





DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

Received

AUG 13 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

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,

*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 approval of the Planned Unit Development (PUD).

i) The Commercial Dr. Access road on north side of Mt. Rose condos should be vacated because it is too close to the Mt. Rose units & would

Name: Sandra Chatterton

Address: 1740B, S. Ragosa Circle, Palmer, AK. 99645

cause undue noise & risk to the residents living along the road.

2) If approved, the first thing that should be done is to erect a tall concrete fence should be constructed from Chequah St. to the power line, the entire south side of the road & property so there would be no access onto Mt. Rose property & which would keep noise & people away from people who live along north side of Mt. Rose.

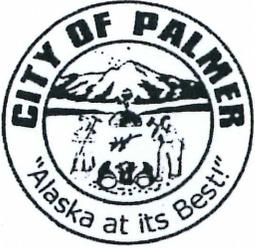
3) They are building too many units on the property. 88 units on 9.3 acres is too much. a family of 3-4 people in each unit would be approximately 352 people, more or less. Most families have 2 vehicles or 176 vehicles, plus visitors & numerous animals.

4) you also have to consider 88-176 children & the noise they generate. We are a retirement community & we settled here for a reason. We appreciate what we have, the close proximity to the Senior Center & downtown area & ask you to

allow us to live here in peace & keep it an R1 zone.

- 5) Our property values here in Mt Rose would likely go down due to the number of housing units being installed on a small parcel.
- 6) Drainage would also be a problem for them & us especially if we get a lot of snow or rain because everything would drain south onto our property & Commercial Dr. would become flooded & impassible.
- 7) Wider cul de sacs would be needed so fire trucks could turn around for easy egress when responding in an emergency.
- 8) The playground & picnic areas should be located on the north end of the property to eliminate noise.
- 9) If there were access from Cope instead of Commercial Dr. & a sidewalk added, middle school students could walk to school instead of being bused.
- 10) I also think buildings are being placed too close to our property line.

Please leave it zoned for R1 or possibly Senior



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

Received

AUG 13 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

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,

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).

I strongly oppose the PUD, as it is not compatible with the existing senior housing adjacent to it, Mountain Rose Estates. The proposed large family rental community would be extremely noisy and would severely + adversely effect the quality of life of Mountain Rose Estates' senior citizens.

Name: Virginia S. Tabor  
Address: 475A - E. Melissa Rose Circle Palmer, AK 99645

I highly object to the extension of Commercial Drive, as it would be in very close proximity to my bedroom windows. The entire proposal would negatively effect my property val.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

Received

David Meneses
Building Inspector

AUG 13 2015

Beth Skow
Library Director

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

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,

Kimberly A. 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).

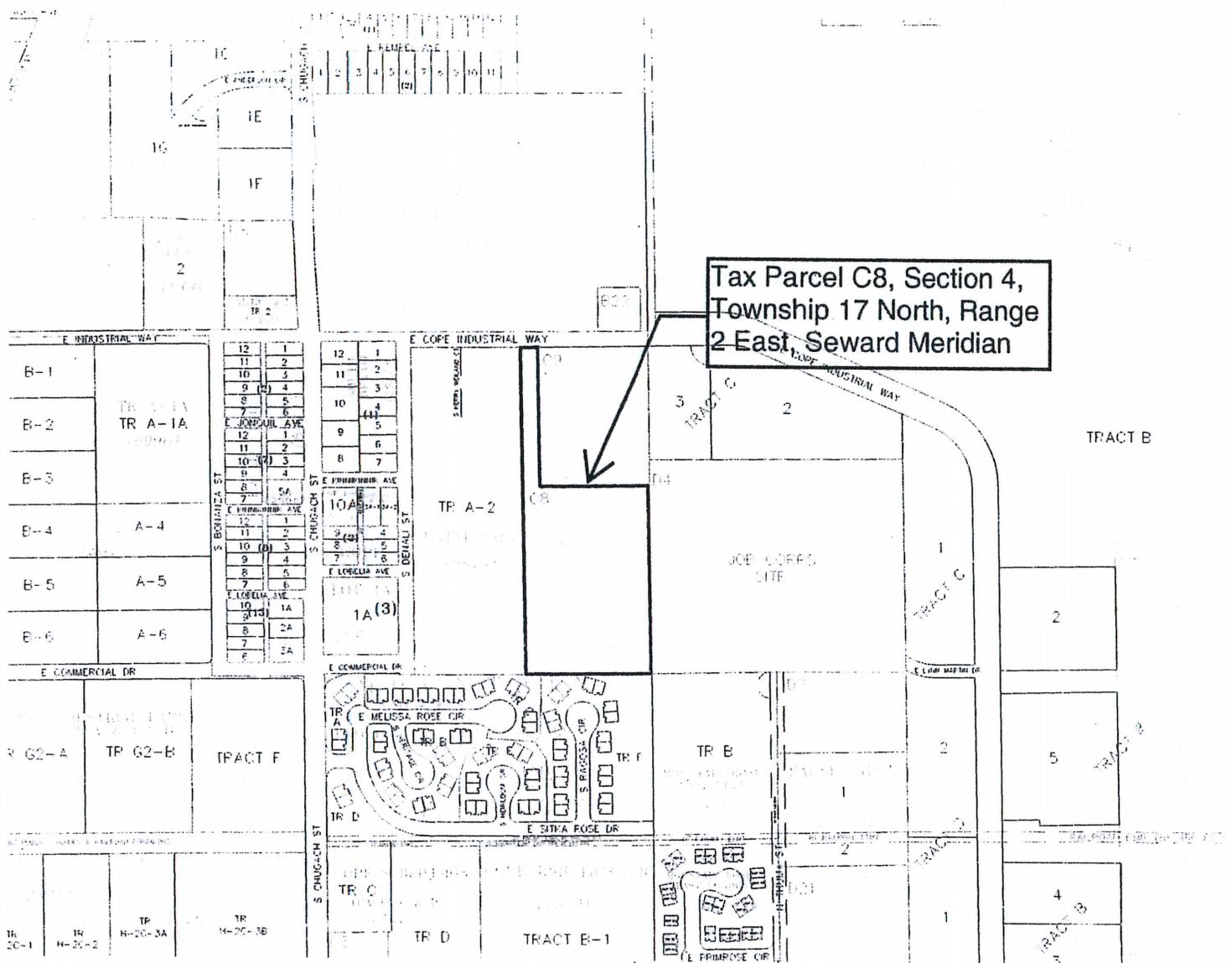
The opening up of Commercial Drive will have a huge impact on Mountain Rose homes on the north side of our subdivisions. Our residential property value will most likely fall due to the number of people coming in the subdivision for low-cost housing.
Name: Jane Hammond

Address: 395 B Melina Rose Circle, Palmer AK 99645

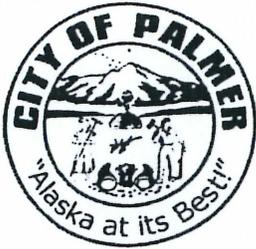
# VICINITY MAP

*Start & build fence first.  
Specify height of fence.*

**Tax Parcel C8, Section 4,  
Township 17 North, Range  
2 East, Seward Meridian**



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.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

Received

AUG 18 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

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,

*Kimberly McClure*

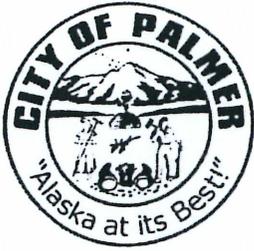
Kimberly McClure  
Planning & Code Compliance Technician

☆☆

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

*88 homes is far too many  
We don't need more low income homes in Palmer  
Would you like to have this 2 blocks from you*

Name: *Marilyn McRae*  
Address: *1720 B L Heritage Cir*



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 19 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

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 plan to permit 88 families with young children is not a good fit with our retirement community. The noise, the pollution and all the activity is sure to de-value our investment.

