



I. 1.

Palmer City Council Meeting

Meeting Date: 06/25/2024
Submitted For: Brad Hanson, Community Development Director
Department: Community Development
Agenda Category: Action Memorandum
Legislation Number: IM 24-034 **Defeated/Failed**

Subject

Action Memorandum No. 24-034: Authorizing a Parking Waiver From the Central Business District (CBD) Parking Regulations for the Property Located at 579 S. Alaska Street Pursuant to Palmer Municipal Code 17.64.050

Summary Statement/Background

The City has received a request for a parking waiver of parking regulations from Andrea Fullbright and Troy Vincent who have purchased the property located at 579 S. Alaska Street. They are proposing to redevelop the building into a restaurant. Building records indicate the building was originally constructed in 1949, prior to the adoption of zoning ordinances in the City of Palmer. The building was constructed in 1949 to house the Palmer Drug Store, including a fountain which they occupied until 1958. Other land uses have included retail, art studio, sign manufacturing, men's clothing and alteration and an upholstery store.

Palmer Municipal Code (PMC) 17.64.050 allows for waivers in the Central Business District (CBD) by City Council. Further, it states: "In order to encourage economic growth in the downtown core and permit the redevelopment of property to its highest commercial use, parking requirements may be waived after review by the city council. It is the intent of this clause to provide as much off-street parking as practical while allowing commercial development in the core area." Included as an attachment is PMC 17.64.050, restaurants require 1 parking space for every 5 seats. The code also allows on-street parking to be considered towards required parking within the CBD. For every 25 feet of street frontage, it may qualify as one parking spot. The 579 S Alaska Street building qualifies for four parking spaces based on PMC, (two on Alaska Street and two on Colony Way).

Parking waivers further the goals of the comprehensive plan. The goals listed in Chapter 6, Land Use, of the Comprehensive Plan address the desire to guide growth so that the overall development pattern for the community results in a compact, walkable, dynamic, downtown core where Palmer's history is visible (see page 6-7). Goal 5 states: Guide the form and character of growth to encourage high quality buildings and site development that reflects Palmer's history and setting. Goal 6 states: Support efforts by the Downtown Business Improvement District to help ensure Palmer's traditional downtown is lively, attractive and inviting for residents and visitors. The redevelopment of the subject property continues to further the goals of the plan and will improve the overall appearance of downtown Palmer.

CBD supplemental parking requirements were created in 2005. The modifications were intended to encourage redevelopment of properties in downtown Palmer. Lots in the CBD were platted in the 30s and posed significant obstacles to creating a vibrant downtown because of the age and functionality of the buildings. Currently, on Alaska Street in the CBD there are three vacant buildings and two vacant lots where buildings have burned. The purpose of the city providing on-street parking and public parking lots is to allow for development of properties to their highest and best use, which contributes to the character and economics of the city.

There are two parking waivers currently in place in the CBD, authorized by the City Council. One is located at 736 S Alaska granted by AM-08-011, occupied by Mat-Su Central School and apartments above. This building has no off-street parking. The other is 320 E Dahlia granted by AM 07-099. This building has 22 off-street parking spots.

Administration's Recommendation:

Consider AM 24-034 to grant a parking waiver for redevelopment of a building located in the Central Business District.

Fiscal Impact

Total Amount of funds listed in this legislation: \$0

Line Item(s):

Attachments

As Built Survey
Property Detail

Area Detail
CBD boundary
Waiver Request
PMC 17.64.050

NOTES
 1. ALL MONUMENTS HAVE BEEN FOUND OR SET AS DESCRIBED HEREON.
 2. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION AS DEFINED BY AS 40.15.900 (5) (A).

