

CITY OF PALMER, ALASKA

ORDINANCE NO. 587

AN ORDINANCE ADOPTING CHAPTER 17.62 (SITE PLAN REQUIREMENTS AND ACCESS CONTROL) OF TITLE 17 (ZONING CODE) , BY ADOPTING PMC SECTION 17.62.010 (SITE PLAN REQUIREMENTS) AND PMC SECTION 17.62.020 (ACCESS CONTROL).

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance shall be of a permanent nature and shall become a part of the City of Palmer Code of Ordinances.

Section 2. Severability. If any provisions 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. PMC Section 17.62.010 and .020 are hereby adopted as follows:

17.62.010 Site plan requirements.

A. The purpose of this provision is to ensure the safe and efficient movement of vehicular and pedestrian traffic, ensure the efficient placement of utilities, promote orderly development and serve the interest of public health, safety and general welfare.

B. The provisions of this section apply after February 26, 2002, to all construction in all zones other than R-1, R-IE, and AG, provided that all construction of commercial buildings or residential buildings with more than three dwelling units in all zones are subject to these provisions. All planned unit developments are subject to the provisions of this section.

C. Site plans for development shall be certified by the appropriate professional discipline registered or licensed as such by the State of Alaska under AS Title 8, specifically a professional engineer or a registered land surveyor.

D. Site plans and technical drawings shall be submitted by the appropriate professional discipline for construction, relocation, expansion, or categorical change in use of a regulated structure, building, use, or activity on a lot. Drawings shall be submitted at a scale reasonable for review of the depiction but no smaller than 1"= 100' for site plans and shall include at a minimum applicable as required by use:

1. the actual shape, location, and dimensions of the lot;

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2. location and dimensions of all structures, uses, and utilities (including underground installation) existing or proposed on the site;

3. location and identification of all utility, public use and access easements, rights-of-way, alleys, streets, and roads on, adjacent to, or providing utilities or access to the site;

4. major topographic features including but not limited to water bodies, drainage patterns, slope elevations and designated special flood hazard areas, special attention shall be given to proper site drainage so that the removal of surface waters will not adversely affect neighboring properties or the public road system; storm water shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic;

5. location, design, and traffic circulation patterns of all driveways, entrances, off-street parking areas, and designated pedestrian ways, sidewalks, and bicycle pathways;

6. location of all accessory off-street parking areas including the design and layout of parking facilities;

7. location, design, and traffic circulation patterns for all off-street loading spaces including related maneuvering and vehicle storage/staging areas;

8. structural setbacks, open space, fencing, other lot area restrictions, all duly designated as such;

9. floor area, and building heights;

10. location, type, size, and design of proposed and existing exterior area artificial lighting;

11. location, type, dimensions, and orientation of proposed and existing signs;

12. existing and proposed snow storage areas and surface drainage management; an

13. location and availability of servicing utilities, wells (if expressly allowed), and septic systems (if expressly allowed).

E. Development subject to other provisions of city code shall comply with the provisions found elsewhere in the Palmer Municipal Code. When provisions conflict with each other, the more restrictive shall apply.

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17.62.020 Access control.

A. The purpose of this provision is to ensure the safe and efficient movement of vehicular and pedestrian traffic, to promote the safety of the motorist, cyclist, and pedestrian, and to minimize traffic congestion and conflict by reducing conflicting turning movements. These provisions apply to all construction, reconstruction, etc., occurring after February 26, 2002.

B. A point of access for vehicles onto a street from residential uses shall not exceed 30 feet in width. Non-residential vehicular served uses may be permitted points of access exceeding 30 feet but not exceeding 40 feet in width, provided they do not exceed 50 percent of their respective road frontage.

C. All points of access shall be constructed to provide for proper drainage of property and public streets.

D. There shall be a maximum of two points of access to a public street for each 400 feet of lot frontage or fraction thereof along that street. There shall be only one point of access to a public street for lots with less than 100 feet of frontage along that street.

E. No point of access shall be allowed within 25 feet of the right-of-way line of any public intersection.

F. No access to public street or right-of-way shall be installed or altered without written approval of the superintendent of public works. On state and federal highways a permit must also be obtained from the Alaska Department of Transportation and Public Facilities.

G. Where two driveways are provided for on lot frontage, the clear distance between the driveways shall not be less than 25 feet.

H. After February 26, 2002, no access onto arterial or commercial streets, as defined from time to time by the city's Development Standards, shall be permitted that require vehicles to back directly onto the roadway.

I. Cases requiring variances relative to the above provisions due to topographic limitations shall be heard and acted upon by the planning and zoning commission in accordance with Section 17.76.

Section 4. Publication and Effective Date. This ordinance shall become effective immediately upon its adoption. Publication shall be by making copies available to the public, and further it shall be published by being printed and included in the Palmer Municipal Code at its next regular supplementation and printing. Publication may also be made by posting a copy hereof on the City

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Hall bulletin board for a period of ten (10) days following its adoption. A notice of public hearing shall be given by such posting at least five (5) days before final passage.

First Reading: February 12, 2002

Public Hearing &
Second Reading: February 26, 2002

Adopted by the City Council of the City of Palmer, Alaska,
this 26th day of February, 2002.



JIM COOPER, MAYOR



THOMAS HEALY, CITY CLERK