Name: Evelyn Mielke

Address: 375 Melissa Rose Circle



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 13 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

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

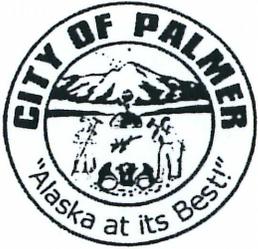
Star separator line

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 proposal shows an extension of Commercial Dr. just north of our boundary. There does not appear to be adequate room between our north boundary and the property on the other side of \* Commercial

Name: Bonnie Bauer
Address: 1760 S. Heirloom Cr. B Palmer, AK 99645

\* to ensure proper division between residential proper and traffic.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 13 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

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,

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 approval of the Planned Unit Development (PUD).

- 1. Drainage problems
2. Not enough space to divide our houses from traffic.
3. Lot of noise nept to senior development.

Name: PATRICIA COLLIER / Patricia Collier 8-7-15

Address: 475-B MELISSA ROSE CIR. PALMER, AK 99645



Range of East Sewage Main  
Tax Parcel - C8, Section 4, Township 17 Page 2  
Concerns AUD (Not in favor of)

Received

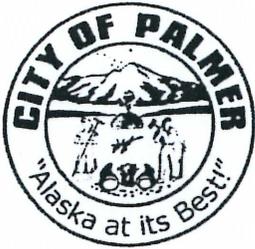
AUG 19 2015

City of Palmer

- ③ Proper division between residential property and traffic.
- ④ Noise
- ⑤ snow storage, privacy barriers fence + trees
- ⑥ What type "family rental housing units" -

Eileen M. Craig  
375 B East Melissa Rose Circle  
Palmer AK 99645

08/09/15



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley  
Director

David Meneses  
Building Inspector

Beth Skow  
Library Director

Received

AUG 13 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

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,

*Kimberly A. McClure*

Kimberly McClure  
Planning & Code Compliance Technician

*Aug. 10<sup>th</sup> is Am much opposed to this high density housing development for 88 families with children, into the midst of 5 Sr. Housing developments already established here in this vicinity. The proposed extension of Commercial Dr. borders the entire length of our Mt. Rose lot, as your map indicates.*

☆☆

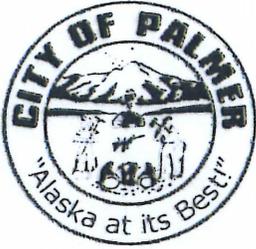
For the following reason, I am (please circle) (in favor of) (NOT in favor of) (have no objection to) the approval of the Planned Unit Development (PUD).

- 1. *High density population creating*
  - 2. *High density traffic - cars, bikes, school buses*
  - 3. *Increased activities & noise*
- (88 families on 9.3 acres??!!) Wow!*

*an intrusion into the lives of seniors already retired here for a quiet & peaceful life.* *Phyllis Williams*

Name: Phyllis C. Williams  
Address: 1735 A S. Heritage Circle, Palmer AK.  
Mountain Rose





DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 13 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

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,

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).

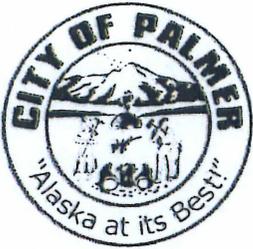
Handwritten: NO. NO. NO.

I live in a retirement community, the drive of commercial Dr will be such a plus removing the trees of the wind breaks, also the noise to the people by that road the snow pile on our board-will flood us- We have a pool

Name: take care of this issue is their ??? that many house-will bring more children & noise- kids from that many house also their change

Address: trees - removing in our yards- Dogs running loose- I had write this to you in another letter. ??? NO-NO Will you force you people to stay out our space- ??? fence?? noise??

NAME - Mary Ann Anderson - Add: 1740 A. So Heritage Cir. Palmer AK -



DEPARTMENT OF COMMUNITY DEVELOPMENT

11-45

Received

AUG 13 2015

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

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,

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).

using E Commercial as entrance may result water run off from the several snow dump around the development causing flooding to our property. Also to cedar fence will probably get little privacy barrier and will not withstand the wind we receive, plus cedar fence weathers very fast and will be a eye sore.

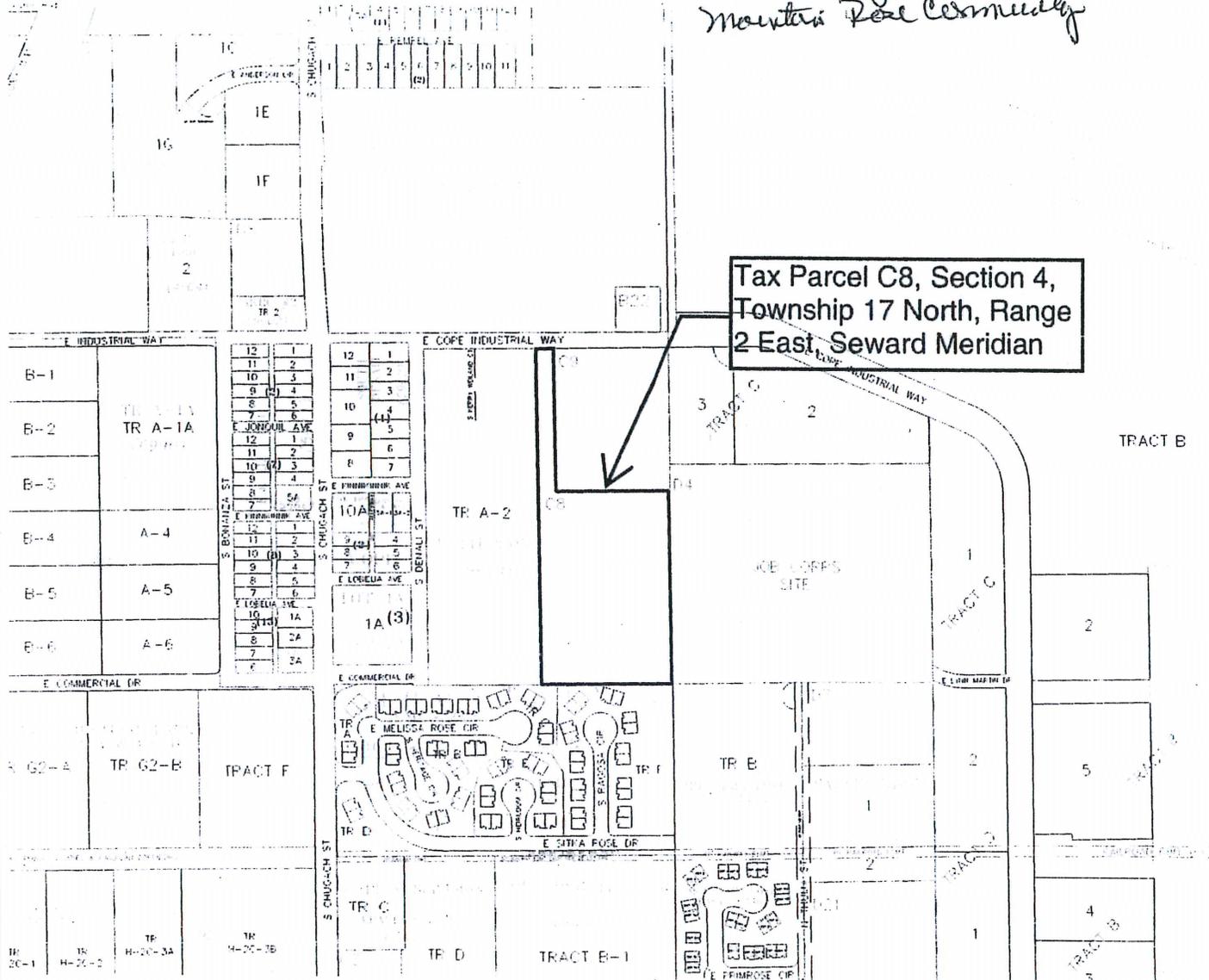
Name: ROBERT NIKSEN

Address: 1740 B SOUTH HERITAGE CIRCLE PALMER

OVEN

# VICINITY MAP

*what type of trees are planned and how many will be placed along the tree line? I agree every one has the right to develop their property, but choosing E Commercial Dr as Egress and ingress, not a good choice for an access when Cope Industrial Way is a far better choice for Mountain Rose Community*



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.