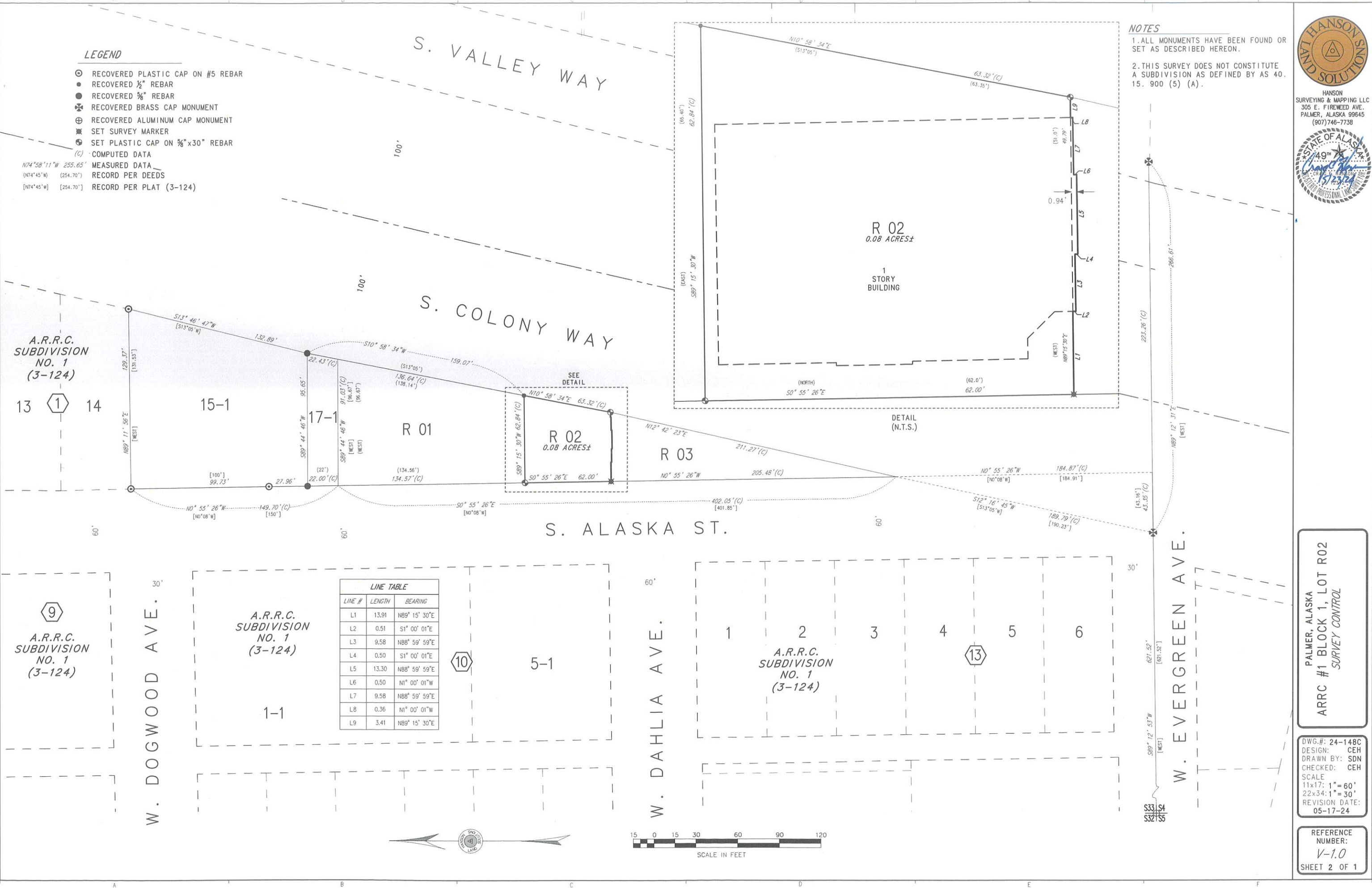


HANSON SURVEYING & MAPPING LLC
 305 E. FIREWEED AVE.
 PALMER, ALASKA 99645
 (907) 746-7738



LEGEND

- ⊙ RECOVERED PLASTIC CAP ON #5 REBAR
- RECOVERED 1/2" REBAR
- RECOVERED 3/8" REBAR
- ⊕ RECOVERED BRASS CAP MONUMENT
- ⊕ RECOVERED ALUMINUM CAP MONUMENT
- ⊕ SET SURVEY MARKER
- ⊕ SET PLASTIC CAP ON 3/8"x30" REBAR
- (C) COMPUTED DATA
- MEASURED DATA
- RECORD PER DEEDS
- RECORD PER PLAT (3-124)



A.R.R.C. SUBDIVISION NO. 1 (3-124)

13 14

15-1

17-1

R 01

R 02
0.08 ACRES±

R 03

R 02
0.08 ACRES±

1 STORY BUILDING

DETAIL (N.T.S.)

