



City of Palmer

Planning and Zoning Commission Packet

July 21, 2016



 **Summer Fun**



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 June 16, 2016
- F. Persons to be Heard
- G. Public Hearings
 - 1. Resolution No. 16-005: A Resolution of the Palmer Planning and Zoning Commission Approving a Conditional Use Permit to add a Car Wash to the Chevron property located in the CG – General Commercial Zoning District at 439 W. Evergreen Avenue, Palmer on Tax Parcel D009, in Section 32, Township 18 North, Range 2 East, Seward Meridian
- H. Unfinished Business
- I. New Business
 - 1. Clarification of Commercial Recreational Facilities listed as a Conditional Use in the Agricultural District
 - 2. Discussion of Tiny Houses in Palmer
- J. Plat Reviews
 - 1. IM 16-009: Preliminary Plat Review - The request is to create six lots from Tax Parcel D12 (Tract B of MSB Waiver 83-97-PWm recorded as 83-210W) and Tax Parcel D10 in Section 5, Township 17 North, Range 2 East, Seward Meridian, located inside Palmer city limits
 - 2. IM 16-010: Preliminary Plat Review – The request is to create one lot from Lots 29 & 30, Block 11, T A Smith to be known as Lot 29A, located inside Palmer city limits
- K. Public Comments
- L. Staff Report
- M. Commissioner Comments

N. Adjournment



Minutes

PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, JUNE 16, 2016
7:00 P.M. - COUNCIL CHAMBERS

A. CALL TO ORDER:

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

B. ROLL CALL:

Present and constituting a quorum were Commissioners:

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

Unexcused absence(s):

Douglas Cruthers

Also present were:

Sandra S. Garley, Community Development Director
Kimberly A. McClure, Planning and Code Compliance Technician

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 May 19, 2016 Regular Meeting were approved as amended, to correctly spell Dr. Don Dinkel's name (page 3).

F. PERSONS TO BE HEARD:

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

G. PUBLIC HEARING(S):

1. **Resolution No. 16-004:** A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Tract A-1 ASLS 96-004 with a site address of 513 S. Valley Way, Palmer, to be Rezoned from CG-General Commercial to I-Industrial with Special Limitations; these special limitations restrict the Industrial uses to brewing and bottling plant with related activities and customary accessory uses, located in Section 33, Township 18 North, Range 2 East, Seward Meridian, Alaska.

Chairman Lucas called for the motion.

Commissioner Kerslake moved, seconded by **Commissioner Fuller**, to recommend approval to the City Council of subject zoning map amendment for Tract A-1, more particularly described in Resolution 16-004, from CG-General Commercial to I-Industrial with Special Limitations.

Staff Report: Ms. Garley reported background and surrounding zoning information on the proposed zoning map amendment. The applicants are Matt Tomter of Matanuska Brewing Company, LLC and Alaska Department of Natural Resources, Department of Agriculture. Public notice and publishing requirements pursuant to code have been met. A total of 2 written comments (on the table) were received in response, both in favor.

Staff recommends approval based on the following findings if the Commission concurs:

Fact 1) The proposed change is in accordance with the borough and city comprehensive plans;

Finding: Goal 3 of Chapter 6 of the City of Palmer Comprehensive Plan states: "Support the continuation of institutional and appropriate industrial uses." In Objective B, Goal 3, the Plan mentions support of continued industrial use consistent with other plan goals and the need for industrial uses to be located and managed so they are good neighbors to adjoining uses. The Plan recognized the need for the re-development of the Mat-Maid block.

The proposed change supports the re-development of this parcel and restricts the Industrial uses to brewing and bottling plant with related activities and customary accessory uses to maintain harmony with the existing neighbors and compatibility with adjoining uses. The property has historically been used for a bottling plant and creamery (Mat-Maid). This brewery and bottling plant will be an appropriate industrial use for this property.