August 12, 2015

Received

AUG 13 2015

City of Palmer

TO: Department of Community Development

FROM: Mary Sue Foster  
445A Melissa Rose Cir.  
Palmer, AK 99645  
(907-746-6899)

RE: Request for rezoning of Tax Parcel C8 in Section 4, Township 17 North, Range 2 East,  
Seward Meridian

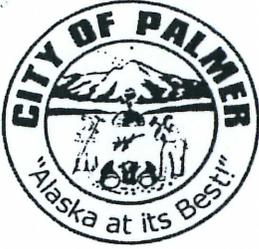
I am not in favor of this PUD for the above parcel for the following reasons.

1. The extension of Commercial Drive which is North of Mountain Rose Estate's appears To lack enough room between our North Boundary and the necessary right of way for a 2 lane road. Using Commercial Drive as the egress and ingress would create excess traffic. Should this happen, I think it would be prudent to require the developer to put a 8-10 ft Concrete noise barrier between the road and MRE Boundary. Due to the mighty winds This area gets during the winter any type of barrier would need to withstand the blowing Snow, etc.
2. The sample concept site plan that was included with the petition I received concerns me Regarding snow storage. Drainage from this would cause flooding to flow onto our lawns On Mountain Rose Circle. This has happened in the previous heavy snow years. It does not Appear there is any consideration for a detention pond t handle the snow from the streets.
3. This High Density that is proposed would create increased traffic problems. The increased Noise is not a good mix with the surrounding neighborhood. There are a number of Senior Housing complexes, The Palmer Senior Center, and the Alaska Pioneer Home within a 3-4 block radius.
4. I really question the mindset of this Planning Commission wishing to encouraging this Type of development which is patterned like East Anchorage.  
**Palmer has always been a wonderful place to live without all the close living facilities That happens in the big cities. I do not think we should encourage this type of development Within the Palmer City Limit. There is plenty of land to the North and West towards Wasilla that could be a better solution for this PUD.**

**Mountain Rose Estate was developed as a Retirement Community and the proposed 88 Units Certainly is not compatible with the makeup of this area.**

**I STRONGLY URGE THIS BOARD TO NOT APPROVE THIS PETITION!!!**

*Mary Sue Foster*



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 13 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

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,

Kimberly A. 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).

Not appropriate next to senior subdivision. Street too close to dwellings in Mt Rose Estates, Noise traffic and kids - Drainage Devaluation of Mt Rose properties. Destruction of vegetation providing wind break.

Name: Carol L Moorman

Address: 44513 Melissa Rose Cir, Palmer, AK 99645

See Page 2

Carol L. Moorman

Received

AUG 13 2015  
City of Palmer

People moved to Mt. Rose Estates to enjoy quiet retirement with other seniors. Destroying that peaceful environment destroys our current way of life and will devalue our properties for other seniors who would be interested in buying our properties. There are many other senior facilities within a few blocks which will also be affected. Extending Commercial drive would be a disaster to those of us living on the north boundary of Mt. Rose Estates. These dwellings would be far too close to the street. Right now we get some wind protection with trees behind ~~the~~ homes on the north boundary. If that vegetation is destroyed we will lose that protection. We already have drainage problems. A few years ago geese lived back there swimming on the "pond" that developed. Water ran across the lawn to Melissa Rose coming VERY close to my dwelling and patio.

We always hear how over crowded the schools are. This proposed development could dump an additional 300 kids on them. In light of all these problems I beg you to refuse this rezoning request. Senior living is at a premium in Palmer. Build that in stead. Thank you.



Department of Community Development

Planned Unit Development  
Adjacent to MTA Events Center and Palmer Job Corps

Received

AUG 13 2015

City of Palmer

This is in response to not being in favor of the approval of the PUD

We live in Mountain Rose Estates (MRE) Subdivision, a community for primarily retirees and senior citizens. This is beautifully landscaped piece of property and one that the City of Palmer should be proud to have within their city limits. We live in single family duplexes, with maintained lawns; and snow removal services during the winter. MRE is governed by a Board of Directors with strict covenants.

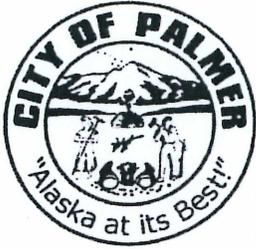
Why would you want to put in a low income 88 unit housing complex next to us? Why would the City of Palmer even want such a complex in their jurisdiction? This is a blight against the community. Do you want quaint, lovely Palmer to look like some low income housing areas in Muldoon in Anchorage? We live on quiet streets and cul-de-sacs, no children, with pets on leashes, and we are generally boarded up by 10:00 pm.

If you go ahead with this low income subdivision, we the property owners of MRE will be negatively impacted in several areas:

- 1) Noise level with children, pets, vehicle traffic
- 2) Drainage from snow removal and proposed snow dump sites with no holding ponds will probably flood our property
- 3) Lack of adequate room for roads without hindering MRE property
- 4) Being next to a low income neighborhood could impact MRE property values
- 5) If a road is put through adjacent to MRE property, then a fence made of concrete, stone, wood and Plexiglas, (**See attached Photo**), ought to be implemented with a height of 10 to 15 feet starting from Chugach Street, parallel with MRE Property, all the way to end of MRE property to the East.

Regards  
Earl and Judy Tucker  
1740A So Heirloom Circle  
Palmer, Alaska 99645  
Mountain Rose Estates





DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 13 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,

Handwritten signature of Kimberly McClure

Kimberly McClure
Planning & Code Compliance Technician

Row of 25 stars

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).

I am concerned with the drainage - in the past we have had flooding from the area at our north boundary where it flows over the dunes to Mel's 59 Rose Ln. -

Name: Christine Woods Joniak

Address: 320 B Sitka Rose Ln Palmer AK





DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Received

AUG 13 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: kmcclore@palmerak.org.

Sincerely,

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) (in objection to) the approval of the Planned Unit Development (PUD).

INCOMPATIBLE LAND USE!
Single FAMILY RESIDENCE ZONING REMAINS APPROPRIATE TO MAINTAIN
OUR QUIET ENJOYMENT OF OUR PROPERTY AND TO MAINTAIN OUR PROPERTY VALUES.

THIS PUD CREATES TRAFFIC CONGESTION, NOISE, POTENTIAL TRESPASS & DRAINAGE ISSUES

Name: Richard J. Krause B Jean Krause + INGRESS/EGRESS ISSUES

Address: 360A MELISSA ROSE CIRCLE PALMER AK 99645







**Kimberly McClure**

---

**From:** Chuck [ciliff2@yahoo.com]  
**Sent:** Thursday, August 13, 2015 8:28 PM  
**To:** Kimberly McClure  
**Subject:** Against planned unit development for tax parcel C8 Section 4 township 17 north range 2 east Seward meridian

My wife and I are completely against this application.

The neighborhood is already adversely impacted by the two apparent buildings with excessive noise - 88 rental units are in no way compatible with the properties on Chugach way.

We will present more arguments in person on August 20. Thank you for this opportunity to protest.

