



City of Palmer
Planning and Zoning Commission Packet

August 20, 2015





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 July 16, 2015
- F. Persons to be Heard
- G. Public Hearings
 - 1. Resolution No. 15-008: A Resolution of the Palmer Planning and Zoning Commission Approving the Planned Unit Development Concept for VOA/VRS Palmer Family Housing to Permit the Construction of 88 Family Rental Housing Units located on Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, located south of East Cope Industrial Way and adjacent to the MTA Events Center and Palmer Job Corps
- H. Unfinished Business
- I. New Business
 - 1. IM 15-018: Consideration of text amendment to PMC 17.60.050, Projections Into Required Yards, to permit accessibility ramps within required setbacks
- J. Plat Reviews
 - 1. IM 15-017: Pre-application review – The request is to reconfigure the property lines for Lot 1 and Tract A of Pippel, 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 16, 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 at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were Commissioners:

William Kerslake, Sr., Chairman
Michael Kircher, Vice Chairman
Dan Lucas
David Petty
Merry Maxwell
Douglas Cruthers

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 presented.

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the June 18, 2015 Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD:

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

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

H. UNFINISHED BUSINESS:

1. **Resolution No. 15-003** A Resolution of the Palmer Board of Economic Development Recommending Adoption of a List of Prioritized Projects as Part of the Safe Routes to School Plan.

Staff Report: Ms. Garley directed attention to BED Resolution 15-001 in the packet

(pages 11-13) proposing that the Commission also adopt a similar resolution to move forward to the City Council recommending adoption of a prioritized list of projects as part of the Safe Routes to School Plan.

Commissioner Kircher moved, seconded by **Commissioner Maxwell**, to enter Committee of the Whole for open discussion and prioritization of the projects identified as Safe Routes to School. There were no objections.

[The Commission entered Committee of the Whole at 7:04 p.m.; exited at 7:36 p.m.]

The Commission discussed modification of the Top Priority List for Safe Routes to School, primarily concentrating on number 1) to: Add pedestrian pathways across the Glenn Highway with upgraded safety features such as extra-wide crosswalks, state of the art subsurface lighting, overhead lighting, signage, and controlled right-hand turns.

Upon exiting Committee of the Whole, **Commissioner Kircher** moved, seconded by **Commissioner Cruthers**, recommending adoption of Resolution 15-003 with attached Top Priority List of Safe Routes to School, as modified, and move forward to the City Council.

VOTE ON MOTION: Carried Unanimously.
[Kerslake, Kircher, Lucas, Petty, Maxwell, Cruthers]

- I. NEW BUSINESS: There was no New Business.
- J. PLAT REVIEWS: There were no Plat Reviews.
- K. PUBLIC COMMENTS: There was no Public Comment.
- L. STAFF REPORT:

Ms. Garley:

- updated the Commission regarding the new Fred Meyer's construction plans; expects work to begin by September.
- discussed the Alaska Historic Preservation Conference, Anchorage, October 20-22, 2015; invited commissioners to review the flyer and please let her know if they wished to attend.

- M. COMMISSIONER COMMENTS:

Commissioners Lucas, Petty, Maxwell, and Cruthers had no additional comments.

Commissioner Kircher has been discussing with others the idea of a Garden Center Supplier in the old Fred Meyer building; that it is something the City should consider. He suggested it would attract quite a few people to Palmer.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:42 p.m.

William Kerslake, Sr., Chairman

Kimberly A. McClure
Planning and Code Compliance Technician



Public Hearings



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-019**

SUBJECT: Formal Review for VOA/VRS Palmer Family Housing Planned Unit Development on Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian located south of East Cope Industrial Way and adjacent to the MTA Events Center and Palmer Job Corps, located inside Palmer city limits

AGENDA OF: August 20, 2015

ACTION: Conduct public hearing; review request; and approve, approve with conditions or deny the proposed PUD request

Attachment(s):

- 1) Staff Report with Findings of Facts
- 2) Resolution No. 15-008
- 3) Letter to Applicant
- 4) Planned Unit Development Application
- 5) VOA/VRS Palmer Family Housing PUD submittal package and amendments
- 6) Public Hearing Notice and Vicinity Map
- 7) Copy of Mailing Address Labels
- 8) Public Comments to Notice

Summary: A concept site plan and narrative was received on May 11, 2015 for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian. This parcel is zoned R-1, Single-family Residential. The site plan proposed a planned unit development to permit the construction of 88 family rental housing units on this 9.3 acre parcel to be completed in two phases.

An informal review was held on May 21, 2015 to review the submitted concept site plan and narrative. There were no concerns or suggestions made at the informal review by the Planning and Zoning Commission. The informal review of the proposed PUD was accepted.

In accordance with PMC 17.84.070, Formal Review, an application for preliminary PUD approval along with their submittal package were received on July 13, 2015 for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian submitted by Ron Batemen of Lumen Design, LLC on behalf of the property owners.

Recommendation: Staff recommends approval of the PUD request for VOA/VRS Palmer Family Housing.



City of Palmer
Community Development
Planned Unit Development 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: The request is to approve a Planned Unit Development to permit construction of 88 family rental housing units on this parcel.

Applicant & Owner: Ron Bateman of Lumen Design LLC and Valley Residential Services submitted the application on behalf of the owners, Duaine Arthur Richards and Ardith Eleanor Richards, Co-Trustees of the Richards Family Trust, Sid A. Richards, Brandon J. Blake, James Donald Smith Jr. and Pierre J. Nicolet

Public Hearing Date: August 20, 2015

Notification Requirements: On August 3, 2015, 183 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 August 14, 2015. A total of 38 written comments were received in response, with 1 in favor of, 32 opposed, 2 no objection, 2 concerns and 1 undecided.

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 applicants request the Planned Unit Development to allow for higher residential density for the construction of 88 family rental housing units on this parcel. Nearby properties and uses include Mountain Rose Estates, MTA Events Center, Job Corps, Terra Sond 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 Sond
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 Sond.

Code Requirements: The intent of the Planned Unit Development process is to encourage creative approaches in land development that will result in a more efficient, aesthetic and desirable environment in harmony with that of the surrounding area, while at the same time providing a slightly higher population density or increased intensity of use than is permitted in the zone in which the project is located. The request for a planned unit development on this parcel would permit a higher residential density and would be in harmony with the surrounding public uses, high density residential uses and the adjacent planned unit development use.

PART III. CITY DEPARTMENT COMMENTS

City Manager: Concur, no changes necessary.

Public Works Department: Sheet 2 of 9: It may be a drafting error, but this drawing shows a 60-foot wide PUE Access on the west side of Patterson Tract A-2, the right-of-way for Denali St.

Sheet 3 of 9: Shown on this sheet and discussed elsewhere in the application materials is the emergency access route that crosses City property and extends to Cope Industrial Way. The application states the developer will improve this access to accommodate loaded fire trucks.

Sheet 6: The drainage plan appears to be adequate, although it is not clear where drainage will occur on the portion of Commercial Drive within the south end of the proposed development. No "rain gardens" or drainage structures are shown in this area.

Construction of Commercial Drive east from Chugach St. to the development must meet City standards for new road construction.

Public Works understands that the development will be responsible for all street, sidewalk, drainage and street lighting improvements within the development.

The Public Works Department believes this development will be an excellent addition to development within the City and looks forward to working with the developer on this project.

Police Department: Concur, no changes necessary.

Building Department: Two accesses should be provided for both phases.

Fire Department: See Building Inspectors comments above.

PART IV. STANDARDS FOR THE PLANNED UNIT DEVELOPMENT CONDITIONAL USE PROCESS

Fact 1) The planned unit development will preserve the value, spirit, character and integrity of the surrounding area;

Staff finds the following facts support this finding: The surrounding area includes a mix of land uses from businesses such as Terra Sond, public uses like the middle school, Fire Training Center, Borough Nutrition Center, Job Corps, MTA Events Center and soccer fields, Eagle Ridge Apartments, and Mountain Rose PUD and Mountain Rose East PUD. The proposed residential project has been designed to incorporate as much of the surrounding mountain views as possible. Garages for each unit are being proposed to eliminate the need for large parking lots. The walking paths within the proposed development will connect to other surrounding public areas. The south side of the site has the lowest housing density and a privacy fence and landscape screen is being proposed.

Fact 2) The planned unit development fulfills all other requirements of this title pertaining to the planned unit development in question;

Finding: The planned unit development project has met all of the requirements of this title. This parcel is 9.30 acres which exceeds the minimum required lot area of 60,000 for a PUD. The lot width of this parcel is approximately 495 feet which exceeds the required minimum lot width of 50 feet for the underlying R-1 district. An application was submitted on July 13, 2015 along with payment of fees. Additional information requested by staff was received on July 22, 2015.