S. ALASKA ST.

A.R.R.C. SUBDIVISION NO. 1 (3-124)

W. DOGWOOD AVE.

A.R.R.C. SUBDIVISION NO. 1 (3-124)

1-1

10

5-1

W. DAHLIA AVE.

A.R.R.C. SUBDIVISION NO. 1 (3-124)

13

W. EVERGREEN AVE.

PALMER, ALASKA
 ARRC #1 BLOCK 1, LOT R02
 SURVEY CONTROL

LINE TABLE		
LINE #	LENGTH	BEARING
L1	13.91	N89° 15' 30"E
L2	0.51	S1° 00' 01"E
L3	9.58	N88° 59' 59"E
L4	0.50	S1° 00' 01"E
L5	13.30	N88° 59' 59"E
L6	0.50	N1° 00' 01"W
L7	9.58	N88° 59' 59"E
L8	0.36	N1° 00' 01"W
L9	3.41	N89° 15' 30"E

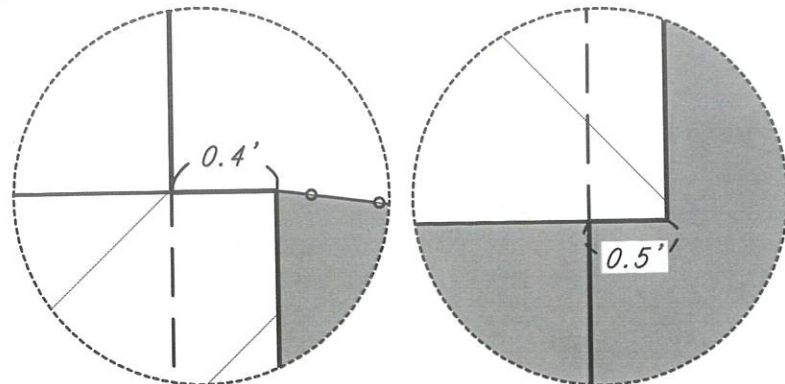


DWG.#: 24-148C
 DESIGN: CEH
 DRAWN BY: SDN
 CHECKED: CEH
 SCALE
 11x17: 1" = 60'
 22x34: 1" = 30'
 REVISION DATE:
 05-17-24

REFERENCE NUMBER:
 V-1.0
 SHEET 2 OF 1

A.R.R.C.
SUBDIVISION NO.1
(PLAT 1945-3-124)

S. COLONY WAY



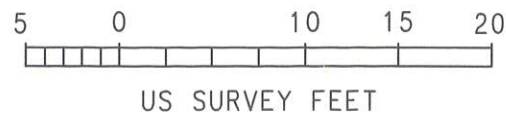
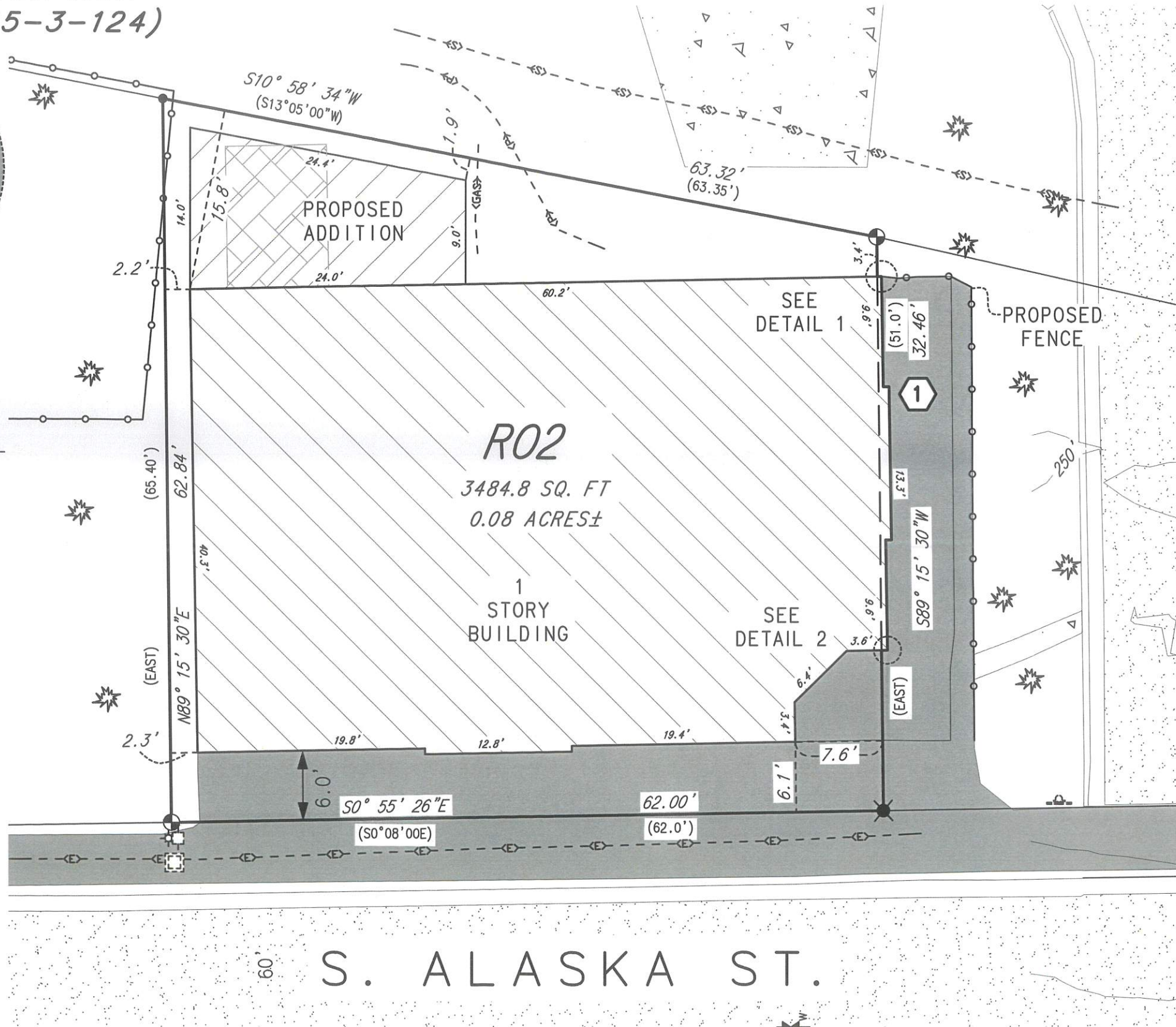
DETAIL 1
(N.T.S.)