Kindest regards,

Dr. Charles and Blanche Iliff  
315B East Melissa Rose Circle  
Palmer, Alaska 99645

Received

AUG 14 2015

City of Palmer

Sent from my iPhone

## Kimberly McClure

---

**From:** Barbara Hunt [Hunt.Barbara@jobcorps.org]  
**Sent:** Friday, August 14, 2015 9:57 AM  
**To:** Kimberly McClure  
**Cc:** 'bhunt@mtaonline.net'  
**Subject:** Comments on PUD application

**Importance:** High

Received

AUG 14 2015

City of Palmer

Dear Palmer Planning Commission,

Thank you for the opportunity to review the documents for the Planned Unit Development "Palmer Family Housing" proposed for adjacent acreage to the Alaska Job Corps Center and campus. This is a very large and complex project and it does impact our property and probably all adjacent and surrounding properties. Adding a population of 320 proposed occupants and +100 rental units is a significant change in this area.

Although your Zoning Map (amended page 3) shows the Job Corps Site as "public" (light blue) land, in fact it is not truly public in the sense of open access. This could be misleading to an uninformed reviewer. In fact, our acreage is treated as private property, with signage restricting public access. As a residential training facility, **safety is imperative**. Two hundred plus young adults call the Alaska Job Corps Center home and their personal safety is primary to our organization. Likewise, one hundred plus employees work on our campus; the center operates 24 hours a day, 365 days a year. In fact the Job Corps Center is a small village, in and of itself, complete with medical and dining and recreational facilities, along with training and residential facilities.

We do not object to the concept. In fact this type of transitional housing is needed and necessary in a growing community. LUMEN design has done an admirable job in preparing the documents. In addition both the design goals and discussion is positive. Nonetheless, the impact will be severe on adjacent properties and an analysis of this impact is surely warranted along with practical and realistic amelioration solutions.

Although one sentence acknowledges neighboring properties of "industrial, civic and residential purposes," there is an inadequate discussion regarding the impact on each adjacent property.

The document acknowledges "the most significant adjacent property is Mountain Rose Estates to the south." While this is significant, it is imperative that the developers recognize an equally important residential neighbor to the east—a fifty million dollar federal facility operated by Chugach Alaska Corporation for the Department of Labor. Sadly there is no discussion nor recognition of the value of the federal property nor its improvements or enhancements. Neither is there any suggestion of inclusion of a privacy fence nor a landscape screen which is absolutely requested to protect and delineate the distinctive properties. A required set back is a function of the high voltage electrical transmission lines.

It is a common expectation to anticipate pedestrian traffic, bike, four wheelers, small vehicular traffic, trash, pets, noise, celebratory events, high volume events, garage sales, sports, and other typical neighborhood activities in your new development. It is unrealistic to assume that all of those activities will be restrained to your property. The Alaska Job Corps Center asks that you build a functional barrier to restrict the overflow onto adjacent properties. This proposed 8 foot tall barrier should be built with solid footing, and restrict noise, trash, and traffic of any sort.

Specifically along the shared property line is a full archery range, outdoor endurance trail, sandlot volleyball pit, Ropes challenge course, communal gathering place with fire pit, tennis courts, basketball courts, Canoe dorm, running track, walking paths, green sustainability garden and greenhouse, along with recreational supply storage units for capital property. We have maintained the security of this facility by allowing and encouraging twenty foot spruce buffer as a visual and physical screen. With the proposed housing development we ask for the same respect shown to the property

to the south, referenced as significant “ affluent retirement community.” As part of the approved design we expect both a substantial privacy fence and landscape screen.

**The ultimate goal of planning processes is to eliminate conflicts before they occur, if possible. In this situation, good neighborhood is defined by both privacy fence and landscape screen to reduce impacts from uncharted traffic or use.** We expect the PUD process to address these issues fully with all adjacent properties, including our own.

The Alaska Job Corps has a good relationship with the neighboring properties. We know that our dense population could impact adjacent property owners and therefore we restrict access, as a good neighbor requirement. We expect the same from your development.

We rely on the Planning Commission’s experts to determine the water capabilities, emergency and limited access and lighting issues, but we bring each of these up to indicate that each are very important and require study beyond the conceptual design.

Thank you for the opportunity to comment and we look forward to working with you on this development.

Barbara Hunt  
Business and Community Liaison  
Alaska Job Corps Center



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 14 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).

Handwritten response: We purchased our retirement home in Palmer & we have we did based upon convenience, small town, and zoning of surrounding property this parcel should not be changed from single family to multi family. This is too many people. Name: James J. Lane (Jeason)

Address: 6711 E. Promenade Ct Palmer AK 99645

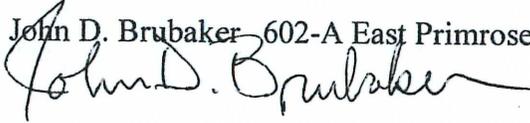
Handwritten note: 7 Unit - too high density for this area. There are two 55 and over projects near this parcel. An 88 unit PUD is not appropriate for this area. We strongly object.



8-13-15

SUBJECT: PUD Application

FROM: John D. Brubaker 602-A East Primrose Circle Palmer, AK 99645



For the following reasons I am not in favor of the proposed PUD 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 proposed density of 88 units exceeds reasonable residential density norms which exist in the surrounding community.

-Establishment of the proposed 88 rental units would risk the well-being of the prevailing surrounding community characteristic of "pride-of-ownership" in individual residences.

- Proposed elements of the PUD, namely: lack of sidewalks, less than adequate parking spaces, and lack of diversity of external appearance of the units--all violate surrounding community characteristics.

I believe that this plot of ground should be developed with individually owned homes or a condominium/covenant-based association.

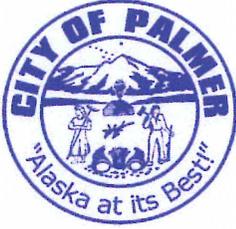
Received

AUG 14 2015

City of Palmer



## **New Business**



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 15-018**

- SUBJECT:** Consideration of text amendment to PMC 17.60.050, Projections into required yards to permit accessibility ramps within required setbacks
- AGENDA OF:** August 20, 2015
- ACTION:** Review and approve draft Ordinance No. 15-0xx and move forward to City Council
- Attachment(s):** Anchorage Title 21 Chapter 21.06(2) Projections into Required Setbacks  
Town of Union, NY Chapter 300(5) Development Standards  
City of Marshfield Chapter 18-73 Intrusions into Required Yards  
Draft Ordinance No. 15-0xx
- Summary:** Currently there are no exceptions in Title 17 of the Palmer Municipal Code to allow for the encroachment of accessibility ramps into required setbacks. A recent request to install an accessibility ramp to the front entry of a house which would encroach into the front yard setback has been brought to the City's attention.
- Attached are several examples of code language from different cities addressing handicap ramps in required setbacks. The attached draft Ordinance would amend PMC 17.60.050 to permit accessibility ramps to encroach into any required yard.
- Recommendation:** Review draft Ordinance No. 15-0xx and if approved, move forward to City Council with recommendation for adoption.

street, the setback required by table 21.06-1 shall start at the edge of the setback from projected right-of-way required in subsection 21.06.030C.7. below.

- b. A building, structure, or lot shall not be developed, used, or occupied unless it meets the setback requirements set forth in section 21.06.020 for the zoning district in which it is located, except as otherwise established in this title for particular uses, or unless a variance or minor modification has been granted.
- c. Setbacks shall be unoccupied and unobstructed by any structure, except as provided in subsection C.2. below, and except that fences, walls, trellises, poles, posts, ornaments, furniture, and other customary yard accessories may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.
- d. A setback required by this title shall not be included as part of a setback required by this title for another building or structure or lot.
- e. The entire "pole" portion of a flag lot shall be considered a front setback.
- f. Where a setback is allowed to be zero feet, the setback shall be any inelastic response displacement distance required by title 23 to accommodate seismic deflection. A parapet cap, trim, or other similar cover shall cover any gap between buildings, in accordance with title 23.

