



City of Palmer
Planning and Zoning Commission Packet
October 15, 2015





AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
 - 1. Regular Meeting of September 17, 2015
- F. Persons to be Heard
- G. Public Hearings
 - 1. Resolution No. 15-009: A Resolution of the Palmer Planning and Zoning Commission Denying a Variance Request for Exception to PMC 17.20.020(F) to Permit Applicants to Live in an RV on Their Property Zoned R-1, Single-family Residential on Lot 1, Fairside Estates, located at 12301 E. Helen Drive, Palmer
- H. Unfinished Business
- I. New Business
 - 1. Presentation by Jessica Smith, Transportation Planner, Matanuska-Susitna Borough
 - 2. 2015 Annual Conditional Use Permit Review
 - 3. Discussion of PMC Title 14 Signs, Signs Related to Electronic Changeable Copy Signs
- J. Plat Reviews
 - 1. IM 15-023: Pre-application review: The request is to divide Lot1-A, Block 1, ARRC #1 between existing structures to create two lots, located inside Palmer city limits.
 - 2. IM 15-024: Pre-application review: The request is to divide Tract A-1, Cedar Hills #2 Ph. I into 3 new tracts, located inside Palmer city limits.
- K. Public Comments
- L. Staff Report
- M. Commissioner Comments
- N. Adjournment



Minutes

**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA**

**REGULAR MEETING
THURSDAY, SEPTEMBER 17, 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 on September 17, 2015 at 7:00 p.m.
- B. ROLL CALL:
Present and constituting a quorum were Commissioners:
Michael Kircher, Vice Chairman
Dan Lucas
David Petty
Merry Maxwell
Douglas Cruthers
Excused absence(s):
William Kerslake, Sr., Chairman
Also present were:
Sandra S. Garley, Community Development Director
David Meneses, City Building Inspector
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 August 20, 2015 Regular Meeting were approved as amended. Commissioner Kircher questioned whether *Helen Woodings* had meant to say Chugach Street as opposed to Glenn Highway in her public hearing testimony [Minutes, p. 9 of 11]. Staff will check the recording and report back.
- F. PERSONS TO BE HEARD:

LaMarr Anderson, a Palmer citizen, spoke to the constant scrolling nature of the new electronic signs on the Eagle Hotel, he personally finds it distracting and questioned whether it is a sign that is permitted. Brief discussion followed.

David Meneses, City Building Inspector, responsible for enforcement of Title 14, Signs, addressed the question and explained that electronic changeable copy signs are allowed in the commercial districts of the city including downtown areas. They are prohibitive when they are flashing and become a distraction to traffic patterns or mimic emergency vehicles.

The Commission discussed if a recommendation should be made to the City Council. Staff was asked to submit information on Title 14, Signs, and put it on the agenda for the next meeting to determine whether it should draft a resolution.

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

H. UNFINISHED BUSINESS: There was no 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.

Ms. Garley reported that currently there are no exceptions in PMC 17.60.050 to allow for the encroachment of accessibility ramps into required setbacks. A recent request to install an accessibility (handicap) ramp to the front entry of a house which would encroach into the front yard setback has been brought to the City's attention. The draft ordinance for review in the packet would permit accessibility ramps to encroach into any required yard. She asked the Commission to review/revise the draft Ordinance recommending approval and forward to the City Council.

Discussion and questions of staff ensued. David Meneses participated in the discussion and answered commissioner questions. The Commission reviewed the draft Ordinance and suggested minor wording revision.

Commissioner Lucas moved, seconded by **Commissioner Petty**, to recommend approval of PMC 17.60.050(G), Projections into required yards, as modified pursuant to discussion, and forward to the City Council.

VOTE ON MOTION: Carried Unanimously.

2. **IM 15-020**: Shared Use Parking Agreement between Tree of Life Church and Alaska Bible College.

Ms. Garley summarized that 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 and 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.

Pastor Paul Steiner, Tree of Life Church, spoke in favor of the Parking Agreement and asked the Commission for approval.

Commissioner Petty moved, seconded by **Commissioner Cruthers**, to approve the Parking Agreement between Tree of Life Church and Alaska Bible College.

VOTE ON MOTION: Carried Unanimously.

3. Request for letter of support for the nomination designating the Matanuska Colony Community Center Historic District a National Historic Landmark.

Ms. Garley summarized background information and reported that 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. See map of Historic District on page 46 of the packet. Staff recommends approval of the letter of support addressed to Darrell Lewis, Historian, National Park Service [packet page 39] and authorize the Chair to sign it. The Borough has passed a resolution in support, and similar letters of support have also been signed by the Parks, Recreation, and Cultural Resources Advisory Board and the Board of Economic Development. Time is of the essence to meet deadlines for submission.

Brief discussion and questions of staff followed.

There was consensus for approval and authorization for the Chair to sign the Letter of Support of 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 Subdivision, located inside Palmer city limits.

Ms. Garley directed attention to City Staff comments of no objection and map regarding the pre-application in the packet [pages 51-64].

The Commission had no additional comments.

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.

Ms. Garley reported this is another step in the long-awaited 4-lane divided rebuild of the Glenn Highway and directed attention to City Staff comments in the packet.

There were brief questions of staff and comments primarily regarding landscaping.

K. PUBLIC COMMENTS: There were no additional public comments.

L. STAFF REPORT:

Ms. Garley advised that the October meeting agenda will include a public hearing on a variance request and to assure a quorum reminded the commissioners please advise in advance if anyone is unable to attend.

Fred Meyer update – architects have advised they will be submitting for a building permit next week.

M. COMMISSIONER COMMENTS:

Commissioner Lucas had no additional comments.

Commissioner Petty had no additional comments.

Commissioner Cruthers recommended that when an architect submits a particular design for a structure, that it should also include a sample of the siding material to be used on the outside of the structure and the colors to be used.

Commissioner Maxwell thanked everyone for a great meeting.

Vice Chair Kircher had no additional comments.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:56 p.m.

Michael Kircher, Vice Chairman

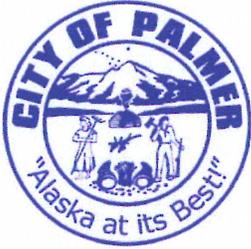
Kimberly A. McClure
Planning and Code Compliance Technician

DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director



MEMORANDUM

TO: Planning and Zoning Commission
FROM: Kimberly McClure, Planning and Code Compliance Technician
DATE: October 7, 2015
SUBJECT: Minutes of August 20, 2015 P & Z meeting

In response to clarification of public testimony given by Helen Woodings at the August 20, 2015 Planning and Zoning meeting, attached is a verbatim transcript of her testimony.

Kimberly McClure

From: Pam Whitehead [pam.whitehead@gmail.com]
Sent: Tuesday, October 06, 2015 3:33 PM
To: Sandra Garley
Cc: Kimberly McClure
Subject: P&Z Minutes 8/20/15 - Question by Commissioner Kircher re Helen Woodings public hearing testimony.

In response to Mr. Kircher's questioning what Helen Woodings said in the public hearing, I did a quick listen and a verbatim transcript of her comments follows:

"My name is Helen Woodings and I was the fifth person to move into Mountain Rose. I've lived in Palmer, Alaska 62 years. I chose it as a good place to raise my family and it was and it is, but I strongly object to this residential housing coming in, in that location. Since most of the children, as you say, will be children, the facility should be closer to Swanson and Sherrod. My main concern, besides everything that has been said from my neighbors who I agree with, is the number of cars. If there are 88 persons, that's at least 88 cars, but most of us in Mountain Rose have two cars. If they're young families, they're both working, aren't they, and they have two cars. And my concern is the difficulty that I have right now to quickly get from my house to Sherrod or Swanson for a granddaughter's event. You have to go through Palmer. It's very slow. And the difficulty to going to the **Glenn Highway** and making a right or a left-hand turn, to add another I'll say 100-plus, but it could be 150, cars that are parked there that have to use the corridor of traffic and I think it's saturated now. I'm done."

Pam

Pamela J. Whitehead
LEGAL WRITES
3032 E. Whispering Woods Dr., Wasilla, AK 99654
907.376.9281 H/B; 376-9280 Fax; 355-7419 C



Public Hearings



**CITY OF PALMER
PLANNING & ZONING COMMISSION
INFORMATION MEMORANDUM 15-025**

SUBJECT: Request an exception to PMC 17.20.020(F) to permit applicants to live in an RV on their property zoned R-1, Single-family Residential on Lot 1, Fairside Estates, located at 12301 E. Helen Drive, Palmer

AGENDA OF: October 15, 2015

ACTION: Review variance request for subject parcel and make decision to approve, approve with conditions or deny the requested variance.

