

**CITY OF PALMER
ACTION MEMORANDUM NO. 12-049**

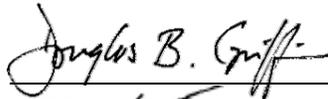
Subject: Approve the Temporary Regulation Enacted in Accordance with Palmer Municipal Code 10.04.020 Concerning the Ninety Day Closure of South Eklutna Street North of the Angus Loop Intersection

Agenda of: May 8, 2012

Council Action: Approved _____

Approved for presentation by:

City Manager
City Attorney
City Clerk





Certification of Funds:

Total amount of funds listed in legislation:	\$ <u>500</u>
This legislation (√):	
<input type="checkbox"/> Has no fiscal impact	
Creates:	
<input checked="" type="checkbox"/> A negative fiscal impact in the amount of:	\$ <u>500</u> <u>(for signage)</u>
<input type="checkbox"/> A positive fiscal impact in the amount of:	\$ _____
<input checked="" type="checkbox"/> Funds are budgeted from this (these) line item(s):	
➤	\$ _____
<input checked="" type="checkbox"/> Funds are not budgeted. Budget modification is required. Affected line item(s):	
➤ 01-12-10-6044	\$ _____
Unrestricted/undesignated fund balance (after budget modification)	\$ <u>1,346,110</u>
Director of Finance signature certifying funds:	<u></u>

Attachment(s):

- Letter from Chief of Police
- Letter from Public Works Director
- Letter from Fire Chief
- Letter from Scott Hamilton (JD Steel)
- Letter from Floyd Ehmman (Ehmann, LLC)
- Letter from B.B. Allen to Mat-Su Borough
- Letter from Richard and Jennie Weldin (Weldin Construction)
- Letter from Hans Vogel (Triverus, LLC)
- Letter from Floyd Ehmman to Director Garley

Summary statement: On April 24, 2012, Scott Hamilton, Vice President of JD Steel Company, Incorporated, addressed the Palmer City Council regarding a pressing public safety concern about access to the Palmer Business Park. JD Steel Company has been awarded large contracts which are coming to fruition as of early May. These contracts involve hundreds of truckloads of steel being delivered to, and transported from, their facility located on East Steel Loop. This large influx of truck traffic will ramp up in early May and will continue throughout the summer.

In the past, South Eklutna Street ended just south of East Steel Loop. This dead end was at the Palmer City limits. Over time, however, a residential development has been constructed south of the Palmer Business Park, just outside of the City limits. At some point, South Eklutna Street was extended for a short distance by paving northward from Angus Loop, the major roadway through the new subdivision. This created an avenue for entry and exit to the subdivision, passing directly through the Palmer Business Park.

This has created a conflict between the convenience of this access for area residents and the activities conducted in the Business Park, where heavily laden semi-tractor trailers pick up and deliver goods. A few years ago, the City placed signs on South Eklutna Street prohibiting use as a through-way between certain hours. These signs have largely been disregarded.

Now, the streets of the Palmer Business Park are increasingly being utilized by motor vehicles (driving through the Business Park to and from Angus Loop); bicyclists; joggers; walkers; and children at play. The mixture of these activities with semi-truck deliveries has a direct impact on public safety. Further, the danger is more immediate due to the expected increase of semi-trucks this summer.

The administration believes that this problem should be addressed in two distinct phases: Phase One includes an immediate, short-term effort to mitigate the public safety risks posed by the conflicting usages by closing South Eklutna Street just north of Angus Loop, and by installing appropriate signage. Only Phase One is addressed by this action memorandum.

Phase Two will address the long term solution to the problem, and will involve an analysis of the following: The existence of any easement for the use of this road prior to its dedication; the minutes of any borough platting meetings about this issue; the examination of notices mailed by the borough to area property owners; and a review of any City of Palmer subdivision regulations and the coordination of these regulations with the borough's platting process. Once an analysis of these (and any other potential issues) is completed, the Administration will propose a long-term solution to the City Council.

