

**City of Palmer  
Ordinance No. 22-005**

**Subject:** Amending the Zoning Map to Revise the Zoning Designation of Lot C-21, Township 18N Range 2E Section 33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District, Seward Meridian, Alaska


**Agenda of:** July 26, 2022 - Introduction

**Council Action:**    ☒ **Adopted**                      ☐ **Amended:** \_\_\_\_\_  
                                 ☐ **Defeated**

**Originator Information:**

**Originator:**    Brad Hanson, Community Development Director

**Department Review:**

<b>Route to:</b>	<b>Department Director:</b>	<b>Signature:</b>	<b>Date:</b>
_____	Community Development		_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

**Certification of Funds:**

Total amount of funds listed in this legislation:    \$ \_\_\_\_\_

This legislation (√):

<input type="checkbox"/>	Creates revenue in the amount of:	\$ _____
<input type="checkbox"/>	Creates expenditure in the amount of:	\$ _____
<input type="checkbox"/>	Creates a saving in the amount of:	\$ _____
<input checked="" type="checkbox"/>	Has no fiscal impact	

Funds are (√):

<input type="checkbox"/> Budgeted	Line item(s): _____
<input type="checkbox"/> Not budgeted	_____

Director of Finance Signature: \_\_\_\_\_

**Approved for Presentation By:**

**Signature:**

**Remarks:**

City Manager	_____	_____
City Attorney	_____	_____
City Clerk	_____	_____

**Attachment(s):**

1. Ordinance No. 22-005
2. Staff Report
3. Planning and Zoning Commission Resolution No. 22-004 with Findings of Facts
4. Planning and Zoning Commission Minutes for June 16, 2022 (Draft Copy)
5. Public Notice and Vicinity Map for Council Public Hearing of June 16, 2022
6. Zoning Map Amendment Application
7. Public Comments Received for City Council Public Hearing

**Summary Statement/Background:**

On May 6, 2022, Dale & Catherine Fosselman initiated a zoning map amendment to change the zoning designation of Lot C-21, T18N R2E S33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District.

The owners are requesting a zone change to allow for higher intensity of commercial uses on the property. Expansion of the Central Business District allows for commercial development opportunities. Commercial activities have expanded in the surrounding area in recent years. The recent amendments to the Central Business District allow for flexibility for downtown parking as well as opportunities for economic development and more compatible use of land. The surrounding zoning districts consist of R-3, C-L and P zoning and have had no recent significant condition changes to the area. The zoning map amendment would support the objectives and goals of the City's Comprehensive Plan by encouraging commercial development that would expand the commercial footprint of downtown Palmer.

Ordinance No. 22-0XX will change the zoning designation of Lot C-21, T18N R2E S33 from C-L, Limited Commercial District, to C-G, General Commercial District.

**Administration's Recommendation:**

Adopt Ordinance No. 22-005 to amend the Zoning Map to revise the designation of Lot C-21, Township 18N Range 2E Section 33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District, Seward Meridian, Alaska.

**LEGISLATIVE HISTORY**

Introduced by: City Council  
 Date: 7/26/2022  
 Public Hearing: 8/9/2022  
 Action: Postponed to August 9 mtg  
 Action: Adopted  
 Vote: 4 Yes, 3 No

Yes:

No:

Mayor Carrington  
 Anzilotti  
 Tudor  
 Alcantra

Ojala  
 Best  
 Melin

CITY OF PALMER, ALASKA

**Ordinance No. 22-005**

**An Ordinance of the Palmer City Council Enacting the Zoning Map to Revise the Zoning Designation of Lot C-21, Township 18N Range 2E Section 33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District, Seward Meridian, Alaska.**

WHEREAS, Dale & Catherine Fosselman, have initiated a zoning map amendment application on May 6, 2022, to change the zoning designation of Lot C-21, T18N R2E S33 to be rezoned from C-L, Limited Commercial District, to C-G, General Commercial District; and

WHEREAS, a request for a zoning map amendment must be reviewed by the Planning and Zoning Commission and a recommendation reflecting the findings of the Commission must be forwarded to the City Council; and

WHEREAS, on May 31, 2022, 159 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 June 10, 2022. A total of one written comment of no objection was received in response; and

WHEREAS, Goal 1 of Chapter 6, Land Use, from the Palmer Comprehensive Plan promotes growth guided to make Palmer an increasingly attractive place to live, work, invest and visit; and

WHEREAS, Goal 5 encourages the development of high quality buildings that reflects Palmer's historical character; and

WHEREAS, Goal 6 of Chapter 6 supports improvements to the downtown area to help insure Palmer's traditional downtown is lively, attractive, and inviting for residents and visitors.

THE CITY OF PALMER, ALASKA, ORDAINS:

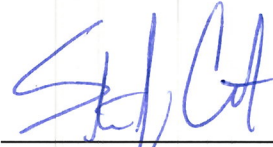
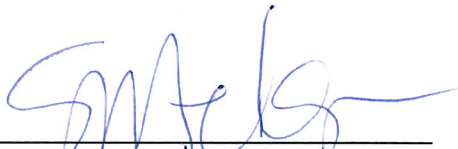
Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

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

Section 3. The City of Palmer Zoning Districts Map dated November 2017 is hereby amended to revise the zoning designation of Lot C-21, T18N R2E S33 from C-L, Limited Commercial District, C-G, General Commercial District.

Section 4. Effective Date. Ordinance No. 22-005 shall take effect upon adoption by the city of Palmer City Council.

**Passed and approved** this 23rd day of August, 2022.

  
\_\_\_\_\_  
Steve Carrington, Mayor  
\_\_\_\_\_  
Shelly M. Acteson, CMC, City Clerk