Attachment(s):

- 1) Staff report to the Commission
- 2) Resolution No. 15-009
- 3) Application with attachment
- 4) Public Hearing Notice and Vicinity Map
- 5) Maps (Zoning, Google and MSB)
- 6) Copy of mailing address labels
- 7) Responses to Notice (if any)

Summary: The subject parcel is zoned R-1, Single-family Residential. The applicants are requesting a use variance from PMC 17.20.020(F) to permit them to live in their RV on their property. PMC 17.20.020(F) Permitted Uses states, "Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters."

The property was annexed into the City in 2003 and zoned R-1, Single-family Residential. At the time of annexation, staff noted there was a mobile home on the property. According to the Matanuska Susitna Borough tax assessment department, the mobile home was removed from their records in January 2015. The applicants purchased the property on May 29, 2015.

Recommendation: Based on the findings the requirement under PMC 17.76.020 A, B, D, E and F do not support the granting of this variance; staff does not recommend approval of the variance request.



City of Palmer

Community Development

Variance Application

Staff Report to Commission

PART I. GENERAL INFORMATION

Location: **12301 E. Helen Drive, Palmer
Lot 1, Fairside Estates**

Variance Request: Request an exception to PMC 17.20.020(F) to permit applicants to live in their RV on their property zoned R-1, Single-family Residential

Applicant & Owner: Robert L. and Becky K. McCarthy

Public Hearing Date: October 15, 2015

Notification Requirements: On September 28, 2015, 66 public hearing notices were mailed to property owners with 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on October 9, 2015. A total of 3 comments were received in response, with 1 in favor of, 2 opposed and 0 neutral.

PART II. BACKGROUND

Site Information: This parcel is 243.40 feet in length by 164.34 feet wide. Access is from East Helen Drive. The lot appears to be level with trees and mostly surrounded by residential structures.

Parcel Size: 0.92 gross acres

Existing Zoning: R-1 Single-family Residential

Surrounding Land Uses:

	Zoning	Land Use
North	R-1	Residential dwelling
South	R-1 & AGR	Vacant land & church
East	R-1	Residential dwelling
West	R-1E	Single-family & Multi-family dwellings

Considerations: This parcel was annexed into the City in 2003 and zoned R-1, Single-family Residential. The City noted during the October 9, 2003 annexation meeting that a mobile home was on this property. The lot has a lot width of 164.34 feet, exceeding the minimum required lot width of 60 feet;

and a lot area of 40,026 square feet, exceeding the minimum required lot area of 7,200 square feet as required in the R-1 Single-family Residential District.

Code Requirements:

PMC 17.20.020(F) states "Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters" as a permitted use in the R-1 district.

17.76.020 Requirements for a variance.

In order to grant a variance, the commission must find that each of the following requirements has been met:

- A.** That there are unusual circumstances applying to the property that do not apply generally to other properties in the same vicinity and that the problem of the applicant is not the result of his own action;

Applicant's response:

Mixed dwellings and businesses abound in the immediate area as well as multiple zoning districts and recently re-zoned parcels quite possibly this activity is the consequence of annexation several years ago. We were shocked when we were told that we were violating an ordinance by using our RV as living quarters.

Staff Findings:

There are no unusual circumstances applying to this property that do not apply generally to other properties in the same vicinity.

- 1) The parcel was part of a large annexation by the City in 2003 and upon annexation, this property and surrounding properties were zoned R-1, Single-family residential.
- 2) The owner(s) enjoys the same right to a single family dwelling unit as other properties in the R-1 district which contain existing single family dwelling units.
- 3) The lot exceeds the minimum lot width and lot area required for the R-1 district which provides adequate space for a single family dwelling in compliance with the Palmer Municipal Code.

- B.** That strict interpretation of this title would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of this title;

Applicant's response:

We would be deprived of our rights without a variance because all we want to do is use our RV during the working season.

Staff Findings:

- 1) Living in an RV is prohibited in the R-1 district; therefore the variance would grant a land use that is not commonly enjoyed by other properties in the same district.
- 2) At the time of annexation, staff noted the property contained a mobile home.
- 3) According to information from the Matanuska Borough Assessment Records Department, the mobile home was removed from the Borough's assessment records in January of this year.
- 4) The applicants purchased the property on May 29, 2015.

5) Photos from a site visit on August 18, 2015 show a motor home and greenhouse on the property.

- C. That the authorization of the variance will not be injurious to nearby property nor harmful to the public welfare;

Applicant's response:

We are whole heartily in agreement with this statement. We are currently improving the property for future use while we are in Alaska. We do not have plans to be living in the RV on a permanent basis.

Staff Findings:

- 1) Authorization of the land use variance would be harmful to the public welfare by permitting a land use in a district in which that land use is prohibited in violation of PMC 17.76.020(F).

- D. That the granting of the variance will be in harmony with the objectives of this title and the comprehensive plans;

Applicant's response:

Reference section B of 17.76.020, there are several non-conforming properties, including a hangar and airstrip that is used on a regular basis and shared by R-1 families, we have no issues with any surrounding properties and enjoy the neighborhood. We would not be out of harmony with the properties that surround us.

Staff Findings:

- 1) The intent of the R-1 district is to establish a district in which the principal use of land is for single-family dwellings and to encourage construction of and use of the land for single-family dwellings.
- 2) The City of Palmer has guided land use through use of a zoning code since the City was incorporated in 1951. In regards to planning and zoning land use policies, Goal 10 of Chapter 6 of the Comprehensive Plan states "Palmer residents have some certainty that structures within the City limits were built to code. Their neighborhoods are also protected from the intrusion of incompatible uses because Palmer has enforced local zoning for many years. These conditions have not always been considered to be assets in the Mat-Su Borough. However, increasing densities and land use conflicts in the "Core" area are changing attitudes toward land use regulation. Increasingly, Borough residents are recognizing that reasonable planning and zoning policies help ensure the quality of neighborhoods, and maintain and increase property values."
- 3) There are several non-conforming properties including the hangar and airstrip that were all there when the properties were annexed into the City. The City's recognition of these non-conforming properties upon annexation would not be the same as the action of granting a variance which is prohibited under PMC 17.76.020(F).

- E. That the application is due to unusual lot shape, topographic condition or governmental action or regulations which render the property unusable;

Applicant's response:

N/A

Staff Findings:

- 1) Lot 1, Fairside Estates is a standard rectangular shaped subdivision lot; there is no topographic condition or governmental regulations which render the property unusable for single family residential construction.
- 2) The lot is 164.34 feet wide by 243.40 feet deep with 25 foot setbacks on the front yard and rear yard, and 10 foot side yard setbacks resulting in a buildable area 193.40 feet by 144.34 feet totaling 27,915.36 square feet. There is sufficient room on this lot for placement of a single family residential structure in compliance with all setback requirements.
- 3) Governmental action does not render the property unusable as the property has been sold and purchased several times since the creation of the lot in 1984.

- F. That the granting of the variance will not permit a land use in a district in which that use is prohibited.

Applicant's response:

With this variance we are content the property will remain R-1 with the exception that we will be able to use our RV on our property as stated.

Staff Findings:

The granting of this variance would permit a land use in a district in which that use is prohibited. Any use not permitted in a district is a prohibited use. Occupying a motor home as living quarters is a prohibited use in the R-1 district.

17.76.060 Conditions.

In granting a variance, the commission may prescribe conditions and safeguards to assure conformity with the purposes of this title.

17.76.070 Commission decision.

The commission shall render a decision on the application for the variance within 30 calendar days from the date of the public hearing.

PART III. STAFF RECOMMENDATION

A variance must meet each requirement under PMC 17.76.020; therefore staff can not recommend approval of the variance request as the facts under PMC 17.76.020 A, B, D, E and F do not support the granting of this variance.