On April 25, 2012, the Palmer Police Chief, Fire Chief, and Public Safety Director spent time examining the access to this new subdivision, which lies outside the Palmer City limits, but within the Greater Palmer Fire Service Area (receiving fire and rescue response from Palmer Fire & Rescue). The safety concerns arising from the usage conflicts were examined. As a result, the Police Chief, pursuant to PMC 10.04.020, *Chief of police regulation authority*, has recommended a ninety day closure of South Eklutna Street (just north of Angus Loop) by installing jersey barriers. The Fire Chief concluded that East Crowther Road and Popes Road provide adequate access for fire apparatus into this subdivision. Pursuant to PMC 17.62.020(F), the Public Works Director has given written authorization for this road closure.

The use of these barriers, if approved by City Council, will prevent the flow of vehicular traffic through the Palmer Business Park, and will help to mitigate the public safety issues.

Administration recommendation: Approve action memorandum 12-049.



DEPARTMENT OF PUBLIC SAFETY
Police ... Fire ... Rescue ... Dispatch

Jonathan C. Owen
Director
City of Palmer
Mail: 231 W. Evergreen Ave.
Palmer, Alaska 99645
www.cityofpalmer.org

George R. Boatright
Chief of Police
Location: 423 S. Valley Way
Phone (907) 745-4811
Fax (907) 746-2314

John McNutt
Fire Chief
Location: 645 E. Cope Industrial Way
Phone: 907-745-3709
Fax: 907-745-5443

April 26, 2012

Douglas Griffin
City Manager

Ref: Industrial Park Ingress and Egress
S. Eklutna St. connection to N. Angus Lp.

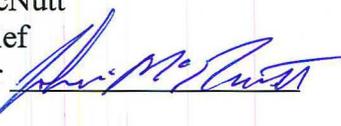
S. Eklutna St. currently passes through the Industrial Park that includes E. Steel Lp. and E. City Circle. This area is designed to accommodate industrial activity within the City of Palmer. A significant part of the industrial activity involves the ingress and egress of heavy trucking, often carrying significantly cumbersome and voluminous cargo. Increase in business activity is projected to be significant for the duration of the summer months with an increase of many hundreds of heavy loads expected to both arrive and leave at varied times.

S. Eklutna St. evolved into a thoroughfare for the adjacent subdivisions located to the south of the Industrial Park via S. Eklutnas' connection to N. Angus Lp. Other ingress and egress routes are available to the residents of this area via E. Crowther and N. Pope Rd. These routes also provide adequate access for emergency response to this area.

The potential for both property damage and personal injury is significant as the configuration currently exists. Therefore, I request that Jersey barriers be emplaced within the City of Palmer on E. Eklutna St. adjacent to 2080 S. Eklutna St. to eliminate the utilization of S. Eklutna St. as a thoroughfare for residential traffic and to discourage associated pedestrian traffic in this area.

It is paramount that we address this situation expeditiously.


George R. Boatright
Chief of Police

John McNutt
Fire Chief
I concur 

Jonathan Owen
Director of Public Safety
I concur 



DEPARTMENT OF PUBLIC WORKS

Thomas E. Cohenour
Director
Phone: (907) 761-1350
Fax: (907) 745-3203
Email: tcohenour@palmerak.org

Mail: 231 W. Evergreen Ave.,
Palmer, Alaska 99645-6952
Location: 1316 South Bonanza Street
www.cityofpalmer.org