2. **Projections into Required Setbacks**

The following structures or features may project into required front, side, or rear setbacks as specified in this subsection:

- a. ***Paved Terraces***  
Paved terraces may project into any required setback, provided that no structures placed there shall violate other requirements of this title.
- b. ***Unroofed Landings, Decks, and Stairs***  
Except as provided in subsection 2.c. below, unroofed landings, decks, and stairs may project into required front and rear setbacks only, provided that no portion other than a handrail shall extend higher than 30 inches above the finished grade level.
- c. ***Roofs Over Porches and Other Exterior Approaches***  
Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may encroach up to five feet into a front setback, provided that, where such roof projections encroach within the setback, the roof projections shall comprise no more than 50 percent of the total length of a building's front elevation. The covered porch or entrance area encroaching into the setback shall remain exterior to the building, and unenclosed or only partly enclosed, as by a handrail.
- d. ***Incidental Architectural Features***  
Windowsills, fireplace chases, belt courses, cornices, eaves, and similar incidental architectural features may project up to two feet into any required setback.
- e. ***Bay Windows***  
Bay windows, measuring no more than eight feet in width where the projection breaks the plane of the wall may project up to two feet into any required setback, so long as there is a minimum of eight feet between the bay window and any opposing encroachment on an adjacent lot.

- f. **Private Garage or Carport**  
A private garage or carport may project into a required side or rear setback abutting an alley.
  - g. **Accessory Structures**  
Accessory structures may encroach into a required setback as allowed in subsection 21.05.070B.3.b. Refuse collection receptacles and their enclosures that are less than 150 square feet may encroach in any side or rear setback.
  - h. **Accessibility Ramps**  
The director may allow the installation of accessibility ramps with handrails in any required setback if they meet the following criteria:
    - i. There are no switchbacks over 30 inches in height; and
    - ii. The width of the ramp does not exceed 48 inches.
  - i. **Fire Exits**  
For buildings existing on January 1, 2014, open fire exits may project not more than four feet six inches into any required setback.
  - j. **Covered Stairways and Walkways**  
Stairways and walkways that are roofed but not fully enclosed, and are installed to provide public access between grade-separated areas, but are not intended to provide access to the entrance of any particular structure, may encroach into required setbacks.
3. **Construction on Adjoining Lots**  
In determining minimum setback requirements, each lot shall be determined individually and minimum setback requirements may not be calculated on the basis of two or more combined lots. In all instances where a building may be constructed immediately adjacent to a lot line, the building may be constructed upon or over such lot line, provided that the portion of the building on each individual lot is otherwise permitted on each lot.
4. **Corner Lots with Two or More Frontages and Double-Frontage Lots**
  - a. In the case of corner lots with two or more frontages and double-frontage lots, the director shall determine the setback requirements (except as provided in 4.b. below) subject to the following limitations:
    - i. At least one front setback shall be provided having the full depth required generally in the district.
    - ii. No other front setback on such lot shall have less than half the depth required generally for front setbacks in the district.
    - iii. For residential lots of less than one acre in area and for non-residential lots, setbacks shall be consistent with surrounding properties, with more weight given to abutting properties oriented in the same pattern.
  - b. For residential lots of one acre or greater in area, the property owner, with the concurrence of the traffic engineer, has discretion over which frontage shall be the primary front setback.
5. **Maximum Setbacks**  
Maximum setbacks are intended to help create an environment that is inviting to pedestrians and transit users, and a more active streetscape. Maximum setbacks promote buildings closer to the sidewalk and a stronger interface between buildings and adjoining streets, improving connectivity and making walking more convenient. The

*Town of Union, NY  
Tuesday, July 21, 2015*

## Chapter 300. ZONING

### Part 5. Development Standards

#### Article 53. Setbacks, Yards, and Encroachments

##### § 300-53.4. Street setback encroachments.

The front setback shall be unobstructed except as provided in this section:

- A. Uncovered landings shall be permitted, provided that they do not extend a distance greater than five feet into the street setback.
- B. An awning or movable canopy shall not project more than 10 feet on a residential building. On a commercial or industrial building, the marquee or awning may project to the street line, provided that there is a clear height under the permitted encroachment of 10 feet.
- C. Eaves, gutters, chimneys and bay windows shall not project more than three feet into the street setback.
- D. Open fire escapes shall not project more than four feet into the street setback.
- E. A gatehouse or watchman's post may be permitted by the Planning Board, as part of site plan review, as an accessory structure to a commercial or industrial use in a designated commercial, industrial or planned unit development district. The gatehouse or watchman's post shall not encroach upon the street property line.
- F. Expansions.
  - (1) The expansion shall not encroach into the street setback further than the existing building.
  - (2) The expansion shall not encroach into the street setback farther than 15 feet in from the street property line.
  - (3) The expansion shall conform to all other bulk requirements.
- G. Handicap ramps. Unroofed handicap ramps may extend into the required front yard setback and shall maintain an eight-foot setback from the street property line.



Welcome to the City of  
Marshfield Web Site!

[City Departments](#)

[Municipal Code](#)

[Search](#)

## Municipal Code

### Chapter 18. General Zoning Ordinance

#### Sec. 18-73. Intrusions into Required Yards

The minimum setback requirements of each zoning district shall establish the minimum required yards for all uses, except those exempted by the provisions of this Section.

- (1) All Street Side or Front Yard Setback Areas. With the exception of fences and Subsection (2) below, no residential and nonresidential accessory buildings shall be permitted within any portion of a street side yard or front yard, except where there is a shore yard. In instances where there is a shore yard, shore yards shall be treated as front yards and street yards as rear yards, whereby accessory buildings may be located between a principal building and a street frontage on the same lot.
- (2) Permitted Intrusions Into Required Front, Street Side, Side, Rear, and Corner Yards.
  - (a) Chimneys, flues, sills, pilasters, lintels, ornamental features, cornices, eaves, bay windows, overhangs, and gutters, provided they do not extend more than 2 ½ feet into the required yard.
  - (b) Entry platforms, provided they do not extend more than 5 feet by 5 feet, provided that such landings shall not extend above the entrance floor of the building and canopies provided they don't extend beyond 5 feet. Existing porches, decks, entry platforms, and landings used for required building exit may be replaced at the existing footprint when the size is not enlarged.
  - (c) Steps and stairs provided that such stairs and landings shall not extend above the entrance floor of the building and there is adequate onsite landing space for the base of the stairs.
  - (d) Handicapped accessible ramps. Handicap ramps or other devices required to make reasonable accommodation under the Fair Housing Act or the Americans with Disabilities Act are to be permitted in the required front, side, or rear yard setbacks provided that the maximum encroachment into a required setback is the minimum dimension required by the Wisconsin Commercial Building Code for accessible ramps and that no other location is feasible outside the required setbacks.
  - (e) Yard lights, ornamental lights, and nameplate signs for residential lots, provided that they comply with the illumination requirements of Section 18-104 and provided they do not encroach on the right of way.

(f) Uncovered porches, decks, or similar appurtenances to residential buildings which do not extend above the floor level of the building entrance, provided they do not extend 8 feet beyond the existing façade of the home, but shall not be nearer than 5 feet from any lot line. Such structures may not encroach into the vision triangle unless approved by the City Engineer.

(g) Attached terraces, uncovered porches, decks, or similar appurtenances to residential buildings that do not extend more than 18 inches above grade, provided they do not locate closer than 8 feet to the rear lot line, 3 feet from the side lot line, or 5 feet from the front or street side lot line. Detached decks that do not exceed 18 inches above grade shall meet the required setbacks for a detached accessory structure.