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 15-009

A RESOLUTION OF THE PALMER PLANNING AND ZONING COMMISSION DENYING A VARIANCE REQUEST FOR EXCEPTION TO PMC 17.20.020(F) TO PERMIT APPLICANTS TO LIVE IN AN RV ON THEIR PROPERTY ZONED R-1, SINGLE FAMILY RESIDENTIAL ON LOT 1 FAIRSIDE ESTATES LOCATED AT 12301 E. HELEN DRIVE, PALMER

WHEREAS, the City of Palmer received a complete application for a variance request from PMC 17.20.020(F) on September 16, 2015 from Robert L. and Becky K. McCarthy, applicants to permit them to live in their RV on their property zoned R-1, Single-family Residential on Lot 1, Fairside Estates located at 12301 E. Helen Drive, Palmer; and

WHEREAS, on September 28, 2015, 66 public hearing notices were mailed to property owners within 1,200' of the site in accordance with PMC 17.80.030. Notification of the public hearing was published in the Frontiersman on October 9, 2015. A total of 3 written comments were received in response, with 1 in favor of, 2 opposed and 0 no objection; and

WHEREAS, a request for a variance must be reviewed by the Planning and Zoning Commission and the Commission shall render a decision to either approve, approve with conditions or deny the variance request; and

WHEREAS, the attached Findings of Facts were adopted by the Planning and Zoning Commission on October 15, 2015; and

NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission denies the requested variance from PMC 17.20.020(F) to permit applicants to live in their RV on their R-1 zoned property on Lot 1, Fairside Estates located at 12301 E. Helen Drive, Palmer.

Passed and approved by the Palmer Planning and Zoning Commission this 15th day of October, 2015.

William Kerlake, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician

Findings of Facts:

- A.** That there are unusual circumstances applying to the property that do not apply generally to other properties in the same vicinity and that the problem of the applicant is not the result of his own action;

Staff Findings:

There are no unusual circumstances applying to this property that do not apply generally to other properties in the same vicinity.

- 1) The parcel was part of a large annexation by the City in 2003 and upon annexation, this property and surrounding properties were zoned R-1, Single-family residential.
- 2) The owner(s) enjoys the same right to a single family dwelling unit as other properties in the R-1 district which contain existing single family dwelling units.
- 3) The lot exceeds the minimum lot width and lot area required for the R-1 district which provides adequate space for a single family dwelling in compliance with the Palmer Municipal Code.

- B.** That strict interpretation of this title would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of this title;

Staff Findings:

- 1) Living in an RV is prohibited in the R-1 district; therefore the variance would grant a land use that is not commonly enjoyed by other properties in the same district.
- 2) At the time of annexation, staff noted the property contained a mobile home.
- 3) According to information from the Matanuska Borough Assessment Records Department, the mobile home was removed from the Borough's assessment records in January of this year.
- 4) The applicants purchased the property on May 29, 2015.
- 5) Photos from a site visit on August 18, 2015 show a motor home and greenhouse on the property.

- C.** That the authorization of the variance will not be injurious to nearby property nor harmful to the public welfare;

Staff Findings:

- 1) Authorization of the land use variance would be harmful to the public welfare by permitting a land use in a district in which that land use is prohibited in violation of PMC 17.76.020(F).

- D.** That the granting of the variance will be in harmony with the objectives of this title and the comprehensive plans;

Staff Findings:

- 1) The intent of the R-1 district is to establish a district in which the principal use of land is for single-family dwellings and to encourage construction of and use of the land for single-family dwellings.
- 2) The City of Palmer has guided land use through use of a zoning code since the City was incorporated in 1951. In regards to planning and zoning land use policies, Goal 10 of Chapter 6 of the Comprehensive Plan states "Palmer residents have some certainty that structures within the City limits were built to code. Their neighborhoods are also protected from the intrusion of incompatible uses because

Palmer has enforced local zoning for many years. These conditions have not always been considered to be assets in the Mat-Su Borough. However, increasing densities and land use conflicts in the "Core" area are changing attitudes toward land use regulation. Increasingly, Borough residents are recognizing that reasonable planning and zoning policies help ensure the quality of neighborhoods, and maintain and increase property values."

- 3) There are several non-conforming properties including the hangar and airstrip that were all there when the properties were annexed into the City. The City's recognition of these non-conforming properties upon annexation would not be the same as the action of granting a variance which is prohibited under PMC 17.76.020(F).

- E.** That the application is due to unusual lot shape, topographic condition or governmental action or regulations which render the property unusable;

Staff Findings:

- 1) Lot 1, Fairside Estates is a standard rectangular shaped subdivision lot; there is no topographic condition or governmental regulations which render the property unusable for single family residential construction.
- 2) The lot is 164.34 feet wide by 243.40 feet deep with 25 foot setbacks on the front yard and rear yard, and 10 foot side yard setbacks resulting in a buildable area 193.40 feet by 144.34 feet totaling 27,915.36 square feet. There is sufficient room on this lot for placement of a single family residential structure in compliance with all setback requirements.
- 3) Governmental action does not render the property unusable as the property has been sold and purchased several times since the creation of the lot in 1984.

- F.** That the granting of the variance will not permit a land use in a district in which that use is prohibited.

Staff Findings:

The granting of this variance would permit a land use in a district in which that use is prohibited. Any use not permitted in a district is a prohibited use. Occupying a motor home as living quarters is a prohibited use in the R-1 district.



City of Palmer
Department of Community Development
645 E. Cope Industrial Way • Palmer, Alaska 99645
Phone: 907-745-3709 Fax: 907-745-5443
www.cityofpalmer.org

Received

SEP 16 2015

City of Palmer

Variance Application Form

Palmer Municipal Code (PMC) 17.76

Applicant: ROBERT L AND BECKY K MCCARTHY

Property Location(s): 12301 E Helen Drive

Owner of Record: ROBERT L AND BECKY K MCCARTHY

Legal Description (lot, block): LOT 1 FAIRSIDE ESTATE

How is the property zoned?: R-1

Request variance from PMC: 17.20.020 F

Reason for variance request:
See Attached

Please attach any plans or document pertinent to the request.

In addition to the above information, please provide a written explanation stating how each of the following requirements has been met:

- A. There are unusual circumstances applying to the property that do not apply generally to other properties in the same vicinity and that the problem of the applicant is not the result of his own action (PMC 17.76.020);

See attached # A.

- B. The strict interpretation of this title would deprive the applicant of the rights commonly enjoyed by other properties in the same district under the terms of this title (PMC 17.76.020);

We would be deprived of our rights without a variance because all we want to do is use our RV during the working season.

C. The authorization of the variance will not be injurious to nearby property nor harmful to the public welfare (PMC 17.76.020);

See Attached # C

D. The granting of the variance will be in harmony with the objectives of this title and of the comprehensive plans (PMC 17.76.020);

See attached # D

E. The application is due to unusual lot shape, topographic conditions or governmental action or regulations which render the property unusable (PMC 17.76.020);

N/A

F. That the granting of the variance will not permit a land use in a district in which that use is prohibited (PMC 17.76.020).

With this variance we are content the property will remain R-1 with the exception that we will be able to use our RV on our property as stated.

Application date: 9-16-2015 Bekky McCarthy

Signature of owner's authorized representative: _____

Mailing Address 11699 E Alkeshill Cir

City Palmer State AK Zip 99645

Phone/Contact Number(s): 970-560-1913 Bekky 970-560-9877 Bob
907-232-5148

\$250 Nonrefundable Application Filing Fee Submitted: _____

September 16, 2015

Variance Application Form for the City of Palmer additional information

Robert and Becky McCarthy

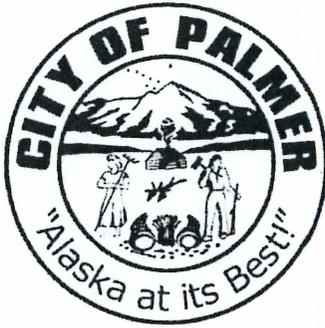
12301 E. Helen Dr. Palmer, AK 99645

Fairside Estate Lot 1

REASON FOR VARIANCE REQUEST:

To enjoy full use of our property we respectfully request an exception to 17.20.020 (F). I, Robert, have been a lineman for over 40 years, in the past 3 years I've done a lot of traveling in several states but Alaska is my home I have family here in Palmer. Living in an RV (and a nice one at that) allows me and my wife to live near any job site and pick up and leave on a moments notice. Granting this variance will not be harmful to public health and safety. When we bought the property we understood that there were no CCR's and looking at the surrounding properties it appeared that this was the case. Our seller knew full well of our intentions he did say there were no CCR's but did not inform us of the zoning on this street and I'm not blaming him but I regret now that we knew nothing about the city ordinance. Now, we have to assure you, the City of Palmer, and our neighbors that we will preserve the value, character, and integrity of this property and the surrounding area and further that **WE WILL NOT PUT A MOBILE HOME ON THIS PROPERTY**. We love the location of this property, It is close to our relatives. It will never be an eye sore there will be improvements.

