

City of Palmer
Ordinance No. 23-003

Subject: Expanding the Zoning Designation of Public (P) with the use limited to an emergency medical facility building (EMS) for Tract 5, Cedar Hills Unit No. 2, Phase 1 to include Fire and Telecommunication services, located in Section 29, Township 18 North, Range 2 East, Seward Meridian, Alaska


Agenda of: July 11, 2023 - Introduction

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

Originator Information:

Originator:	Brad Hanson, Community Development Director
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Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development		June 21, 2023
_____	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. 23-003
2. Planning and Zoning Commission Resolution No. 23-004 with Findings of Facts
3. Planning and Zoning Commission Minutes for June 15, 2023 (Draft Copy)
4. Staff Report
5. Public Notice and Vicinity Map for Commission Public Hearing of June 15 & City Council Public Hearing of July 25, 2023
6. Zoning Map Amendment Application
7. Public Comments Received for Commission and City Council Public Hearing
8. Plat No. 2017-60

Summary Statement/Background:

On May 15, 2023, the Matanuska-Susitna Borough initiated a zoning map amendment to expand the Public (P) use for an establishment of an Emergency Medical (EMS) facility building located on Tract 5, Cedar Hills Unit No. 2, Phase 1, to include Fire and telecommunication services.

On June 23, 2020, City Council approved the rezone of Tract 5 to P-Public with the following considerations:

- The public use of the property is limited to the establishment of an emergency medical facility building with necessary buffers, open space and setbacks for mitigation of noise and light. Emergency medical facility building must be oriented in such a way that provides safe access to the Glenn Highway, as outlined in applicant's response.
- No use of the property authorized by subparagraph A (above) shall commence or continue except in conformance with a conditional use permit approved by the Palmer Planning Commission, consistent with the above findings (as stated in Ordinance No. 20-006).

Tract 5 has a 30-foot greenbelt buffer strip located on the west and north section of the tract which lies adjacent to the residential lots in the Cedar Hills subdivision as noted on the plat of Cedar Hills subdivision Unit No. 2, Phase 1, (Plat No. 2017-60). Tract 5 is large enough to support the development of an EMS, Fire and telecommunications building and achieve sufficient setbacks from the residential development to the west and future medium density residential development to the north.

During the June 15, 2023, Planning and Zoning meeting, the Commission reviewed and approved the proposed site plan showing side, front and rear yard setbacks, landscaping, off-street parking, snow storage, access and 30-foot greenbelt buffer as required per PMC 17.40.050, Commission Approval. The Commission also discussed the potential impact to the proposed development from the Glenn Highway, Arctic Avenue to Palmer-Fishhook Road Safety and Capacity Improvements project upgrades and addressed their concern of any taking of Tract 5 as reflected in the considerations (D).

Expansion of the Public use to include Fire and telecommunication services will help provide adequate fire protection measures and services in Palmer to respond to current and future anticipated emergency service needs.

Ordinance No. 23-003 will expand the Public (P) use limited to an emergency medical facility building for Tract 5, Cedar Hills Unit No. 2, Phase 1 to include Fire and Telecommunication services.

Administration's Recommendation:

Adopt Ordinance No. 23-003 to expand the zoning designation of Public (P) with the use limited to an emergency medical facility building for Tract 5, Cedar Hills Unit No. 2, Phase 1 to include Fire and Telecommunication services located in Section 29, Township 18 North, Range 2 East, Seward Meridian, Alaska.

LEGISLATIVE HISTORY

Introduced by: John Moosey
Date: July 11, 2023
Public Hearing: July 25, 2023
Action: Adopted
Vote: Unanimous

Yes:	No:
Mayor Carrington Anzilotti Ojala IV Tudor Alcantra Melin Best	

CITY OF PALMER, ALASKA

Ordinance No. 23-003

An Ordinance of the Palmer City Council expanding the Zoning Designation of Public (P) with the use limited to an emergency medical facility (EMS) building for Tract 5, Cedar Hills Unit No. 2, Phase 1 to include Fire and Telecommunication services, located in Section 29, Township 18 North, Range 2 East, Seward Meridian, Alaska

WHEREAS, the Matanuska-Susitna Borough, has initiated a zoning map amendment application on May 15, 2023, to expand the Public (P) use zoning designation of Tract 5, Cedar Hills Unit No. 2, Phase 1, for establishment of an Emergency Medical Facility building to include Fire and Telecommunication services; 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 30, 2023, 205 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 9, 2023. A total of 7 written comments were received in response with 4 in favor, 3 opposed and 0 no objection; and

WHEREAS, Chapter 5, Transportation, Goal 1, states, "Shape the character and use of the Glenn Highway."; and

WHEREAS, Chapter 6, Land Use, Goal 3, Objective A states, "Provide for the continuation and expansion of Palmer's traditional role as a center for institutional and governmental users for the Mat-Su Borough and State."; and

WHEREAS, Chapter 4, Public Services, Facilities & Infrastructure, Goal 1, Objective B states, "Fire & Emergency Services – Provide adequate fire protection measures and services in Palmer to respond to current and future anticipated emergency service needs."; and

WHEREAS, Chapter 7, Economic Vitality, Goal 1, states "Strengthen Palmer's competitiveness as the region's institutional center."

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.

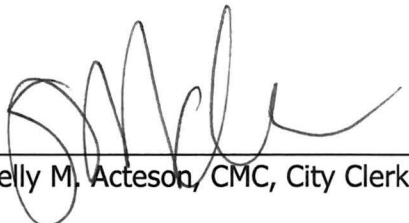
Section 2. Severability. If any provisions of this ordinance or application thereof to any person or circumstances are held invalid, the remainder of this ordinance and the application to the other persons or circumstances shall not be affected thereby.

Section 3. The City of Palmer Public (P) Zoning Designation for Tract 5, Cedar Hills Unit No. 2, Phase 1, is hereby expanded from the exclusive limited use of an emergency medical facility building to include Fire and Telecommunication services, located in Section 29, Township 18 North, Range 2 East, Seward Meridian, Alaska with the following considerations:

- A. The Public Use (P) of the property is limited to the establishment of an emergency medical facility, Fire and telecommunications building that is oriented in such a way that provides access to the Glenn Highway, as outlined in applicant's response.
- B. Development is limited to site plan provided that has been reviewed and approved by the Planning and Zoning Commission; any changes in setbacks, access, parking, building footprint or landscaping requires reevaluation by the City of Palmer Planning and Zoning Commission pursuant to PMC 17.40.050.
- C. The expansion of use to include Fire services is conditional on plan review from all city Departments and any required necessary upgrades to water or sewer services to be provided by the applicant.
- D. On June 7, 2023, State of Alaska Department of Transportation and Public Facilities (SOA DOT&PF) requested agency comments for the Glenn Highway, Arctic Avenue to Palmer-Fishhook Road Safety and Capacity Improvements project upgrades. The project includes acquisition of the Glenn Highway of up to 300'. Currently, there is 70' from the centerline of the Glenn Highway to Tract according to Plat No. 2017-60. Additional site plan review will be warranted if SOA DOT&PF has any taking of Tract 5.

Section 4. Effective Date. Ordinance No. 23 -003 shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this 25TH day of July, 2023.



Shelly M. Acteson, CMC, City Clerk

Steve Carrington, Mayor