

City of Palmer

Planning and Zoning Commission Packet

September 17, 2015



Fall is Here!





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 August 20, 2015
- F. Persons to be Heard
- G. Public Hearings
- 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 ADA accessibility ramps within required setbacks
 - 2. IM 15-020: Shared Use Parking Agreement between Tree of Life Church and Alaska Bible College
 - 3. Request for letter of support for the nomination designating the Matanuska Colony Community Center Historic District a National Historic Landmark
- 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.
 - 2. IM 15-021: Glenn Highway Milepost 34 to 42 ROW Acquisition - The ADOT&PF proposes to take or have partial takes and easements on 148 parcels adjoining the Glenn Highway mileposts 34-42 for Project OA15024/OA15033 from the intersection with the Parks Highway to Arctic Avenue, located inside and outside 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, AUGUST 20, 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 Vice Chairman Kircher at 7:00 p.m.
- B. ROLL CALL:
Present and constituting a quorum were Commissioners:
Michael Kircher, Vice Chairman
Dan Lucas
David Petty
Douglas Cruthers
Excused absence(s):
William Kerslake, Sr., Chairman
Merry Maxwell
Also present were:
Sandra S. Garley, Community Development Director
Kimberly A. McClure, Planning and Code Compliance Technician
Pam Whitehead, Recording Secretary
- C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Petty.
- D. APPROVAL OF AGENDA: The agenda was approved as presented.
- E. MINUTES OF PREVIOUS MEETING(S):
The minutes of the July 16, 2015 Regular Meeting were approved as presented.
- F. PERSONS TO BE HEARD:
There were no audience members wishing to speak on a topic not on the agenda.
- G. PUBLIC HEARING(S):
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.

Staff Report: Ms. Garley reported background and site information on subject request for approval of a Planned Unit Development (PUD) on the stated parcel. All notice and publishing requirements pursuant to code have been met. A total of 42 written comments were received in response, with 1 in favor, 33 opposed, 2 no objection, 2

concerns, and 1 undecided. See full written report including city department and public comments in the packet [pages 11-100]. Ms. Garley explained the intent of the PUD Conditional Use process. This parcel is currently undeveloped and zoned R-1, single family residential. The application was submitted by Ron Bateman of Lumen Design LLC and Valley Residential Services on behalf of owners, Duaine Arthur Richards and Ardith Eleanor Richards, Co-Trustees of the Richards Family Trust.

Following are staff-recommended findings of fact based on standards outlined in code for the Commission's consideration and approval if it concurs following the public hearing:

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 with 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 PUD 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. Propose 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 a 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, a community center and playground area are in the proposal. The concept landscape plan shows landscaping along walkways and paths with concentration of landscaping along the main route and the north property.

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 height 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 of 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 oppose 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 dwelling units, 5 buildings with four dwellings, and 10 buildings with five dwellings and one community center. The gross floor area and height of the buildings are varied and oriented along the interior street to provide varying views. The PUD proposed 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.

If following the public hearing, the Commission finds that the applicant's proposal conforms to the Palmer Comprehensive Plan and zoning code requirements, staff recommends that the request be approved and the following conditions applied:

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.

Applicant's Presentation:

Ron Bateman, Lumen Design, LLC, representing the applicant, spoke in favor of the proposed PUD and noted that staff has done a good job describing the details of the project. He added that target residents of this development would be young families just starting out making less than \$50,000 per year who have good credit or could be seniors who qualify from an income standpoint. There will 24-hour on-site management, security, and a community center with an office. He went on to describe other details of the townhouse style model of the homes and answered commissioner questions concerning onsite management and enforcement of the rules, design features and colors, garden/green areas, fencing. Mr. Bateman emphasized the early design nature of the development and will welcome input from city staff and members of the community.

Public Hearing: Vice Chairman Kircher opened the public hearing at 7:36 p.m.

Keith Morberg, resident of Mountain Rose Estates (MRE), spoke in opposition, raising concerns on behalf of himself and others in MRE about non-compliant land uses adjacent to each other (seniors 55 and older versus families with young children) and maintaining quiet enjoyment of life and preservation of their investment. Understanding the need for both zoning types, the key becomes the buffer between. A six-foot cedar fence will blow down; encouraged an eight-foot masonry fence instead would be more appropriate. They object to the extension of E. Commercial Drive which would have the biggest impact on MRE. Other concerns include the proximity of the development units to the back bedrooms of 18 MRE residences, noise, and security. They are also concerned about snow removal and maintenance of the roads. He encouraged full denial of the PUD, but in the alternative recommended the following conditions be imposed: Primary access off Cope Industrial Way; design the development to conform with Public Works to be able to maintain the streets and to assure adequate snow storage and storm drainage. [3-minute time limit imposed]

John Weaver, President & CEO, Valley Residential Services (VRS), the company that will be managing the property, spoke in support of the project. Mr. Weaver stated VRS has developed and managed residential property for the last 15 years in the Valley and currently have an inventory of 200 units. Making reference to official Matanuska Susitna Borough population, currently at about 100,000, is projected to be 125,000 by 2020 and 165,000 by 2030, he spoke to the projected shortfall of housing needed to accommodate this growth. This PUD will have a mixture of 1-, 2- and 3-bedroom units at a good location, close to schools, and is in a good spot for families. They have met with neighbors and the city and want to be receptive and proactive and are good listeners; they want to be good neighbors and do the right thing; they are in it for the long run and have good quality housing that folks can be proud of.

Robert Nilsen, Mountain Rose Estates, testified in opposition, in particular objecting to E. Commercial Drive as the primary access to the proposed development. MRE has 18 units along the proposed extension which would make them within a few feet of the roadway. Vehicles coming and going at all hours would cause a great deal of upset to elderly residents not to mention it would adversely affect property values. There would also be a drainage problem in conjunction with the snow dumps and cause for potential flooding to their properties. The proposed fence would do nothing for noise abatement or privacy. The fence is only proposed for the 88-unit development and not E. Commercial Drive. An adequate 8-10 foot masonry fence should continue the entire length to provide some degree of privacy for senior residents. The proposed PUD should be denied and resubmitted using Cope Industrial Way as the primary access.

Allan Linn, Mountain Rose Estates resident for 14 years and a lifetime resident of the Matsu Valley, spoke in opposition. The current PUD to create a high density residential facility with a nominal rent character is not desirable as proposed and he is concerned that some of the features are not in the best interests of the city, its residents, or the proposed development. His concerns relate to people access, storm water runoff control,

water supply and sanitary sewer service. He opposed the extension of E. Commercial Drive, advocating instead the use of the state flag access off Cope Industrial Way as the primary access and to provide for these services. The flag access would provide less chance of winter snow drifting. He strongly recommended that the commission reject the current proposal with a recommendation that it be revised to address these site specific conditions.