- A) Mixed dwellings and businesses abound in the immediate area as well as multiple zoning districts and recently re-zoned parcels quite possibly this activity is the consequence of annexation several years ago. We were shocked when we were told that we were violating an ordinance by using our RV as living quarters.
- C) We are whole heartily in agreement with this statement. We are currently improving the property for future use while we are in Alaska. We do not have plans to be living in the RV on a permanent basis.
- D) Reference section B of 17.76.020, there are several non-conforming properties, including a hanger and airstrip that is used on a regular basis and shared by R-1 families, we have no issues with any surrounding properties and enjoy the neighborhood. We would not be out of harmony with the properties that surround us.

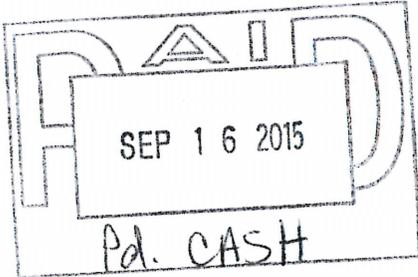


PALMER COMMUNITY DEVELOPMENT

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

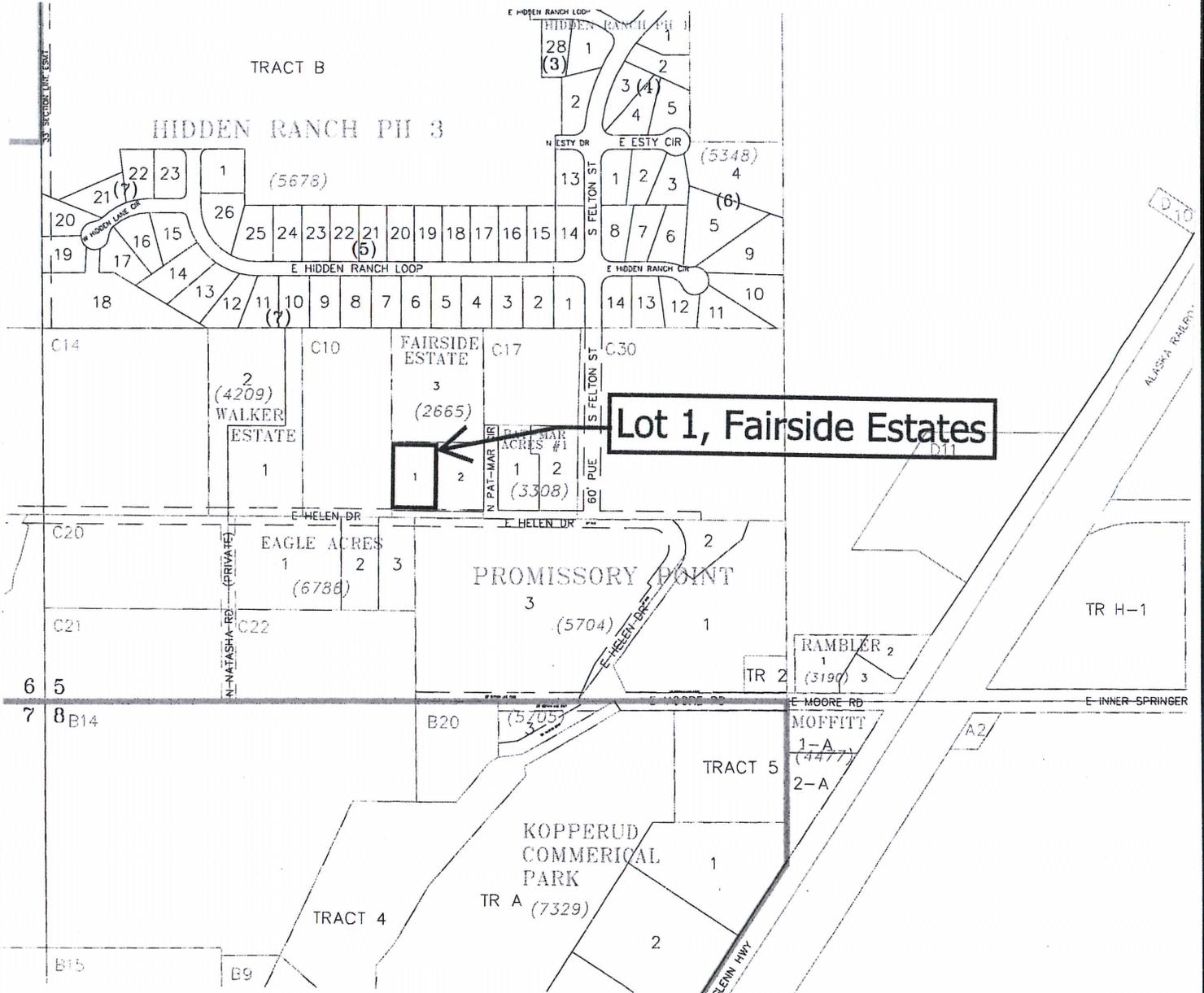
Invoice No.: CD15-119

Invoice Date: 09/16/2015

Sold To: ROBERT & BECKY McCARTHY 11699 E. ALBERHILL CIR. PALMER, AK 99645		
Qty	Description	Price
1	REQUEST FOR VARIANCE FAIRSIDE ESTATE SUBD., LOT 1 12301 E. HELEN DR. 	\$250.00
		TOTAL \$250.00

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

VICINITY MAP



Request for Use Variance for Lot 1, Fairside Estates,
located at 12301 E. Helen Drive, Palmer, Alaska.