Fact 3) The planned unit development will not be harmful to the public health, safety, convenience and comfort of the neighborhood;

Finding: The PUD project has proposed an inner network of pathways and trails within the housing units connecting to the City maintained public streets and will be served by the City water and sewer system. Proposed entry to the PUD's private roads is from S. Chugach, a City maintained collector street, via an extension of E. Commercial Drive. No through traffic is proposed between Chugach and Cope Industrial Way. Minor internal roads are designed as hammer heads instead of traditional cul de sacs. A secondary emergency access is proposed to Cope Industrial Way through development of a fire lane with emergency gate. This design has been reviewed and approved by the Palmer Fire Chief as meeting emergency service requirements for fire trucks.

Space for community garden is located on the northeast side of the parcel away from the closest existing residential housing. The proposed playground space is located in the central area of Phase I of the two phases of development adjacent to the pedestrian pathway through the development and approximately 240' from the exterior property boundary.

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

Finding: All buildings sit back from the roads at least 20 feet with the buildings towards the south end of the property set back 50 feet from the property line and the adjoining Mountain Rose Estates PUD. There will be a privacy fence and landscape screen along the south end of the property to serve as a buffer. The proposed site plan shows 1.3 acres used for roads, driveways and guest parking; 1.6 acres for the building footprint and private parking; 1.85 acres for existing easements; .8 acres for required setbacks; and 3.8 acres will be open outdoor space.

Fact 5) If the planned unit development is for a public use or structure, the proposed use or structure is located in a manner which will maximize public benefits;

Finding: The PUD project proposed for this parcel is not for a public use or structure as the property is under private ownership.

Fact 6) Each development must provide space for private use and reasonable visual and acoustical privacy for dwelling units on and off the site. Mitigating measures may include fences, insulation, walks, barriers and landscaping;

Finding: Each dwelling includes a private entrance, private garage and a fenced 200 square feet private outdoor space behind each unit have been proposed. Walkways and trails within the housing units have been proposed. A privacy fence and a landscape screen along the south side of the property have been proposed. A community garden, community center and playground area have been proposed. The concept landscape plan shows landscaping along walkways and paths with concentration of landscaping along the main route and the north property entrance.

The 22 buildings will be varying heights ranging from 12 feet to 35 feet to help promote a neighborhood appearance. The buildings vary from a minimum of three dwelling units per building to a maximum of five dwelling units per building. Buildings are orientated along the interior private roads to maximize views of mountains from each unit and to minimize monolithic look of the proposed development.

Fact 7) Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air;

Finding: The PUD project proposes a 20 foot separation from each building with a 20 foot setback from all roads to provide adequate circulation of natural light and air. This parcel is 9.30 acres. The proposed PUD shows 1.3 acres used for roads, driveways and guest parking; 1.6 acres for the building footprint and private parking; 1.85 acres for existing easements; .8 acres for required setbacks; and 3.8 acres will be open outdoor space.

The 22 buildings will be varying heights ranging from 12 feet to 35 feet to help promote a neighborhood appearance. The buildings vary from a minimum of three dwelling units per building to a maximum of five dwelling units per building.

Fact 8) The PUD must be integrated with surrounding land uses and minimize any negative impacts on them;

Finding: The PUD's location is surrounded by a mix of public, business, high density residential uses and is adjacent to existing planned unit developments. Among the surrounding uses are Palmer Job Corps, Mountain Rose Estates, MTA Events Center, Palmer Junior Middle School, Terra Sond, the Fire Training Center, and Mountain Rose and Mountain Rose East Condos and Eagle Ridge apartment buildings.

The privacy fence and landscape screen along the south side will help to minimize the impact on the neighboring residential PUDs. The varying heights of the buildings will help to lessen the visual impact on the surrounding land uses and mountain views, as opposed to a single, continuous, uniformed height for the entire project.

Fact 9) The PUD must be shown not to overload the street system or result in unsafe access or danger to pedestrians and must be in conformance with the most recently adopted city traffic study;

Finding: The proposed extension of E. Commercial Drive will meet City standards for road construction. Access to the proposed PUD to the City road network will impact S. Chugach Street, classified as a collector street, and Cope Industrial Way which is designed to handle the commercial traffic generated by the businesses on the Palmer Municipal Airport and other high traffic uses such as the MTA Events Center and the middle school and Job Corps. Both Chugach and Cope Industrial Way are maintained by the City.

The connecting interior walkways and trails proposed within the PUD will help to lessen pedestrian traffic along the interior roads. Private interior roads will be maintained by the developer.

Fact 10) Parking, loading spaces, and landscaping must comply with the requirements of Chapter [17.64](#) PMC and be adequate and safe for the proposed use and in conformance with the requirements of the underlying zone, unless a reduction is approved under PMC [17.84.130\(B\)](#). The commission may require a surety bond to guarantee development and one year of maintenance of these improvements;

Finding: The proposed PUD will provide sufficient spaces to meet the parking requirements of 2 spaces for each dwelling by supplying a single car garage and

driveway for each unit plus additional parking areas for guests. The site plan also shows adequate parking for the proposed community building. The proposed parking analysis reflects 195 required spaces; 217 parking spaces are proposed.

Concept landscape plans have been provided; the landscaping will be in compliance with Palmer code requirements.

Fact 11) The PUD must provide an attractive mix of designs, setbacks, elevations and floor plans. Generally, identical designs should not be proposed of adjoining lots;

Finding: The proposed PUD project provides 21 small clusters of buildings with a mix of varying unit sizes, different floor plans and varying elevations. The building structures include 6 buildings with three dwellings units, 5 buildings with 4 dwellings and 10 buildings with five dwelling and 1 community center.

The gross floor area and height of the buildings are varied and orientated along the interior street to provide varying views. The PUD's proposed a community center, community garden area, pathways and playground also visually break-up the built space.

Fact 12) All proposed improvements for roads, storm drains, sewer, water and sidewalks must meet the current standard specifications of the city;

Finding: The proposed PUD will be connected to the City water and sewer system. The PUD proposes to use rain gardens and infiltration basins for storm water containment. The applicants are working with Public Works to meet all City requirements for roads, storm drains, sewer, water and sidewalks.

PART V. STAFF RECOMMENDATION

Based on the information provided by the applicant, staff finds the proposed planned unit development for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, is consistent with and in conformance with the Palmer Comprehensive Plan.

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 a planned unit development to permit the construction of 88 family rental housing units on Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian with the following conditions:

1. All subsequent development shall comply with all State, Federal and local laws, statutes, regulations and ordinances.
2. The applicant shall, within one year of the date of commission approval of the preliminary PUD plan, submit a final PUD plan of the proposed development to the zoning administrator, which must incorporate all the changes and conditions required by the commission.
3. The 12.5' greenbelt easement along the boundary of this parcel and C9 be maintained.
4. Construction must comply with the approved site plan.
5. Construction of Commercial Drive east from Chugach Street to the development must meet City standards for new road construction.
6. The development will be responsible for all street, sidewalk, drainage and street lighting improvements within the development.

7. Once the final PUD is approved, the City shall require an agreement and a bond or surety to guarantee construction of proposed improvements, in accordance with PMC 17.84.090(C).
8. The Planned Unit Development will be submitted to the City Council for review and subsequent approval.
9. Once approved by the City Council, the Zoning Map will be amended to reflect the granting of the Planned Unit Development status for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian.

It is recommended that the Planning Commission adopt the Staff's analysis and findings and approve the requested Planned Unit Development.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 15-008

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION APPROVING THE PLANNED UNIT DEVELOPMENT CONCEPT FOR VOA/VRS PALMER FAMILY HOUSING TO PERMIT THE CONSTRUCTION OF 88 FAMILY RENTAL HOUSING UNITS LOCATED ON TAX PARCEL C8 IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, LOCATED SOUTH OF EAST COPE INDUSTRIAL WAY AND ADJACENT TO THE MTA EVENTS CENTER AND PALMER JOB CORPS

WHEREAS, Planned Unit Developments are reviewed by the Planning and Zoning Commission of the City of Palmer in accordance with PMC 17.84; and

WHEREAS, on May 21, 2015, the informal review of the Planned Unit Development (PUD) for VOA/VRS Palmer Family Housing was conducted; a letter dated May 29, 2015 stating there were no concerns from the Planning and Zoning Commission was provided to the applicant, Valley Residential Services; and

WHEREAS, on July 13, 2015, Lumen Design, LLC and Valley Residential Services on behalf of the owners submitted an application for formal review of the PUD with payment of fees; and

WHEREAS, the attachments submitted with the application included narratives, concept site plans, drainage, water and sewer concept site plans; additional narratives and site plans were provided on July 22, 2015 and are attached; and