Fact 2) The proposed change is compatible with surrounding zoning districts and the established land use pattern;

Finding: The parcel's location is surrounded by a mix of Industrial, General Commercial, Public, Limited Commercial and High Density Residential uses. Located to the west and contiguous to the subject parcel is Crowley Petroleum; to the south of this parcel are the old Colony power plant building, the remaining footings for the Colony warehouse and a mini-storage facility; to the east is commercial and across the street are Denali Square Office buildings and multi-family housing; and to the north are State Troopers and Palmer Police Department offices.

If rezoned to Industrial with Special Limitations restricting the Industrial use to brewing and bottling plant with related activities and customary accessory uses this parcel would continue to be compatible with surrounding zoning districts and is compatible with the prior use of this parcel as a milk production facility.

Fact 3) Public facilities such as schools, utilities, and streets are adequate to support

the proposed change;

Finding: This parcel is adjacent to Crowley Petroleum which frequently receives large loading trucks utilizing South Valley Way which is adequate to support the traffic generated by the proposed change. There are existing utilities and structures on the subject parcel from the previous use as a milk production facility which would be adequate to support the proposed change.

Fact 4) Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change;

Finding: The Mat-Maid Creamery building has been vacant for several years. Originally, this was part of the Matanuska Colony Industrial area. The surrounding neighborhood consists of industrial, commercial and public uses. The proposed change with the special limitations will help to encourage and support more economic development in this area.

Fact 5) The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).

Finding: The proposed zone change is consistent with the public welfare by encouraging the use of this abandoned building as a beverage production facility as it was in the past. The proposed zone change does not grant the owner any special privilege as the requested zone change is consistent with contiguously zoned Industrial property.

Public Hearing:

Applicant's Presentation:

Matt Tomter, Matanuska Brewing Company, LLC, outlined plans for improvements to the property including removing all the vegetation and replacing with lawn/landscaping. The silo itself would be used as the brewery tasting room and retail store, emphasizing there would be no bar or restaurant; it will primarily be a large production facility. The grain elevator will remain in place. Fencing will surround the property. There will be some tractor/trailer activity by Odom Corporation three or four times a week early in the morning to pick up the beer; not a lot of traffic will be created. There is very little waste created by brewing beer, no contaminants; the only by-product is spent grain which the Reindeer Farm has already agreed to take. Mr. Tomter asked the Commission to approve the rezoning request. Brief questions followed with regard to parking and number of employees.

[Chairman Lucas opened the public hearing at 7:16 p.m.]

Samuel Pelant reminded of his previous discussions with Director Garley and former City Manager Joe Hannon concerning plans for the adjacent Tract B-2, directly south of Tract A-1, which plans included a brewery among other businesses to support Palmer. They were told at the time that just a brewery would have to be built in an Industrial zone location. They took that to heart and over the last few years he and the owner have been working on putting together a plan beyond just a brewery to build a

commercial general application for Tract B-2; the owner is now concerned that an Industrial designation for Tract A-1 would lower the property value of Tract B-2. Mr. Pelant emphasized that he is not opposed to a brewery. He proposed a delay in the decision to allow the parties to talk and explore any mutual interests concerning the two properties.

Ms. Garley addressed Mr. Pelant's concerns and there was brief procedural discussion.

Andrea Noble-Pelant spoke in support of her husband's concept for Tract B-2, noting that her work and field of business is art and culture; she is the acting Executive Director of the Alaska State Council on the Arts. She talked about how a community is affected by something new and what takes a community to the next step through art and culture. She commented that when the Commission hears from them next time, it can expect to hear some of these things that will make their plan distinctly different than the one being entertained this evening.

[There being no others coming forward to speak, the public hearing was closed at 7:22 p.m.]

Discussion on motion:

Commissioner Kerslake spoke in appreciation of private industry being involved in development of this property. The discussion right now is not whether two different operations can cohabitate, but pursuant to the information before us and in a practical stance, if the owner of the other property were to proceed with General Commercial, it wouldn't necessarily be a bad fit because of Crowley and Industrial zoning on the opposite side of the lot. Although he would like to hear other comments, he is generally excited about this development.