DETAIL 2
(N.T.S.)



LEGEND

- N74°58'11"W 255.65' MEASURED DATA
- (N74°45'W) (254.70') RECORD PER DEED (2024-005239)
- SET SURVEY MARKER
- SET PLASTIC CAP ON 5/8" x 30" REBAR
- BLOCK
- WATER VALVE, ABOVE GROUND
- SHRUB
- SIGN (PUBLIC)
- UTILITY POLE WITH LUMINAIRE
- RECOVERED 1/2" REBAR
- JUNCTION BOX
- FENCE
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER
- DECK/PORCH
- BUILDING
- GRAVEL ROAD/DRIVEWAY
- ASPHALT ROAD
- CONCRETE PAD/SIDEWALK



S. ALASKA ST.



HANSON LAND SOLUTIONS
305 E. FIREWEED AVE.
PALMER, ALASKA 99645
(907) 746-7738
BUSINESS LICENSE #1525



**SITE PLAN
(PROPOSED)**

**BLOCK 1
PARCEL R02
A.R.R.C. #1
(2024-005239-0)**

PALMER RECORDING DISTRICT

LOCATED WITHIN
W 1/2 SEC. 33,
T. 18N. R. 2E.
SM, AK

CONTAINING
0.08 ACRES
MORE OR LESS

SCALE: 1"=10' JOB: 24-148

DWN:LS FILE: 24-148 SP

CK:CEH 05/17/24 01 OF 01



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 55001B01PR02

Site Information

Account Number	55001B01PR02	Subdivision	ARRC #1
Parcel ID	7384	City	Palmer
TRS	S18N02E33	Map PA05	Tax Map
Abbreviated Description (Not for Conveyance)	ARRC #1 BLOCK 1 PARCEL R02		

Site Address 579 S Alaska St

Ownership

Owners	BEAR NAKED BBQ LLC	Buyers	
Primary Owner's Address	14824 W TWIGS CIR PALMER AK 99645	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2024	\$18,300.00	\$109,900.00	\$128,200.00	2024	\$18,300.00	\$109,900.00	\$128,200.00
2023	\$18,300.00	\$111,300.00	\$129,600.00	2023	\$18,300.00	\$111,300.00	\$129,600.00
2022	\$18,300.00	\$102,700.00	\$121,000.00	2022	\$18,300.00	\$102,700.00	\$121,000.00