WHEREAS, on August 3, 2015, 183 public hearing notices were mailed to property owners within 1200 feet of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on August 14, 2015. A total of 38 written comments were received in response, with 1 in favor of, 32 opposed, 2 no objection, 2 concerns and 1 undecided; and

WHEREAS, the attached Findings of Facts were adopted by the Planning and Zoning Commission on August 20, 2015; and

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does approve the requested Planned Unit Development for VOA/VRS Palmer Family Housing, located on Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, with the following conditions:

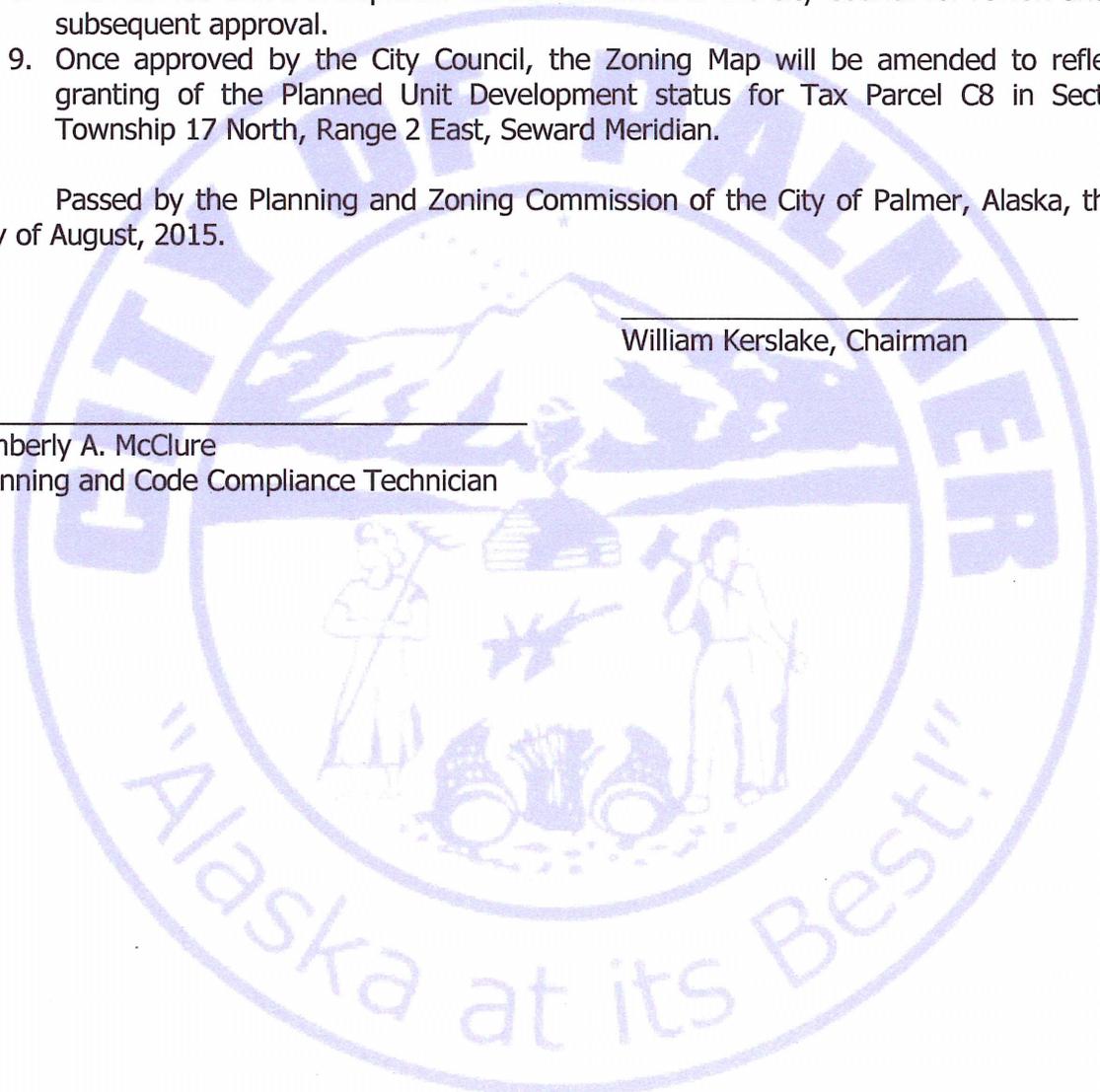
1. All subsequent development shall comply with all State, Federal and local laws, statutes, regulations and ordinances.
2. The applicant shall, within one year of the date of commission approval of the preliminary PUD plan, submit a final PUD plan of the proposed development to the zoning administrator, which must incorporate all the changes and conditions required by the commission.
3. The 12.5' greenbelt easement along the boundary of this parcel and C9 be maintained.

4. Construction must comply with the approved site plan.
5. Construction of Commercial Drive east from Chugach Street to the development must meet City standards for new road construction.
6. The development will be responsible for all street, sidewalk, drainage and street lighting improvements within the development.
7. Once the final PUD is approved, the City shall require an agreement and a bond or surety to guarantee construction of proposed improvements, in accordance with PMC 17.84.090(C).
8. The Planned Unit Development will be submitted to the City Council for review and subsequent approval.
9. Once approved by the City Council, the Zoning Map will be amended to reflect the granting of the Planned Unit Development status for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian.

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 20th day of August, 2015.

William Kerlake, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician



Findings of Facts:

Fact 1) The planned unit development will preserve the value, spirit, character and integrity of the surrounding area;

Staff finds the following facts support this finding: The surrounding area includes a mix of land uses from businesses such as Terra Sond, public uses like the middle school, Fire Training Center, Borough Nutrition Center, Job Corps, MTA Events Center and soccer fields, Eagle Ridge Apartments, and Mountain Rose PUD and Mountain Rose East PUD. The proposed residential project has been designed to incorporate as much of the surrounding mountain views as possible. Garages for each unit are being proposed to eliminate the need for large parking lots. The walking paths within the proposed development will connect to other surrounding public areas. The south side of the site has the lowest housing density and a privacy fence and landscape screen is being proposed.

Fact 2) The planned unit development fulfills all other requirements of this title pertaining to the planned unit development in question;

Finding: The planned unit development project has met all of the requirements of this title. This parcel is 9.30 acres which exceeds the minimum required lot area of 60,000 for a PUD. The lot width of this parcel is approximately 495 feet which exceeds the required minimum lot width of 50 feet for the underlying R-1 district. An application was submitted on July 13, 2015 along with payment of fees. Additional information requested by staff was received on July 22, 2105.

Fact 3) The planned unit development will not be harmful to the public health, safety, convenience and comfort of the neighborhood;

Finding: The PUD project has proposed an inner network of pathways and trails within the housing units connecting to the City maintained public streets and will be served by the City water and sewer system. Proposed entry to the PUD's private roads is from S. Chugach, a City maintained collector street, via an extension of E. Commercial Drive. No through traffic is proposed between Chugach and Cope Industrial Way. Minor internal roads are designed as hammer heads instead of traditional cul de sacs. A secondary emergency access is proposed to Cope Industrial Way through development of a fire lane with emergency gate. This design has been reviewed and approved by the Palmer Fire Chief as meeting emergency service requirements for fire trucks.

Space for community garden is located on the northeast side of the parcel away from the closest existing residential housing. The proposed playground space is located in the central area of Phase I of the two phases of development adjacent to the pedestrian pathway through the development and approximately 240' from the exterior property boundary.

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

Finding: All buildings sit back from the roads at least 20 feet with the buildings towards the south end of the property set back 50 feet from the property line and the adjoining Mountain Rose Estates PUD. There will be a privacy fence and landscape screen along the south end of the property to serve as a buffer. The proposed site plan shows 1.3 acres used for roads, driveways and guest parking; 1.6 acres for the building footprint and private parking; 1.85 acres for existing easements; .8 acres for required setbacks; and 3.8 acres will be open outdoor space.

Fact 5) If the planned unit development is for a public use or structure, the proposed use or structure is located in a manner which will maximize public benefits;

Finding: The PUD project proposed for this parcel is not for a public use or structure as the property is under private ownership.

Fact 6) Each development must provide space for private use and reasonable visual and acoustical privacy for dwelling units on and off the site. Mitigating measures may include fences, insulation, walks, barriers and landscaping;

Finding: Each dwelling includes a private entrance, private garage and a fenced 200 square feet private outdoor space behind each unit have been proposed. Walkways and trails within the housing units have been proposed. A privacy fence and a landscape screen along the south side of the property have been proposed. A community garden, community center and playground area have been proposed. The concept landscape plan shows landscaping along walkways and paths with concentration of landscaping along the main route and the north property entrance.

