99687

RE: Conditional Use Application for Chevron car wash; 18N02E32D009

Gentlemen:

The City of Palmer Planning and Zoning Commission conducted a public hearing at their July 21, 2016 meeting for the Conditional Use Permit Application to add a car wash on the west side of the property located at 439 W. Evergreen Avenue, Palmer, Alaska.

After lengthy discussion, the Commission voted to postponed the decision of the CUP application until the next meeting of August 18, 2016 to allow staff to formalize the following questions and comments posed by the Commission and receive responses to be presented for the August 18, 2016 P & Z meeting:

- 1) What kind of guarantee will there be that the use will not create glaciation at the intersection of West Evergreen Avenue and South Glenn Highway?
- 2) What are the applicant's plans for preventing further congestion on West Evergreen Avenue caused by vehicles waiting in line for the car wash; will there be a waiting area or stacking lane for the car wash?
- 3) Would applicant accept as a condition on the CUP that no left hand turn be permitted from West Evergreen Avenue onto the subject property?
- 4) Landscaping criteria needs to be added to the proposed car wash.
- 5) Would the applicant be willing to work with Fred Meyer to access the car wash from the Fred Meyer property?
- 6) How much waste water will be generated by the car wash and can the City sewer system handle the volume; or if using the drainage ditch located in the State of Alaska Department of Transportation & Public Facilities' right-of-way, does the ditch have the capacity to handle the volume of water created by the car wash especially during the winter?
- 7) Would any additional traffic caused by the car wash affect plans for the intersection based on the new Fred Meyer store and the additional traffic?

City of Palmer

8) What is the height of the car wash?

Please send in your responses to the above listed questions and comments to our office by Friday, August 5, 2016 so staff can incorporate the information in our staff report for the August 18, 2016 P & Z meeting.

Sincerely,



Kimberly McClure  
Planning & Code Compliance Technician

Cc: City of Palmer Public Works Department  
State of Alaska Department of Transportation & Public Facilities

Enclosures: Pertinent pages of July 21, 2016 P & Z packet pertaining to CUP application

## Kimberly McClure

---

**From:** Thomas, Scott E (DOT) <scott.thomas@alaska.gov>  
**Sent:** Monday, July 25, 2016 1:06 PM  
**To:** Kimberly McClure; Janke, Paul A (DOT); Banse, Steven J (DOT)  
**Subject:** RE: Car wash Development in Palmer next to Glenn Highway

- The City's questions, esp. 1 and 2, address any concerns I can think of that are traffic and safety related to queuing and glaciation.
- As for prohibiting left turns - I would treat one business like all others, and consider prohibiting as needed when it is part of a bigger picture, fairer solution for all businesses and Evergreen, that most likely leads to Cobb St.
- As for entering from Fred Meyer's midblock drive, that was the intent with the current driveway between Evergreen and Dogwood when the driveway was approved by DOT/PF— a business circulation solution for all properties, not just Fred Meyer – as the reason for an access break for the greater public good. I recommend checking the Fred Meyer plat to see if this is a common easement, not exclusive. This back route enables Evergreen to run better and consider prohibition – it prevents the need for left turns through the “functional area” or storage area of the intersection and is a safer alternative under peak congestion.

Scott Thomas, P.E.  
Regional Traffic & Safety Engineer  
Central Region DOT/PF  
907-269-0639

---

**From:** Kimberly McClure [mailto:kmclure@palmerak.org]  
**Sent:** Monday, July 25, 2016 12:27 PM  
**To:** Thomas, Scott E (DOT); Janke, Paul A (DOT); Banse, Steven J (DOT)  
**Subject:** FW: Car wash Development in Palmer next to Glenn Highway

Good afternoon,

The City of Palmer has received a conditional use permit application for the addition of a car wash at the intersection of South Glenn Highway and West Evergreen Avenue (Chevron gas station at 439 W. Evergreen Avenue). Our Planning and Zoning Commission held the public hearing on July 21, 2016 but postpone their decision until the next meeting of August 18, 2016 because the Commission had several questions regarding traffic congestion and drainage into the ditch located in the SOA DOT right-of-way.

I have attached a copy of the letter with the questions and comments from the public hearing, a copy of the CUP application and site plan for DOT's review and comments. I would like to receive comments from all parties and DOT by **Friday, August 5** so the information can be included with our packet to mail out to our Commissioners for the upcoming August 18 P & Z meeting.

If helpful, I can also email a copy of the car wash brochure.

Thank you!

