

**City of Palmer
Ordinance No. 22-006**

Subject: Amending Palmer Municipal Code Sections 17.08.260 Corner Lot, 17.60.055 Exceptions for Setbacks, Adding Food bank in Commercial Land Use Matrix 17.28.020, Adding Sections 17.08.256 Lot Classification Diagram, 17.08.268 Flag Lot, and Deleting Sections 15.08.3103 Temporary Buildings and Structures, 17.08.398 Senior Citizen.

Agenda of: Introduction August 23, 2022

Council Action: ☒ **Adopted** ☐ **Amended:** _____
 ☐ **Defeated**

Originator Information:

Originator: Brad Hanson, Director of Community Development

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Certification of Funds:

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

This legislation (√):

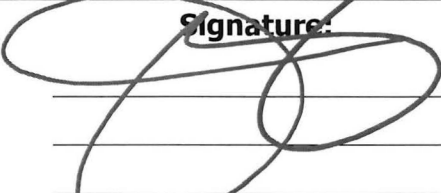
<input type="checkbox"/>	Creates revenue in the amount of:	\$ _____
<input type="checkbox"/>	Creates expenditure in the amount of:	\$ _____
<input type="checkbox"/>	Creates a saving in the amount of:	\$ _____
<input checked="" type="checkbox"/>	Has no fiscal impact	

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. 22-006
2. Planning and Zoning Minutes of July 28, 2022 (Draft)

Summary Statement/Background:

During the Planning & Zoning Commission's continued review of Palmer Municipal Code Title 17, it became apparent to define and include the standards for the different lot types in the city of Palmer. Examples of these lots are corner lots, double frontage lots, as well as lots of irregular shape such as flag lots. Flag lots exist because there is no legal frontage to a road, or because the lot has less than the legal minimum frontage required in that particular zoning district.

P&Z Commission requested additional definitions of lot classification to be added in Title 17 to better understand the criteria for different types of lots in the city of Palmer. Community Development staff has researched various communities' lot requirements including the Matsu-Borough, and how they define frontage of their more complex lots. For consistency, this ordinance provides a definition for flag lot that mirrors the borough's definition.

Proposed definitions of Double frontage lot and Flag lot have been added, as well as adding language to the definition of Corner lot to distinguish primary and secondary yards. These definitions outline the standards for setbacks, access to the lots, as well as the different lot types in the city of Palmer. Adding these proposed definitions and the lot classification diagram, along with adopting the borough's flag lot requirements will create consistency and clarity for lot standards in Palmer.

The city of Palmer Commercial Land Use Matrix provides direction regarding land use and responsible development. The addition of Food bank, under general services, in the Commercial Land Use Matrix will detail the permitted land use of such, to promote continued responsible growth and development in the city of Palmer.

Section 15.08.3103 Temporary Buildings and Structures has been deleted in its entirety. The need for Council approval for temporary buildings and structures remaining after six months is no longer necessary since the adoption of Ordinance 21-002. Section 17.08.398 Senior Citizen has also been deleted in its entirety to allow for greater consistency.

Administration's Recommendation:

Adopt Ordinance No. 22-006, Amending Palmer Municipal Code Chapters 17.08 Definitions, 17.28 Commercial Land Use, 17.60 General District Regulations and Deleting Section 15.08.3103 Temporary Buildings and Structures.

Introduced by: City Manager Moosey
Date: 8/23/2022
Public Hearing: 9/13/2022
Action: Approved
Vote: Motion Carried

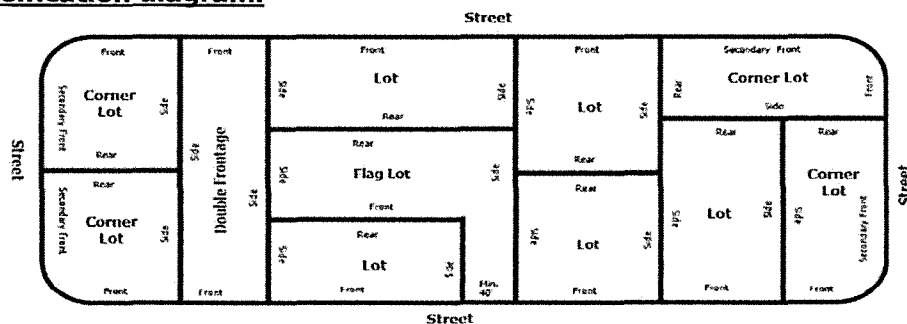
Mayor Carrington

Tudor
Anzilotti
Alcantra
Melin
Best
Ojala

No:

Ordinance No. 22-006

17.08.256 Lot classification diagram.



Section 4. Palmer Municipal Code Section 17.08.260 Lot, corner is hereby amended as follows (new language is underlined and deleted language is stricken):

17.08.260 Lot, corner.

"Corner lot" means a lot located at the intersection of two or more streets. A lot abutting on a curved street ~~or streets~~ shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees. A corner lot has one primary front yard which will be the address frontage and shall be subject to a full front yard setback as provided by PMC. The secondary front yard is on the secondary frontage side of the property and shall be subject to a secondary front yard setback.

Section 5. Palmer Municipal Code Section 17.08.266 Lot, double frontage is hereby added to read as follows (new language is underlined and deleted language is stricken):

17.08.266 Lot, double frontage.

"Double frontage lot" means a lot which abuts on two separate parallel public streets.

Section 6. Palmer Municipal Code Section 17.08.268 Lot, flag is hereby added to read as follows (new language is underlined and deleted language is stricken):

17.08.268 Lot, flag.

"Flag lot" means a lot with a long narrow strip that resembles a pole providing a minimum of 40 feet access to the lot. Flag lots must meet the required lot minimum width of 60 feet with a minimum lot area of 8,400 square feet and does not include the strip (pole). Flag lots containing 2.5 acres or less, the minimum pole width is 30 feet where two or more poles are adjoining, and 40 feet in width for a single pole. Flag lots containing greater than 2.5 acres, the minimum pole width is 40 feet where two or more poles are adjoining, and 60 feet in width for a single pole.

Section 7. Palmer Municipal Code Section 17.08.398 Senior Citizen is hereby deleted:

~~17.08.398 Senior Citizen~~

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

Section 8. Palmer Municipal Code Section 17.28.020 Commercial Land Uses, Commercial Land Use Matrix, is hereby amended to add Food bank under General Services, as a permitted use in the Central Business District, Commercial Limited District, Commercial General District, Business Park District, and Industrial District and as a conditional use in a Public District. (New language is underlined and deleted language is stricken)

17.28.020 Commercial land uses.

General Services	CBD Overlay	C-L	C-G	BP	I	P	A
<u>Food bank</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	

Section 9. Palmer Municipal Code Section 17.60.055 Exceptions for setback requirements is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.60.055 Exceptions for setback requirements.

A. Setbacks may be reduced up to 10 percent for existing structures by the zoning administrator after an investigation and written finding that the resulting lesser setback would meet the public purpose of establishing setback standards.

Section 10. Palmer Municipal Code Section 15.08.3103 Temporary buildings or strictures is hereby amended to read as follows (new language is underlined and deleted language is stricken):


~~15.08.3103 Temporary buildings or structures.~~

Amend by adding a sentence as follows:

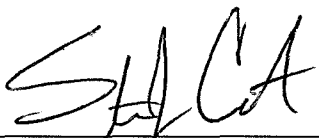
~~No temporary building or structure shall remain in place longer than six months without city council approval.~~

Section 11. Effective Date. Ordinance No. 22-006 shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this 13th day of September, 2022.



Shelly Acteson, City Clerk



Steve Carrington, Mayor