Building Information

Structure 1 of 1						
Residential Units	0	Use		Retail Apparel		
Condition	Standard	Design		Commercial		
Basement	Full	Construction Type		Frame		
Year Built		Grade	1949	None		
Foundation	Poured Concrete	Building Appraisal		\$109900		
Well	Well P - Public Water	Septic		Septic P - Public Septic		

Building Item Details

Building Number	Description	Area	Percent Complete
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Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2024	Yes	0012	::	::
2023	Yes	0012	11.396	\$1476.92
2022	Yes	0012	11.901	\$1440.02

Recorded Documents

Date	Type
4/5/2024	WARRANTY DEED (ALL TYPES)
7/1/2014	WARRANTY DEED (ALL TYPES)
3/24/1994	WARRANTY DEED (ALL TYPES)

Recording Info (offsite link to DNR)

[Palmer 2024-005239-0](#)
[Palmer 2014-012298-0](#)
[Palmer Bk: 758 Pg: 466](#)

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	0.08	Assembly District	0.08 Assembly District 002	Precinct	25-325	Fire Service Area	Palmer Fire Service is under the jurisdiction of the City of Palmer
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Road Service Area

No Borough Road Service, for City of Palmer road service info, call (907)745-3400
 Last Updated: 6/6/2024 8:00:01 AM

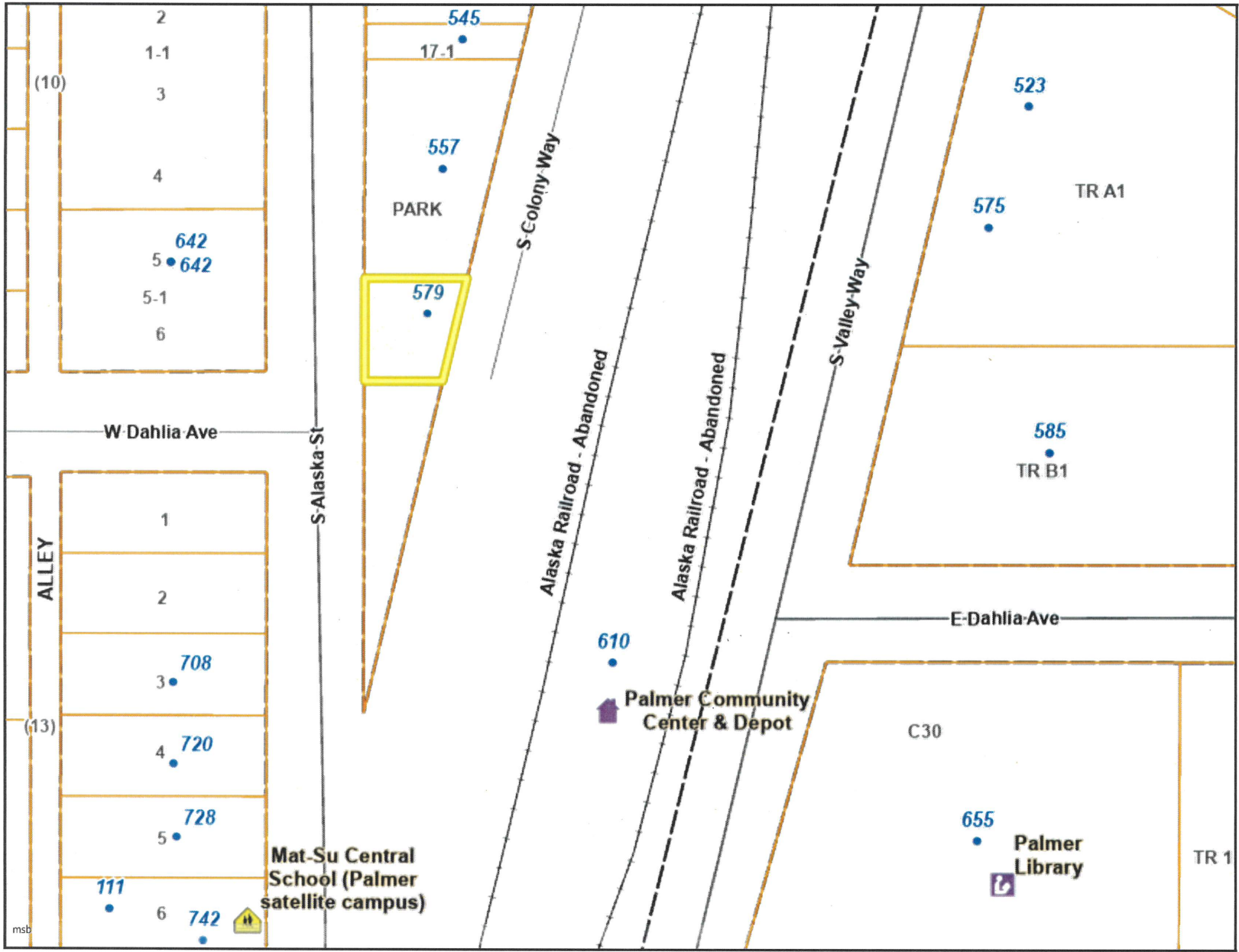
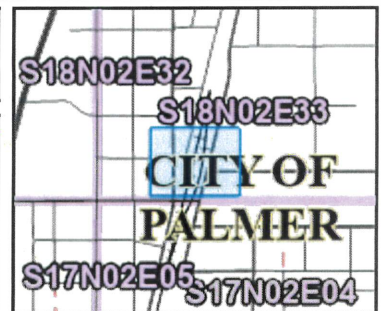
¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.