(h) Additions (including vertical additions, additional floors, and architectural features), balconies, terraces, covered porches, decks, or similar appurtenances not extending beyond the setback of the existing façade, may be located in the provided or required yard setback, whichever more permissive. If the addition is a garage or garage addition, the minimum setback when facing the front yard, or the street side yard, shall be at least 20 feet except where the provisions of Section 18-65 (8) (i) are met. In no instance shall any new encroachment be within 5 feet of an adjacent structure or 3 feet of a property line unless approved by the Building Inspector to have adequate fire protection. See Figure 18-73.

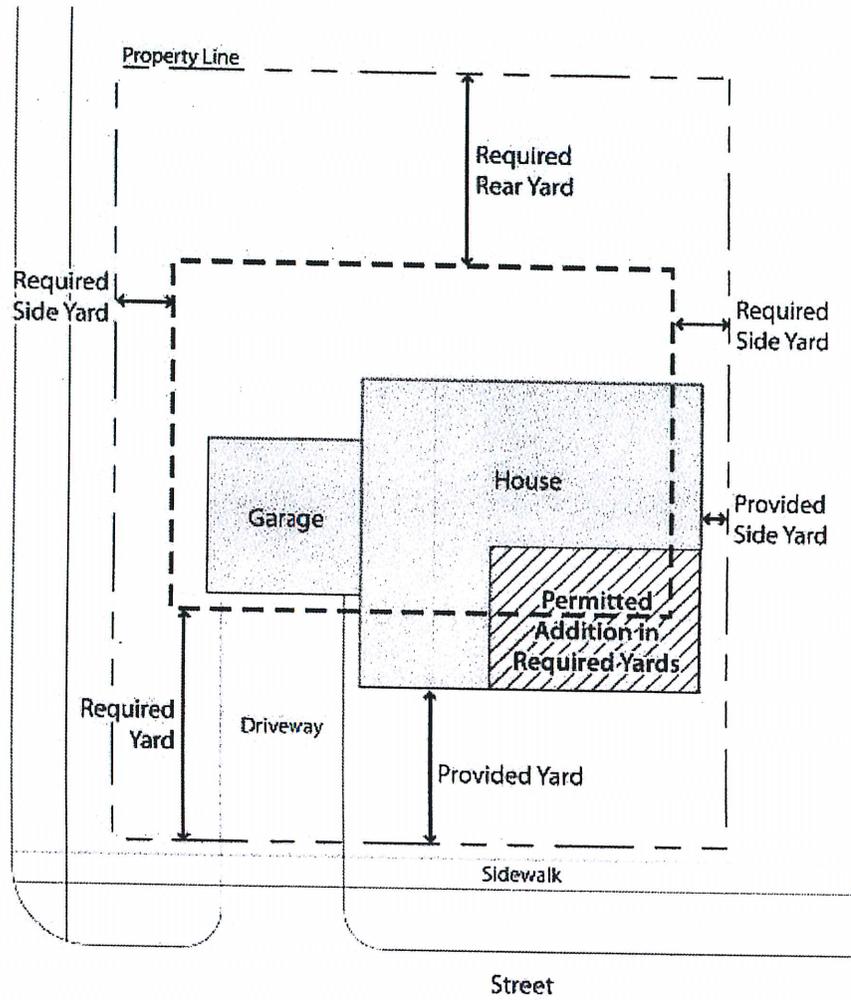
(i) Fences meeting the requirements of Section 18-106.

(j) Fire escapes required by the Building Inspector which do not extend more than 4 feet into the required yard.

(k) Accessory buildings and structures meeting the requirements of Section 18-65(8)(g) or 18-65(9)(d).

(l) Any other provisions identified elsewhere in this Chapter (landscape features, tents, and other features where specific setbacks are established).

Figure 18-73



[Enlarge in a new window](#)

---

[Back to Chapter Table of Contents](#)

Commission Information:  
Initiated by: Planning and Zoning  
Commission  
First on Agenda: August 20, 2015  
Action:  
Vote:

Council Information:  
Introduced by:  
Introduced:  
Public Hearing:  
Action:

Vote:	
Yes:	No:

CITY OF PALMER, ALASKA

ORDINANCE NO. 15-0xx

**An Ordinance of the Palmer City Council Amending Palmer Municipal Code Chapter 17.60.050 Projections into required yards to add 17.60.050(G).**

THE CITY OF PALMER, ALASKA ORDAINS:

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

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

Section 3. Chapter 17.60.050(G) is hereby enacted to read as follows:

**17.60.050 Projections into required yards.**

G. The Director may allow the installation of accessibility ramps with handrails that are roofed but not fully enclosed in any required setback if they meet the following criteria:

1. There are no switchbacks over 30 inches in height; and
2. The width of the ramp does not exceed 48 inches.

Section 4. Effective Date. Ordinance No. 15-0xx shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Delena Goodwin Johnson, Mayor

\_\_\_\_\_  
Janette M. Bower, MMC, City Clerk



## **Plat Reviews**



**CITY OF PALMER  
PLANNING & ZONING COMMISSION  
INFORMATION MEMORANDUM 15-017**

**SUBJECT:** Pre-Application Review – Lot 1 and Tract A, Pippel

**AGENDA OF:** August 20, 2015

**ACTION:** Review and comment

**Attachment(s):** 1) Memorandum  
2) Pre-Application package from MSB Platting Division

**Summary:** The request is to reconfigure property lines for Lot 1 and Tract A of Pippel, located inside Palmer city limits

**Recommendation:** The staff comments regarding the pre-application packet are attached.



## MEMORANDUM

TO: Paul Hulbert, Chief of Platting  
FROM: Kimberly McClure, Planning Technician  
DATE: August 6, 2015  
SUBJECT: Lot 1 and Tract A, Pippel

Inside City Limits

Outside City Limits

---

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

1. City Manager: No changes necessary.
2. Building Inspector: Any road or driveway must comply with fire apparatus access if 150 feet or greater.
3. Community Development: The property is zoned CG, General Commercial. The proposed lots 1 & 2 will meet the minimum required lot width of 60 feet and the minimum required lot area of 7,200 square feet. A driveway permit from State of Alaska DOT&PF for access to the Glenn Highway may be required.
4. Fire Chief: See Building Inspector's comments.
5. Public Works: Construction of Walt Pippel Drive to access Lot one must meet City standards for maximum grade or less.
6. Planning and Zoning Commission: This pre-application is scheduled to be reviewed at the August 20 Planning and Zoning meeting. Any additional comments will be forwarded.

Pre-Application Conference Request

Name, phone #, address of owner :  
CHURCH ON THE ROCK (CHRIS MILLER)  
P.O. BOX 874693  
WASILLA, ALASKA  
99687-4693

MARY KARA BUCCI  
12851 SCOTT ROAD  
PALMER, ALASKA  
99645-8863

Received

JUL 27 2015

City of Palmer

Required Items:

1. Fee of \$25.00. Exact cash amount or check made out to MSB. TAX MAP # PA 05
2. Location of land (Township, Range, Section; Tax Account #; Subdivision Name and Lot & Block, etc.):
3. PIPPEL SUBDIVISION - TRACT A & LOT 1
4. Basic dimensions of the lots to be created, the road to be built, the area to be vacated, etc.
5. Existing rights of way shown with names.
6. If eliminating lot lines or easement/right-of-way vacations: provide copy of map showing the area of vacation or the lot line to be eliminated.
7. If creating a street or road: <sup>NOT VACATING PUG STAY FLAG POLE</sup> proposed rights of way shown.
8. Please explain the purpose of the proposed action. For lot line eliminations or easement/right-of-way vacations, please explain the reason, i.e., setback violation, encroachment, topography, etc.:

RECONFIGURE PROPERTY LINES AS SHOWN

*Pre-application conferences are scheduled ten to 21 days after acceptance of fees.*

Provide if available:

Documentation of any easements  
Topography  
As-Built Survey

PRE-APPLICATION CONFERENCE DATE & TIME:

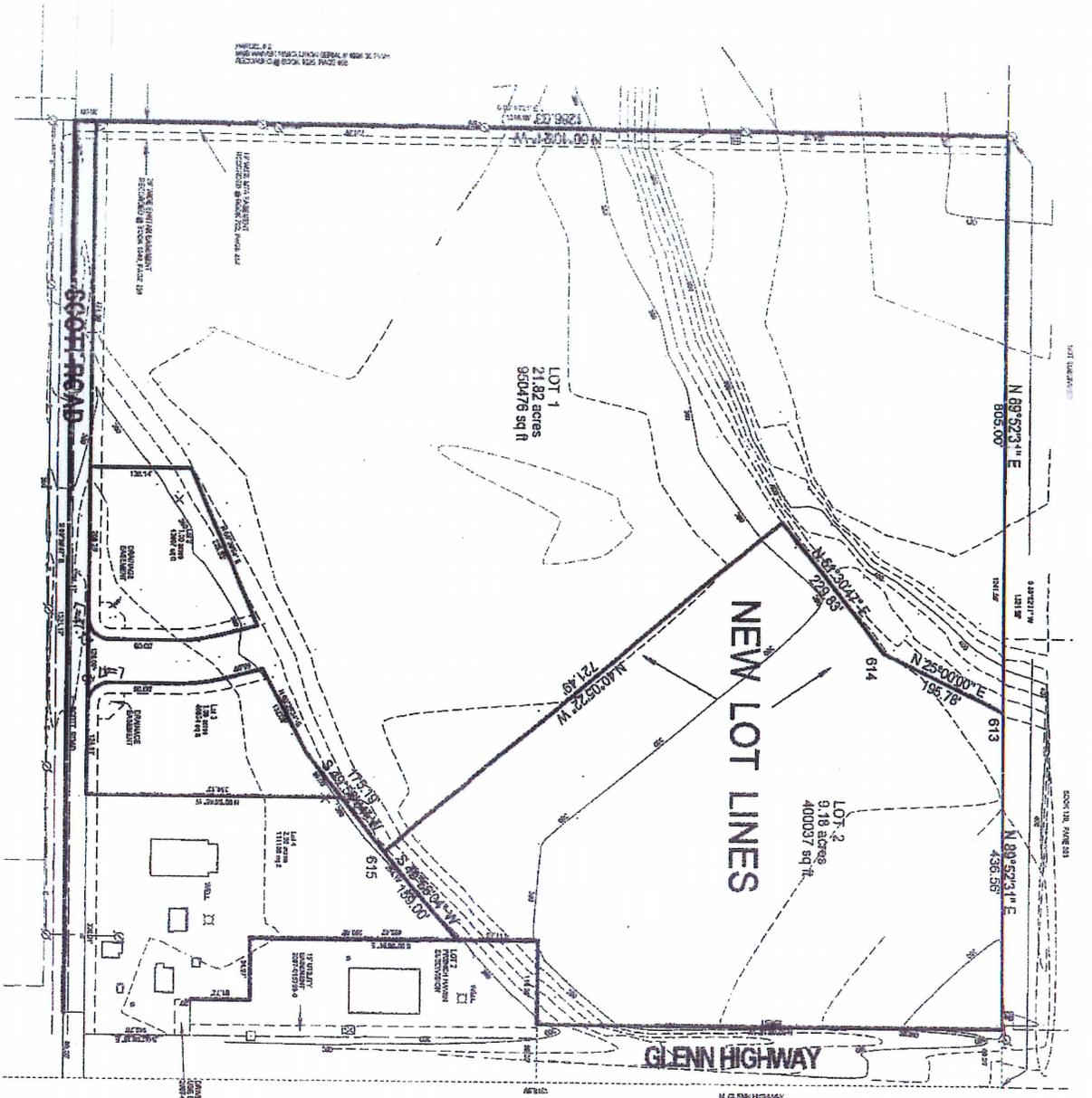
EMAIL TO GARY BY 8/7/15

GARY WOULD LIKE DOT + PF COMMENTS

The pre-application conference is a meeting between petitioner and Platting staff where staff reviews with the petitioner the MSB platting procedures, development policies, public improvement ordinance requirements, and other requirements affecting the proposed plan. *The Pre-Application conference requires preparation by both parties to maximize the benefits to both parties. In order to give our customers the best possible service, we need to know specifically what is wanted. Vague ideas do not give us enough information to provide the customer a full picture of what may or may not be required to process this request.*

Return to: Matanuska-Susitna Borough  
Attention: Platting Division  
350 E. Dahlia Ave  
Palmer AK 99645