Dave Rose, Coordinator, Mat-Su Coalition on Housing, testified in support, applauding the details presented by the architecture of the proposed development. He encouraged everyone to go look at the Abbott Loop development in Anchorage, speaking to the quality as being one of the best housing developments he's ever seen. He spoke to the need for housing in a price range of young people just starting out in the workforce development age.

Howard Bess, a resident of the Palmer area for 27 years, submitted a printout of his comments for the record and spoke in opposition to this plan on this particular property for the reasons that the proposed tenants are families that need to be a part of a community. Subject property is an isolated property surrounded by distinctly different developments surrounding it. The proposed development will have a large child population and the population density will be raised significantly. Grade school children cannot walk to school nor is there an elementary school in the this area and the school district will be spending hundreds of thousands of dollars bussing children over the life of the property. Other more suitable properties can be located in the core area of Palmer.

Lauren Driscoll, a long time Palmer resident, disclosed that although she works for the Mat-Su Borough in Planning, but testified as a private citizen in favor of the proposed development and as someone who enjoys her community. Many of the objections concerned design issues which can be dealt with especially through a PUD. Studies show that Palmer needs housing for our young families. She has a lot of respect for the people in this room and understands the fears and concerns which were raised about compatibility, but pointed out that the needs of seniors and the needs of young families are often very similar – walkability, safety, green space. These are very desirable living conditions for both groups. AARP has 11 livability fact sheets, one concerns density distinctly highlighting the ideal living conditions and the ideal needs between seniors and young families. It is worth having a discussion about the design issues to see how compatibility between the two uses can work. This developer has a national reputation for doing good developments which is not always easy to find in Alaska. There is on-site maintenance and a clear professional vetting process for prospective tenants. These young families are teachers, police officers, paramedics, court reporters, mechanics, electricians, technical writers, store managers, and entry level professionals. When she started at the Borough 10 years ago, she made \$55,000 a year, her husband was deployed three times in five years, she lived by herself, and it would have been great to have a development like this. She encouraged the Commission to consider compatibility and hopes that the neighbors will consider it as well.

Jean Krause, a resident of MRE, spoke in opposition, raising concerns about safety,

health, well-being, and quiet enjoyment of her property if this development is approved. Ms. Krause stated many of her concerns as well as others here. Quoting from the VOA website: "For seniors, maintaining independence is very important. At VOA, we provide housing for seniors who want to live independent lifestyles where they can thrive and age in place. Our senior residents deserve the quality of life that they desire and our commitment to service enriched housing offers them just that."

If this parcel were to be developed for senior housing it would be ideal for compatibility and there are other areas probably more suitable for affordable housing for young families, which she would support. She respectfully disagrees with staff that this will not impact negatively the value, spirit or integrity of the surrounding community. Ms. Krause made reference to a recent Indiana study concluding that high density residential units that are associated with violent crime even after controlling for other factors in the model. MRE has a large number of homes occupied by elderly single women and men many of whom face and cope with physical and mobility problems. It would be nice for VOA, VRS, and MRE would work towards a positive solution by providing senior housing and she thinks it would be done to the benefit of the city of Palmer and the surrounding community.

David Moore, MRE property owner, spoke in opposition, stating that he and his wife are looking at retiring there in just a few years. One of the reasons that he purchased in MRE, originally for his mother-in-law who is now passed, is the City's commitment to R-1. He discussed the issues related to two nearby 12-plexes that were shut down because of the number of police calls, noting that the two eyesores are still there and developing calls. He fully agrees with the previous speaker regarding the need for senior housing. He pointed out the site plan on the website is not the same as what is being presented. The website had ground that could possibly absorb something up to MRE, but the new design is all paved parking or possibly a place to pile snow. The elementary schools are actually on the opposite side of Palmer. This is a development that is better for Anchorage and Juneau. He agrees with the village that Palmer is, more constrained, more controlled, which was why he was drawn to MRE. Mr. Moore spoke to his investment and encouraged the Commission to make the compatibility towards senior housing, not multifamily.

Dr. Charles Iliff, MRE resident, spoke in strong opposition, noting that he lives in the unit that will be most negatively impacted by this development. All of the traffic will go by his home, describing the all hours of the day and night motorcycle and truck unnecessary noise coming from the 12-plexes and numerous calls to the police. His main concern is the extension of E. Commercial Drive because it would be literally at his back door. He invited commission members to visit and observe people in wheelchairs going up and down Chugach Way, watch the children and the families who come from the shelter. We don't need more traffic across that intersection. If this development goes through, the only way to do it would be running the access road out the other way. He encouraged rejection of the proposal and immediate vacation of the right of way for an extension of E. Commercial Drive.

Chuck Leet, Senior Project Engineer, Alaska Rim Engineering, also the engineer that designed MRE and most likely the engineer going forward with this project. He spoke to

being very familiar with the drainage in this area. There are two dry wells along the north side of MRE that have been put in the right of way, what we are now calling a PUE. They will be replaced with a better way of getting rid of the drainage. They plan on taking care of the drainage on site. Mr. Leet also spoke to the road access, noting that the first 200-300 feet of E. Commercial is already a platted right of way there for the public to build a road. There are ways to mitigate the issues raised by MRE residents, but feels it is an excellent place to put the road and an excellent location for the proposed development.

Commission questions were addressed by Engineer Leet and Architect Bateman regarding road accesses, location of water and sewer lines, school bus access, and ways to mitigate the MRE concerns.

Helen Woodings, fifth person to move into MRE, spoke in strong opposition to the proposed development in this particular location. It should be closer to Swanson and Sherrod. She agrees with her neighbors' objections, but her main concern is the approximate 150 added cars to the neighborhood and corridor of traffic, especially trying to make a right or left turn onto the Glenn Highway which is already saturated.

There being no others to testify, the public hearing was closed at 8:31 p.m.

Commissioner Kircher moved, seconded by **Commissioner Petty**, to recommend approval of the Planned Unit Development (PUD) Concept Request for VOA/VRS Palmer Family Housing described in **Resolution No. 15-008**.

The motion on the table was opened for discussion.

Commissioner Petty inquired regarding security, management, covenants, fees for violations, and maintenance. Mr. Bateman described the process and rules by which the tenants must abide; there are regular inspections and on-site property management.