Matanuska-Susitna Borough



Legend

ParcelViewer

Public Facilities

- Community or Senior Center
- Library
- School

Roads

- Medium Road
- Minor Road

Alaska Railroad

- Alaska Railroad - Abandoned

Mat-Su Borough Boundary

Incorporated Cities

Address Numbers

Parcels

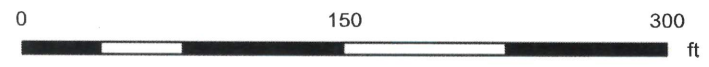
ROW and Easements

- ROW Road
- ROW RR

Section Lines

1 : 2257

THIS MAP IS NOT TO BE USED FOR NAVIGATION

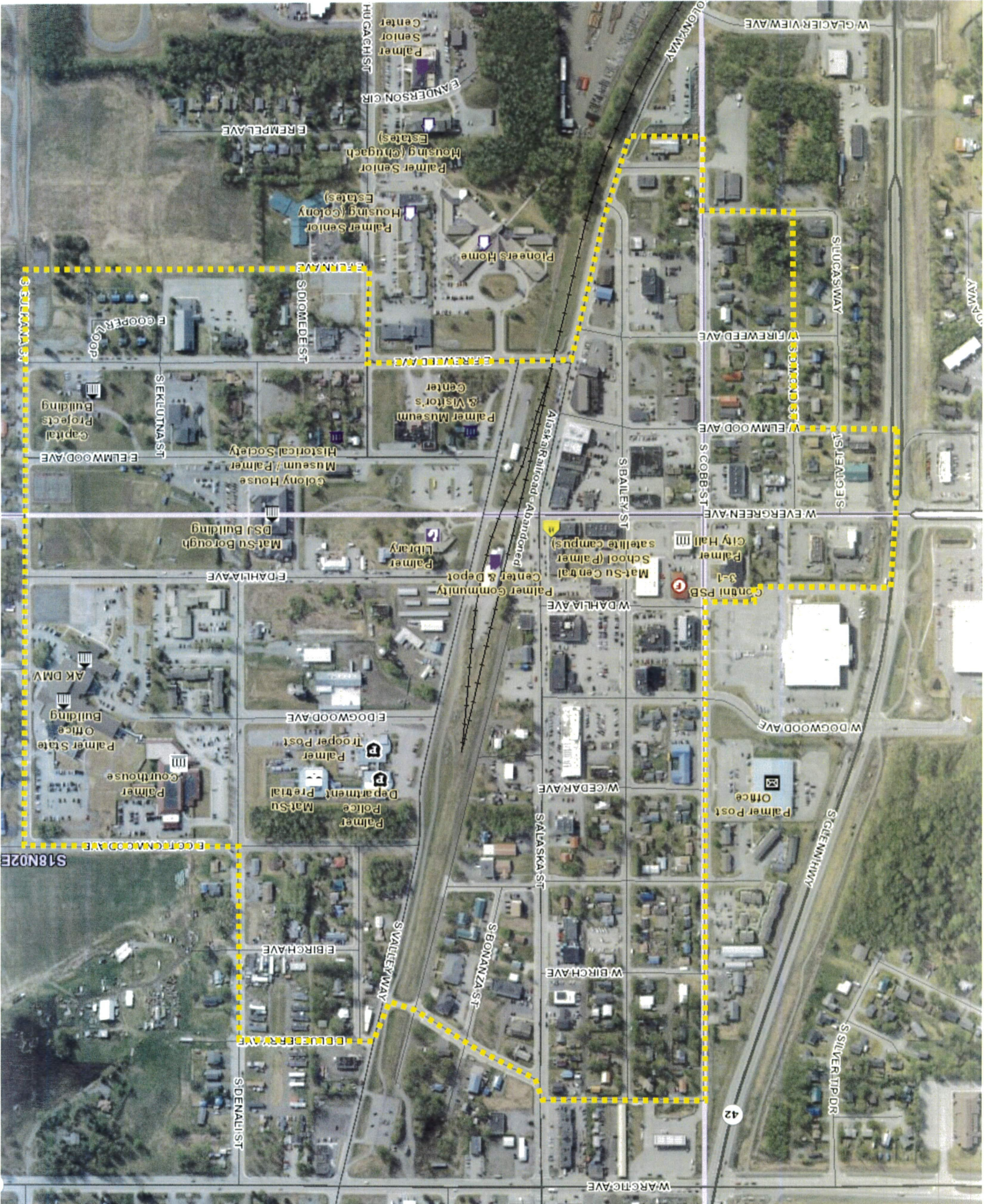


WGS_1984_Web_Mercator_Auxiliary_Sphere

Date: 06/06/24

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Notes



HUGAUGH ST

E ANDERSON CIR

E REMPLAVE

Palmer Senior Housing (Chugach Estates)

Palmer Senior Housing (Colony Estates)

Pioneers Home

E PALM AVE

S DIOMEDE ST

E FIREWED AVE

Palmer Museum & Visitor's Center

Historical Society

Museum / Palmer

Colony House

PSJ Building

Matsu Borough

Palmer Library

Palmer Community Center & Depot

Palmer Central School (Palmer satellite campus)

Control PSB

Palmer City Hall

Palmer State Office Building

AK DMV

Palmer Courthouse

Palmer Police Department

Palmer Mat-Su Fire Department

Palmer Trooper Post

E DOGWOOD AVE

Palmer Post Office

Palmer Post Office

Palmer Mat-Su Department

Palmer Trooper Post

E BIRCH AVE

S VILLEY WAY

E BLUEBERRY AVE

S DENALI ST

S BONANZA ST

W BIRCH AVE

SALASKA ST

W CEDAR AVE

W DAHLIA AVE

OLONA WAY

W GLACIERVIEW AVE

S LUGASWAY

W SOMERD ST

W EVERGREEN AVE

W ELMWOOD AVE

S COBB ST

S JETSET ST

S BALEY ST

W EVERGREEN AVE

W DOGWOOD AVE

W DAHLIA AVE