Commissioner Fuller spoke reluctantly in opposition and is somewhat torn; thinks it is a great idea and would love to see this area cleaned up from the blight that it has been for years. In review of the Comprehensive Plan, however, Goal 3, he cited the last paragraph that says Palmer should also make an effort to phase out Industrial areas in other parts of town over the next 20 years, specifically referring to Crowley Fuel and the Borough facilities on E. Auklet. And Goal 4, Objective A, expand commercial and mixed use areas in Downtown east of the Alaska Railroad. He believes the proposal is a great idea and would love to see it developed, but doesn't think it follows the guidance of the Comprehensive Plan. He cited concerns about parking and cautioned about making one exception to the standards that have been set, then having to do the same for the next one that comes along. It would be great if we could fit breweries into Commercial.

Commissioner Petty spoke in favor, commenting that it is a great idea; pointed out that it is a brewery but it is small, will not be employing a lot of people, and does not think traffic would be impacted; that it would look 100 percent better; does not think the owner would be receiving any special privileges as a result and it will benefit Palmer. He thinks it is a good idea and encouraged a vote in favor.

Commissioner Maxwell commented in favor, noting some concerns about access from Valley Way and Arctic which are busy roads; likes that the early morning hours will be utilized for the tractor-trailer traffic; likes that it is a small brewery with an area to sell growlers and tee shirts, etc.; likes the mix of commercial and industry if it's small; applauded the idea of repurposing the existing facilities and making use of what could be considered historic; that it is great to see a brewery going into an old creamery.

Commissioner Kircher agreed with Commissioner Fuller in opposition, commenting that it is so tempting to put something in there because it is so run down and ratty-looking and the City could use the income, but thinks it is the wrong use in the wrong place as Industrial; that there have been designs for integrating the use of the entire complex which he thinks needs to be done. He thinks the City should take the lead in requiring a comprehensive plan for the Mat-Maid facility.

Chairman Lucas spoke very much in favor, pointing out with regard to the Industrial aspect that the Special Limitations imposed would restrict the activities to only brewing and bottling and thus eliminate the possibility of it turning into another fuel bulk plant or waste produce facility. He thinks it would be an excellent location for several facilities of this nature and if he were the owner of the adjacent lot, he would be pleased that anything at all would be happening north of them considering how it currently appears; noted that he seriously doubts there would be any property devaluation as a result of this proposed development. The City has talked about various comprehensive plans and there have been a whole lot of ideas expressed, but there are always enough people complaining that nothing ever really happens; he encouraged that we should take advantage of this rare instance of letting the private sector take the lead and do some good here.

Commissioner Kerslake seconded Chairman Lucas' comments reiterating that the Special Limitations will protect from other heavy or objectionable industrial uses; pointed out that the more development that takes place on this lot, development on other lots will follow and people will make the investment. He is ecstatic that private money is taking the lead on this and not government; encouraged a vote in favor.

ROLL CALL VOTE: [recommending approval of Resolution 16-004]: **PASSED**
[In favor: Kerslake, Petty, Lucas, Maxwell]
[Opposed: Kircher, Fuller]

H. UNFINISHED BUSINESS: None.

I. NEW BUSINESS: None.

J. PLAT REVIEWS: None.

K. PUBLIC COMMENTS:

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

- L. STAFF REPORT:
Ms. Garley reported that the Resolution on expanding the boundaries of the Central Business District will be moving forward to the City Council; she will notify of the public hearing date.
- M. COMMISSIONER COMMENTS: None.
- N. ADJOURNMENT:
There being no further business, the meeting was adjourned at 7:36 p.m.

Dan Lucas, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician

DRAFT



Public Hearings



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

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

AGENDA OF: July 21, 2016

ACTION: For consideration and approval, if appropriate.