The 22 buildings will be varying heights ranging from 12 feet to 35 feet to help promote a neighborhood appearance. The buildings vary from a minimum of three dwelling units per building to a maximum of five dwelling units per building. Buildings are orientated along the interior private roads to maximize views of mountains from each unit and to minimize monolithic look of the proposed development.

Fact 7) Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air;

Finding: The PUD project proposes a 20 foot separation from each building with a 20 foot setback from all roads to provide adequate circulation of natural light and air. This parcel is 9.30 acres. The proposed PUD shows 1.3 acres used for roads, driveways and guest parking; 1.6 acres for the building footprint and private parking; 1.85 acres for existing easements; .8 acres for required setbacks; and 3.8 acres will be open outdoor space.

The 22 buildings will be varying heights ranging from 12 feet to 35 feet to help promote a neighborhood appearance. The buildings vary from a minimum of three dwelling units per building to a maximum of five dwelling units per building.

Fact 8) The PUD must be integrated with surrounding land uses and minimize any negative impacts on them;

Finding: The PUD's location is surrounded by a mix of public, business, high density residential uses and is adjacent to existing planned unit developments. Among the surrounding uses are Palmer Job Corps, Mountain Rose Estates, MTA Events Center, Palmer Junior Middle School, Terra Sond, the Fire Training Center, and Mountain Rose and Mountain Rose East Condos and Eagle Ridge apartment buildings.

The privacy fence and landscape screen along the south side will help to minimize the impact on the neighboring residential PUDs. The varying heights of the buildings will help to lessen the visual impact on the surrounding land uses and mountain views, as opposed to a single, continuous, uniformed height for the entire project.

Fact 9) The PUD must be shown not to overload the street system or result in unsafe access or danger to pedestrians and must be in conformance with the most recently adopted city traffic study;

Finding: The proposed extension of E. Commercial Drive will meet City standards for road construction. Access to the proposed PUD to the City road network will impact S. Chugach Street, classified as a collector street, and Cope Industrial Way which is designed to handle the commercial traffic generated by the businesses on the Palmer Municipal Airport and other high traffic uses such as the MTA Events Center and the middle school and Job Corps. Both Chugach and Cope Industrial Way are maintained by the City.

The connecting interior walkways and trails proposed within the PUD will help to lessen pedestrian traffic along the interior roads. Private interior roads will be maintained by the developer.

Fact 10) Parking, loading spaces, and landscaping must comply with the requirements of Chapter [17.64](#) PMC and be adequate and safe for the proposed use and in conformance with the requirements of the underlying zone, unless a reduction is approved under PMC [17.84.130](#)(B). The commission may require a surety bond to guarantee development and one year of maintenance of these improvements;

Finding: The proposed PUD will provide sufficient spaces to meet the parking requirements of 2 spaces for each dwelling by supplying a single car garage and driveway for each unit plus additional parking areas for guests. The site plan also shows adequate parking for the proposed community building. The proposed parking analysis reflects 195 required spaces; 217 parking spaces are proposed.

Concept landscape plans have been provided; the landscaping will be in compliance with Palmer code requirements.

Fact 11) The PUD must provide an attractive mix of designs, setbacks, elevations and floor plans. Generally, identical designs should not be proposed of adjoining lots;

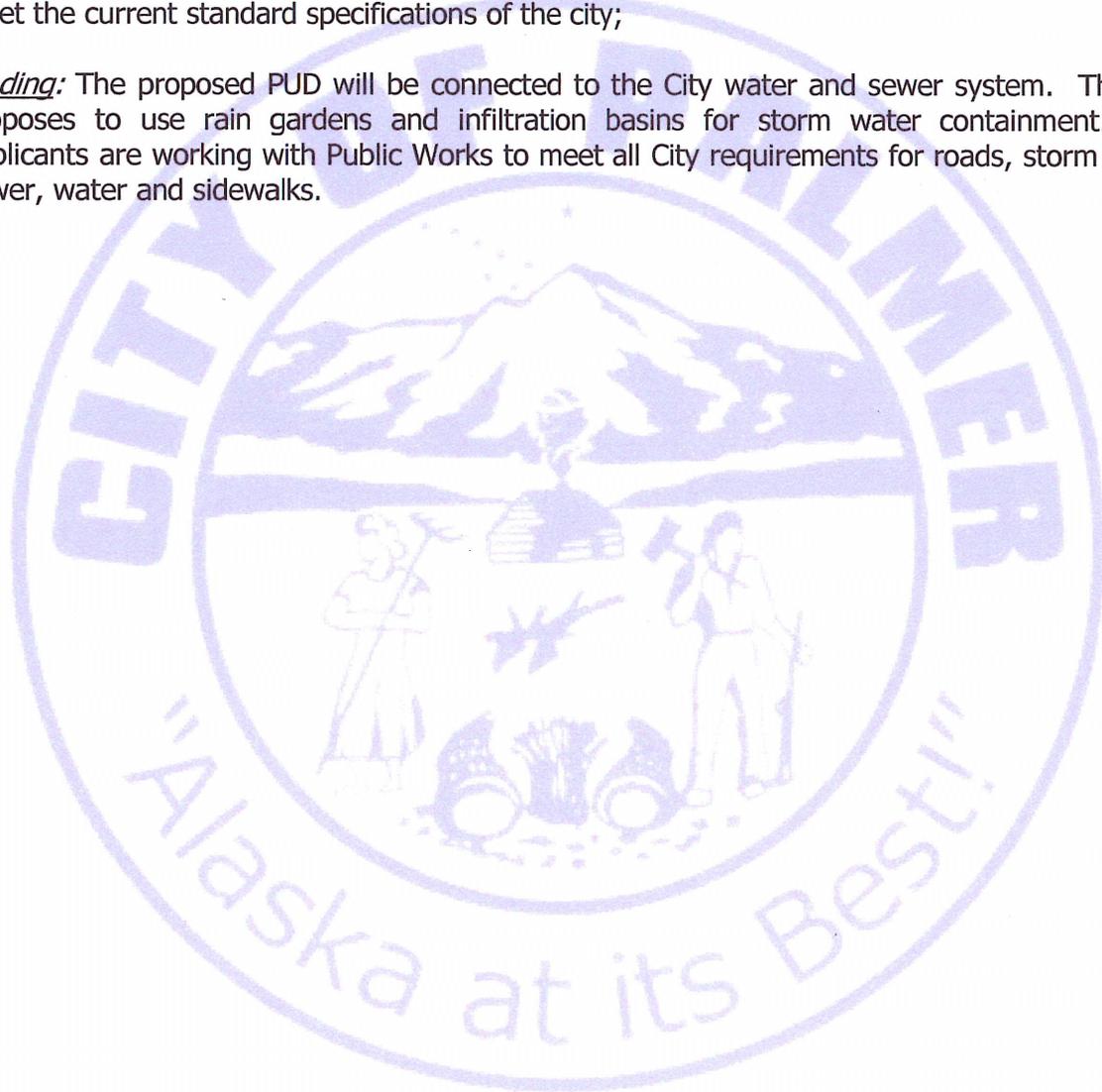
Finding: The proposed PUD project provides 21 small clusters of buildings with a mix of varying unit sizes, different floor plans and varying elevations. The building structures

include 6 buildings with three dwellings units, 5 buildings with 4 dwellings and 10 buildings with five dwelling and 1 community center.

The gross floor area and height of the buildings are varied and orientated along the interior street to provide varying views. The PUD's proposed a community center, community garden area, pathways and playground also visually break-up the built space.

Fact 12) All proposed improvements for roads, storm drains, sewer, water and sidewalks must meet the current standard specifications of the city;

Finding: The proposed PUD will be connected to the City water and sewer system. The PUD proposes to use rain gardens and infiltration basins for storm water containment. The applicants are working with Public Works to meet all City requirements for roads, storm drains, sewer, water and sidewalks.





DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

May 29, 2015

Valley Residential Services
Attn: John Weaver
1075 Check Street, Suite 102
Wasilla, AK 99654

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-8748
Phone: 907-745-3709
Direct Phone: 907-761-1306
Fax: 907-745-5443
www.cityofpalmer.org

Subject: Palmer VOA /VRS Housing - PLANNED UNIT DEVELOPMENT -
Tax ID #17N02E04C008

Dear Mr. Weaver:

Thank you for your presentation of the Palmer VOA/VRS Housing Planned Unit Development to the Palmer Planning and Zoning Commission on Thursday, May 21, 2015.

In accordance with the requirements of Chapter 17.84 Planned Unit Development, you have completed the informal review of your project. You now have six months from the date of this report to initiate formal review of your PUD request. We have included a copy of PMC 17.84 for your reference in preparing your presentation.

The overall design concept was unanimously approved by the Commission.

Should you have any questions regarding the Commission's comment, please give me a call at 761-1306.