Commissioner Lucas commented that he shares some of the concerns with the MRE residents. Overall, he agrees with the spirit of the need for this kind of housing in Palmer. Often it is good to have younger and older people living in near proximity where both can benefit. His primary concerns are physical concerning water and drainage. MRE has a number of drainage problems and he is not impressed with the layout of the rain gardens on the site as proposed, stating it may have been better to turn the entire south border of the development into a large French drain. Fences are also problematic in this area because of wind and snow and something that needs to be looked at closely. Also concerning is density, suggesting to concentrate the 88 units more to the northern portion and the garden plot/open areas to the southern end.

Commissioner Cruthers suggested limiting the speed limit within the community to 10-15 mph, adding sidewalks, and agrees with Commissioner Lucas that moving the community gardens toward the southern end would go a long way to quieting down the southern region and maybe shifting some of the southern units to the northern end of the property. It would create more of a noise buffer zone.

Amendment #1

Commissioner Cruthers moved, seconded by **Commissioner Lucas**, to amend the main motion to apply a condition to consolidate the public gardens on the southern border of the property adjacent to the southwest corner of the proposed PUD.

VOTE on Amendment #1: Passed Unanimously.

Amendment #2

Commissioner Lucas moved, seconded by **Commissioner Cruthers**, to amend the main motion to apply a condition to include focusing on Cope Industrial Way as the main entrance into the proposed PUD.

VOTE on Amendment #2: Passed Unanimously.

Commissioner Kircher spoke to the noise issue raised and commented that there is noise already in the area from the soccer field, traffic from the MTA Events Center, and the Fairgrounds. The idea is to make sure there will not be a lot more noise, but this property is going to be developed. The question is should it be developed with a company that has a track record for doing good work, that has substantial restraints on the residents, will have on-site management with the residents signing documents agreeing to covenants. Or do you want to have someone else come in and develop it later. This property could at some point be upgraded to a higher density such as R-2 or above with no significant restraints. That has already happened with the two large buildings on Chugach with no aesthetic value whatsoever.

As Commissioner Kircher was on the Commission at the time, he shared some of the considerations when Mountain Rose Estates was developed, including:

- Traffic will increase on Chugach Street; cars entering and leaving could cause a traffic hazard there because it is a busy street;
- Noise levels will increase to adjacent properties;
- Lack of parking spaces;
- Lack of diversity of external appearances;
- Possibly an adverse effect on property values;
- Drainage problems, rain, and snow melt.

These concerns were dealt with and the world didn't end. A lot of good people moved into MRE who are obviously concerned about the future of Palmer. These same concerns raised tonight can also be dealt with. Commissioner Kircher encouraged support for approval of the proposed PUD.

Amendment #3

Commissioner Kircher moved, seconded by **Commissioner Petty** to incorporate the Findings of Fact and Conditions 1 through 7 as presented by staff along with City Department comments as requirements for the proposed PUD. And pursuant to PMC 17.84.140(b)(3), an association for maintenance of the common open spaces must be established.

VOTE on Amendment #3: Passed Unanimously.

VOICE VOTE ON MAIN MOTION, AS AMENDED: PASSED UNANIMOUSLY.

[Kircher–Yes; Petty–Yes; Lucas–Yes; Cruthers–Yes]

[Commissioner Petty exited the meeting at 9:00 p.m. due to an emergency, leaving the Commission without a voting quorum by which to conduct the balance of business.]

H. UNFINISHED BUSINESS: None.

[The following balance of agenda business was postponed to a later meeting due to lack of a voting quorum.]

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:

There being a lack of quorum to conduct further business, the meeting was adjourned at 9:01 p.m.

Michael Kircher, Vice Chairman

Kimberly A. McClure
Planning and Code Compliance Technician



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:** September 17, 2015 postponed from 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.

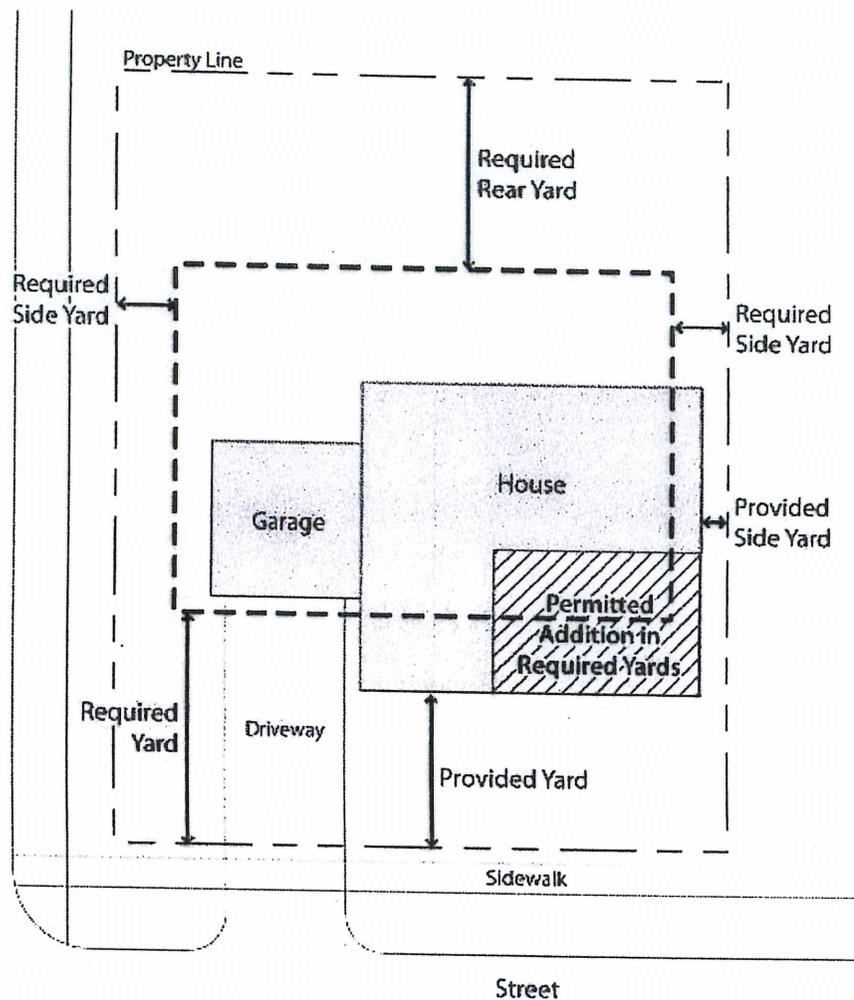
(i) Fences meeting the requirements of Section 18-106.

