

Commission Information:
 Initiated by: Administration
 First on Agenda: 15 December 2005
 Action: Passed
 Vote: Unanimous
 Council Information:
 Introduced by: City Manager Healy
 Introduced: December 27, 2005
 Public Hearing: January 10, 2006
 Action: Postponed to February
 14 regular meeting
 Date: February 14
 Action: Adopted
 Vote: Unanimous

Yes:	No:
Erbey	
Wood	
Hill	
Hanson	
Combs	

CITY OF PALMER, ALASKA

ORDINANCE NO. 05-042

AN ORDINANCE ENACTING A DEFINITION FOR SENIOR CITIZEN (17.08.398) AND SENIOR CITIZEN HOUSING (17.08.399) IN TITLE 17 ZONING; ADDING SENIOR CITIZEN CENTERS AS A PERMITTED USE IN COMMERCIAL LIMITED ZONING DISTRICTS (17.28.020); AND ADDING SENIOR CITIZEN CENTERS, SENIOR CITIZEN HOUSING, ASSISTED LIVING HOMES, NURSING HOMES, AND HOSPICE FACILITIES AS CONDITIONAL USES IN PUBLIC USE ZONING DISTRICTS (17.40.030)

THE CITY OF PALMER, ALASKA ORDAINS:

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

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

Section 3. Sections 17.08.032, 17.08.223 and 17.08.224 is hereby enacted to read as follows:

17.08.032 Assisted living home.

“Assisted living home” means a residential facility, currently and duly licensed by the State of Alaska as an assisted living home, which combines housing, food service, general protective oversight and personalized assistance with the activities of daily living tasks such as eating, bathing, dispensing of medicines, housekeeping and other tasks.

17.08.223 Hospice facility.

"Hospice facility" means a facility where terminally ill individuals and their families receive support services from a team of health care providers and others to meet their physical, psychological, social, emotional, and spiritual needs.

17.08.224 Nursing home.

"Nursing home" means a facility managed, supervised, or in the general care of a nursing home administrator currently and duly licensed as such by the State of Alaska, which facility is operated in connection with a hospital or in which nursing care, intermediate care, and medical services are prescribed by or performed under the general direction of persons licensed to practice medicine or surgery with the state for the accommodation of convalescents or other persons who are not acutely ill but who do require skilled or intermediate nursing care and related medical services; the term "nursing home" is restricted to those facilities the purpose of which is to provide skilled or intermediate nursing care and related medical services for a period of not less than 24 hours a day to individuals admitted because of illness, disease or physical or mental infirmity.

Section 4. Section 17.08.225 is hereby amended to read as follows (new language is underlined and deleted language is stricken out):

17.08.225 Hospital.

"Hospital" means an institution providing health services and medical or surgical care to persons, primarily inpatients, suffering from physical and mental illnesses, disease, injury, deformity and other abnormal physical conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities.

Section 5. Section 17.08.398 is hereby enacted to read as follows:

17.08.398 Senior citizen.

"Senior citizen" means an individual who is 60 years of age or older.

Section 6. Section 17.08.399 is hereby enacted to read as follows:

17.08.399 Senior citizen housing.

"Senior citizen housing" means housing in which each dwelling unit is occupied by individuals representing one or more of the following classifications:

- A. One or more senior citizens;
- B. The surviving spouse of a senior citizen who was, at the time of his or her death, living in the dwelling unit with the surviving spouse;
- C. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are related to the senior citizen within two degrees of consanguinity and nieces and nephews;
- D. One or more individuals who reside in the same dwelling unit as a senior citizen, so long as such individuals are essential to the care or well being of the senior citizen.

Senior citizen housing also includes individuals who meet the eligibility requirements of a state or federal senior housing program that provides financing for projects so long as at

least eighty percent of the units in the project are occupied exclusively by individuals who satisfy the requirements of A, B, C, or D of this section.

Section 7. Section 17.28.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken out):

17.28.020 Permitted uses.

Permitted principal uses in the C-L district are:

- A. One single-family dwelling per lot;
- B. Single- or multiple-family dwellings as part of a mixed use development on and above the second floor or below the ground level of the structure;
- C. Truck gardens, raising of bush and tree crops, flower gardening and greenhouses;
- D. Home occupations;
- E. Churches;
- F. Banks;
- G. Barber or beauty shop;
- H. Bakery shop, candy or ice cream store or delicatessen;
- I. Cafe or restaurant;
- J. Clothing, dress, millinery or shoe store;
- K. Office building and professional offices;
- L. Bill-paying service, stockbroker, detective agency, real estate agency, insurance office, escrow and land title;
- M. Dentist, doctor, optometrist and medical or dental clinic;
- N. Pharmacy, dry goods, grocery, meat market or locker plant;
- O. Dry-cleaning agency or shoe repair shop;
- P. Florist, gift shop, music store, stationery, variety store, hobby and model shop;
- Q. Book, camera, luggage, jewelry and toy store;
- R. Launderette;
- S. Senior citizen centers;
- ST. Hospitals and homes for the elderly;
- TU. Child care facilities and preschools;
- UV. Special needs day care facilities;
- VW. Accessory uses customarily incidental to any of the above uses.

Section 8. Section 17.40.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken out):

17.40.030 Conditional uses.


The following uses may be permitted by obtaining a conditional use permit:

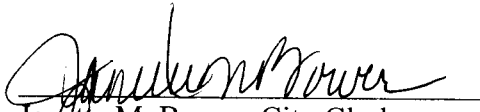
- A. Fairgrounds and convention facilities;
- B. Museums, historic and cultural exhibits and the like;
- C. Commercial recreational facilities open to the general public;
- D. Senior citizen centers;
- E. Senior citizen housing;
- ~~DF.~~ Hospitals, mental health facilities, sanitariums, residential care facilities, assisted living facilities, special needs day care facilities, hospice facilities, and nursing homes, convalescent homes, homes for the aged and the like;

- EG. Cemeteries;
- FH. Campgrounds;
- GI. Child care facilities and preschools;
- HJ. Utility substations;
- IK. Accessory uses which are necessary or desirable adjuncts to permitted principal uses, where such accessory uses are under the management or control of the organization or agency responsible for the permitted principal use.

Section 9. Effective Date. Ordinance No. 05-042 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this 14th day of February, 2006.


John C. Combs, Mayor


Janette M. Bower, City Clerk