Sincerely,

Kimberly A. McClure
Planning and Code Compliance Technician

Cc: Planning and Zoning Commission

Enclosure: PMC 17.84 Planned Unit Development (PUD)

City of Palmer



Received
 JUL 13 2015
 City of Palmer

City of Palmer
Community Development Department
 645 E. Cope Industrial Way, Palmer, Alaska 99645
 Tele: 907-745-3709 * Fax: 907-745-5443

Planned Unit Development (PUD) Application Form

Applicant: Volunteers of America / Valley Residential Services

Property Location: Parcel B2 of waiver resolution serial no.2002-142-PWm.

Owner of Record: Current owner Richards Family Trust, under contract by PSA to sell to Valley Residential Services

Description of Proposed Use: Family Rental Housing

Zoning District: R-1

.....
 The following items must be included with your application before the application is considered complete.

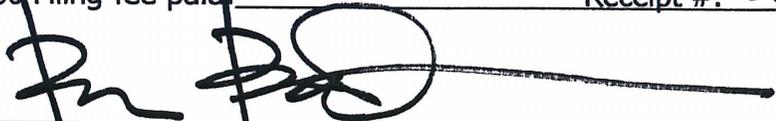
Part	Required attachments to application per PMC 17.84.080	Complete
1.	Site Plan – Ten copies of accurate site plans drawn to a scale of one inch to 100 feet and topographic maps showing present and proposed contours at intervals of not more than two feet. The following items must be shown on the site plan: <ul style="list-style-type: none"> <input type="checkbox"/> Boundaries of the site, including lot corners <input type="checkbox"/> The name and dimensions of all streets bounding or touching the site <input type="checkbox"/> Proposed location and horizontal and vertical dimensions of all buildings and structures proposed to be located on the site <input type="checkbox"/> Proposed location and dimensions of any private open space or trails within the site <input type="checkbox"/> Proposed public dedications within the site <input type="checkbox"/> Location, dimensions and design of off-street parking facilities showing points of ingress and egress <input type="checkbox"/> The location, direction and bearing of any major features such as controlled intersections, public buildings and railroad tracts <input type="checkbox"/> Proposed grading, drainage and landscaping plans 	See ARE Docs

	<ul style="list-style-type: none"> ❑ Existing and proposed utility systems including sewers, water, electric, gas and telephone lines ❑ An approved preliminary plat if a resubdivision of the site is required or proposed ❑ Surrounding zoning and land uses 	See ARE Docs
2.	A statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant. The developer shall demonstrate how the PUD conforms to the purposes of the underlying district, the city comprehensive development plan, and the approval criteria, per PMC 17.84.080;	See Lumen docs
3.	A proposed development schedule indicating the approximate dates when the development of the PUD or stages of the PUD can be expected to begin and be completed. The PUD may include two or more phases of development; provided, that each phase must be developed successively and each succeeding phase is subject to the then-current development standards of the city, per PMC 17.84.080;	
4.	Quantitative data for the following: total number and type of dwelling units, proposed lot coverage of buildings and structures, approximate residential densities, total amount of nonresidential construction, the location and floor area of all existing and proposed buildings, structures and other improvements, and preliminary architectural renderings of typical structures and improvements, per PMC 17.84.080;	
5.	Any other material requested by the commission or the zoning administrator, per PMC 17.84.080;	
6.	A nonrefundable filing fee established in the current, adopted budget, per PMC 17.84.080.	
7.	A written narrative explaining how your project will meet the following requirements must accompany this application per PMC 17.72.050.	
7.1.	The PUD will preserve the value, spirit, character and integrity of the surrounding area.	
7.2.	The PUD fulfills all other requirements of title 17.72 (Conditional Use Permit) and 17.84 (Planned Unit Development) pertaining to the use in question.	
7.3.	Granting the PUD will not be harmful to the public health, safety, convenience and comfort of the neighborhood.	
7.4.	Sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the zone in which the PUD is planned to be located.	
7.5.	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.	
8.	Additionally, your narrative must address the following items per PMC 17.84.050:	
8.1.	Each development must provide space for private use and reasonable visual and acoustical privacy for dwelling units on and off the site.	

	Mitigating measures may include fences, insulation, walks, barriers and landscaping;	See Lumen and ARE docs
8.2	Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air;	
8.3	The PUD must be integrated with surrounding land uses and minimize any negative impacts on them;	
8.4	The PUD must be shown not to overload the street system or result in unsafe access or danger to pedestrians and must be in conformance with the most recently adopted city traffic study;	
8.5	Parking, loading spaces and landscaping must comply with the requirements of Chapter 17.64 PMC and be adequate and safe for the proposed use and in conformance with the requirements of the underlying zone, unless a reduction is approved under PMC 17.84.130(B). The Commission may require a surety bond to guarantee development and one year of maintenance of these improvements;	
8.6	The PUD must provide an attractive mix of designs, setbacks, elevations and floor plans. Generally, identical designs should not be proposed of adjoining lots;	
8.7	All proposed improvements for roads, storm drains, sewer, water and sidewalks must meet the current standard specifications of the city.	

Date of application: July 13th, 2015

\$250.00 Filing fee paid Lumen Design, llc #2387 Receipt #: CD15-097



Signature of Owner or Owner's authorized representative

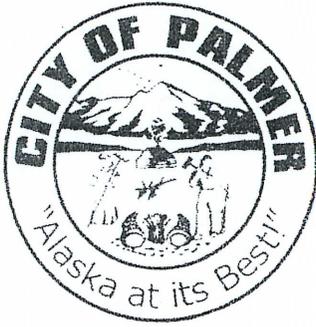
Lumen Design, LLC 5201 E Northern Lights Blvd ANC, AK 99508

Mailing address

Phone 907-771-9940

Fax 907-771-9996

Phone/Contact number/Fax number



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.: CD15-097

Invoice Date: 07/13/2015

Sold To: LUMEN DESIGN LLC 5201 E. NORTHERN LIGHTS BLVD., APT. 1S ANCHORAGE, AK 99508-4779		
Qty	Description	Price
1	REQUEST FOR PLANNED UNIT DEVELOPMENT (PUD) TAX PARCEL C-8, T17N, R2E, S4 	\$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.

To whom it may concern

July 17, 2015

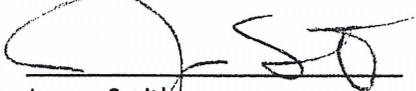
We the owners of Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian authorize Valley Residential Services and Lumen Design, LLC to submit the PUD application and any required/requested paperwork on our behalf.



Sid Richards



Brandon Blake



James Smith



Pierre Nicolet



Duaine Richards



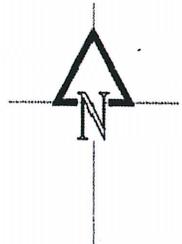
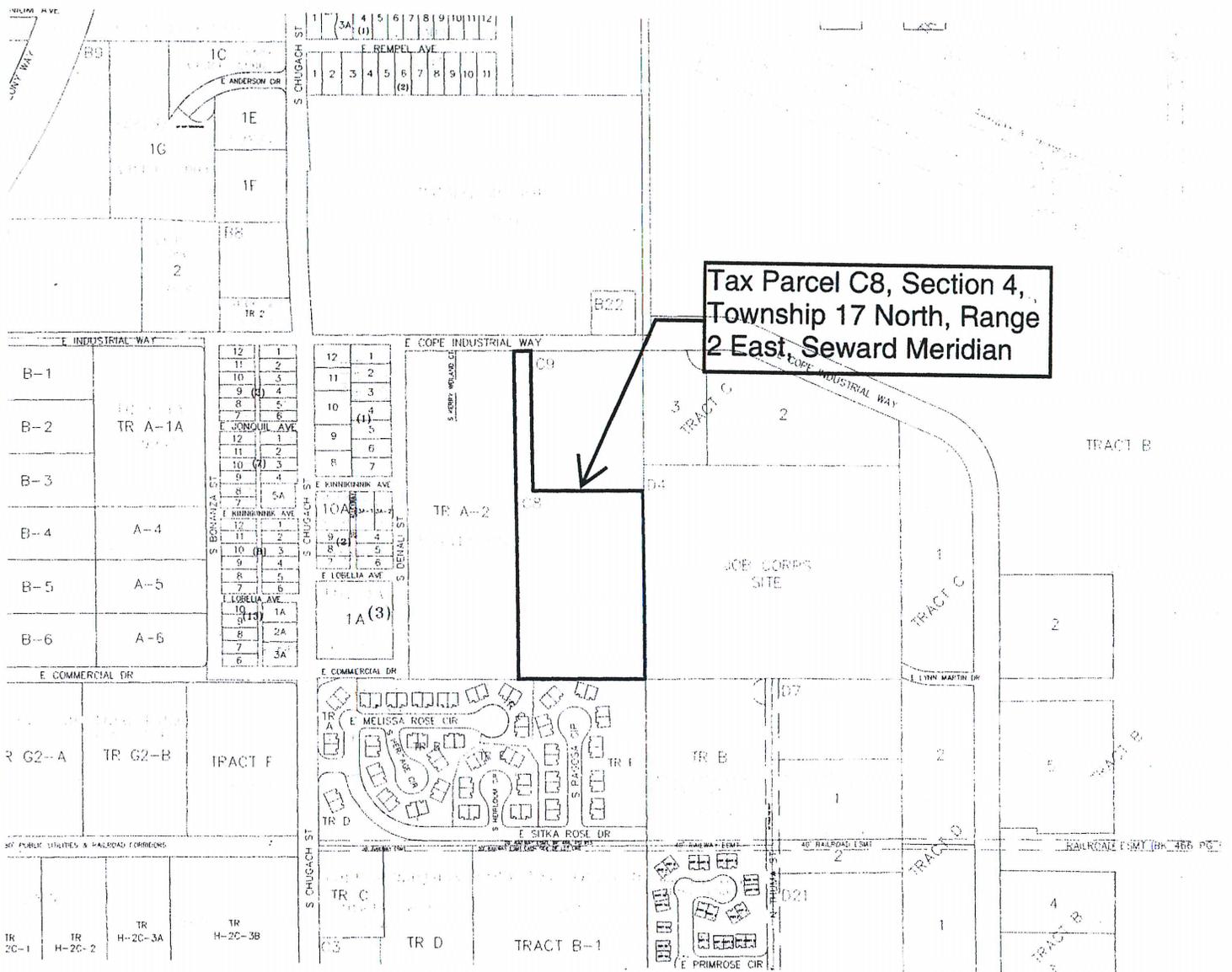
Ardith Richards