*Kimberly McClure*  
Planning & Code Compliance Technician  
City of Palmer

Department of Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
Fax (907) 745-5443  
<mailto:kmclure@palmerak.org>

---

**From:** Sandra Garley  
**Sent:** Monday, July 25, 2016 12:15 PM  
**To:** Kimberly McClure <[kmclure@palmerak.org](mailto:kmclure@palmerak.org)>  
**Subject:** Fwd: Car wash Development in Palmer next to Glenn Highway

----- Forwarded message -----

**From:** "Kemplen, Allen (DOT)" <[allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)>  
**Date:** Mon, Jul 25, 2016 at 12:13 PM -0800  
**Subject:** Car wash Development in Palmer next to Glenn Highway  
**To:** "Sandra Garley" <[sgarley@palmerak.org](mailto:sgarley@palmerak.org)>  
**Cc:** "Thomas, Scott E (DOT)" <[scott.thomas@alaska.gov](mailto:scott.thomas@alaska.gov)>, "Janke, Paul A (DOT)" <[paul.janke@alaska.gov](mailto:paul.janke@alaska.gov)>, "Banse, Steven J (DOT)" <[steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)>

Hi Sandra,

I was out a couple days last week. Got your message today regarding the proposed development of a new car wash facility at the Northeast corner of the Evergreen/Glenn Highway intersection.

You stated the developer intends to drain the water from the car wash into the DOT&PF drainage ditch.

You may want to contact the following people:

Scott Thomas (Regional Traffic Engineer) for Traffic and Safety  
Paul Janke (Regional Hydrologist) for Water and Drainage

In addition, the Mat-Su Maintenance Superintendent (Steve Banse) may have an interest in the proposal.

I am including them all on this correspondence so that you have their email information.

Allen



## Kimberly McClure

---

**From:** Vakalis, Kevin A (DOT) <kevin.vakalis@alaska.gov>  
**Sent:** Wednesday, July 27, 2016 9:01 AM  
**To:** Kimberly McClure  
**Cc:** Hurn, John T (DOT); Sandra Garley; Nichols, Melanie A (DOT); Kemplen, Allen (DOT)  
**Subject:** FW: Car wash Development in Palmer next to Glenn Highway  
**Attachments:** Scanned letter to Applicant.pdf; Scanned CUP Application and Invoice.pdf; Scanned CUP Attachment - Site Plan.pdf; GoogleEarth\_Image.jpg; GoogleEarth\_Image.jpg

Hi Kimberly,

The Department will require the applicant to apply for an approach road review (ARR) to be routed internally for review as there is potential impact to the ADOT ROW. To proceed further have the applicant do the following:

Please set up a ePermits account to establish a project reference number by following the link below:

<http://www.dot.alaska.gov/permits/index.shtml>

After the ePermits site is up, click on the center of the long red bar to set up a Customer Account.

The customer account needs to be set up one time only and can be used to apply for many State permits. The Customer Account shall be in the name of the property owner. The contact should be whoever will be dealing directly with DOT for the duration of the project. When the account is set up, note the "customer number" and "password" to access the account in the future. If the information is lost you may call for retrieval.

After establishing an application a memorandum of agreement will be sent for signature and the original will need to be returned with a retainer in the amount of \$5000.00.

If there is trouble setting up the account, applying for a permit, or there are questions, please call me. My direct line in Anchorage is (907) 269-0688. The toll-free number is 1-800-770-5263.

Respectfully,

Kevin Vakalis  
Right of Way Agent  
(907) 269-0688



*"Keep Alaska Moving through service and infrastructure."*

---

**From:** Hurn, John T (DOT)  
**Sent:** Tuesday, July 26, 2016 4:49 PM  
**To:** Vakalis, Kevin A (DOT)  
**Subject:** FW: Car wash Development in Palmer next to Glenn Highway

Hi Kevin,

Have you had conversations addressing the carwash project at the Chevron station?

I wasn't able to find driveway permits for this location.

Cordially,

Tucker

---

**From:** Janke, Paul A (DOT)  
**Sent:** Tuesday, July 26, 2016 6:17 AM  
**To:** Hurn, John T (DOT)  
**Cc:** Thomas, Scott E (DOT); Banse, Steven J (DOT)  
**Subject:** FW: Car wash Development in Palmer next to Glenn Highway

Tucker,

This seems a project that requires a DOT permit through your section with the normal routing for comments.

Paul

---

**From:** Kimberly McClure [<mailto:kmccclure@palmerak.org>]  
**Sent:** Monday, July 25, 2016 12:27 PM  
**To:** Thomas, Scott E (DOT); Janke, Paul A (DOT); Banse, Steven J (DOT)  
**Subject:** FW: Car wash Development in Palmer next to Glenn Highway

Good afternoon,

The City of Palmer has received a conditional use permit application for the addition of a car wash at the intersection of South Glenn Highway and West Evergreen Avenue (Chevron gas station at 439 W. Evergreen Avenue). Our Planning and Zoning Commission held the public hearing on July 21, 2016 but postpone their decision until the next meeting of August 18, 2016 because the Commission had several questions regarding traffic congestion and drainage into the ditch located in the SOA DOT right-of-way.