(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
September 17, 2015

First on Agenda: postponed from August 20,
2015

Action:

Vote:

Council Information:

Introduced by:

Introduced:

Public Hearing:

Action:

Vote:

Yes:

No:

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



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-020**

- SUBJECT:** Shared use parking agreement between Tree of Life Church and Alaska Bible College
- AGENDA OF:** September 17, 2015
- ACTION:** Review parking agreement between Tree of Life Church and Alaska Bible College and letter from Tree of Life Church
- Attachment(s):**
- 1) Parking Agreement between Tree of Life Church and Alaska Bible College
 - 2) Letter from Tree of Life Church
 - 3) Plans submitted by Wolf Architecture for remodel of Hillstrom building

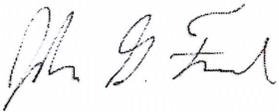
Summary: The Tree of Life Church intends to remodel the east side of the building currently being used as a church. There is no current parking calculation for the entire use of the Hillstrom building. Staff has calculated the parking requirement for the Hillstrom building to be 54 required parking spaces, based on the following:

Assembly/church area: (1 space/4 seats in principal auditorium) 108 seats/4=	27
Childcare facility: (1 space/employee plus 1 space/800 sf for pick up) 15 employees= 6,837 square feet/800=	15 8.55
2 nd story dwelling unit (3 spaces/dwelling unit over 1800 sf) 1,814 sf dwelling unit= Total required parking spaces=	3 <hr/> 53.55 = 54 spaces
Total Hillstrom building parking spaces:	43
Total proposed shared parking spaces:	40
Total parking:	83

Recommendation: Staff recommends approval of the use of shared parking with the Alaska Bible College to provide additional parking for the Hillstrom Building located at 268 E. Fireweed Avenue.

Parking Agreement between Tree of Life Church and Alaska Bible College

Alaska Bible College located at 248 E Elmwood Ave, Palmer, AK 99645 has agreed to allow Tree of Life Church, 268 E Fireweed Ave, Palmer, AK 99645, to use its south facing parking lot during its weekend worship services. The south facing lot has 36 parking spaces available. This agreement is to be reviewed annually for renewal by both parties.



Alaska Bible College
John Ferch, VP of Academic Affairs

July 12, 2015

Date



Tree of Life Church
Paul Steiner, Pastor

Date

7/12/15

Received

JUL 14 2015

City of Palmer

Alaska State Fair Inc
Tract 2

Tree of Life Church
PO Box 3756
Palmer, AK 99645

Dear Mr. Meneses,

The Hillstrom building has 43 parking spaces on its grounds. 36 spaces are in the south parking lot and 7 are in its north parking lot. Five of those spaces are reserved for handicap access. Attached is a parking agreement with Alaska Bible College located across Fireweed Avenue. There are 40 parking spaces available in their south lot that they have granted us access to use. This gives us a total of 83 parking spaces.

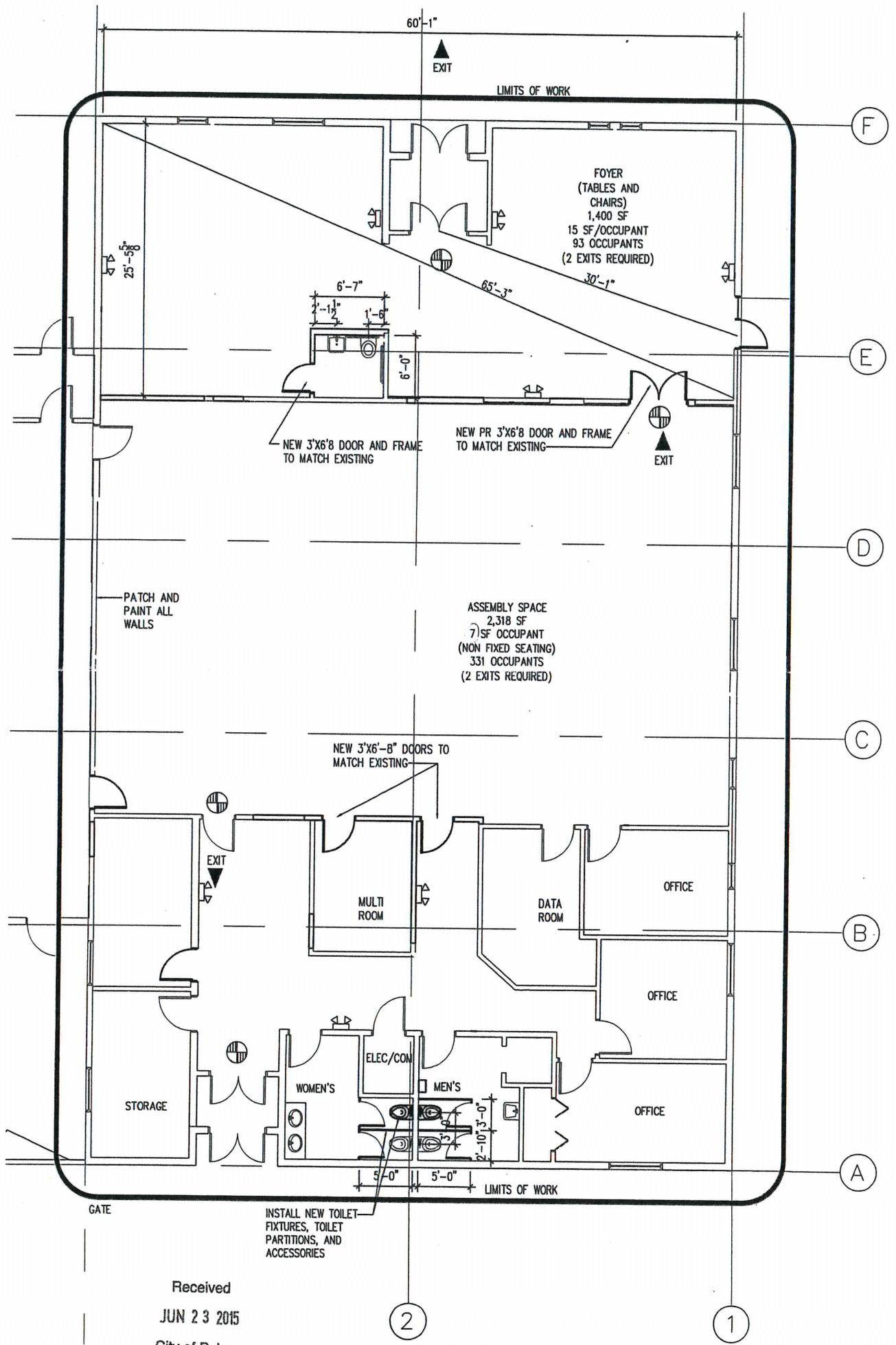
Sincerely,
Paul Steiner

Received

JUL 14 2015

City of Palmer

Alaska State Fair Inc
Tract 2



Received
JUN 23 2015
City of Palmer



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-022**

- SUBJECT:** Matanuska Colony Community Center National Historic Landmark nomination
- AGENDA OF:** September 17, 2015
- ACTION:** Authorize the Chair to sign a letter of support for the nomination of the Matanuska Colony Community Center as a National Historic Landmark by the National Park Service
- Attachment(s):**
- 1) Letter of support
 - 2) MSB Resolution
 - 3) US Department of Interior Letter
 - 4) Maps

Summary: The Anchorage office of the National Park Service is preparing to forward a nomination for the Matanuska Colony Community Center to the National Historic Landmark staff in Washington D.C. for review by the Landmarks Committee and the National Park Service Advisory Board.