Attachment(s):

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

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

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



City of Palmer

PART I. GENERAL INFORMATION

- Proposal:** The applicant requests a Conditional Use Permit to add a car wash to the Chevron gas station located in a CG-General Commercial district.
- Applicant:** Cook Inlet Marketing Group (Prism Design & Construction)
- Property Owner:** Cook Inlet Marketing Group
- Property Address:** 439 W. Evergreen Avenue, Palmer, Alaska
- Legal Description:** Tax Parcel D9 in Section 32, Township 18 North, Range 2 East, Seward Meridian
- Tax ID Number:** 18N02E32D009
- Site size:** 0.92 acres
- Zoning:** CG-General Commercial
- Utilities:** City water and sewer
- Access:** W. Evergreen Avenue
- Public Hearing Date:** July 21, 2016
- Notification Requirements:** On July 5, 2016, 154 public hearing notices were mailed to property owners within 1,200' of the site in accordance with 17.80.030. Notification of the public hearing was published in the Frontiersman on July 15, 2016. A total of 5 comments were received in response, with 3 in favor of and 2 not in favor of.

Surrounding Land Uses:

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

PART II. BACKGROUND

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

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

Part III. Staff Findings:

Standards for a Conditional Use Permit:

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

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

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

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

Applicant's response: Yes.

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

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

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

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

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

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

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

Applicant's response: Yes.

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

Fact 5) If the permit is for a public use or structure, is the proposed use or structure located in a manner which will maximize public benefits.

Applicant's response: N/A.

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

PART IV. STAFF RECOMMENDATION

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

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

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

PALMER PLANNING AND ZONING COMMISSION

RESOLUTION NO. 16-005

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

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

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

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

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

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

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

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

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

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

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

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

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

Passed by the Planning and Zoning Commission of the City of Palmer, Alaska, this 21st day of July, 2016.

Dan Lucas, Chairman

Kimberly McClure
Planning & Code Compliance Technician



Received

JUN 16 2016

City of Palmer

Conditional Use Permit Application Form

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

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

Owner of Record: Cook inlet Marketing Group

Description of Request: Add Car Wash

How is the property zoned?: _____

Is the request for a \checkmark : Public Use Public Structure

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

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

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

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

Consistent with other uses in Area.

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

yes

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

it will add to the convenience of the neighborhood

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

yes

5. If the permit is for a public use or structure, is the proposed use or structure located in a manner which will maximize public benefits.

N/A

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

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

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

Mailing Address: 1900 West benson bld site 200

City: Anchorage State: AK Zip: 99517

Phone No. 907-441-5168

Contact No. " "