I have attached a copy of the letter with the questions and comments from the public hearing, a copy of the CUP application and site plan for DOT's review and comments. I would like to receive comments from all parties and DOT by **Friday, August 5** so the information can be included with our packet to mail out to our Commissioners for the upcoming August 18 P & Z meeting.

If helpful, I can also email a copy of the car wash brochure.

Thank you!

*Kimberly McClure*

Planning & Code Compliance Technician  
City of Palmer  
Department of Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
Fax (907) 745-5443  
<mailto:kmccclure@palmerak.org>

**From:** Sandra Garley  
**Sent:** Monday, July 25, 2016 12:15 PM  
**To:** Kimberly McClure <[kmccclure@palmerak.org](mailto:kmccclure@palmerak.org)>  
**Subject:** Fwd: Car wash Development in Palmer next to Glenn Highway

----- Forwarded message -----

**From:** "Kemplen, Allen (DOT)" <[allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)>  
**Date:** Mon, Jul 25, 2016 at 12:13 PM -0800  
**Subject:** Car wash Development in Palmer next to Glenn Highway  
**To:** "Sandra Garley" <[sgarley@palmerak.org](mailto:sgarley@palmerak.org)>  
**Cc:** "Thomas, Scott E (DOT)" <[scott.thomas@alaska.gov](mailto:scott.thomas@alaska.gov)>, "Janke, Paul A (DOT)" <[paul.janke@alaska.gov](mailto:paul.janke@alaska.gov)>, "Banse, Steven J (DOT)" <[steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)>

Hi Sandra,

I was out a couple days last week. Got your message today regarding the proposed development of a new car wash facility at the Northeast corner of the Evergreen/Glenn Highway intersection.

You stated the developer intends to drain the water from the car wash into the DOT&PF drainage ditch.

You may want to contact the following people:

Scott Thomas (Regional Traffic Engineer) for Traffic and Safety  
Paul Janke (Regional Hydrologist) for Water and Drainage

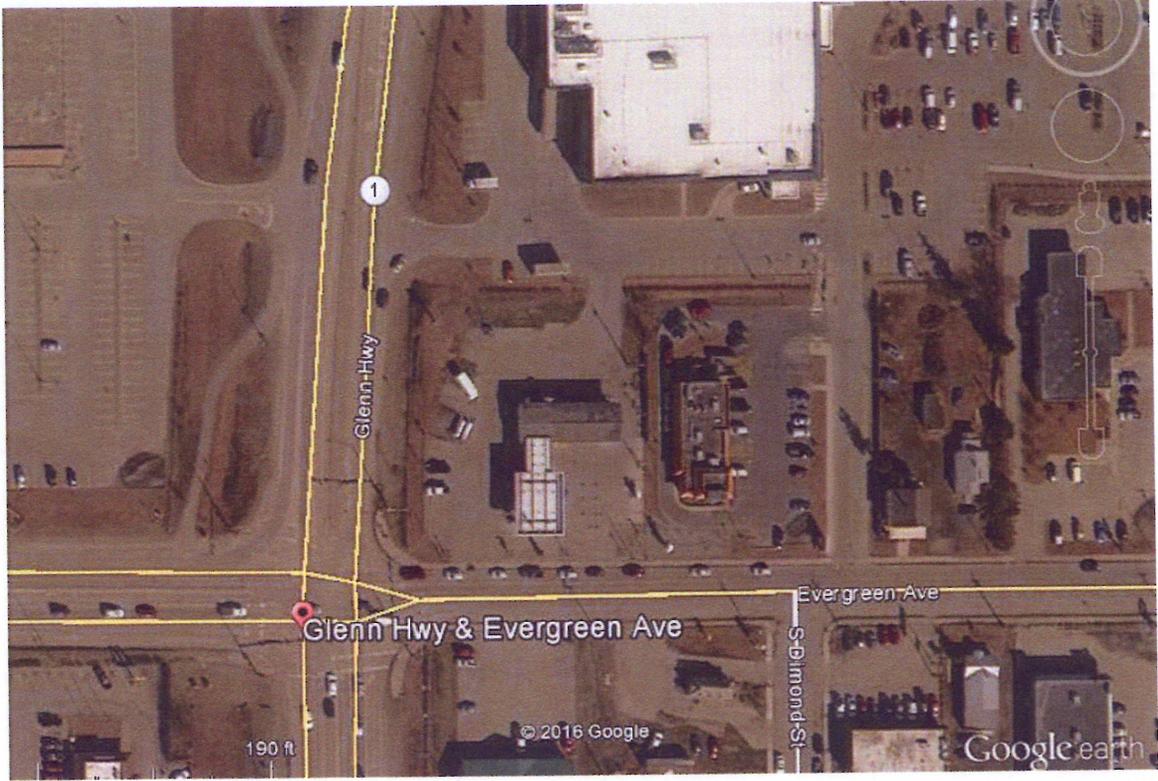
In addition, the Mat-Su Maintenance Superintendent (Steve Banse) may have an interest in the proposal.