The Matanuska Colony Community Center was listed on the National Register of Historic Places in 1991 for its significance at the state level. A designation as a National Historic Landmark would recognize its historic value at the national level.

The two maps in this packet show the differences in the proposed boundary of the National Historic Landmark District and the 1991 National Register of Historic Places boundary for the Matanuska Colony Community Center.

The National Park Service brochure *National Historic Landmarks: Illustrating the Heritage of the United States* describes the National Landmark program and nomination process.

Recommendation: The staff recommends approval of the letter of support for the nomination of the Matanuska Colony Community Center as a National Historic Landmark by the National Park Service



Palmer Planning and Zoning Commission

September 14, 2015

Darrell Lewis, Historian
National Park Service
240 W. 5th Avenue Room 114
Anchorage, Alaska 99601

Dear Mr. Lewis:

The Palmer Planning and Zoning commission supports the designation of the Matanuska Colony Community Center Historic District as a National Historic Landmark.

The Matanuska Colony was designed as a planned community during the 1930's, and the City of Palmer grew out of that New Deal Matanuska Colony Farm Community. The Matanuska Colony Community Center is, we believe, the best preserved of any of the New Deal farm communities.

The Commission believes that the National Historic Landmark designation will encourage property owners in the district to maintain the historic authenticity of their property which will benefit all who live, work, or visit the Palmer area.

We would appreciate a positive review on the designation of the Matanuska Colony Community Center Historic District as a National Historic Landmark.

Sincerely,

William Kerslake Sr., Chair

Action:

**MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 15-___**

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY
SUPPORTING THE NOMINATION OF THE MATANUSKA COLONY COMMUNITY
CENTER AS A NATIONAL HISTORIC LANDMARK.

WHEREAS, the Matanuska Colony Community center was listed
on the National Register of Historic Places in 1991 for its
significance at the State level; and

WHEREAS, the National Park Service was asked by the City of
Palmer and the Matanuska-Susitna Borough to pursue a National
Historic Landmark (NHL) designation for the Matanuska Colony
Community Center; and

WHEREAS, Congress grants landmark status to the historic
properties that possess exceptional value in illustrating our
national heritage; and

WHEREAS, the National Park Service believes that the
Matanuska Colony Community Center possesses such quality as a
planned community associated with the new deal in the 1930s; and

WHEREAS, the Matanuska Colony Community Center is the best
preserved of any New Deal farm community center that is
currently listed on the National Register, and

WHEREAS, a National Historic Landmark designation for the
Matanuska Colony Community Center would make it one of about
2,700 NHL's across the United States and the 50th in Alaska.

NOW, THEREFORE, BE IT RESOLVED, that the Matanuska-Susitna Borough is honored to support the National Park Service nomination of the Matanuska Colony Community Center, National Historic Landmark designation.

ADOPTED by the Matanuska-Susitna Borough Assembly this - day of -, 2015.

LARRY DEVILBISS, Borough Mayor

ATTEST:

LONNIE R. McKECHNIE, CMC, Borough Clerk

(SEAL)



United States Department of the Interior

NATIONAL PARK SERVICE
240 W. 5th Ave., Room 114
Anchorage, Alaska 99501

RECEIVED

AUG 31 2015

MATANUSKA SUSITNA BOROUGH
PLANNING DIVISION

AUG 26 2015

IN REPLY REFER TO:
8.A.2. (AKRO-RCR)

Heather Ralston, Archaeological Site Supervisor
Matanuska-Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

Dear Ms. Ralston:

This letter is to provide you with an update and an enclosed draft of the Matanuska Colony Community Center National Historic Landmark (NHL) nomination. A few years ago, the National Park Service was asked by the City of Palmer and Matanuska Borough to pursue an NHL nomination for the Matanuska Colony Community Center Historic District. The initial nomination was listed on the National Register of Historic Places in 1991 for its significance at the state level. This nomination focuses on the district's history at the national level.

Congress grants Landmark status to historic properties that possess exceptional value in illustrating our nation's heritage. We believe that the Matanuska Colony Community Center possesses such quality as a planned community associated with the New Deal in the 1930s. In addition, the Matanuska Colony Community Center is the best preserved of any New Deal Farm Community Center that is currently listed on the National Register. An NHL designation for the Matanuska Colony Community Center would make it one of about 2,700 NHLs across the United States and the 50th NHL in Alaska.

Having a property that is designated a National Historic Landmark (as with all National Register listed properties) does not infringe upon private owners' rights. Please see the enclosed brochure *National Historic Landmarks: Illustrating the Heritage of the United States* to help answer some questions that you may have about an NHL designation. Such a designation will hopefully continue to encourage owners to help maintain the historic authenticity of their property. As part of its mission, the National Park Service provides historic preservation technical assistance at no cost to owners, managers, and preservation partners of National Historic Landmarks. Depending on our staffing and funding, technical assistance from our team can range from providing recommendations for historic building treatments to developing education materials.