Received

JUL 20 2015

City of Palmer

VICINITY MAP



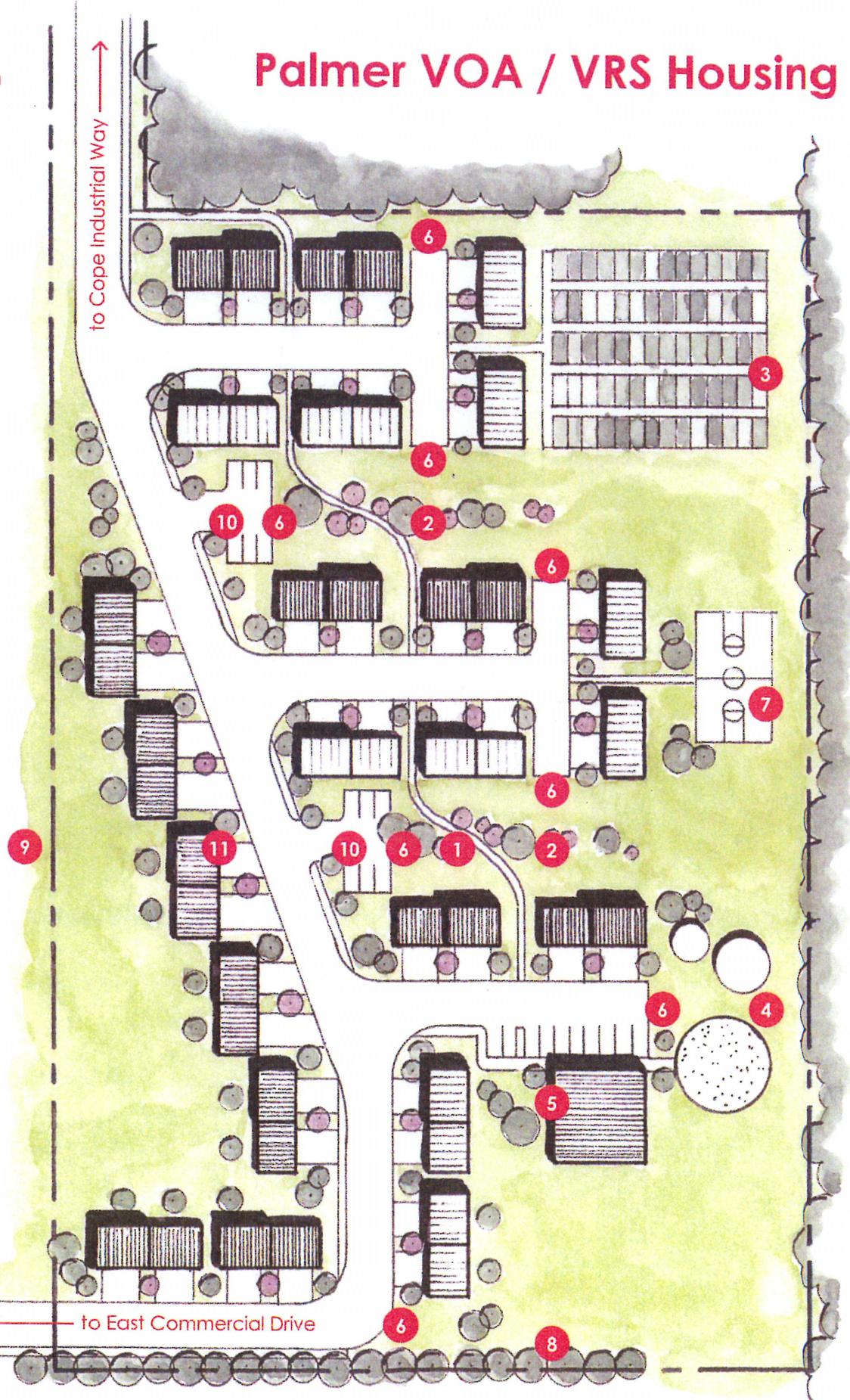
Request for Planned Unit Development (PUD) for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, located south of E. Cope Industrial Way and adjacent to MTA Events Center and Palmer Job Corps site in Palmer, Alaska.

concept site plan

Palmer VOA / VRS Housing



- 1 off-street walk
- 2 infiltration swale & lilac garden
- 3 garden plots
- 4 picnic area & playground
- 5 community center
- 6 snow storage
- 7 basketball court
- 8 privacy barrier (fence & trees)
- 9 adjacent soccer field
- 10 guest parking
- 11 parking spaces (1 driveway + 1 garage space at every unit)



~~GOODRICH MONTE LVG TR
STANSELL GEORGIA LVG TR
1226 S CHUGACH ST
PALMER, AK 99645~~

EKLUTNA PURCHASERS
HC 04 BOX 7785
PALMER, AK 99645

SCHERIEBLE JAS M & CHERI
PO BOX 52
PALMER, AK 99645-0052

~~RICHARDS FAMILY TR RICHA
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 BORO
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
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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

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

~~PALMER CITY OF
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PALMER, AK 99645~~

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~~PALMER CITY OF
231 W EVERGREEN AVE
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BERGERON CHRISTOPHER
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406 E REMPEL AVE
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SCHOPPE LOIS E
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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
470 E REMPEL AVE
PALMER, AK 99645-6634

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

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

MATANUSKA-SUSITNA BOROUGH
SCHOOL/PALMER MIDDLE
350 E DAHLIA AVE
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
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PALMER, AK 99645-0827~~

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WEST YELLOWSTONE, MT 59758

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LEWIS HAROLD W SR & V M
1438 S DENALI ST
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MILLER GERALD R & FAYE M
1439 S CHUGACH ST
PALMER, AK 99645

NIEBRUGGE R & G LVG TR
NIEBRUGGE GAIL E TRE
2528 N POINTE CIR
WASILLA, AK 99654

ROTZ LYNN
4934 STEELHEAD ST
JUNEAU, AK 99801-8728

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~~VALLEY RESIDENTIAL SERVIC
1075 CHECK STREET
WASILLA, AK 99654-8067~~

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

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STANSELL GEORGIA LVG TR
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PALMER CITY OF
231 W EVERGREEN AVE
PALMER, AK 99645-6952

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

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

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

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

MAGWIRE LUANN C
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ENINGOWUK SYLVIA
1335 S BONANZA ST
PALMER, AK 99645-6717

BURKE DAVID K
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PALMER, AK 99645-6717

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

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PALMER, AK 99645-6717~~

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WOUK ELI S & KRISTIN J
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PALMER, AK 99645

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GRIFFITH KEVIN & CHRISTINA
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PALMER, AK 99645

~~GRIFFITH KEVIN & CHRISTINA
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PALMER, AK 99645~~

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

~~MCSORLEY LUCILLE M
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PETERSON CODY E
PETERSON MICHELLE L
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AMBROSIA ALEX CHAS JR
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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
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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

TZOU JACK L & TRACY H
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BENSON CHARLES ERIC & WIN
1350 S BADGER RD
PALMER, AK 99645