I am including them all on this correspondence so that you have their email information.

Allen







## Kimberly McClure

---

**From:** Janke, Paul A (DOT) <paul.janke@alaska.gov>  
**Sent:** Monday, August 01, 2016 7:16 AM  
**To:** Kimberly McClure; Thomas, Scott E (DOT); Banse, Steven J (DOT)  
**Cc:** Hurn, John T (DOT)  
**Subject:** RE: Car wash Development in Palmer next to Glenn Highway

Kimberly,

I am concerned about water draining onto DOT facilities and ice build-up during the winter. The normal process requires a developer to apply for a permit from DOT with calculations that identify the discharge onto DOT right of way before and after development during the DOT design event. This is used to identify impacts to DOT right of way. Modifications to the proposed development are required as necessary to resolve unacceptable impacts to DOT right of way. Comments on impacts to DOT right of way as a result of the proposed development requires the detailed information mentioned above.

Dr. Paul Janke, PhD, PE  
ADOT&PF Regional Hydrologist

---

**From:** Kimberly McClure [mailto:kmcclure@palmerak.org]  
**Sent:** Monday, July 25, 2016 12:27 PM  
**To:** Thomas, Scott E (DOT); Janke, Paul A (DOT); Banse, Steven J (DOT)  
**Subject:** FW: Car wash Development in Palmer next to Glenn Highway

Good afternoon,

The City of Palmer has received a conditional use permit application for the addition of a car wash at the intersection of South Glenn Highway and West Evergreen Avenue (Chevron gas station at 439 W. Evergreen Avenue). Our Planning and Zoning Commission held the public hearing on July 21, 2016 but postpone their decision until the next meeting of August 18, 2016 because the Commission had several questions regarding traffic congestion and drainage into the ditch located in the SOA DOT right-of-way.

I have attached a copy of the letter with the questions and comments from the public hearing, a copy of the CUP application and site plan for DOT's review and comments. I would like to receive comments from all parties and DOT by **Friday, August 5** so the information can be included with our packet to mail out to our Commissioners for the upcoming August 18 P & Z meeting.

If helpful, I can also email a copy of the car wash brochure.

Thank you!

*Kimberly McClure*

Planning & Code Compliance Technician  
City of Palmer  
Department of Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
Fax (907) 745-5443  
<mailto:kmcclure@palmerak.org>

**From:** Sandra Garley  
**Sent:** Monday, July 25, 2016 12:15 PM  
**To:** Kimberly McClure <kmcclure@palmerak.org>  
**Subject:** Fwd: Car wash Development in Palmer next to Glenn Highway

----- Forwarded message -----

**From:** "**Kemplen, Allen (DOT)**" <[allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov)>  
**Date:** Mon, Jul 25, 2016 at 12:13 PM -0800  
**Subject:** Car wash Development in Palmer next to Glenn Highway  
**To:** "Sandra Garley" <[sgarley@palmerak.org](mailto:sgarley@palmerak.org)>  
**Cc:** "Thomas, Scott E (DOT)" <[scott.thomas@alaska.gov](mailto:scott.thomas@alaska.gov)>, "Janke, Paul A (DOT)" <[paul.janke@alaska.gov](mailto:paul.janke@alaska.gov)>, "Banse, Steven J (DOT)" <[steven.banse@alaska.gov](mailto:steven.banse@alaska.gov)>

Hi Sandra,

I was out a couple days last week. Got your message today regarding the proposed development of a new car wash facility at the Northeast corner of the Evergreen/Glenn Highway intersection.

You stated the developer intends to drain the water from the car wash into the DOT&PF drainage ditch.

You may want to contact the following people:

Scott Thomas (Regional Traffic Engineer) for Traffic and Safety  
Paul Janke (Regional Hydrologist) for Water and Drainage

In addition, the Mat-Su Maintenance Superintendent (Steve Banse) may have an interest in the proposal.

I am including them all on this correspondence so that you have their email information.

Allen



## Kimberly McClure

---

**From:** Greg Wickham  
**Sent:** Monday, August 01, 2016 8:22 AM  
**To:** Kimberly McClure  
**Subject:** Chevron Car Wash

Kimberly

Reference question 6 of conditional use permit for Chevron Car Wash, the City Sewer Utility Main in this area can handle the waste water generated from this facility.

Thank you, Greg Wickham

## Kimberly McClure

---

**From:** Chris Nall  
**Sent:** Monday, August 01, 2016 3:12 PM  
**To:** Kimberly McClure  
**Cc:** Sandra Garley  
**Subject:** FW: Chevron Car Wash

Hi Kimberly,

I believe you got Greg's note this morning. He pretty much answered the question directly related to public works and the permit application. In general, I do have plenty of concerns about traffic flow, how the Glenn Hwy project will impact the intersection, icing from at the exit of the car wash and impact on ingress/egress to and from the street, etc..