April 26, 2012

Douglas Griffin
City Manager
City of Palmer, Alaska

RE: Road Closure South Eklutna Street

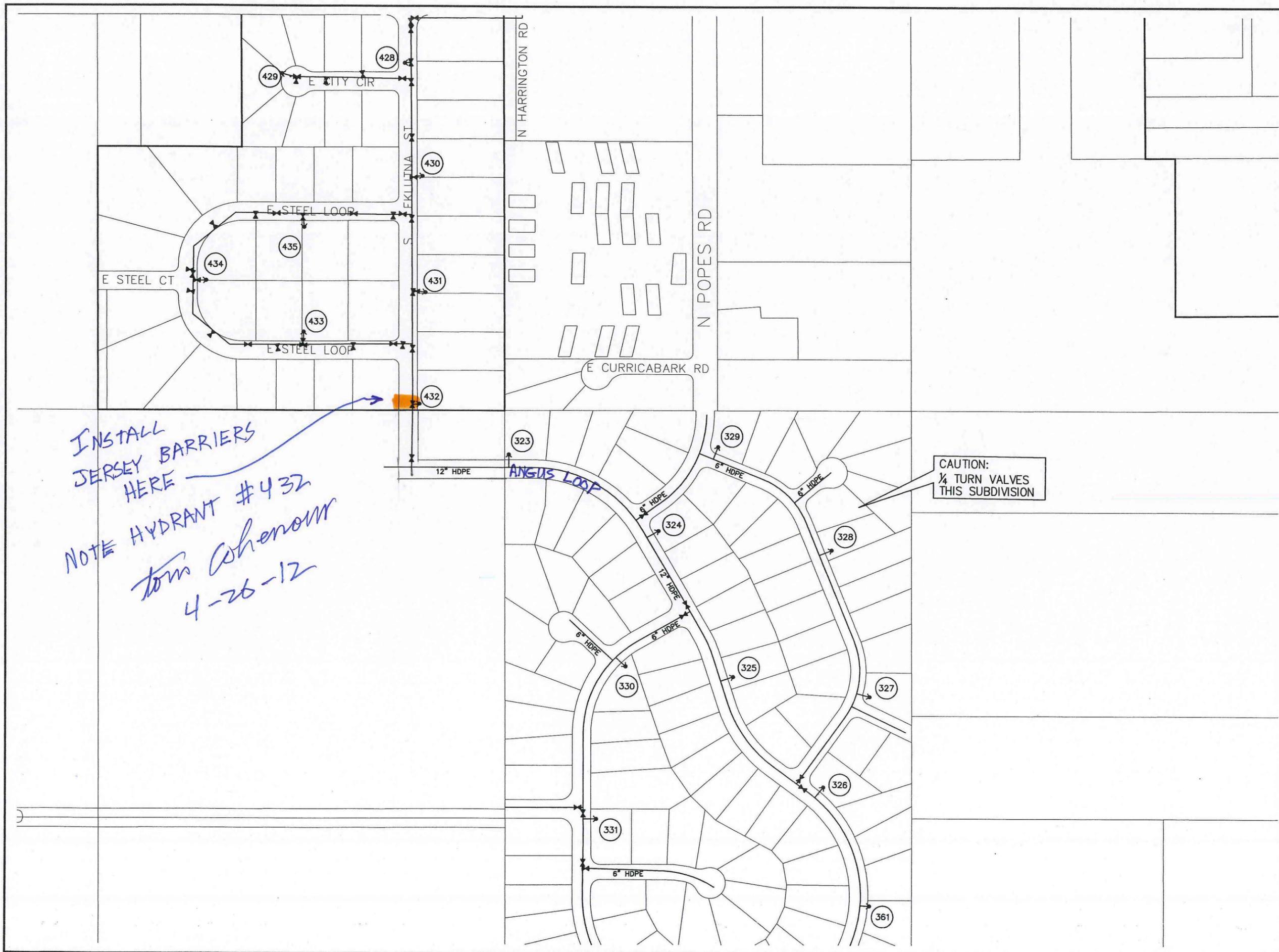
Doug,

PMC 17.62.020(F) requires the written approval of the Public Works Superintendent (now "Public Works Director") prior to the alteration of any access to a public street or right of way. I have examined the issues involved in the closure of South Eklutna Street just north of the intersection with Angus Loop. I approve the road closure of South Eklutna Street with jersey style barriers to prevent vehicular access from Angus Loop into the Palmer Business Park.