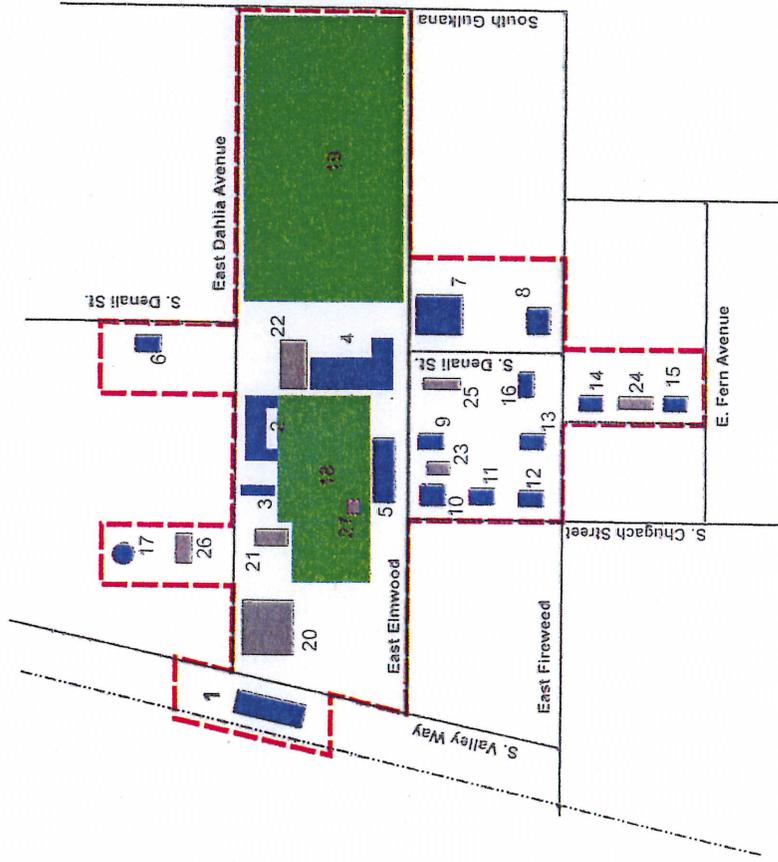
We would appreciate your review and comments on the enclosed draft Matanuska Colony Community Center NHL nomination by September 21, 2015. Please send your comments to me either through email at: darrell_lewis@nps.gov or by U.S. mail at the address provided above. After comments have been received and addressed the process continues. The nomination and letters of support will then be forwarded to the NHL staff in the National Park Service's Washington, D.C. office. Once the nomination package is finalized it is ready for review by the Landmarks Committee and consideration for designation by the NPS Advisory Board.

If you have questions, concerns or would like to discuss our historic preservation assistance, please contact me at (907) 644-3470 or by email to: darrell_lewis@nps.gov.

Sincerely,

Darrell Lewis, Historian

Matanuska Colony Community Center National Historic Landmark Palmer, Alaska



Contributing

1. The Palmer Railroad Depot
2. The Trading Post
3. The Beauty/Barber/Cobbler Shops
4. The Central School
5. The Dormitory
6. The Chicken Hatchery
7. The United Protestant Church
8. United Protestant Church Parsonage
9. The School Superintendent's House
10. The Manager's House
11. The Accountant's House
12. Staff House #1
13. Staff House #2
14. Staff House #3
15. Staff House #4
16. Staff House #7
17. The Water Tower
18. The Quadrangle Site
19. Athletic Field

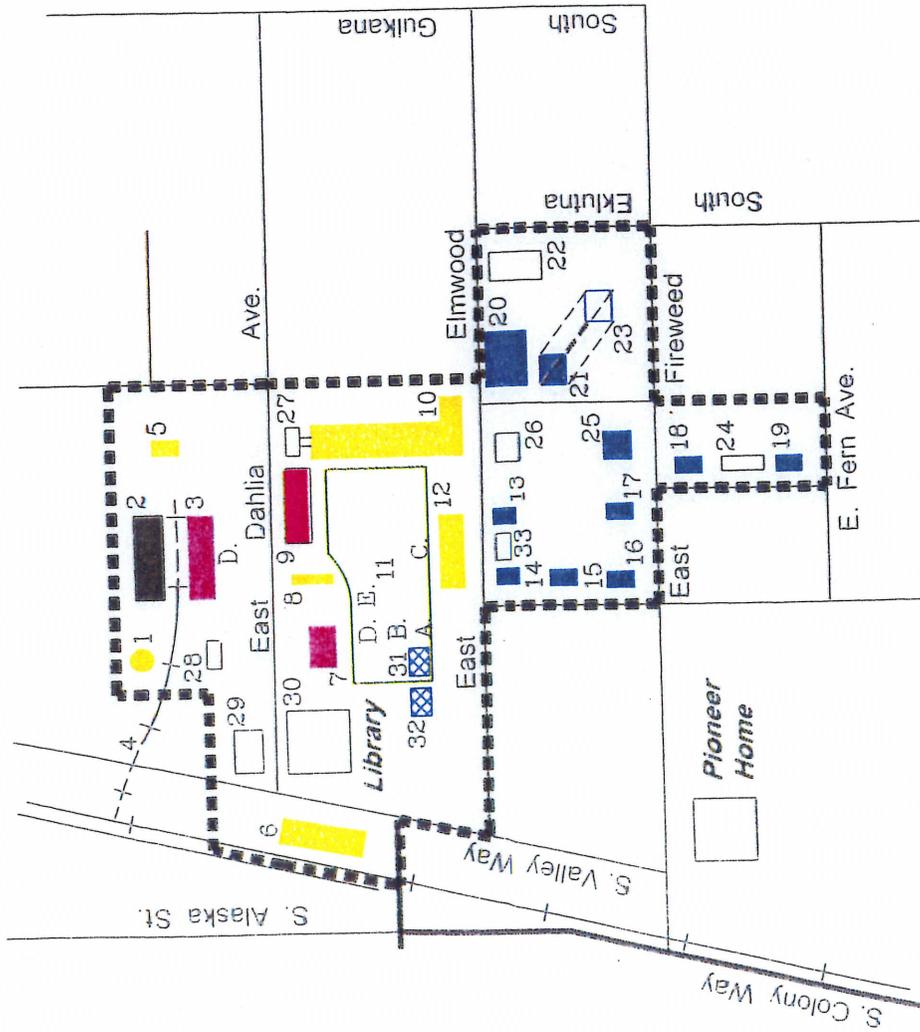
Non-contributing

20. Palmer Library
21. ARRC Administration Office
22. The Central School Gymnasium
23. Colony House Museum
24. Staff House #5
25. Staff House #6
26. The Power House
27. Matanuska Colony Memorial

Matanuska Colony Historic District Map

HISTORIC DISTRICT 1935 - 1936 MATANUSKA COLONY COMMUNITY CENTER

(AHR Site No. ANC-750)
Palmer, Alaska



CONTRIBUTING STRUCTURES -

Listed in the National Register of Historic Places in 1991

- Under Restoration
- Continuous Use
- Historic Quadrant
- Restored
- Vacant Buildings
- Non-Contributing Buildings
- Destroyed or Demolished Buildings
- Memorial
- Bell