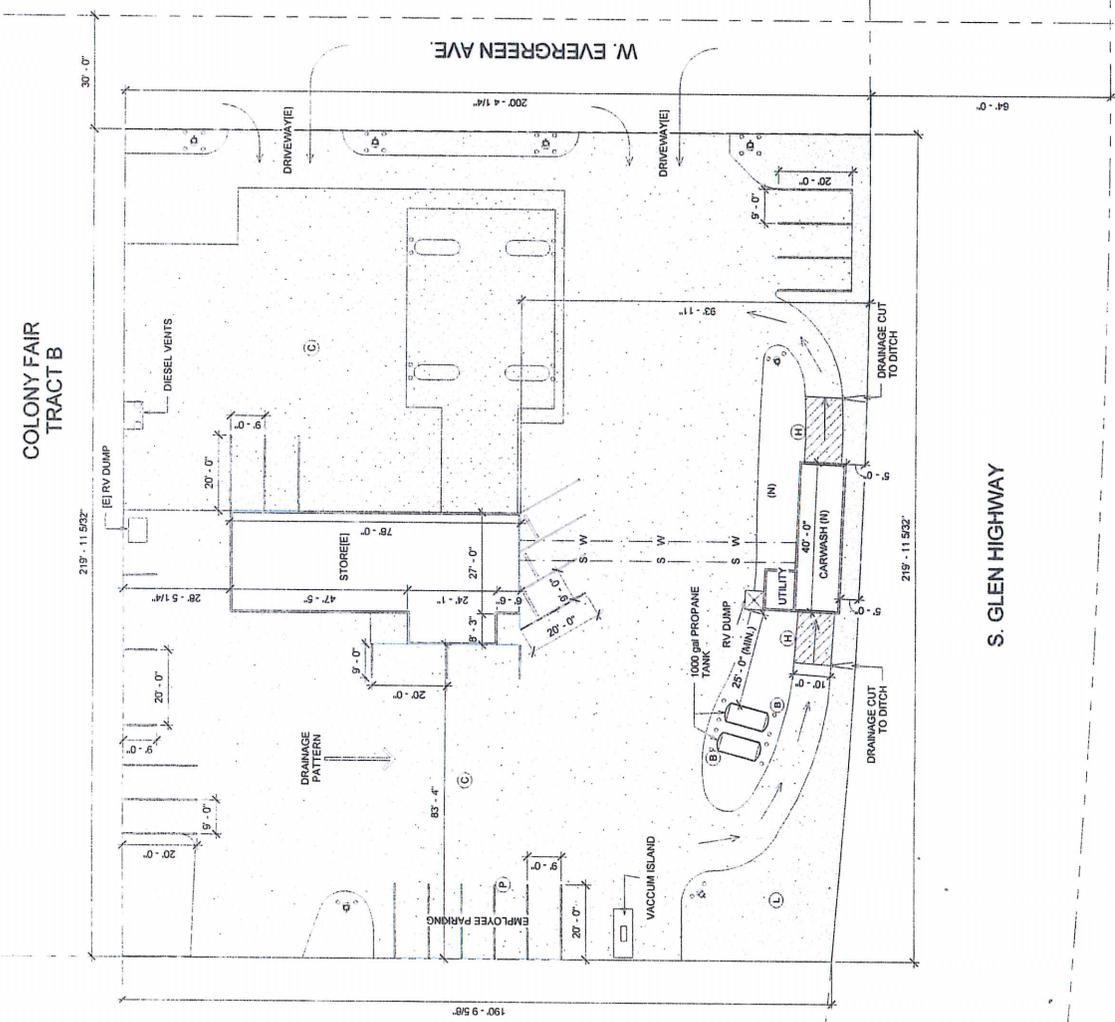
Fax No. _____

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

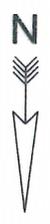
Shawn Campbell 907-357-1430
Shawn.C@prismalaska.com

- SHEET NOTES:**
- (B) BOLLARDS
 - (C) PAVING / CONCRETE (EXISTING)
 - (D) HEATED CONC SLAB
 - (E) LANDSCAPE (EXISTING)
 - (F) PARKING
 - (G) EXISTING
 - (H) NEW/PROPOSED
 - (N) NEW/PROPOSED

**BOMHOFF ACRES
LOT 1A**



**COLONY FAIR
TRACT B**



Received
JUN 16 2016
City of Palmer

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

"1/16" DRAWINGS ARE HALF THE INDICATED SCALE"

* 18 MAY 2016 * ENGINEER BASE *

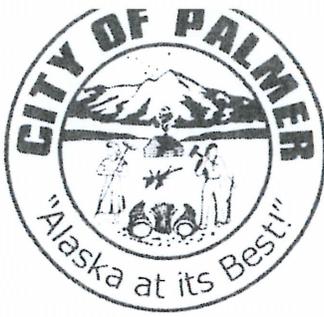
REV NO. XX DATE

SAJU ARCHITECTURE, LLC
6555 MILLS DRIVE, PALM BEACH, FLORIDA 33410
907-426-4669 #907-228-4666 (FAX)

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

RR
KBR
CK: SAJ
DT: 18 MAY 16
JB: PRISM
DWS: SITE

A1.2

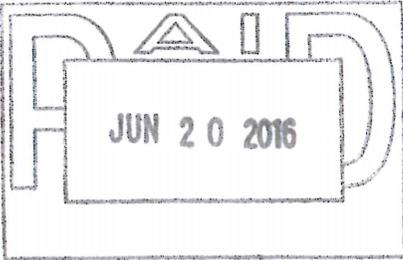


PALMER COMMUNITY DEVELOPMENT

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

Invoice No.: CD16-063

Invoice Date: 06/20/2016

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

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

File copy.