Install the jersey style barriers within the City limits of Palmer near fire hydrant number 432 as shown on the attached drawing.

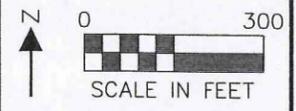
Thank you,

Thomas E. Cohenour



INSTALL
JERSEY BARRIERS
HERE
NOTE HYDRANT #432
Tom Cohen
4-26-12

CAUTION:
1/4 TURN VALVES
THIS SUBDIVISION



INFORMATION AND DATA CONTAINED ON THIS DOCUMENT IS NOT TO BE CONSIDERED TOTALLY ACCURATE AND THE CITY OF PALMER ASSUMES NO LIABILITY FOR DAMAGES OCCURRING AS A RESULT OF USING THIS DOCUMENT. FOR THE LATEST AND MOST UP-TO-DATE INFORMATION YOU ARE URGED TO CONTACT THE CITY OF PALMER PUBLIC WORKS DEPT. AT 745-3925 BEFORE STARTING OPERATIONS.



—	WATER MAIN
⬆	HYDRANT
⌘	VALVE
AC	ASBESTOS CEMENT
CONC	CONCRETE
CIP	CAST IRON
DIP	DUCTILE IRON
CMP	CORRUGATED METAL
CU	COPPER
STL	STEEL
LEGEND	

CITY OF PALMER, AK

WATER DISTRIBUTION SYSTEM

YEAR 2008 GRID NO. F-7

PRINT DATE: 25-NOVEMBER-2008



DEPARTMENT OF PUBLIC SAFETY
Police ... Fire ... Rescue ... Dispatch

Jonathan C. Owen
Director
City of Palmer
Mail: 231 W. Evergreen Ave.
Palmer, Alaska 99645
www.cityofpalmer.org

George R. Boatright
Chief of Police
Location: 423 S. Valley Way
Phone: 907-745-4811
Fax: 907-746-2314

John D. McNutt
Fire Chief
Location: 645 E. Cope Industrial Way
Phone: 907-745-3854
Fax: 907-745-5443

MEMORANDUM

TO: Doug Griffin, City Manager

THROUGH: Jon Owen

FROM: Chief John McNutt *JM*

DATE: April 26, 2012

SUBJECT: S. Eklutna Street

I have reviewed the neighborhood south of the Palmer Business Park and have concluded a temporary closure of S. Eklutna Street between the neighborhood and the Palmer Business Park will not have a detrimental impact on fire apparatus ability to respond to emergencies in that area.

Should you have any questions, please feel free to contact me.

City of Palmer

JM/jep



Corporate Office
2101 West Jackson, Phoenix, Arizona 85009
Mailing P.O. Box 18009, Phoenix, Arizona 85005
(602) 254-8833
Fax: (602) 258-5033

ROC169527

Palmer City Council
231 West Evergreen
Palmer, Alaska 99645

Attn: City Council Members

April 19, 2012

RE: Palmer Commercial Center, JD Steel Company Production Demands, Safety / Noise Concerns

Dear Members of Council,

JD Steel Company Inc., which operates the Northwest Region from its location in the Palmer Commercial Center, is respectfully asking the City of Palmer Council members to consider cooperation and understanding in the upcoming construction season.

JD Steel Company Inc. has recently been awarded the contracts to design and fabricate the steel components for numerous large profile contracts throughout the state. Most notably, JD Steel Company will be fabricating and supplying domestically produced steel for the Northern Rail Extension Bridge in Salcha, Wind Turbine projects on Fire Island and Eva Creek, and Phase II of the Kodiak Pillar Mountain Wind Farm. In addition to these contracts, JD Steel Company maintains a very active role in defense contracting, commercial development projects, infrastructure projects, and highway bridges.