W CEDAR AVE

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S GREEN HWY

S SILVERTIP DR

S SILVERTIP DR

S SILVERTIP DR

S SILVERTIP DR

S SILVERTIP DR

S EULAKA ST

E COOPER LOOP

E ELMWOOD AVE

SEKUTNA ST

E DAHLIA AVE

E DOGWOOD AVE

E GOCTONWOOD AVE

S 18N02E

S DENALI ST

S DENALI ST

S DENALI ST

S DENALI ST

Abandoned Railroad

42

W ARCTIC AVE

Andrea R Fullbright
14824 E Twigs Cir
Palmer, Alaska, 99645
Bearnakedbbq@gmail.com
907-841-0789
24 May 2024

Received
MAY 28 2024
City of Palmer

Dear Mr. Brad Hanson,

My name is Andrea Fullbright, and together with my partner, we are the proprietors of Bear Naked BBQ, located in Palmer, Alaska. Over the past nine years, we've cultivated a thriving catering and barbecue food truck business in Palmer. Now, we are eager to transition our enterprise into a physical establishment—a brick-and-mortar location. To realize this vision, we purchased the property at 579 South Alaska St., adjacent to the Palmer Train Depot, formerly known as the “Just Sew” Building.

However, the realization of our plan's hinges securing adequate parking provisions.

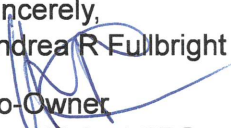
Our building, constructed in the late 1940's falls within the Central Business District. We have read the Palmer Municipal Code and 17.64.050 states the following:

“In order to encourage economic growth in the downtown core and permit the redevelopment of property to its highest commercial use, parking requirement may be waived after review by the city council.”