Thanks,

Chris

CHRIS NALL  
Public Works Director  
City of Palmer, Alaska  
907-761-1350

**From:** Greg Wickham  
**Sent:** Monday, August 01, 2016 8:16 AM  
**To:** Kimberly McClure <[kmclure@palmerak.org](mailto:kmclure@palmerak.org)>  
**Subject:** Chevron Car Wash

Kimberly

Reference question 6 of conditional use permit for Chevron Car Wash, the City Sewer Utility Main in this area can handle the waste water generated from this facility.

Thank you, Greg Wickham

## Kimberly McClure

---

**From:** Scott Yaskus <scott.y@prismalaska.com>  
**Sent:** Wednesday, August 10, 2016 7:47 AM  
**To:** Kimberly McClure  
**Cc:** Shaun Campbell  
**Subject:** RE: comments received regarding proposed Chevron car wash - Palmer

Kimberly,

Thank you for sending over the questions regarding our recent CUP request. Please find the following responses to the concerns that were raised.

Q1. What kind of guarantee will there be that the use will not create glaciation at the intersection of West Evergreen Avenue and South Glenn Highway?

A1. To minimize the amount of water that impact the exit of the car wash the exit area will be heated for approximately 30'. This will collect into a drain and will be flow into onsite drainage. This should reduce any glaciation from the car wash. The cars also have approximately 90' to travel before the nearest exit from the property. We will not be sheeting the water onto the roadway as similar washes in the City currently do now.

Q2. What are the applicant's plans for preventing further congestion on West Evergreen Avenue caused by vehicles waiting in line for the car wash; will there be a waiting area or stacking lane for the car wash?

A2. The proposed layout of the wash will include a stacking lane that will hold 3 cars without impacting any of the traffic flow on the lot. There is additional room along the back of the lot to stack 4 more vehicles without impacting the entrances to the property. All traffic will enter the wash from the Fred Meyers side of the property. The relocation of several of the existing site improvements will allow better traffic flow through the lot and will reduce the amount of congestion currently experienced on the lot. These types of washes have a maximum throughput of about 10 cars per hour. A 3 car stack is about all you will ever see as most people are not willing to wait any longer for a wash.

Q3. Would applicant accept as a condition on the CUP that no left hand turn be permitted from West Evergreen Avenue onto the subject property?

A3. As indicated in the ADOT response that would be part of their review process. I am not sure how turns would be eliminated without a median being placed in the road. If it was a requirement of the CUP to put a median in West Evergreen Avenue this project will not be financially feasible.

Q4. Landscape criteria needs to be added to the proposed car wash.

A4. We have not been given any landscaping requirements by the City of Palmer. We had planned on landscaping area similar to what is there but would not be opposed to adding some small trees, shrubs and ornamentals to spruce up the property line. I think this could be worked out with the planning department to include some beautification.

Q5. Would the applicant be willing to work with Fred Meyer to access the property from the Fred Meyer property?

A5. The property is currently being accessed from the shared access off of the Glenn Hwy. We will research this access and make sure it is a shared access per ADOT's comments it appears to be. The site layout took into account directing traffic into the back of the lot. The car wash entrance and staking lane is on the back of the property.

Q6. How much waste water will be generated by the car wash and can the City sewer system handle the volume; or if using the drainage ditch located in the State of Alaska Department of Transportation & Public Facilities' right-of-way, does the ditch have the capacity to handle the volume of water created by the car wash especially during the winter?

A6. From the responses we have received the City sewer can handle the discharge of the wash water. We will be using a full reclaim system to minimize the amount of water being discharged. No water will be discharged to the ADOT right-of-way. By the design and layout of this car wash we are making every attempt to keep all of the water from the vehicles in the bay. The unit will have an onboard dryer instead of one at the exit door which helps by giving the vehicles more dwell time in the bay to drip off. Then the exit is heated and sloped to a drain to again minimize the amount of water carried out of the wash.

Q7. Would any additional traffic caused by the car wash affect plans for the intersection based on the new Fred Meyer store and the additional traffic?

A7. Typically a car wash of this type operating at it's maximum capacity will only wash 10 vehicles per hour. A good portion of these vehicles will be customers who are already on the property getting fuel, etc. We don't think this will adversely affect the traffic. We cannot speak to the additional traffic created by Fred Meyer as I assume this will be handled by the ADOT in their review of Fred Meyers' road approach review. As we will be applying for an ADOT approach road review I am sure we will be addressing these concerns in a way that meets the applicable requirements.

Q8. What is the height of the car wash?

A8. The height of the car wash building will be 14'.