JD Steel Company is currently beginning the fast paced process of procuring material, and shipment for these projects begins almost immediately. JD Steel Company asks the City of Palmer Council Members to consider a few important highlights of our operation and our people:

- In the months of April and May of 2012, JD Steel Company's fabrication plant will receive and ship out over 320 truckloads of reinforcing steel, to be delivered throughout the state's most high profile construction projects.
- An average load consists of over 650 custom fabricated steel pieces, which will all be designed, sheared, bent, threaded, banded and loaded to semi tractor trailers for delivery to jobsites.
- Loads shipped from our Palmer Facility will be unloaded and erected by JD Steel Ironworkers on these various projects throughout the state.
- Contracted work for 2012 will be double that of any year in Alaska, since the construction of our facility 10 years ago. Contracts for 2012 are expected to exceed 6,000 tons of steel.
- JD Steel Company Alaska has received for a second time in 10 years, the recognition as the Safest Fabrication Facility in all of the United States and Canada. JD Steel Company Alaska has gone 9 years without an injury or an accident.

Due to the size and number of projects, and delays in steel production due to an ongoing strike at steel mills in Oregon, JD Steel Company is assessing the need for dual shifts, and most importantly, a night shift for the summer months.

JD Steel Company understands and respects the City of Palmer Ordinance regarding noise production in the hours of 10:00 PM and 6:00 AM. While the noises produced by the operations of JD Steel Company are minimal, it is a condition that is currently a reasonable limitation to the production demands required by the volume of work. JD Steel Company respectfully asks the City of Palmer Council Members to advise on and consider these special circumstances regarding the noise ordination, in order to achieve the contract demands.

Midwest Region
6790 SE Yankee Ridge Rd.
Polo, MO 64671
Ph (660) 354-3150
Fax: (660) 354-3157

Rocky Mountain Region
850 W. 200 South, Ste. D
Lindon, UT 84042
Ph (801) 796-7158
Fax (801) 796-7198

Front Range Region
4456 Cherokee St.
Denver, CO 80216
Ph (303) 477-5029
Fax (303) 477-9499

Northwest Region
511 E. Steel Loop Rd.
Palmer, AK 99645
Ph (907) 746-6750
Fax (907) 746-6755

JD Steel Company also respectfully asks the City of Palmer Council Members to understand the impact of residential traffic allowed into the Commercial Center, as well as the leisure use of the streets of the Commercial Center. While we equally enjoy our city and its beautiful opportunities, we are concerned for the potential for accidents when fast moving 'commonly unaware' traffic flow is combined in this intensive industrial activity.

As fully loaded tractor trailers leave with finished product, or arrive with raw materials, we are constantly in conflict with the disobedience of the stop signs, walkers with baby strollers, children riding bikes, and community members walking their pets. Again, while we equally enjoy our city, we fear anything happening in this area designated for this type of activity. We strongly believe in the creation of the Palmer Commercial Center, to separate these varying activities to avoid these types of conflicts. While JD Steel Company does not offer a solution to these conflicts, we respectfully look to the City Council Members for direction.

It is written into the JD Steel Company mission statement and belief values that we are to be good neighbors and strive to be contributing members to our community. We ask the City Council Members to consider these challenges of balancing 'company and community'. It is in our interest to operate a responsible and safe business, and to proactively identify conditions that are potentially hazardous.

Please consider the concerns presented, and offer direction and advice to mediate these concerns. We respectfully ask that these issues be considered time sensitive, and need our collective attention. JD Steel Company intends to comply by any and all ordinances of the City Code, as demonstrated for the 10 years our business has called Palmer 'home'.

Sincerely and respectfully,

Scott Hamilton
Vice President
Alaska & Midwest Regional Manager
JD Steel Co., Inc.
907-746-6750 Office
907-982-0328 Mobile
shamilton@jdsteel.com
www.jdsteel.com

EHMANN LLC.