BOUNDARY - - - - -

KEY

1. Water Tower
 2. Warehouse
 3. Cannery/Creamery - destroyed
 4. Alaska Railroad Siding
 5. Chicken Hatchery
 6. Palmer Depot
 7. ARRC Administration Office - destroyed (replaced with new building)
 8. Beauty/Barber/Cobbler Shops
 9. Trading Post/Community Center
 10. Central School/Borough Building
 11. Matanuska Colony Park Quadrangle Site
 12. Dormitory/Colony Inn
 13. Superintendent's House
 14. Manager's House
 15. Accountant's House
 16. Staff House #1
 17. Staff House #2
 18. Staff House #3
 19. Staff House #4
 20. United Protestant Church (Church of 1000 Logs)
 21. United Protestant Parsonage (moved to location #23)
 22. St. John Lutheran Church (original moved)
 23. St. Michael's Catholic Church - demolished
 24. Staff House #5
 25. Staff House #7
 26. Staff House #6
 27. Central School Gymnasium
 28. Power House
 29. Self-storage Complex
 30. Palmer Library
 31. Matanuska Colony Memorial
 32. Original Bell from the St. Mihiel
 33. Colony Farm House Museum - non-contributing
- A - E. Interpretive Panels

National Register of Historic Places 1991



Plat Reviews



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

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

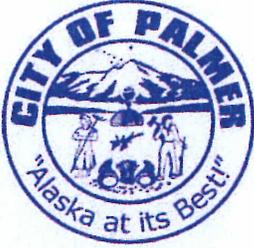
AGENDA OF: September 17, 2015 postponed from August 20, 2015

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.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

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: ^{NOT VACATING PUG STW FLAG POLE} 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:

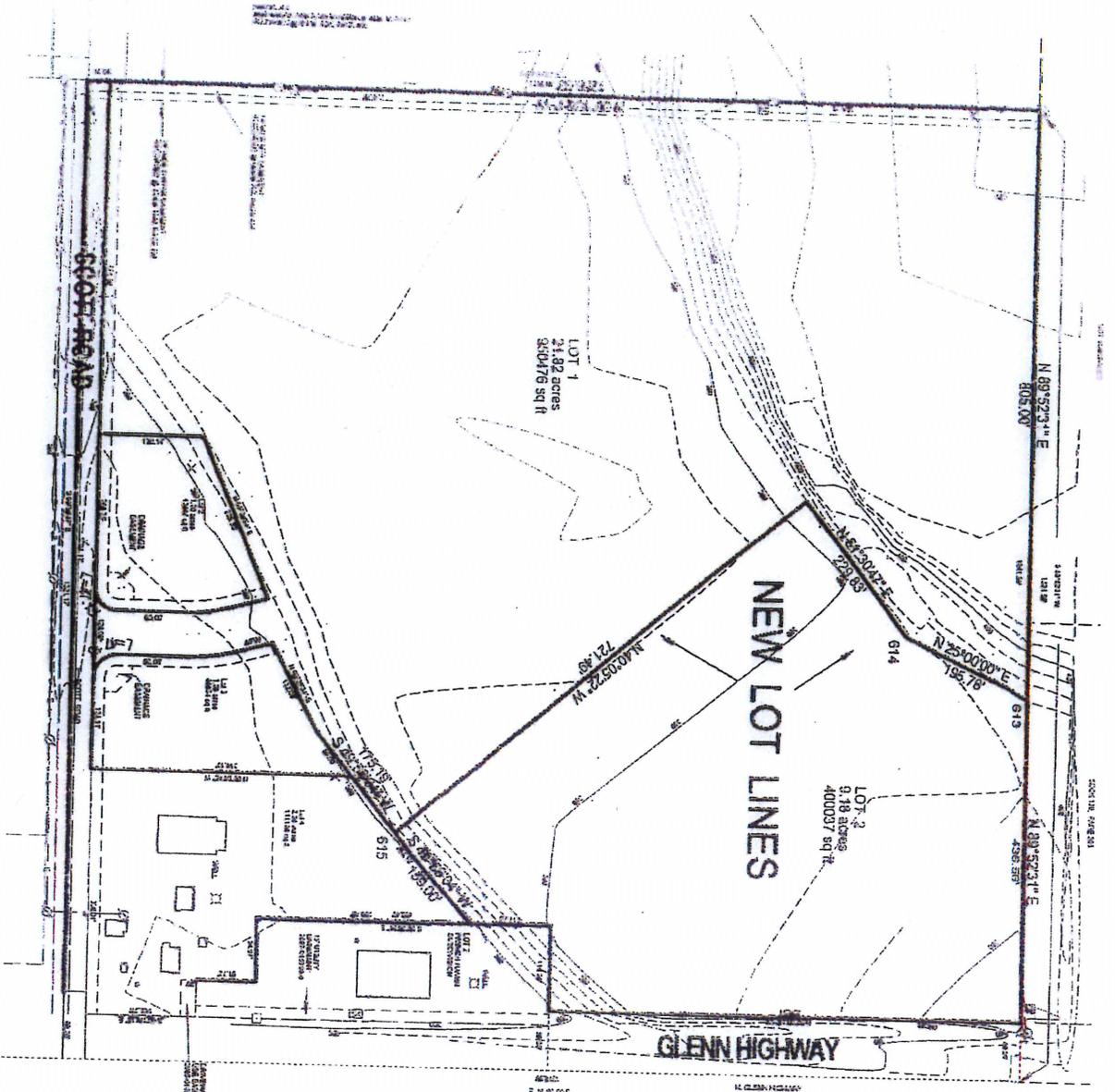
EMAIL TO GARY BY 8/7/15

GARY WOULD LIKE DOT + PF COMMENTS

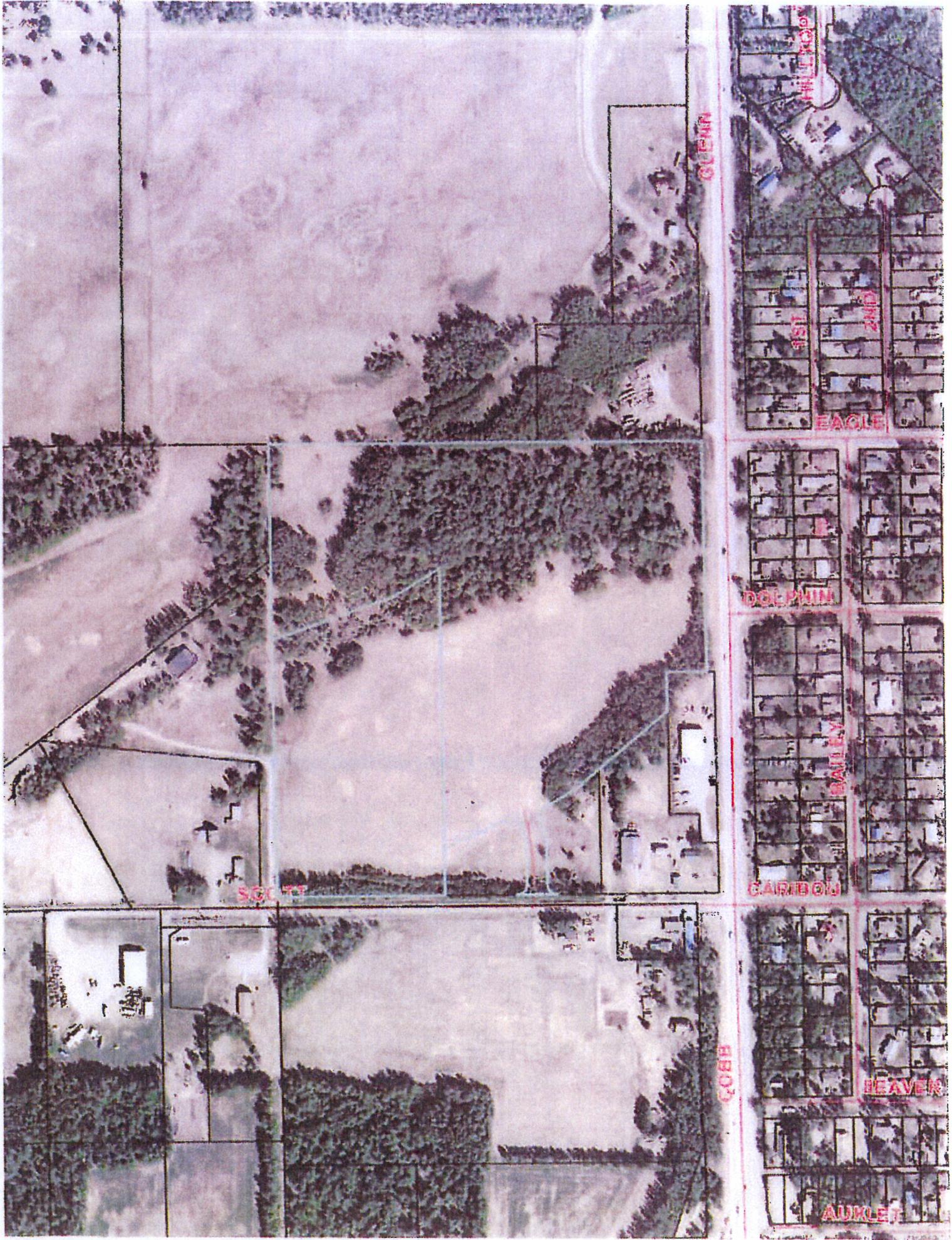
The pre-application conference is a meeting between petitioner and Platting staff where staff reviews with the petitioner the MSB platting procedures, development policies, public improvement ordinance requirements, and other requirements affecting the proposed plan. *The Pre-Application conference requires 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
PA



TAX MAP: PA 05
PIPPEL SUBDIVISION
TRACT A & LOT 1





MATANUSKA SUSITNA BOROUGH
 Arvo Otto
 2015 7/27/2015

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

Tax Map # 57197000L001 (s. 14.019447) CHURCH ON THE ROCK PO BOX 874595 WASHILLA AK 99587-4595 (Name No. id: 122603)
 THROUGH STN THE ROCK Since: Oct 2013 (Owner: 223802) (NO ADDRESS NO ADDRESS) (MAP: PA 3) Original Date:

Parcel Status: Active | Subd/lot: 7197 | Taxable P: | TFS: 3 | 1871 | CE: 32A |

Cont'd: 0 | Cont'd: 138500 | Parcel District: Palmer | Assembly District: 003 - Assembly District
 PIPPEL LID: 518402622A | ECL: 14 - Palmer | 25N 50

(1) Platting/Property Control
 Tax/Account Number/LRM Case #
 57197000L001
 Subdivision / Lot
 PIPPEL | L1
 TRS
 ID: 10402622A
 Property Location
 NO ADDRESS, NO ADDRESS
 Site Name
 Split/Merge/Visual Parcels
 Tax Map # 57197000L004
 Browse Ego

LRM Query Subd Query Reports
 Parcel Index
 Owner Name
 CHURCH ON THE ROCK
 Project
 Occupant Name(s)
 Parcel(s) Linked
 Own/Engers
 Legacy Audit
 Land Smry
 Bldg Smry
 Legacy Comments
 LRM Cases
 Plat 10 Scm

Pub Wks Planning Platting Fire Code Enforcement TaxSale/PRCL Collections All Users LID
 Code Comp LRM

frm_pc02 10:26 SCAL CAPE NUM INS 10:26 AM
 10:26 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	S16N02E32	Map PAGE	
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 99667-4693		

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	Recording Info (offsite link to DNR)
2015	Yes	0012	12.064	\$1926.12	10/31/2013	WARRANTY DEED (ALL TYPES)		Palmer 2013 023839-0
2014	Yes	0012	12.062	\$1766.35				

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	\$1,926.12	\$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 City of Palmer	Road Service Area	No Borough Road Service, for City of Palmer road service info, call (907)745-3400
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* 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:	PIPPEL
Parcel ID:	519451	City:	Palmer
TRS:	S16N02E32	Map PA05	Tax Map
Abbreviated Description (Not for Conveyance)	PIPPEL TRACT A		

Site Address

Ownership:	BUCCI MARY KARA	Buyers:	
Primary Owner's Address:	12851 E SCOTT RD PALMER AK 99645-6863	Primary Buyer's Address:	

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 Number	Description	Area	Percent Complete				
Tax/Billing Information							
Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Area	Percent Complete
2015	Yes	0012	12.984	\$100.03	4/28/2014	WARRANTY DEED (ALL TYPES)	
2014	Yes	0012	12.662	\$97.55	7/12/2013	QUITCLAIM DEED (ALL TYPE)	

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total	LID Exists
Current	\$97.36	\$333,496.00	\$0.00	\$0.00	\$0.00	\$333,496.00	No

Land and Miscellaneous

Gross Acreage	22.01	Taxable Acreage	22.01	Fire Service Area	Palmer Fire Service is under the jurisdiction of the City of Palmer	Road Service Area	No Borough Road Service, for City of Palmer road service info, call (907)745-3400
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* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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