STUART JOHN J III
PO BOX 2291
PALMER, AK 99645-2291

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

HAGERDON PAUL
PO BOX 3378
PALMER, AK 99645-3378

ALASKA FAMILY SERVICES IN
1825 S CHUGACH ST
PALMER, AK 99645

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

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

EAGLE RIDGE OF PALMER
LTD PRTRNSHP
PO BOX 188
BENSON, MN 56215-0188

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BENSON DONALD J & SHARON
JOHNSON DEANA J
2503 WINTERCREST CIR
ANCHORAGE, AK 99516-1996

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

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

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

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

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

WILLIAMS PHYLLIS
1735A S HERITAGE CIR
PALMER, AK 99645

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

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

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

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

PEDERSEN WILHELMINA
PO BOX 583
PALMER, AK 99645-0583

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

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

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

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

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

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

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

SHELLER 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
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TEIGEN BURTON C & ROSANN A
470A E MELISSA ROSE CIR
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PO BOX 1008
PALMER, AK 99645-1008

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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

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

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

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

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

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

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

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

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

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

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

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

CALL JAMES M
3705 ARCTIC BLVD
ANCHORAGE, AK 99503

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

PETRIE CATHRYN
PO BOX 298856
WASILLA, AK 99629-8856

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

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

~~CHILDS HAROLD
1715 S RAGOSA CIR
PALMER, AK 99645-6786~~

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

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

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

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

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

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

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

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

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

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

PICALLO ROSEMARY
681 E PRIMROSE CIR
PALMER, AK 99645

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

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

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

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

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

~~HJ PROP LLC
PO BOX 134
KENAI, AK 99611-0134~~

~~HJ PROP LLC
PO BOX 134
KENAI, AK 99611-0134~~

~~HJ PROP LLC
PO BOX 134
KENAI, AK 99611-0134~~

~~HJ PROP LLC
PO BOX 134
KENAI, AK 99611-0134~~

~~HJ PROP LLC
PO BOX 134
KENAI, AK 99611-0134~~

ALLEE SALLY G
691 E PRIMROSE CIR
PALMER, AK 99645-6825

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
189 E NELSON AVE
WASILLA, AK 99654

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

CHILDS HAROLD & LEVIA JO
1715 S RAGOSA CIR
PALMER, AK 99645-6786

LUMEN DESIGN LLC
5201 E NORTHERN LTS BLVD APT 1S
ANCHORAGE, AK 99508-4779

ALASKA RIM ENGINEERING
9131 E FRONTAGE ROAD SUITE 1
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

KUZNICKI JOSHUA A & KATRHERINE E
1322 S CHUGACH STREET
PALMER, AK 99645-6724

BRANDON BLAKE
1230 JEWEL STREET
PALMER, AK 99645

Kimberly McClure

From: Deborah Mitchell [alaskan1111@gmail.com]
Sent: Wednesday, August 05, 2015 7:46 AM
To: Kimberly McClure
Subject: Comments regarding PUD
Attachments: Comments re PUD.pdf

Hi Ms. McClure,

Attached please see a .pdf of my comments regarding the proposed PUD near my home at 1418 S Chugach Street.

I believe with a development of this size, traffic lights would be needed at the intersections of S Chugach and Cope Industrial as well as S Chugach and East Commercial. With this many new families entering the neighborhood, there will be more children. I observe a lot of cars speeding along South Chugach Street. Traffic lights would work to thwart speeding and keep children in the area more safe, particularly with the middle school nearby. Outside of this concern, I support the development and find the concept site plan to be well thought-out (particularly with the addition of garden plots for residents).

If you like, you can use this e-mail to supplement or replace the attached comments.

Thanks for your consideration.

Deborah Mitchell

Received
AUG 05 2015
City of Palmer

AUG 10 2015

Kimberly McClure

From: Herb Bischoff [herbbischoff@gmail.com]
Sent: Sunday, August 09, 2015 12:34 PM
To: Kimberly McClure
Subject: Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian

City of Palmer

Thank you for the opportunity to provide the Palmer Planning and Zoning Commission with the following comments:

RE: Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian - located south of E. Cope Industrial Way

For the following reason, I am NOT in favor of the approval of the Planned Unit Development (PUD)

1. Single-family residential usually means ownership of the home and property and subsequent personal investment in the neighborhood. With 88 rental units, investment in maintaining the property is not distributed among home owners (neighbors). The integrity of the development is left to one owner (usually absent). This poses a risk to local investment in community well-being and pride of ownership. I'd recommend allowing individual home purchase (maybe condominiums with covenants).
2. Per drawings, there is a thoroughfare between East Commercial Dr. and Cope Industrial Way. This sets up a straight line "drive through" with potential for speeding and risk to residents' safety. I'd recommend no through streets.
3. There are no turnarounds on side streets. I'd recommend a cul-de-sac design.
4. There are no sidewalks. Palmer is a walking-friendly community. No sidewalks is dangerous and not in line with community standards. Put in sidewalks.(17.84.050 The PUD must be shown not to overload the street system or result in unsafe access or danger to pedestrians and must be in conformance with the most recently adopted city traffic study;)
5. One car garages can be problematic. Most families have two cars. They usually do not park one behind the other (in driveway). Consequently, cars will be parked in the designated guest parking or on the street. Guests will park on the street. Excessive vehicle street parking poses a safety hazard to emergency vehicles and plowing. Recommend different parking arrangement.
6. The units all look the same. (17.84.050 F. The PUD must provide an attractive mix of designs, setbacks, elevations and floor plans. Generally, identical designs should not be proposed of adjoining lots)
7. The proposed 88 units appears to be more than the "slightly higher population density" as intended in the PUD (17.84.010 Intent)

Thank you for the opportunity to respond.

Herb Bischoff
630 B E. Primrose Cir.
Palmer, AK 99645

Kimberly McClure

From: Thomas Newman [thomas.s.newman@gmail.com]
Sent: Saturday, August 08, 2015 3:08 PM
To: Kimberly McClure
Subject: Request for PUD for Tax Parcel C8

Received
AUG 10 2015
City of Palmer

Ms McClure

I am writing with concerns regarding the PUD proposed for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East initiated by Ron Batemen of Lumen Design LLC.

I own parcel C9 which abuts the parcel on which the PUD is proposed. While I am not opposed to the PUD, I am concerned about the concept site plan provided which does not depict or appear to honor and retain the greenbelt easement that exists between the two parcels. This easement provides for a 25' greenbelt centered on the property line between parcels C8 and C9, 12.5' on each side. The concept site plan appears to show a sidewalk and landscaping inside the greenbelt area, both of which are prohibited.

From the easement, recorded as 2004-012639:

"This easement is defined as an "Area devoid of building and structures for the purpose of visual and sound screening. The area is to remain unimproved and in its natural state"."

The intent of this greenbelt was to provide a buffer between the commercial property to the north, zoned as a Business Park and occupied by a commercial enterprise and the parcel being suggested for the PUD which is zoned R-1.

If the owner will provide assurance that the Greenbelt Easement will be maintained as intended I will withdraw my concerns and support their application. If they cannot provide that assurance I cannot support the PUD application.

Thomas Newman
907-232-0890



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

AUG 10 2015

City of Palmer

August 3, 2015

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Planned Unit Development application for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, initiated by Ron Bateman of Lumen Design, LLC on behalf of the property owner. 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 PUD would permit the construction of 88 family rental housing units on this 9.3 acre parcel. The map on the reverse side of this notice indicates the location of the subject parcel. The PUD concept site plan is also included. For additional information on the PUD, Planned Unit Development, please refer to Palmer Municipal Code Chapter 17.84 - Planned Unit Development (PUD), 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 August 20, 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 August 14, 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: kmclure@palmerak.org.

Sincerely,

Handwritten signature of Kimberly McClure

Kimberly McClure
Planning & Code Compliance Technician

Star separator line

For the following reason, I am (please circle) (in favor of), (NOT in favor of), (have no objection to) the approval of the Planned Unit Development (PUD).

The Road extension of Commercial Drive is not adequate, nor acceptable. Palmer City Council promised me (us) there would be no road, in that location so Drainage Plan - 13 years I have had a drainage problem just South of Melissa due to flooding from the north, the proposed a Name: Helen Woodings Address: 1745 S. Heritage Cir-A, Palmer, AK 99645

NOT COMPATIBLE TO A RETIREMENT COMMUNITY

Attention: Kimberly McClure,

August 10, 2015

We are new to Mt. Rose Estates (just moved in July 2015), when to our dismay we find that our quiet, senior community will be impacted by a 9.3 acre, low income, housing development. This will greatly affect us, as we live at the end of Ragosa Circle (directly adjacent to the road entering the large development).