P.O. Box 2790 Palmer, Alaska 99645

April 28, 2012

City of Palmer
Department of Community Development
645 E. Cope Industrial Way
Palmer, Alaska 99645

Attention: Sandra Garley

Re: Public Safety concerns- Palmer Commercial Center/Mountain Ranch

Dear Sandra:

As a business (F-E Contracting Inc.) owner in the Palmer Commercial Center I again want to voice my concern for Public Safety at the Palmer Commercial Center. The Public Safety issues on South Eklutna Street are:

1. An increasing number of the Mountain Ranch Subdivision residents (vehicles, bicycles, strollers, pedestrians, skateboards etc) that are using South Eklutna Street to access Springer Loop. The City of Palmer has provided no road shoulders, sidewalks or bike paths along South Eklutna Street to mitigate these public safety issues.
2. Large delivery and commercial trucks regularly use S.Eklutna to service the businesses in the Palmer Commercial Center so they now must interface with subdivision residential use. This area was originated as a BP (business park) district and specifically prohibited any residential use of the land in the BP (business park) district. (Ord. 565 – 4 (part), 2000)
3. There is now an EMS station located in the Palmer Commercial Center that, when responding, has to deal with the residential traffic on South Eklutna Street.

We have previously addressed these concerns, June 2, 2009 at a joint City/Borough meeting and again on January 23, 2010 in a letter to the City of Palmer. We were told by the City Manager that the Mountain Ranch subdivision approval by the Borough was critical to the City of Palmer to secure funding to improve/upgrade the existing sewer system.

The City should not allow funding decisions to take precedence over serious Public Safety issues. Also it is not fair for the City to make funding decisions that place undue additional liability on existing businesses. Looking the other way on this issue after being warned, the City of Palmer has placed itself in a serious liability position when (not if) a serious injury or death occurs in this area.

The "short term fixes" implemented by the City to address Public Safety concerns have not been effective and have not reduced the traffic safety issues on South Eklutna Street. Therefore, as promised, the City needs to quickly "consider implementing other long term options to resolve the traffic safety issues" that are effective.

Possible long term options:

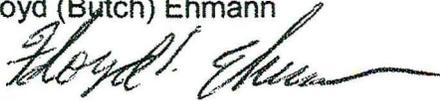
1. End South Eklutna Street at the southern property line of Palmer Commercial Center with a cul-de-sac and breakaway fire lane/gate. The Borough subdivision approval required E. Crowther Road to be upgraded and used in conjunction with the existing N. Popes Road as egress for Mountain Ranch. Now that E. Crowther has finally been upgraded the questionable connector road between Mountain Ranch and South Eklutna Street needs to be abandoned.
2. The City of Palmer could buy out all of the businesses in the Palmer Commercial Center and rezone the property for residential use.

If you have questions or need more information please call me at 841-4226.

Thank you,

Owner,
Ehmann LLC.
F-E Contracting Inc.

Floyd (Butch) Ehmann



Cc:
Mat-Su Platting Board
Palmer Public Safety Officer



June 4, 2009

Bill Allen
City Manager

Matanuska Susitna Borough
Platting Board
350 E. Dahlia Avenue
Palmer, AK 99645

City of Palmer
231 W. Evergreen Ave.
Palmer, AK 99645-6952
Phone (907) 745-3271
Direct (907) 761-1317
Fax (907) 745-0930
ballen@palmerak.org
www.cityofpalmer.org

Dear Members:

First, thank you for allowing time for the City of Palmer, the businesses at the Palmer Commercial Center and the developer of Mountain Ranch III to work on resolving the land use issues brought up by the proposed development adjacent to the City's light industrial area.

The City's two recommendations, 1) the provision of a screening fence or berm contiguous to Business Park to mitigate the potential land use conflicts and that 2) discouraging vehicular and pedestrian traffic from the residential subdivision through the Palmer Commercial Center, were addressed at a June 2, 2009 meeting here at City Hall.