Thank you for considering our responses. We look forward to moving this project forward.

Sincerely,

Scott Yaskus  
General Manager  
Prism Design & Construction, LLC  
907-357-1430

---

**From:** Kimberly McClure [<mailto:kmclclure@palmerak.org>]  
**Sent:** Friday, August 5, 2016 1:19 PM  
**To:** Rocky Brew <[rbrew@klondikeadv.com](mailto:rbrew@klondikeadv.com)>; Shaun Campbell <[shaun.c@prismalaska.com](mailto:shaun.c@prismalaska.com)>  
**Subject:** comments received regarding proposed Chevron car wash - Palmer

Good afternoon,

Attached are all of the comments received regarding the proposed Chevron car wash at 439 W. Evergreen Avenue, Palmer.

The public hearing for the Conditional Use Permit application for the proposed Chevron car wash was held on July 21, 2016 but the decision was postponed because additional information was requested by the Planning and Zoning Commission. Packages containing the formalize letter with the questions from the Planning & Zoning Commission were mailed out to you on Friday, July 22, 2016, a copy of that letter is attached.

The Conditional Use Permit application for the proposed Chevron car wash is scheduled for the August 18, 2016 Planning and Zoning meeting.

The attached comments will be included in the P & Z packets for the Commissioners. If you have any replies/responses to the attached comments that you would like to have included with the packets to be mailed out to the Planning & Zoning Commissioners, please email your replies to me by 10:00 AM on Wednesday, August 10, 2016 so they can be included with the packet information.

Thank you,

*Kimberly McClure*

Planning & Code Compliance Technician

City of Palmer

Department of Community Development

645 E. Cope Industrial Way

Palmer, AK 99645-6748

Phone (907) 761-1306

Fax (907) 745-5443

<mailto:kmclure@palmerak.org>

## Kimberly McClure

---

**From:** Scott Yaskus <scott.y@prismalaska.com>  
**Sent:** Wednesday, August 10, 2016 8:02 AM  
**To:** Kimberly McClure  
**Cc:** Shaun Campbell  
**Subject:** Chevron Car Wash  
**Attachments:** Scanned from a Xerox Multifunction Device.pdf

Kimberly,

I have attached a marked up site layout showing the stacking area and exit area of the wash. Hopefully this clarifies some of the concerns.

Sincerely,

Scott Yaskus  
General Manager  
Prism Design & Construction, LLC  
907-357-1430

-----Original Message-----

From: Shaun Campbell  
Sent: Wednesday, August 10, 2016 8:00 AM  
To: Scott Yaskus <scott.y@prismalaska.com>  
Subject: Scanned from a Xerox Multifunction Device

Attachment File Type: pdf, Multi-Page

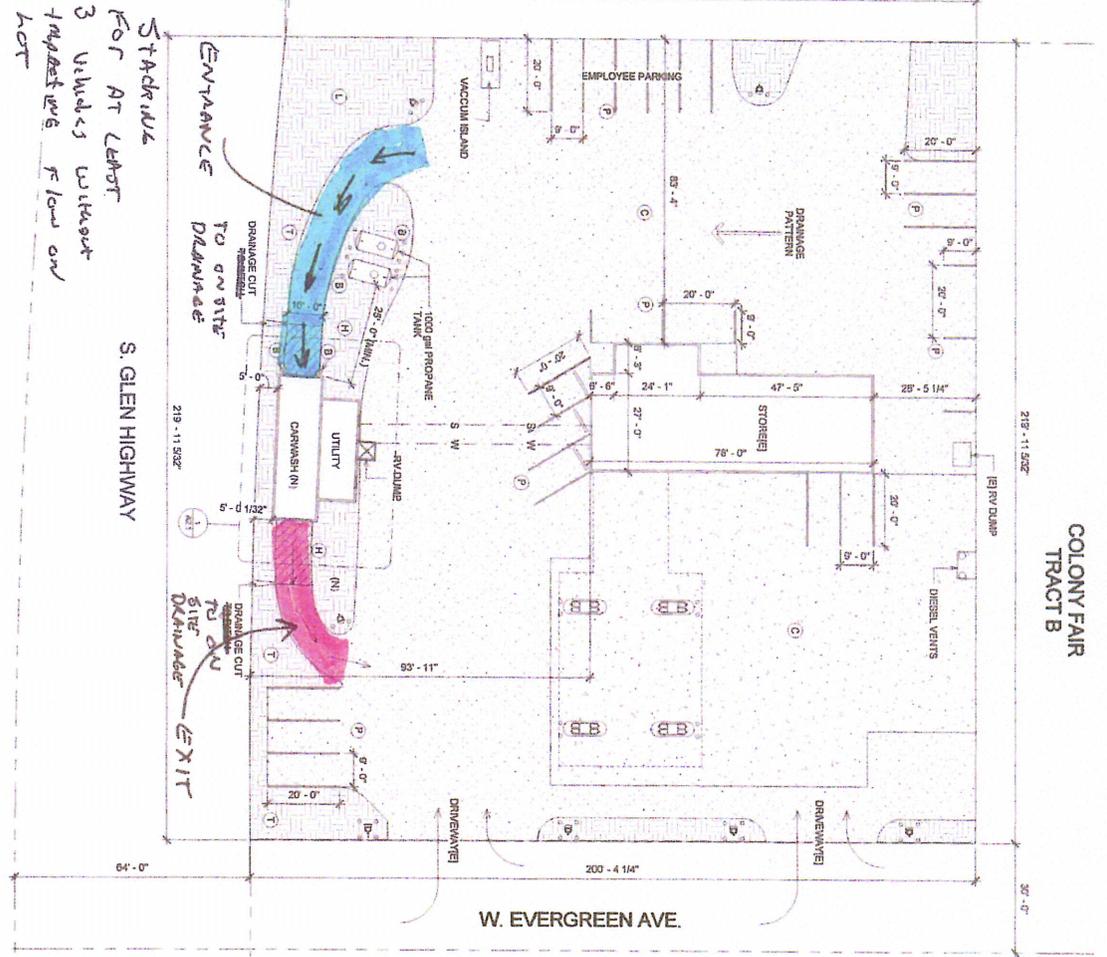
Prism Design & Construction  
Phone: (907) 357-1430  
Fax: (907) 357-1431