P D Q P R O T O U C H S E R I E S

PROTOUCH

TANDEM

www.pdqinc.com

PROTOUCH
TANDEM

Soft-Touch In-Bay Automatic Vehicle Wash System



Delivering Innovative Vehicle Cleaning Solutions Worldwide

A DOVER COMPANY

PERFORMANCE, DEPENDABILITY AND QUALITY

ProTouch® Tandem RT300

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

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

THE PDQ Advantage:

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



Web-Based ProTouch Tandem Interface Software

Technology available on all your devices

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



Example Screen

Tablet

Desktop Computer

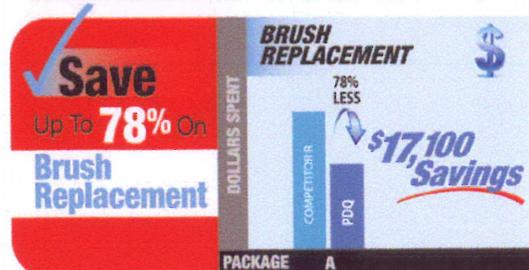
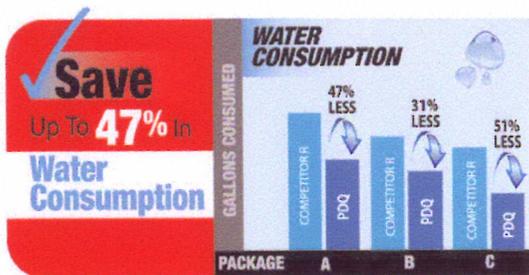


Get Your Wash Noticed... Not only will the ProGlow System help improve your customer flow, it can also be configured to work for you 24/7/365 by illuminating your wash bay day and night whether there is a vehicle in your bay or not. The system can be programmed to display multiple color combinations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

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

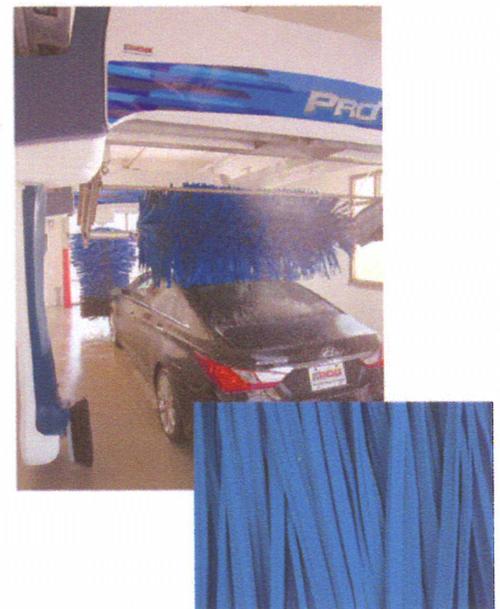
Return On Your Investment Dollar

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



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

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



Brush Material

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

Superior Customer Experience



Two Bridges / Two Brushes / Two Cleaning Technologies

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

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

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

Open Bay Wash Environment

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

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



Maximize Any Wash Bay



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



Precision Loading System

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

Vehicle Positioning

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



Open Bay

Advanced Solutions Application

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



Undercarriage



3X Foam

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



High Pressure Oscillating Top-Blasters



High Pressure Side-Blasters

High Pressure

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

Advanced Tire and Wheel Scrubbers

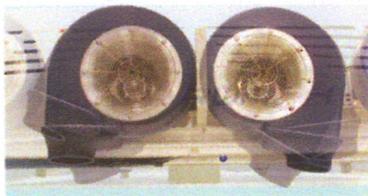
One of the most sensitive areas for customers to have cleaned when they visit your wash site, are their wheels. Your customers are willing to pay more to have their dirty wheels cleaned; with the ProTouch Tandem you have multiple cleaning technologies in play to meet even the most demanding consumer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

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



SwingAir

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



FlashDry

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



FlashDry

ProTouch® Tandem Features:

ProTouch® Tandem RT300 Base Unit Includes:

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

ProTouch® Tandem RT300 Optional Items:

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



ProTouch® Tandem Specifications

Building Requirements

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

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

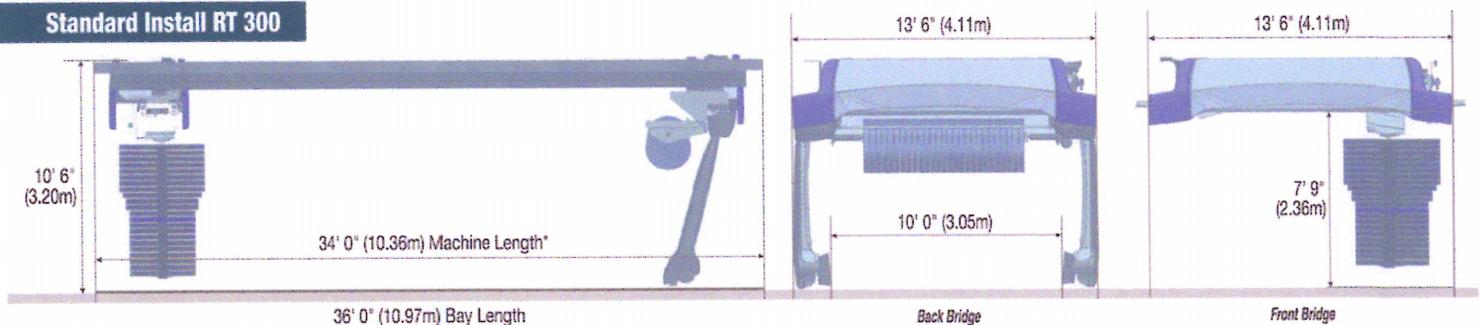
Utility Requirements

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

Electrical Requirements

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

Standard Install RT 300



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

**Rails can be cut to length for shorter bays



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

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

PDQ Manufacturing, Inc. 1698 Scheuring Rd. De Pere, WI 54115 USA (920) 983-8333 1-800-227-3373 www.pdqinc.com
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Vehicle Wash Systems

A DOVER COMPANY

MADE IN THE USA



DEPARTMENT OF COMMUNITY DEVELOPMENT

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
Fax: 907-745-5443
www.cityofpalmer.org

July 5, 2016

Dear Property Owner:

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

The Commission will hold a Public Hearing to consider this application and to allow for public comments as well. The meeting will be held on July 21, 2016 at 7:00 p.m., in the City Council Chambers located at 231 West Evergreen Avenue, Palmer, Alaska.

If you wish to comment on this issue, you may do so by attending the public hearing or by providing written comments to the Planning and Zoning Commission by July 15, 2016. Written comments may be mailed to Department of Community Development, 645 E. Cope Industrial Way, Palmer, Alaska, faxed to (907) 745-5443 or emailed to: kmcclure@palmerak.org.