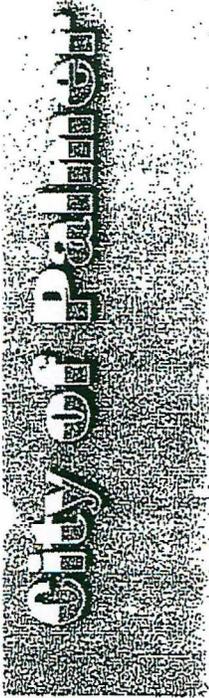
Attending the meeting were, Jess Hall, the developer of Mountain Ranch III, and representatives of the businesses in the Palmer Commercial Center - Hans Vogel of Triverus, Butch Emmon of F&E Construction, Scott Hamilton of JD Steel, Jenny and Dick Weldon of Weldin Construction, and Nancy Cameron of the Borough Land Management office.

The following agreements were reached at the June 2 meeting:

Issue 1 - Screening fence or berm:

The property owners of the Palmer Commercial Center will construct fences along their southern property lines and provide landscaping on their property along the fence line.

The Mountain Ranch III CCR's will contain information to notify the purchasers of the lots contiguous to the Palmer Commercial Center that light industrial activity does occur and will continue to occur within the Center.



Jun-24-08

02:45pm

From:Weldin Constructon, Inc.

9077463237

T-577 P.005/005 F-733

Issue 2 – Residential traffic

The proposed new residential lots have two access routes in addition to S. Eklutna Street - E. Crowther Road and N. Popes Road. To discourage the mixing residential traffic with the heavy equipment and commercial vehicles using S. Eklutna Street, the City will as quickly as possible:

- 1) post the speed limit on S. Eklutna at 20 mph and increase police patrols in the area to enforce this new limit, and
- 2) post stop signs on S. Eklutna at the two intersections with E. steel Loop.

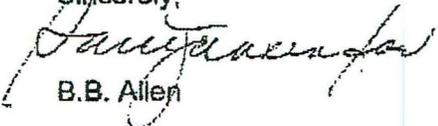
Following the installation of the sewer and water lines on Crowther Road the developer will pave Crowther, which will entice more of the residents to use this access into Mountain Ranch.

If these short term fixes do not reduce the traffic safety issues on S. Eklutna within the Center, the City will consider implementing other long term options to resolve the traffic safety issues,

City of Palmer's Final Recommendation:

We feel that all parties agreeing to implement these solutions has resolved the City's issues and I urge the Platting Board to approve the plat for Mountain Ranch III.

Sincerely,


B.B. Allen



FACSIMILE TRANSMITTAL SHEET

TO: Jon Owen	FROM: Jennie Weldin
COMPANY: City of Palmer	DATE: April 26, 2012
FAX NUMBER: (907) 745-0930	TOTAL NO. OF PAGES INCLUDING COVER: 3
PHONE NUMBER: (907)	PROJECT NUMBER:
RE: Eklutna Street/Palmer Commercial Center	PROJECT NAME:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Please see attached letter.

561 STEEL LOOP
(907) 746-3200 PHONE

PALMER
(907) 746-3237 FAX
E-MAIL: jenniew@weldin.com

ALASKA 99646
(907) 232-7666 CELL



A CIRI Company

April 26, 2012

561 E. Steel Loop
Palmer, Alaska 99645
Phone (907) 746-3200
Fax (907) 746-3237
Toll Free 1-877-309-3200
www.weldin.com

City of Palmer
231 W Evergreen Avenue
Palmer, AK 99645

Attn: Jon Owen, Safety Officer

Re: Palmer Commercial Center

Dear Mr. Owen:

The purpose of this letter is to express support for the request of J.D. Steel to restrict access to Mt. Ranch Subdivision via Eklutna Street in the Palmer Commercial Center. It is our understanding that large commercial truck traffic will be significantly increased as J.D. Steel receives deliveries of rebar and other construction products.