© SPOT IMAGE
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Google earth

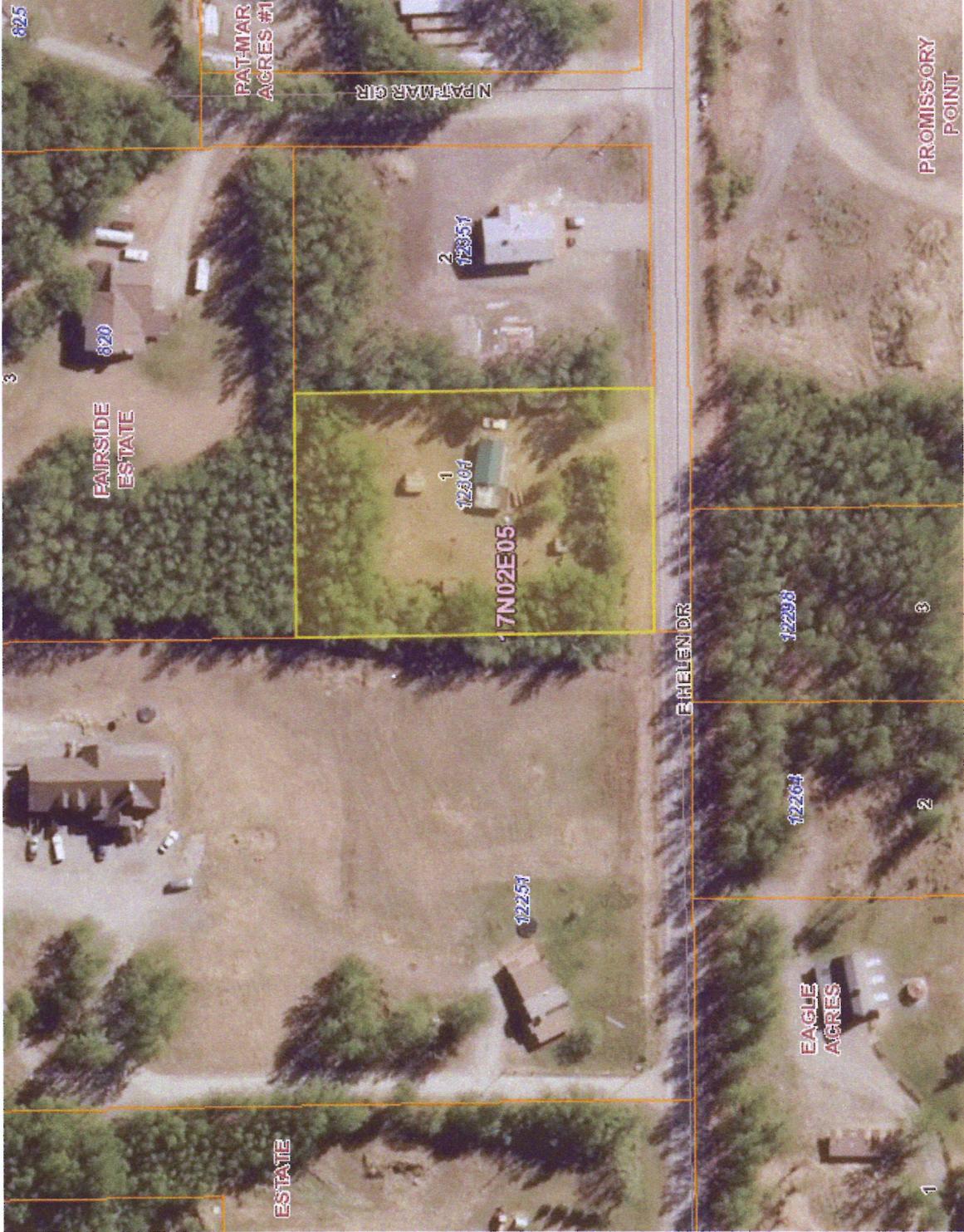
feet
meters

700
200





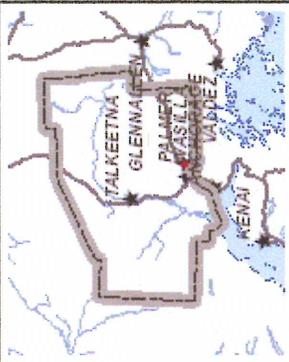
Matanuska-Susitna Borough



NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
 © Matanuska-Susitna Borough

THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.



Legend

- Public Facilities**
 - Administrative
 - Animal Control
 - City Hall or Courthouse
 - Community Center
 - Correctional Facility
 - Landfill or Transfer Station
 - Library
 - Medical
 - Post Office
 - Public Safety Fire and/or EMS
 - Public Safety Law Enforcement
 - School
- Streets**
 - Alaska Railroad
 - Highway
 - Major Street
 - Medium Street
 - Minor Street
 - Primitive Road
 - Private Road
- Mat-Su Borough Boundary**
- Incorporated Cities**
- Parcels**
- Flood Zone**

1:1,192

Notes

This map was automatically generated using Geocortex Essentials.