Sincerely,

Handwritten signature of Kimberly McClure

Kimberly McClure
Planning & Code Compliance Technician



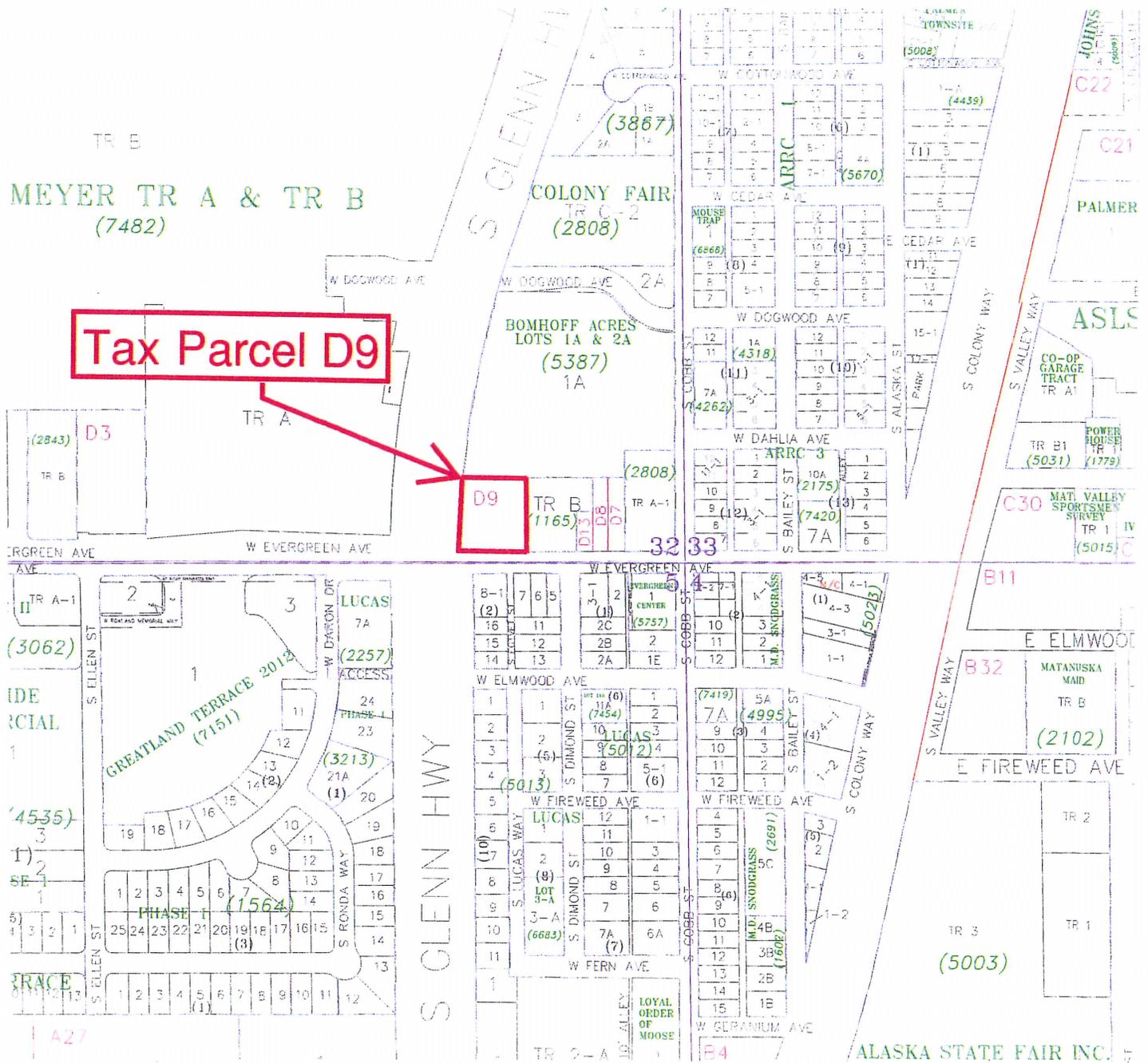
For the following reason, I am (please circle) (in favor of), (NOT in favor of), (have no objection to) the issuance of the proposed Conditional Use Permit.

Three horizontal lines for providing a response to the permit request.

Name: _____

Address: _____

VICINITY MAP



Tax Parcel D9



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



Received

JUL 13 2016

City of Palmer

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

Mail: 231 W. Evergreen Ave.
Location: 645 E. Cope Industrial Way
Palmer, AK 99645-6748
Phone: 907-745-3709
Fax: 907-745-5443
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Sincerely,

Kimberly McClure
Planning & Code Compliance Technician

☆☆

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

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

Name: Victoria J. Pushruk VictoriaJPushruk

Address: 1006 Ronda Way Palmer AK 99645



Received
JUL 15 2016
City of Palmer

~~Received
JUL 15 2016
City of Palmer~~

Sandra Garley
Director

David Meneses
Building Inspector

Beth Skow
Library Director

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

There is already to much activity + Traffic
at that intorsction. I believe this would add to
the already overload in this area.

Name: Duane + Carolyn Minkler
Address: 1035 Ronda Way Palmer AK 99645