Our concerns are as follows:

- This will adversely affect the **Property Value** of the land our home is built on.
- The **High Density** of units...
88 units...say conservatively 2 adults a unit = 176 adults
Conservatively, 2 children per unit = 176 children
Pets (if allowed) conservatively 1 per unit = 88 pets
Automobiles...conservatively 2 per unit = 176 automobiles

These numbers are too high for 9.3 acres

- **Noise, Traffic, Straying Children and unleashed Pets**
- **Surface storm water runoff** is already a problem on Parcel C8. **Melting snow and snow removal** must be a major consideration to prevent significant runoff to Mt. Rose Estates.
- I am sure you are aware of the existing Chugach Apartment Buildings. Although they have improved their image, it is still an anthill of adults, children, pets and automobiles. Emergency vehicles and police are frequently called to these apartments. This is what High Density Residential looks like.

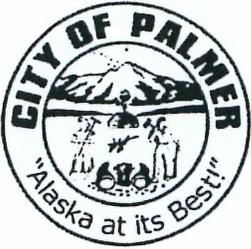
We are strongly opposed to the rezoning of tax parcel C8 ...from R-1, Single Family Residential to R-4, High Density Residential. Perhaps a less ambitious project could be considered...say 44 units with a broad buffer between Job Corp and Mt. Rose Estates. If the road is put in, we will lose our beautiful, tree buffer and have no privacy; not to mention, noise, dust, traffic lights and cars that will be just feet from our backyard and bedroom windows.

At the very least, an 8 ft. Block Wall or Wooden Fence should be built alongside Commercial Drive to ensure privacy, safety and noise protection for the Mt. Rose Community.

Thank you for your thoughtful consideration in this matter.

Respectfully,

Toni and Lee Truesdell
1715 S Ragosa Circle
Palmer, AK 99645
907-745-4404



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 11 2015

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

August 3, 2015

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Sincerely,

Handwritten signature of Kimberly McClure

Kimberly McClure
Planning & Code Compliance Technician

Star separator line

For the following reason, I am (please circle) (in favor of), (NOT in favor of), (have no objection to) the approval of the Planned Unit Development (PUD).

Handwritten comment: TOO MANY NOISY UNITS IN COMMERCIAL AREA MEDIC AREA + PLANS LOCATED CLOSE TO QUIET MT ROSE RESIDENTS - PUT UP BY GARDEN AREA - FENCE + TREES ALL THE LENGTH OF A COMMERCIAL DRIVE WHICH SHOULD HAVE PAVED - WIDTH 2

Name: DIRTY NOISY + CONVENIENTS REGARDING VEHICLE BOAT + TRAILER PARKING MAW THROUGH TO COPE WAY - DOES ALL ZBE RESTRAINED???

Address: PHILIP LECKWOLD BOX 1008 PALMER RESIDE IN MT ROSE

☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆

For the following reason, I am (please circle) (in favor of), (NOT in favor of),
(have no objection to) the approval of the Planned Unit Development (PUD).

Mountain Rose Estates is a "RETIREMENT COMMUNITY"
This new development is not agreeable with
our homeowners - because of different "life style"

Name: ANTHONY M. JENSEN

Address: 1720 A-HERITAGE CIRCLE, MRE, PALMER, OK 99064

Received

AUG 11 2015

City of Palmer

Kimberly McClure

From: David Cohen and Diane Schneider [d1traveling@gmail.com]
Sent: Tuesday, August 11, 2015 9:23 PM
To: Kimberly McClure
Subject: Rezone - Planned Unit Development - Tax Parcel C8

Received

AUG 12 2015

To: Palmer Planning and Zoning Commission

City of Palmer

We object to the proposed rezone of Tax Parcel C8 for a Planned Unit Development (PUD).

We oppose the proposed rezone adjacent to our home in Mountain Rose Estates for the following reasons:

1. The proposal shows an extension of Commercial Drive just to the north of our subdivision boundary. This road would be placed so close to existing houses within our subdivision that it will severely devalue those houses and therefore the entire subdivision. I doubt that during the approval of the plat for Mountain Rose Estates, the Planning Commission anticipated this road. We would hope that you will require a different access if the PUD is approved.
2. The noise and activities of high density housing for families with children is not compatible with a retirement community.
3. We are concerned with drainage from the proposed development. In the past, there has been flooding from the subject area. There are no water retention ponds proposed to accommodate the runoff from the proposed PUD.
4. Noise from the occupants of 88 units is not compatible with the existing retirement community.
5. Our property will likely be devalued because of the incompatibility of this proposed use with a retirement community.
6. We believe Palmer should maintain the current small town atmosphere. High density housing should not be encouraged as there is ample land available for lower density development.
7. The subject portion of Palmer is currently the center of facilities and services for senior citizens. It does not make sense to place family housing within this area.

Thank you for the opportunity to comment. We urge you to not approve the proposed rezone for a PUD on this parcel.

David Cohen and Diane Schneider
1785 A South Ragosa Circle
Mountain Rose Estates
Palmer



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 12 2015

City of Palmer

August 3, 2015

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

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a Planned Unit Development application for Tax Parcel C8 in Section 4, Township 17 North, Range 2 East, Seward Meridian, initiated by Ron Bateman of Lumen Design, LLC on behalf of the property owner. 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 PUD would permit the construction of 88 family rental housing units on this 9.3 acre parcel. The map on the reverse side of this notice indicates the location of the subject parcel. The PUD concept site plan is also included. For additional information on the PUD, Planned Unit Development, please refer to Palmer Municipal Code Chapter 17.84 – Planned Unit Development (PUD), 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 August 20, 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 August 14, 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: kmccclure@palmerak.org.

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 approval of the Planned Unit Development (PUD).

Name: Jackie Kephart
Address: 225 Aurora Drive, Fairbanks, AK. 99709



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 12 2015

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
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August 3, 2015

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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), *as presented*
(have no objection to) the approval of the Planned Unit Development (PUD).

See attached 2 pages

Name: K. Allan Linn

Address: Box 276, Palmer, AK 99645

The following are comments regarding the proposed City of Palmer PUD hearing scheduled for August 20, 2015 and are written from the perspective of a fifteen year resident of an adjacent PUD (Mt. Rose Estates, aka MRE) and after a meeting with COP staff August 7th:

1. COP staff stated the applicant has indicated COP Public Works Dept. will not be involved in the work of any street maintenance as they are going to be considered private. This is surprising as there seem to be no provisions shown within the project site for any kind of equipment availability for quick response to winter storm results to insure 24/7 accessibility for the residents since many of them will be employed off-site, whose wives at least will make shopping trips and whose children will be attending area schools. Will the school district OK the use of their buses to enter and serve these students?
2. The units whose main entries and/or garage doors face south will have hard and large snowdrifts occurring often during Matanuska winter windstorms if any significant amount of snow is on the ground. This is extremely difficult to clean out and requires hand labor at garage and personnel doors to prevent damage.
3. The proposal to provide fencing at the south boundary common with MRE is appreciated but the use of anything less than steel posts embedded in concrete will result in a very short time in numerous broken posts as has been demonstrated in MRE even though the MRE fence was oriented much more parallel to the wind direction than the current proposal.
4. The fencing needed at the south common boundary with MRE should extend all the way out to the proposed intersection with South Chugach Street if the proposal to provide access using an extension east of Commercial Drive is retained.
5. The Commercial Drive use for street access does not seem realistic from an economical maintenance point of view considering the difficulty that will occur in keeping the route open adjacent to the soccer field during the winter winds. The height of the soccer field section compared to the needed road grade to maintain the ditch grade for insurance of (1) surface runoff not crossing over into MRE (again) will require special treatment during detail design activities and (2) means that considerably greater opportunities exist for access unavailability during these storm conditions than are presented by other access options that exist.
6. Alternate access to Commercial Drive use is recommended in the form of the use of the flag lot route. This allows the use of Commercial Drive as the site for the water, sanitary sewer and surface drainage facilities without the expense of finishing a paved street surface and structure. Additionally, it will reduce the congestion at the intersection with S. Chugach as the use of a connection to Cope Industrial Way is a safer location for the introduction of an increased amount of traffic.

7. We were informed that alternate access to the site is required for fire and emergency services and that a "crash gate" is to be utilized for this purpose and could be located adjacent to the MTA Event Center. This could be located at the northeast corner of the soccer field and accessed from Kinikinik Street or two of the north entries into the MTA Center.

8. The internal snow storage features that also function as percolation locations for melting snow appear attractive. Their efficacy during a mid-winter Chinook as competent remain to be demonstrated with respect to limiting the amount of surface runoff that occurs. MRE residents are very desirous that the ability to deliver winter runoff to S. Chugach Street ditches by gravity surface flow to act as a supplement to the internal treatment become a major consideration of the project in order to prevent any repeats of past flood flow onto the MRE yard and streets.



K. Allan Linn, MRE resident

August 9, 2015