1/16" = 1'-0"

1 SITE

1/16" DRAWINGS ARE HALF THE INDICATED SCALE

STAIRWELL  
FOR AT LEAST  
3 VEHICLES WITHOUT  
IMPAIRING FLOW ON  
LOT



- SHEET NOTICES:**
- (B) BOLLARDS
  - (C) PAVING / CONCRETE (EXISTING)
  - (H) HEATED CONC SLAB
  - (L) LANDSCAPE (EXISTING)
  - (P) PARKING
  - (T) TREE
  - (E) EXISTING
  - (N) NEW / PROPOSED
  - (C.G.) CONCRETES & G.I.
  - (P) PAVEMENT
  - (G) GRASS/LANDSCAPE

DR: KBK  
 CK: SAJ  
 DT: 03 JUNE 16  
 JB: PRISM  
 DWG: SITE

**CHEVRON PALMER**  
 9131 E. FRONTAGE RD., SUITE I  
 PALMER, ALASKA

**SAJJ ARCHITECTURE, LLC**  
 SCOTT A. JONES 6557 PALMIS DRIVE, ANCHORAGE, ALASKA 99502  
 #907-440-6606 #907-258-6606 (FAX)

REV NO: XX DATE

**A1.2**

## Kimberly McClure

---

**From:** Scott Yaskus <scott.y@prismalaska.com>  
**Sent:** Wednesday, August 10, 2016 1:11 PM  
**To:** Kimberly McClure  
**Subject:** RE: Chevron Car Wash

Sorry for the delay I was in Anchorage at a DOT planning meeting.

Both answers are yes. The driveway is the existing driveway.

Sincerely,

Scott Yaskus  
General Manager  
Prism Design & Construction, LLC  
907-357-1430

-----Original Message-----

**From:** Kimberly McClure [mailto:kmccclure@palmerak.org]  
**Sent:** Wednesday, August 10, 2016 10:14 AM  
**To:** Scott Yaskus <scott.y@prismalaska.com>  
**Cc:** Shaun Campbell <shaun.c@prismalaska.com>  
**Subject:** RE: Chevron Car Wash

Good morning Scott,

I had two questions about the site plan you emailed this morning - I have attached the site plan with the questions in red. If you could reply to those two questions this morning, I will be able to include your responses in the Commissioners' packets.

Thank you,

Kimberly McClure  
Planning & Code Compliance Technician  
City of Palmer  
Department of Community Development  
645 E. Cope Industrial Way  
Palmer, AK 99645-6748  
Phone (907) 761-1306  
Fax (907) 745-5443  
mailto:kmccclure@palmerak.org

-----Original Message-----

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**Sent:** Wednesday, August 10, 2016 8:02 AM  
**To:** Kimberly McClure <kmccclure@palmerak.org>  
**Cc:** Shaun Campbell <shaun.c@prismalaska.com>  
**Subject:** Chevron Car Wash

Kimberly,

I have attached a marked up site layout showing the stacking area and exit area of the wash. Hopefully this clarifies some of the concerns.