Most businesses in the Palmer Commercial Center have been opposed to Eklutna Street being utilized as access to Mt. Ranch Subdivision for many years. Many of us have voiced our concerns to the City numerous times. We believe it is a safety hazard due to increased vehicle and pedestrian traffic that has occurred since the subdivision was constructed. There are no sidewalks, speeding is rampant on Eklutna Street, and the three-way stop signs are virtually ignored by residents of Mt. Ranch.

A couple of years ago, several of the business owners here met with City officials over this very issue. We suggested that a gate be installed at the end of Eklutna Street permitting access to Mt. Ranch (with appropriate signage) for emergency vehicles only. There was no follow-up by the City to this suggestion.

Please consider this letter as encouragement to close Eklutna Street to through traffic permanently. The access started out as a "shortcut" by contractors building the homes in Mt. Ranch, and was subsequently paved as access – without notice to the business owners in the Palmer Commercial Center.

It is nothing short of a miracle that there have been no serious accidents on this street. About two years ago, I personally witnessed some young boys spinning "brodies" in our parking lot/Eklutna Street/Tri-Jet's parking lot, and saw them slam into the light pole in front of our building. Apparently no one was hurt (other than a dent in the side of the car), as they immediately sped off.

City of Palmer
Page 2 of 2
April 26, 2012

Thank for your consideration of this request.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard & Jennie Weldin". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Richard & Jennie Weldin



April 30, 2012

Jon Owen
Safety Officer
Palmer City Council

To Whom It May Concern,

We would like to recommend that South Eklutna Street in the Palmer Commercial Center area be permanently closed to residential traffic beginning summer of 2012. Due to an expected increase in large commercial truck traffic servicing our company and other businesses in this area, we feel that this would offer the safest alternative for our drivers as well as the residents of Mountain Ranch Estates.

Many businesses like our own utilize heavy equipment, trucks, trailers or receive material deliveries from large commercial vehicles. These vehicles need an environment where their drivers can safely back in to make deliveries and pickup materials. An increase in residential vehicle, bicycle, and foot traffic on South Eklutna creates a dangerous situation for drivers and residents. Residential drivers still accessing Mountain Ranch Estates via South Eklutna Street tend to drive very fast through the commercial area. The implementation of additional stop signs and restrictions for residential traffic has not deterred many of these drivers from continuing unsafe driving practices during business hours.

It is our recommendation that a more permanent solution be adopted to fully deter residential traffic from this area. We are asking that a physical barrier be placed at South Eklutna and North Angus Loop to prevent traffic from Mountain Ranch Estates driving through the Commercial Center area. It is our understanding that this was the original plan for this area and believe it would create the necessary safety barrier between the commercial and residential developments.

Thank you for your consideration in this matter.

Sincerely,

Hans E. Vogel
President/CEO
Triverus, llc
Tri-Jet Manufacturing Services

cc: Palmer City Council
Douglas B. Griffin, Palmer City Manager

EHMANN LLC.

P.O. Box 2790 Palmer, Alaska 99645

January 23, 2010

City of Palmer
Department of Community Development
645 E. Cope Industrial Way
Palmer, Alaska 99645

Attention: Sandra Garley

Sandra,

As a business owner in the Palmer Commercial Center I am concerned about not only about the existing traffic from Mountain Ranch Estates but also the future traffic that will be generated as the subdivision continues to grow.

I do appreciate your current efforts in limiting the traffic to Commercial traffic only on South Eklutna.

I would be in favor of setting limits on the restricted hours only if there were automatic blinking lights and 20 MPH speed zone signs installed at both ends of South Eklutna (similar to the School Zones) and if there was rigid and consistent enforcement of the Restricted Zone by The City of Palmer.

Thank you,

Floyd (Butch) Ehmann