PAID  
7/24/15  
PH



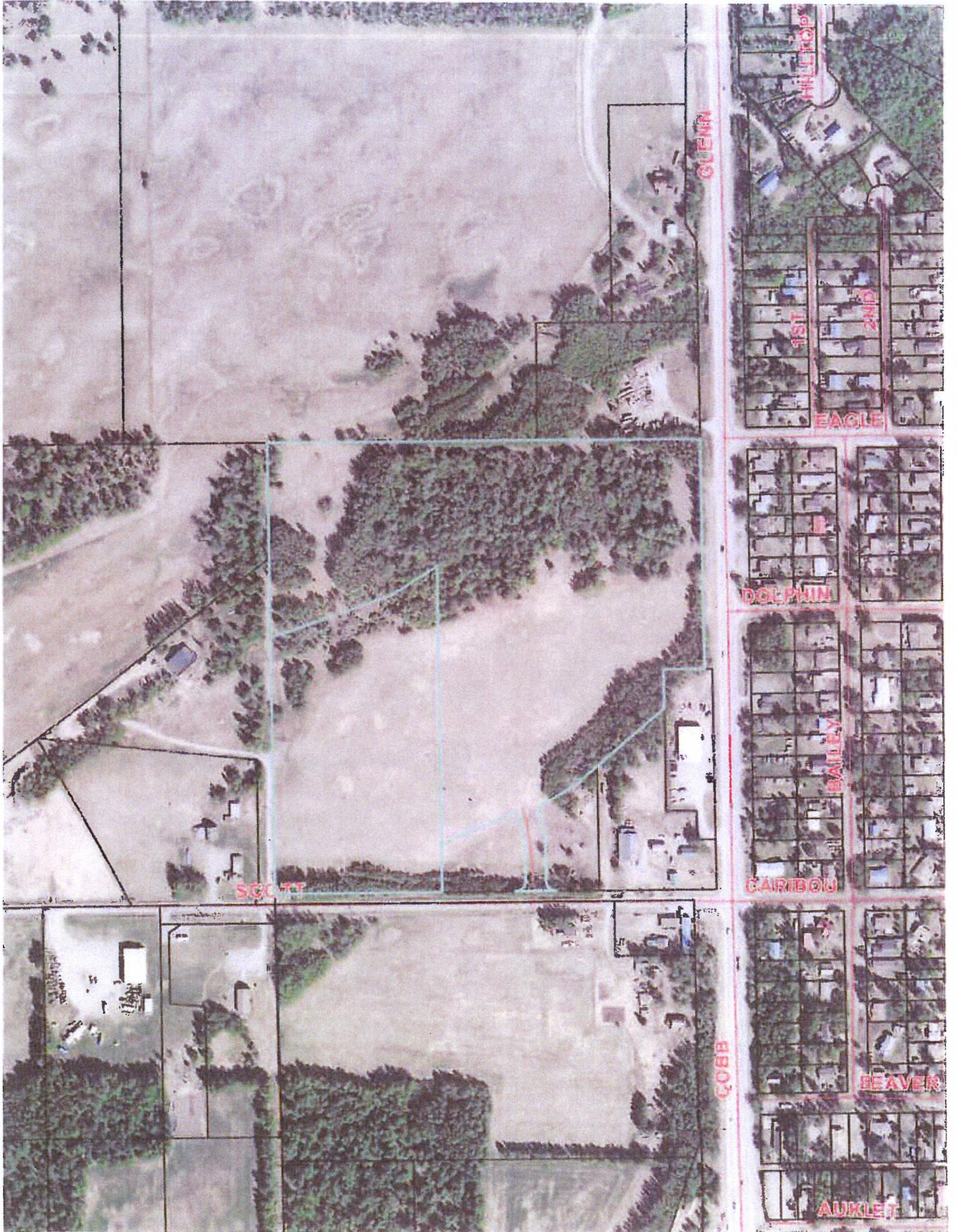
**TAX MAP: PA 05**

**PIPPEL SUBDIVISION**

**TRACT A & LOT 1**









GLENN

HILLTOP

1ST

2ND

EAGLE

DOLPHIN

BAILEY

CARIBOU

SCOTT

COBB

BEAVER

AUKLET

Govern For Windows      MATANUSKA SUSITNA BOROUGH      Amy Otto

File Edit View Select Options Tools Setup Window Help

2015 7/27/2015

**TreeView**

- (1) Platting(Property Control) [1,200]
  - Tax Map # 57197000L001

**Tax Map # 57197000L001 (p. 18519447)**      CHURCH ON THE ROCK PO BOX 874695 WASSILLA, AK 99687-4695 (Name na\_18122602)

CHURCH ON THE ROCK Since Oct 2010 (Owner 22802)      NO ADDRESS NO ADDRESS      MAP: PA      5      Original Acct: 0

Parcel Status: Active      Subdiv: 7197      Taxable: 9      TRS: 5      1871      28      32A      Compliance District: 004 Palmar

CertSid: 0      CertLnd: 138500      Record District: Palmar      Assembly District: 004 - Assembly District

PIPPEL L/S: 5 18702E32A      ECR: 14 - Palmar      ESN: 50

---

(1) Platting:Property Control

**Tax Account Number/LRM Case #**  
 57197000L001

**Subdivision / Lot**  
 PIPPEL      J/L1

**TRIS**  
 5 18702E32A

**Property Location**  
 NO ADDRESS, NO ADDRESS

**Site Name**

**Split/Merge/Virtual Parcels**  
 Tax Map # 57197000L004

[Browse](#)      [Exit](#)

---

Record Inquiry (1/1)

Pub Wikis

Planning

Platting

Fire Code Enforcement

TaxSale/FRCL

Collections

All Users

LID

Own/Buyers

Legacy Audit

Land Smry

Bldg Smry

Legacy Comments

LRM Cases

Plat 105cm

Government Windows MATANUSKA-SUSTINA BOROUGHS Amy Otto

File Edit View Select Options Tools Setup Window Help

2015 7/27/2015

**TreeView**

- (1) Platting(Property Control) [1,200]
  - Tax Map # 5719700T00A

Search

TreeView

Functions

Tax Map # 5719700T00A (p\_id=539452) BUCCI MARY KARA 12851 E SCOTT RD PALMER AK 99645-8863 (Name na\_id 2355264)

BUCCI MARY KARA Since Apr 2014 (Owner 2010084) NO ADDRESS NO ADDRESS MAP PA 5 Original Acres: 22.01

Parcel Status: Active SubdNon 7157 Taxable: 22.01 TRS S 18N 2E 32A Exemption: F 355498

Antecedent District: 004 Palmer CanBlo 0 CertLnd: 341200 Record District: Palmer

Assembly District: 005 - Assembly District PIPEL T/A: 518N03E32A ECIA 1A - Palmer ESIA 50

(1) Platting,Property Control

Tax Account Number/LRM Case #

5719700T00A

Subdivision / Lot	Parcel Index	LRM Query	Subd Query	Repts
PIPEL T/A				
TRS				
S 18N02E32A				
Property Location	Owner Name			
NO ADDRESS, NO ADDRESS	BUCCI MARY KARA			
Site Name	Project			
Split/Merge/Virtual Parcels	Occupant Name(s)			
	Parcel(s) Linked			

Browse Exit

Record Inquiry (1/1)

Pub Wiks Planning Platting Fire Code Enforcement TaxSale/FRCCL Collections All Users LID

Code Cons

Own/Buyers Legacy Audit Land Smry Bldg Smry Legacy Comments LRM Cases

10:27 AM 7/27/2015



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 7197000L001

**Site Information**

Account Number	7197000L001	Subdivision	PIPPEL
Parcel ID	519447	City	Palmer
TRS	S18N02E32	Map PA05	
Abbreviated Description (not for Conveyance)	PIPPEL LOT 1		Tax Map

**Site Address**

Ownership		Buyers	
Owners	CHURCH ON THE ROCK	Primary Buyer's Address	
Primary Owner's Address	PO BOX 874693 WASILLA AK 99687-4693		

**Appraisal Information**

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$148,500.00	\$0.00	\$148,500.00	2015	\$148,500.00	\$0.00	\$148,500.00
2014	\$139,500.00	\$0.00	\$139,500.00	2014	\$139,500.00	\$0.00	\$139,500.00

**Building Information**

**Building Item Details**

**Building Number**

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Area	Type	Percent Complete
2015	Yes	0012	12.984	\$1928.12	10/31/2013	WARRANTY DEED (ALL TYPES)		Recording Info (offsite link to DNR) <a href="#">Palmer 2013 023839-0</a>
2014	Yes	0012	12.862	\$1766.35				

**Tax Account Status †**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	\$1,928.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

**Land and Miscellaneous**

Gross Acreage	9.00	Taxable Acreage	9.00	Fire Service Area	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	Road Service Area	No Borough Road Service, for City of Palmer road service info, call (907)745-3400
---------------	------	-----------------	------	-------------------	---	-------------------	---

\* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.

Last Updated: 7/27/2015 4:02:49 AM



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 7197000T00A

**Site Information**

Account Number	7197000T00A	Subdivision	PIPEL
Parcel ID	519451	City	Palmer
TRS	S16ND2E32	Map PA05	Tax Map
Abbreviated Description (Not for Conveyance)	PIPEL TRACT A		

**Site Address**

Ownership		Buyers	
Owners	BUCCI MARY KARA	Primary Buyer's Address	
Primary Owner's Address	12851 E SCOTT RD PALMER AK 99645-8863		

**Appraisal Information**

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$341,200.00	\$0.00	\$341,200.00	2015	\$7,704.00	\$0.00	\$7,704.00
2014	\$341,200.00	\$0.00	\$341,200.00	2014	\$7,704.00	\$0.00	\$7,704.00

**Building Information**

**Building Item Details**

<b>Building Number</b>	<b>Description</b>	<b>Area</b>	<b>Percent Complete</b>
------------------------	--------------------	-------------	-------------------------

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2015	Yes	0012	12.984	\$100.03	4/28/2014	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2014-007349-0</a>
2014	Yes	0012	12.662	\$97.55	7/12/2013	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer 2013-015317-0</a>

**Tax Account Status †**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	\$97.38	\$333,496.00	\$0.00	\$0.00	\$0.00	\$333,496.00	No

**Land and Miscellaneous**

Gross Acreage	Taxable Acreage	<b>Fire Service Area</b>	<b>Road Service Area</b>
22.01	22.01	Palmer Fire Service is under the jurisdiction of the <a href="#">City of Palmer</a>	No Borough Road Service, for City of Palmer road service info, call (907)745-3400

\* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 7/27/2015 4:02:49 AM

† If account is in foreclosure, payment must be in certified funds.