BRS INVESTMENTS LLC
179 E NELSON AVE
WASILLA, AK 99654

MEYER ANTON J & PIRKKO S
8210 SUNDI DR
ANCHORAGE, AK 99502

MEEKIN MICHAEL J
MEEKIN DIANE M
PO BOX 491
PALMER, AK 99645-0491

TOKAR JERRY W & GLORIA J
12000 E HELEN DR
PALMER, AK 99645-9380

HALLEY BRICE C & PATRICIA
650 N NATASHA RD
PALMER, AK 99645-9383

HAMMING DARRIN & SHERI
655 N NATASHA RD
PALMER, AK 99645

MEYER ANTON J & PIA S
8210 SUNDI DR
ANCHORAGE, AK 99502

DEBOER BRYAN E & M L
PO BOX 1027
ANCHORAGE, AK 99570-1027

FIRST BAPTIST CHR PALMER
PO BOX 2689
PALMER, AK 99645-2689

MCCARTHY ROBERT L & BECKY
11699 E ALBERHILL CIR
PALMER, AK 99645-9146

MEYER FRITS
PO BOX 2758
PALMER, AK 99645-2758

BARNETT DAN'L A & GALE R
820 N PAT-MAR CIR
PALMER, AK 99645

CROSSWHITE ALAN J & KAREN
7320 AUGUSTINE DR
ANCHORAGE, AK 99504-3502

~~CROSSWHITE ALAN J & KAREN
7320 AUGUSTINE DR
ANCHORAGE, AK 99504-3502~~

WALKER DAVID G & TERRY L
12151 E HELEN DR
PALMER, AK 99645

WALKER WM P & DONNA I
12131 E HELEN DR
PALMER, AK 99645

LENTZ, WILLIAM J
PO BOX 547
PALMER, AK 99645-0547

KOPPERUD LEIF L
PO BOX 4001
PALMER, AK 99645-4001

KOPPERUD KARL L
PO BOX 1822
PALMER, AK 99645-1822

MCINTYRE ANDREW H & MANDI
1155 N ESTY DR
PALMER, AK 99645

HOYT RICHARD & RUTH
1160 N ESTY DR
PALMER, AK 99645

TURNER JAS A & RENAE M
1153 E HIDDEN RANCH LOOP
PALMER, AK 99645

MCMULLIAN JAMES III & SUZ
PO BOX 3451
PALMER, AK 99645-3451

SIPES BRANDON W & BRITTAN
1130 E ESTY CIR
PALMER, AK 99645

WESSEL PHILIP J & ROBIN S
PO BOX 1486
PALMER, AK 99645-1486

HARRIS TIMOTHY
1105 E HIDDEN RANCH CIR
PALMER, AK 99645

WEBB RICHARD L & PARASKEVI
PO BOX 4028
PALMER, AK 99645-4028

WELLS GUY P & CHRISTY L
1125 E HIDDEN RANCH CIR
PALMER, AK 99645

CRAWFORD MONTY E
1145 E HIDDEN RANCH CIR
PALMER, AK 99645

MOKELKE ADAM
1101 E HIDDEN RANCH CIR
PALMER, AK 99645-8325

FISH BRIAN J & REBECCA M
1100 E HIDDEN RANCH CIR
PALMER, AK 99645-8325

NUTTALL CHAD I M & KATY R
NUTTALL REV TR
1110 E HIDDEN RANCH CIR
PALMER, AK 99645-8325

KWON TAE & MI
1120 E HIDDEN RANCH CIR
PALMER, AK 99645-8325

COLLETTI CHARLES & BARBAR
1130 E HIDDEN RANCH CIR
PALMER, AK 99645-8325

HOLLINS ELGIN JR
1140 E HIDDEN RANCH CIR
PALMER, AK 99645-8325

MARSHALL ROBT C& KIMBERLY
PO BOX 865
PALMER, AK 99645-0865

SPINELL HOMES INC
1900 W NORTHERN LGTS BLVD
ANCHORAGE, AK 99517-3342

TITUS CHRISTOPHER J & CAR
PO BOX 1245
PALMER, AK 99645-1245

KOCHUTEN RICHARD S JR & L
1203 E HIDDEN RANCH LOOP
PALMER, AK 99645-8312

PAULEY RICHARD
1223 E HIDDEN RANCH LOOP
PALMER, AK 99645-8312

SALTER DANA E & JESSICA A
1243 E HIDDEN RANCH LOOP
PALMER, AK 99645-8312

KURTZ GEORGE G & ALYSIA D
1263 E HIDDEN RANCH LOOP
PALMER, AK 99645-8312

EVEY JOHN L & DENISE R
1283 E HIDDEN RANCH LOOP
PALMER, AK 99645

DORAN MICHAEL R
PO BOX 772753
EAGLE RIVER, AK 99577-2753

KIRKHART KYLE RICHARD
1323 E HIDDEN RANCH LOOP
PALMER, AK 99645

HEGENER ANDREW J
1343 E HIDDEN RANCH LOOP
PALMER, AK 99645-8336

FERRIS TODD
1357 E HIDDEN RANCH LOOP
PALMER, AK 99645-8336

~~SPINELL HOMES INC
1900 W NORTHERN LGTS BLVD
ANCHORAGE, AK 99517-3342~~

ESCOBAR ANTONIO & DIANA L
PO BOX 4385
PALMER, AK 99645-4385

~~SPINELL HOMES INC
1900 W NORTHERN LGTS BLVD
ANCHORAGE, AK 99517-3342~~

~~SPINELL HOMES INC
1900 W NORTHERN LGTS BLVD
ANCHORAGE, AK 99517-3342~~

~~SPINELL HOMES INC
1900 W NORTHERN LGTS BLVD
ANCHORAGE, AK 99517-3342~~

PAULEY RICHARD A
1242 E HIDDEN RANCH LOOP
PALMER, AK 99645-8312

SUAAVA PEPA F
1262 E HIDDEN RANCH LOOP
PALMER, AK 99645

~~SPINELL HOMES INC
1900 W NORTHERN LGTS BLVD
ANCHORAGE, AK 99517-3342~~

PUGH JOHN G & LISA L
1302 E HIDDEN RANCH LOOP
PALMER, AK 99645-8336

KLINK RYAN WHITNEY
JONES JEREMIAH J
3576 S SKY RANCH LOOP
PALMER, AK 99645-9008

BRENT ERNEST
1342 E HIDDEN RANCH LOOP
PALMER, AK 99645-8336

TESENIAR JEFFREY
BUDNIK ROBERTA K
1356 E HIDDEN RANCH LOOP
PALMER, AK 99645

SELTZER SHANE M & JESSICA
1362 E HIDDEN RANCH LOOP
PALMER, AK 99645-8336

MURPHY RICHARD G & JENNIF
1382 E HIDDEN RANCH LOOP
PALMER, AK 99645-8336

LANDRUM WILLIAM A
1402 E HIDDEN RANCH LOOP
PALMER, AK 99645-8350

LAWRENCE EILEEN
13485 WOODLAKE RD
ELBERT, CO 80106-8891

GREENE GAIL C
1440 W HIDDEN LANE CIR
PALMER, AK 99645-8341

ACREE WESLEY A
1450 W HIDDEN LANE CIR
PALMER, AK 99645-8341

WILLMAN JAMES J & ALICE
PO BOX 1323
PALMER, AK 99645-1323

MEYER ANTON J & PIA S
8210 SUNDI DR
ANCHORAGE, AK 99502

JENNER MATTHEW N
1455 W HIDDEN LANE CIR
PALMER, AK 99645-8341

NOVAK JOHN S & BRENDA
PO BOX 3144
PALMER, AK 99645-3144

KOPPERUD NOEL H
PO BOX 4470
PALMER, AK 99645-4470

KOPPERUD NOEL H
PO BOX 4470
PALMER, AK 99645-4470

FIRST BAPTIST CHR PALMER
PO BOX 2689
PALMER, AK 99645-2689

FIRST BAPTIST CHR PALMER
PO BOX 2689
PALMER, AK 99645-2689

CORBETT MATTHEW
721 N NATASHA RD
PALMER, AK 99645

CORBETT MATTHEW W
CORBETT CHRISTINA B
721 N NATASHA RD
PALMER, AK 99645-9383

CORBETT MATTHEW W
CORBETT CHRISTINA B
721 N NATASHA DR
PALMER, AK 99645-9383

KOPPERUD CLAIRE EST
PO BOX 4470
PALMER, AK 99645

MCCARTHY ROBERT L & BECKY
12301 E HELEN DR
PALMER, AK 99645



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

Received

David Meneses
Building Inspector

OCT 06 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

September 28, 2015

Dear Property Owner:

The Palmer Planning and Zoning Commission will consider a variance request initiated by Robert and Becky McCarthy, owners, to request a use variance to Palmer Municipal Code 17.20.020(F) "Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters" for Lot 1, Fairside Estates, located at 12301 E. Helen Drive, Palmer, Alaska.

Upon being annexed into the City in 2003, the lot was zoned R-1, Single-family Residential. Occupying a camper or motor home as living quarters is not a permitted use in the R-1, Single-family Residential District. The applicants are requesting a use variance to PMC 17.20.020(F) to allow them to occupy their motor home as living quarters. The map on the reverse side of this notice indicates the location of the subject parcel. For additional information on Variances, please refer to Palmer Municipal Code Chapter 17.76 – Variances located online at: www.cityofpalmer.org.

The Commission will hold a Public Hearing to consider this application and to allow for public comments regarding this variance request on Thursday, October 15, 2015 at 7:00 p.m., in the Palmer 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 October 8, 2015. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to 745-5443 or emailed to me at: kmccclure@palmerak.org.

Sincerely,

Kimberly McClure
Planning & Code Compliance Technician

☆☆

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

One of the reasons I live in Palmer is because of PMC's. If someone wants to occupy a camp trailer there are many other areas in the mt so they can. I dont want to see an RV Park from my porch.

Name: ERICST BRENT

Address: 1342 EAST HIDDEN BOUND LOOP PALMER AK 99645



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

Received

David Meneses
Building Inspector

OCT 07 2015

City of Palmer

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
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Sincerely,

Handwritten signature of Kimberly McClure

Kimberly McClure
Planning & Code Compliance Technician

Row of 20 stars

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

The property is presently Zoned R-1 and it could not be rezoned for use as a trailer park.

Name: Fritz Mayer

Address: 12531 E. Helen Drive Palmer

Mail ~~at~~ P.O. Box 2758
Palmer, A.K. 99645



New Business



Presentation by Jessica Smith,
Transportation Planner,
Matanuska Susitna Borough



ACTIVE CONDITIONAL USE PERMITS As of October 15, 2015

CUP #	Legal Description	Owner or Function	Physical Address	Date Issued/ Renewed	Type	Status
07-006	Palmer Industrial Park Lot A-06	Enstar	1301 S. Felton Street across from the MTA Building	07/17/07	100' Tower	Open/Compliant
	Palmer Industrial Park, Tract B-3	Matanuska Towing and Recovery	1433 S. Industrial Way	Unknown Not on File!!	Auto Salvage yard	Open/Compliant
	Matanuska Maid RSB Tract B, Lots 1 - 3	Alaska Bible College	248 E. Elmwood Street	09/09/11	College	Open/Compliant
	Palmer Industrial Park, Tract H-2C-2	McKinley Meats	385 E Outer Springer Loop	08/13/83	Barn/Compost pile/feed lot	Open/Compliant
	St. Johns Subdivision, Lot 2	St. John's Lutheran Church	440 E. Elmwood Avenue	05/18/05	Off-Site Parking Lot	Open/Compliant
09-007	Cope, Portion Tract C	Alaska Family Services	1825 S. Chugach Street	04/01/03 04/16/09	Emergency Shelter, Office and Office Addition	Open/Compliant
07-001 08-002	Chugach Colony Estates	Various Owners	920 S. Chugach Street	04/19/07 08/21/08	Senior Housing & Stg. Units	Open/Compliant
	Mountain Rose Est.	Mountain Rose Estates	E. Camille Rose Court off of S. Chugach Street	08/31/00	Active adult community	Open/Compliant
	Tesoro Fuel	Propane Storage Tank	400 W. Glacier View Ave.	04/05/11	Propane Storage Tank	Open/Compliant
	Glacier View L2 B1	Midas	1225 S. Glenn Highway	05/03/00	Carwash	Open/Compliant
	Promissory Point Subdivision, Lot 3	1 st Baptist Church of Palmer	1150 E. Helen Drive	04/22/11	Youth Addition	Open/Compliant
	Hidden Ranch, Lot #1	Matanuska Telephone	1423 E. Hidden Ranch Loop	05/17/05	Communications Hut	Open/Compliant
	Palmer Industrial Park, Tract C-1	Progressive Coatings	1320 S. Industrial Way	09/19/02	100' Monopole Com Tower	Open/Compliant
	T17N, R2E, S5, C16	Matanuska Telephone	1632 S. Bonanza St. Located within the SOA SOA DOT Maintenance Lot.	07/02/01	99' Cellular Tower	Open/Compliant
07-005	T17N, R2E, S5, D-11	Purely Alaskan Water	1800 Glenn Highway	04/03/99 06/29/07	Water bottling plant	Open/Compliant
	Lot 1, Promissory Point	Noel Kopperud	1125 E. Moore Road	10/04/06	Contractor Equipment Yard	Open/Compliant