Sincerely,

Scott Yaskus  
General Manager  
Prism Design & Construction, LLC  
907-357-1430

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From: Shaun Campbell  
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To: Scott Yaskus <scott.y@prismalaska.com>  
Subject: Scanned from a Xerox Multifunction Device

Attachment File Type: pdf, Multi-Page

Prism Design & Construction  
Phone: (907) 357-1430  
Fax: (907) 357-1431

1/16" = 1'-0"

1 SITE

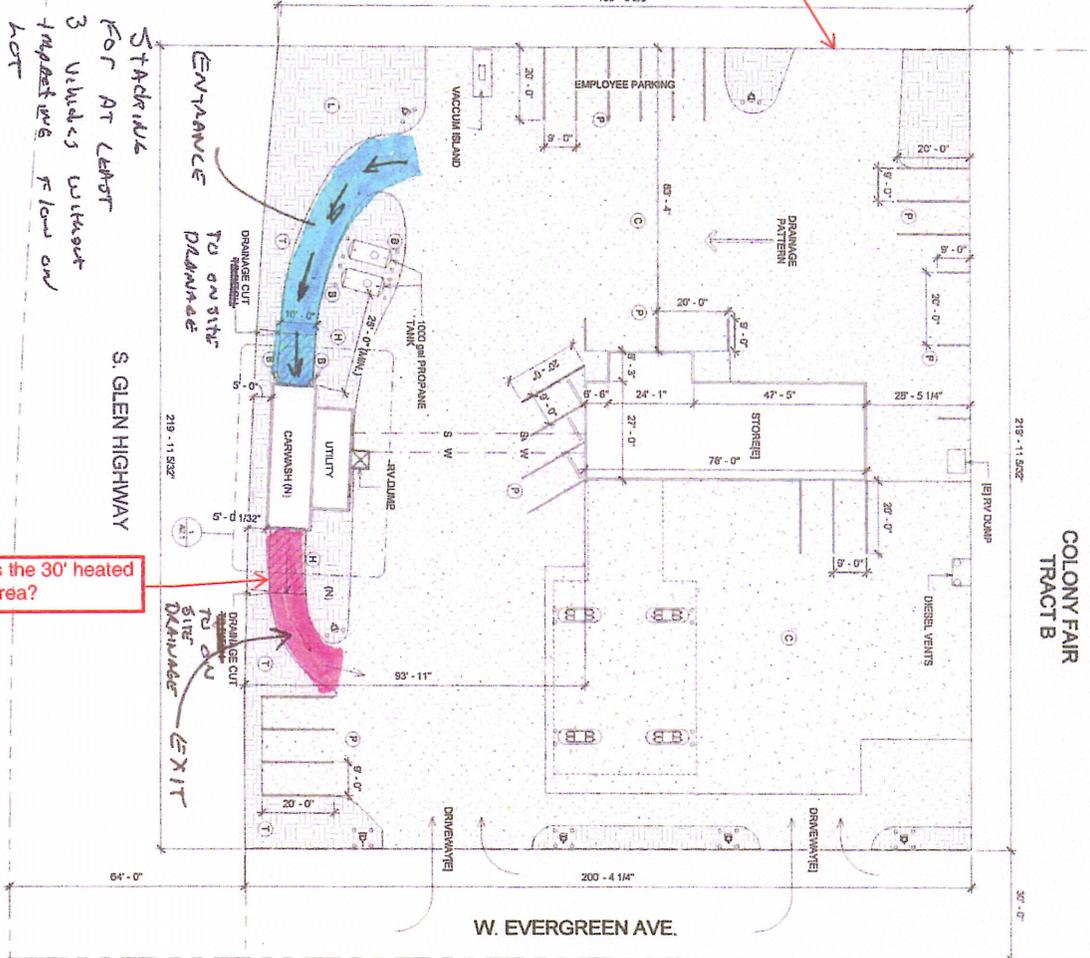
Stackable  
for at least  
3 vehicles without  
impeding flow on  
lot

S. GLEN HIGHWAY

BOMHOFF ACRES  
LOT 1A

Is this an entrance to property? If so, please indicate it

Is this the 30' heated exit area?



- SUBJECT MATTER:**
- B SOLARIS
  - C PAVING / CONCRETE (EXISTING)
  - D HEATED CONC SLAB
  - E LANDSCAPE (EXISTING)
  - F PAVING
  - G TREE
  - H EXISTING
  - I NEW / PROPOSED
  - J CONCRETE (S O J)
  - K PAVEMENT
  - L GRASS / LANDSCAPE

03 JUNE 2016 \* ENGINEER BASE \*

DR: KER  
CK: SAJ  
DT: 03 JUNE 16  
JB: FRSH  
DWG: SITE

**CHEVRON PALMER**  
9131 E. FRONTAGE RD., SUITE I  
PALMER, ALASKA

**SAJJ ARCHITECTURE, L.L.C.**  
SCOTT A. JONES 6557 KULIS DRIVE, ANCHORAGE, ALASKA 99502  
#907-440-6606 #907-258-0606 (FAX)

REV NO: XX DATE

A1.2