ACTIVE CONDITIONAL USE PERMITS As of October 15, 2015

CUP #	Legal Description	Owner or Function	Physical Address	Date Issued/ Renewed	Type	Status
07-002	Lot 1, Promissory Point	Noel Kopperud	1125 E. Moore Road	05/21/07	Caretaker's Residence	Open/Compliant
	17N02ES05 Lot A-26	Verizon Wireless John Novosad	1398 S. Glenn Highway	11/22/11	100' Communications Tower	Open/Compliant
	*Alaska State Fair	Arctic Alaska Region of The SCCA	Glenn Highway	03/29/11 03/29/16	SCCA Events	Open/Compliant
	**17N02E08D008	Alaska Demolition	550 E. Rebarchek Avenue	02/24/14- 02/24/24	Landfill & Gravel Extraction	Open/Compliant
	Johns , L 2-1	Catholic Archbishop of Anc.	221 S. Valley Way	12/29/92	Food bank	Open/Compliant
	Block 3, Lot 11-1 Bailey Heights Subdivision	Palmer Lifeways	612 N. 1 st Street	08/18/11	Child Care Center	Open/Compliant
	Bugge's Hill, Tract 00B	Church of Jesus Christ of Latter Day Saints	560 W. Arctic Ave.	06/01/94	Church	Open/Compliant
09-008	Sherrod Wind Generator	Sherrod Elementary School	Gulkana Street	09/17/09	Erection of 50' wind turbine	Open/Compliant
07-004	City of Palmer	Palmer Police Department	423 S. Valley Way	06/27/07	PPD Shelter & Tower	Open/Compliant
	RIP Cemetery	Palmer Cemetery Association	Arctic Blvd.	07/28/04	Continued Use as Cemetery	Open/Compliant
	T.A. Smith, L8-15, B9	Episcopal Diocese	323 N. Alaska Street	07/10/98	St. Bartholomew's Church	Open/Compliant
	Smith Extension, Y2K Add.	Mat-Su Borough	553 E. Auklet Avenue	06/12/01	Green House/Tree Nursery	Open/Not in Compliance
	Palmer Airport L. P. 97-1	City of Palmer	101 Airport Road; Forestry Division	09/07/99	100' Antenna tower	Open/Compliant
	Deneke Park, Lot 1	Valley Hospital	515 E. Dahlia Street	06/14/99	Heliport	Open/Compliant
	Lots 13, 14, 15 & 11-1, Block 1, Bailey Heights	Palmer Pentecostal Church	235 W. Albrecht Avenue	10/29/12	Expansion of existing church	Open/Compliant
	Tax Parcel B3, 33-18N-2E	New Harvest/Apostolic Resource Centre, Inc.	555 N. Gulkana Street	01/02/13	Continued use of structure as a church	Open/Compliant

Notes: *Permit term is 5 years; will need to re-apply for new permit in 2015 for continued use in 2016.

**Permit term is 10 years; will need to re-apply for new permit in 2023 for continued use in 2024; review in 5 years (2019).



Enstar 100' Tower			
Conditional Use Permit & Date Issued	100' tall Communications Tower 7/17/07		
Legal Description	Lot A-06, Palmer Industrial Park, Section 4, Township 17 North, Range 2 East #1301000L00A-6		
Property Owner and Mailing Address	Enstar Natural Gas Semco Energy Inc. P.O. Box 190288 Anchorage, AK 99519-0288		
Permit Expiration Date	Perpetual		
Conditions of Permit	1. Comply with all city, state and borough rules <input checked="" type="checkbox"/> Yes 2. Within 12 mos. Of discontinuance of use, remove from site <input checked="" type="checkbox"/> Yes 3. Secure to minimize accessibility and climb-ability <input checked="" type="checkbox"/> Yes 4. To be used exclusively by Enstar <input checked="" type="checkbox"/> Yes 5. No improvements which increase dish size over 25% <input checked="" type="checkbox"/> Yes		
In Compliance Date of Review	9/02/15	Date Photo Taken:	9/02/15
Notes:	Compliant		



Matanuska Towing and Recovery			
Conditional Use Permit & Date Issued	Matanuska Towing and Recovery Storage/Salvage Yard No permit found, sometime in 1986?		
Legal Description	Lot B-3, Palmer Industrial Park, 17N02E04, 1301000L00B-3		
Property Owner and Mailing Address	Matanuska Towing and Recovery PO Box 3288 Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	Code changed in 2006, solid wood fencing no longer required		
Date of Review	9/02/15	Date Photo Taken:	9/02/15
1 st Letter Sent		Deadline	
Follow Up:	A review of the file indicates no permit issued.		



Alaska Bible College			
Conditional Use Permit & Date Issued	To operate the Alaska Bible College 09/09/2011		
Legal Description	Matanuska Maid RSB: Tract B; Lots 1, 2 and 3. 248 E. Elmwood Street		
Property Owner and Mailing Address	Alaska Bible College PO Box 289 Glennallen, AK 99588-0289		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Landscaping shall meet all the requirements of PMC 17.64.080. <input checked="" type="checkbox"/> Yes 2. Parking requirements shall meet the requirements of PMC 17.64. <input checked="" type="checkbox"/> Yes 3. Obtain all necessary sign and driveway permits from the City of Palmer. <input checked="" type="checkbox"/> Yes 4. Obtain all necessary building permits from the City of Palmer. <input checked="" type="checkbox"/> Yes 5. Project and site use must comply with all laws and ordinances of federal, state and local governments. <input checked="" type="checkbox"/> Yes		
Date of Review	9/02/15	Date Photo Taken:	9/02/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



McKinley Meats			
Conditional Use Permit & Date Issued	CUP issued 8/19/83; modification of an existing CUP to allow construction of a barn, corral and compost pile issued 8/27/90		
Legal Description	Tract H2-C, Palmer Industrial Park, 17N02E04		
Property Owner and Mailing Address	State of Alaska, Division of Agriculture, c/o Ray Nix 1800 Glenn Highway, Suite 12 Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. 10 conditions		<input checked="" type="checkbox"/> Yes
	2. Odor control		<input checked="" type="checkbox"/> Yes
	3. Covered compost pit		N/A
Date of Review	9/02/15	Date Photo Taken:	9/02/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant—See attached email response received August 31, 2015 from Curt Sandvik (Administrative Officer –SOA 761-3866).		

Kimberly McClure

From: Sandvik, Curt L (DNR) [curt.sandvik@alaska.gov]
Sent: Monday, August 31, 2015 2:46 PM
To: Kimberly McClure
Cc: Franci Havemeister; Huffman, Francis P (DNR)
Subject: Conditional Use Permit Review

Received

AUG 31 2015

City of Palmer

Kimberly

City of Palmer, Department of Community Development

Re: Tax ID# 2536000LH-2C-2-Slaughterhouse and other compatible uses, Tract H2C-2, Palmer Industrial Park.

Our meat plant staff has reviewed the existing Conditional Use Permits related to the facility and find nothing has changed from the original permits. Also, there are no upgrades or modifications planned at the facility beyond regular maintenance and repair. If you need to update your file with a site visit or photographs please check in with Frank Huffman or Jim Crigger in the front office at Mt McKinley Meats. (907)-745-5232

Thanks Curt



St. John's Church – Off Site Parking			
Conditional Use Permit & Date Issued	St. John's Lutheran Church—Off-site parking 5/18/05		
Legal Description	Lot 2, St. John Subdivision, 17N02E04		
Property Owner and Mailing Address	St. John Lutheran Church PO Box 774 Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Create 35' buffer to the east along Gulkana Street. <input checked="" type="checkbox"/> Yes 2. Only church-related activities allowed. <input checked="" type="checkbox"/> Yes 3. Any dwelling placed on property shall be single-family only. <input checked="" type="checkbox"/> Yes		
Date of Review	9/02/15	Date Photo Taken:	9/02/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Alaska Family Services			
Conditional Use Permit & Date Issued	Alaska Family Services 4-1-03 & 4-16-09		
Legal Description	Tract C, Cope Subdivision, 17N02E04, 5413000T00C		
Property Owner and Mailing Address	Alaska Family Services 1825 S. Chugach Street Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Vegetative buffer on the south end of parcel <input checked="" type="checkbox"/> Yes 2. Comply w/federal, state, and local requirements <input checked="" type="checkbox"/> Yes 3. Follow site plan and general concept drawings <input checked="" type="checkbox"/> Yes 4. Transfer permit to Alaska Family Resource Center when complete <input checked="" type="checkbox"/> Yes		
Date of Review	9/02/15	Date Photo Taken:	9/02/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Chugach Colony Estates

Conditional Use Permit & Date Issued	April 24, 2007 and August 21, 2008 (modification)		
Legal Description	Lot 1C, ARRC #6 (5988000L001-C)		
Property Owner and Mailing Address	Chugach Colony Estates LT 831 S. Chugach Street, Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	All subsequent development shall comply with all State, Federal, and local laws, statutes, regulations and ordinances <input checked="" type="checkbox"/> Yes		
Date of Review	9/02/15	Date Photo Taken:	9/02/15
		Deadline	
Follow Up:	In compliance.		



Mountain Rose Estates			
Conditional Use Permit & Date Issued	Mountain Rose Estates 8-31-00		
Legal Description	Mountain Rose Estates PUD, 17N02E04, 9018, 9019, 9020		
Property Owner and Mailing Address	Various Owners		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. All items stated in Agreement w/city to be met and the property annexed into the city <input checked="" type="checkbox"/> Yes 2. All construction in accordance with PMC except as waived by the City Council <input checked="" type="checkbox"/> Yes		
Date of Review	9/02/15	Date Photo Taken:	9/02/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Tesoro Propane Tank			
Conditional Use Permit & Date Issued	To construct a 500 gallon propane service facility 04/05/2011		
Legal Description	Glacier View Subdivision, Block 1, Lot 1, Located within Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska.		
Property Owner and Mailing Address	William W. Smith 6165 Dry Creek Road Healsburg, CA 95448		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Not cause annoying levels of noise, odor, vibration or light emission or be harmful to the public health, safety, convenience and comfort. <input checked="" type="checkbox"/> Yes 2. Comply with all lot, setback and signage requirements as outlined in the Palmer Municipal Code. <input checked="" type="checkbox"/> Yes 3. Project and site use must comply with all laws and ordinances of federal, state and local governments. <input checked="" type="checkbox"/> Yes		
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Project completed and in compliance. Propane storage tank is gone at this time.		



Glacier View Car Wash			
Conditional Use Permit & Date Issued	Glacier View Car Wash 5-3-00		
Legal Description	Lot 2, Block 1, Glacier View Subdivision, 17N02E05, 4540B01L002		
Property Owner and Mailing Address	Bilikin Properties LLC 711 E. Northern Lights Blvd. Anchorage, AK 99503-2810		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Meet all federal, state, and local rules and regulations that oversee discharge of carwash water into public sanitary sewer <input checked="" type="checkbox"/> Yes 2. This CUP will remain valid as long as this use continues and is maintained in a lawful manner. <input checked="" type="checkbox"/> Yes		
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant.		



1 st Baptist Church Youth Addition			
Conditional Use Permit & Date Issued	Construction of a Youth Worship Facility 04/22/2011		
Legal Description	Promissory Point Subdivision, Lot 3, Located within Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska.		
Property Owner and Mailing Address	First Baptist Church of Palmer 1150 E. Helen Drive Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Comply with all lot, setback and signage requirements as outlined in the Palmer Municipal Code. <input checked="" type="checkbox"/> Yes 2. Comply with all parking requirements as outlined in the Palmer Municipal Code. <input checked="" type="checkbox"/> Yes 3. Project and site use must comply with all laws and ordinances of federal, state and local governments. <input checked="" type="checkbox"/> Yes		
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant.		



MTA Communication Hut			
Conditional Use Permit & Date Issued	MTA Communications Hut 5-17-05		
Legal Description	Lot 1, Block 5, Hidden Ranch, 17N02E05, 5678B05L001		
Property Owner and Mailing Address	MTA PO Box 3550 Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Install 8' fencing <input checked="" type="checkbox"/> Yes 2. Install appropriate shrubbery or landscaping around the outside of the fence <input checked="" type="checkbox"/> Yes		
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant.		



Progressive Coatings 100' Mono-Pole			
Conditional Use Permit & Date Issued	100' Monopole communications tower September 19, 2002		
Legal Description	Parcel C-1, Palmer Industrial Park, 17N02E05, 4810000L00C-1		
Property Owner and Mailing Address	Progressive Coatings Inc. 1320 S. Industrial Way Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Secure tower to minimize accessibility and climb-ability <input checked="" type="checkbox"/> Yes 2. Site restoration within 12 months of cessation of operations <input checked="" type="checkbox"/> Yes 3. Tower be kept to 100' in height or lower <input checked="" type="checkbox"/> Yes 4. Tower be used specifically for cellular communications and that AT & T Wireless Services must notify the P & Z Commission 60 days prior to any co-locator use. <input checked="" type="checkbox"/> Yes		
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant.		



Matanuska Telephone 99' Cell Tower			
Conditional Use Permit & Date Issued	99' tall cellular telephone communication tower 7-02-01		
Legal Description	17N02E05C016		
Property Owner and Mailing Address	Rolf A Dagg & Alan R Prosser 12201 E. Erwin Loop Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Minimize accessibility and climb-ability 2. Kept to 99' or lower 3. Remove within 12 months if operations cease 4. Approval by P & Z prior to co-locate		<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes N/A <input checked="" type="checkbox"/> Yes
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant.		



Purely Alaskan Water			
Conditional Use Permit & Date Issued	Purely Alaskan Water Bottling Plant 6-29-07 (Modification); 4/03/99 (Mod.); 10/01/96 (Original CUP)		
Legal Description	17N02E05D011		
Property Owner and Mailing Address	Purely Alaskan Water 630 W. Fourth Avenue Anchorage, AK 99501		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	<ol style="list-style-type: none"> 1. CUP is valid only for operations described in request for Modification to existing CUP received on 5-10-07 <input checked="" type="checkbox"/> Yes 2. Substantial portion of Admin. Functions to be performed at site <input checked="" type="checkbox"/> Yes 3. Any piping for water other than from city water source shall be approved by city <input checked="" type="checkbox"/> Yes 4. Expansion of package/wholesale activity shall be in accordance w/ Code <input checked="" type="checkbox"/> Yes 5. CUP is approved for space not to exceed 22,000 s.f. <input checked="" type="checkbox"/> Yes 6. Storage of vehicles not used for wholesale business is prohibited <input checked="" type="checkbox"/> Yes 		
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant.		



Kopperud's Equipment Storage Yard			
Conditional Use Permit & Date Issued	Contractor's Equipment Storage Yard 10/04/06		
Legal Description	Lot 1, Promissory Point, 17N02E05, 5704000L001		
Property Owner and Mailing Address	Noel H. Kopperud PO Box 4470 Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	1. Trees, shrubs and other natural vegetation on western edge of property to be preserved <input checked="" type="checkbox"/> Yes 2. Existing driveway on Moore Rd. shall be the only vehicle and equipment access point <input checked="" type="checkbox"/> Yes 3. Sight-obscuring fencing shall be maintain on east edge of property <input checked="" type="checkbox"/> Yes 4. No advertising signage <input checked="" type="checkbox"/> Yes 5. Storage of junk vehicles is prohibited <input checked="" type="checkbox"/> Yes 6. Commercial storage, salvage or junkyard activities is prohibited <input checked="" type="checkbox"/> Yes		
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant		



Kopperud's Caretaker's Residence			
Conditional Use Permit & Date Issued	07-002 Kopperud Caretakers Residence 5/21/07		
Legal Description	Lot 1, Promissory Point, 17N02E05, 5740000L001		
Property Owner and Mailing Address	Noel H. Kopperud PO Box 4470 Palmer, AK 99645		
Permit Expiration Date	This conditional use permit shall remain in force as long as all conditions, laws and ordinances are observed.		
Conditions of Permit	Obtain all necessary permits		<input checked="" type="checkbox"/> Yes
Date of Review	9/11/15	Date Photo Taken:	9/09/15
1 st Letter Sent		Deadline	
Follow Up:	Compliant. See attached letter from Noel Kopperud.		

Received

OCT 02 2015

City of Palmer

October 2, 2015

Kimberly McClure
Planning & Code Compliance Technician
Palmer Community Development
645 E. Cope Industrial Way
Palmer, AK 99645-6748

Re: Noel Kopperud Conditional Use Permit for Caretaker's Quarters on Promissory Point Lot 1 /
1125 E. Moore Rd.

Dear Ms. McClure:

In accord with our recent phone conference I am enclosing photos and providing information herein for your annual review of the above Conditional Use Permit.

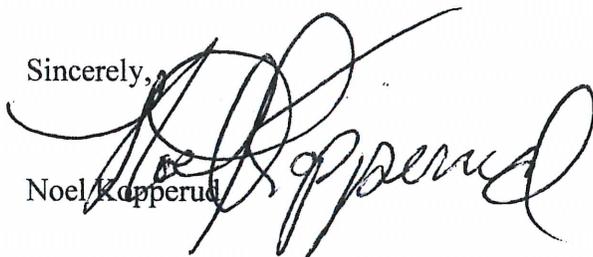
This year we have continued to have serious problems with break-ins and burglary at our industrial properties along Moore Rd. I have enclosed two photos that show burglaries in progress, adjacent to the site where we are reconstructing the old Moore house to be used as a caretaker's quarters. We find that it is impossible to leave our industrial properties unattended at night, even if they are security-fenced and locked.

We have removed deteriorated upper-portions of the Moore house and we are working with a structural engineer to certify the foundation for reconstruction of the caretaker's premises in the southwest corner of Lot 1. I've enclosed a photo of the basement. We have talked to the City Building Inspector about completion of a building permit and have basic plans in the drafting phase. We did attempt to schedule initial construction this winter, but the weather conditions may cause delays which are likely to push any new construction into next summer.

Please give me a call at 745-1439 in the event you have questions or need additional information.

Sincerely,

Noel Kopperud

A handwritten signature in black ink, appearing to read "Noel Kopperud", written over the printed name.