We currently have (2) parking spaces in front of our building, limiting us to serving only 10 customers regardless of the building's future purpose. Spending up to \$1.9 million to accommodate just 10 customers is not realistic. While our architectural drawings are not yet completed, we aim to serve 50 to 130 customers in our establishment. This number includes several occasional use areas: a meeting room in the basement (30 customers), outdoor eating area in front of building (15) and a potential area on the roof top (45 customers).

We kindly request the city's support and consideration of our parking waiver request. Your assistance in this matter would be greatly appreciated and instrumental in the successful launch and operation of our restaurant.

We're thrilled about establishing our brick-and-mortar business in Palmer and becoming an integral part of the community. Our projections suggest that our establishment could contribute over \$100,000 annually in city taxes, greatly benefiting the city's revenue. Finding common ground seems like a reasonable approach. Your attention to our concerns is appreciated, and we eagerly anticipate your guidance in overcoming these obstacles.

Sincerely,

Andrea R Fullbright
Co-Owner
Bear Naked BBQ

17.64.050 Central business district.

In order to encourage economic growth in the downtown core and permit the redevelopment of property to its highest commercial use, parking requirements may be waived after review by the city council. It is the intent of this clause to provide as much off-street parking as practical while allowing commercial development in the core area. The central business district is described as follows:

Beginning at the intersection of the Palmer/Wasilla Highway & the Glenn Highway centerlines, then north along the centerline of the Glenn Highway, then east to the northwest corner of parcel 18N02E32 Lot D9, then east along the north side of parcels 18N02E32 Lot D9, Tract B, Colony Fair, 18N02E32 Lot D8, 18N02E32 Lot D7, then north along the west side of parcel Tract A-1, Colony Fair RSB T/A & C, then east along the north side of said parcel to the centerline of S. Cobb St., then north along the centerline of S. Cobb St., to the centerline of W. Blueberry Ave., then east along the centerline of W. Blueberry Ave., then southeast to the centerline of E. Blueberry Ave., then east along the centerline of E. Blueberry Ave., then crossing over S. Colony Way to continue east along the centerline of E. Blueberry Ave., to the centerline of S. Denali St., then south along the centerline of S. Denali St., to the centerline of E. Cottonwood Ave., then east along the centerline of E. Cottonwood Ave., to the centerline of S. Gulkana St., then south along the centerline of S. Gulkana St., to the southeast corner of Tract A, Arbor Estates, then west along the south property line of Tract A to Lot 4, Block 2, Arbor Estates, then south to the southeast corner of Lot 4, Block 2, Arbor Estates, then west along the south property lines of Lots 4, 3, 2, and 1, Block 2, Arbor Estates, then west to the junction of S. Eklutna & E. Fern Ave., then west along the centerline of E. Fern Ave., to the centerline of S. Chugach St., then north along the centerline of S. Chugach St., to the centerline of E. Fireweed Ave., then west along the centerline of E. Fireweed Ave., to the centerline of S. Colony Way, then south along the centerline of S. Colony Way, then west to the southeast corner of parcel 17N02E04 Lot B4, then west along the south side of said parcel, to the centerline of S. Cobb St., then north along the centerline of S. Cobb St., to the centerline of W. Fern Ave., then west along the centerline of W. Fern Ave., to the centerline of S. Dimond St., then north along the centerline of S. Dimond St., to the centerline of W. Elmwood Ave., then west along the centerline of W. Elmwood Ave., to the junction of W. Elmwood and the Glenn Highway, then north along the centerline of the Glenn Highway to the point of beginning.

A. The following minimum number of parking spaces shall be provided for all structures and uses in the central business district only. For uses not specifically identified in this section, the requirement for parking shall be the same as for the use duly determined by the zoning administrator to be the most similar.

Use	Parking Requirement
Churches, auditoriums, theaters and	One parking space for every five seats in the principal auditorium or assembly room

Use	Parking Requirement
other similar places of assembly	
Dance hall, bowling alley or skating rink	One parking space for each 500 square feet of gross floor area
Hospitals, nursing, convalescent homes	One parking space for each four beds based on maximum capacity
Hotel	One parking space for each three guest rooms
Laundromat	One parking space for each 350 square feet of gross floor area
Medical offices and clinics	One parking space for each 400 square feet of gross floor area
Mortuary	One parking space for each five seats in the principal seating area
Professional, offices, financial institutions	One parking space for each 400 square feet of gross floor area
Residences, multifamily	One parking space per dwelling unit.
Residences, single-family and two-family	Two parking spaces per dwelling unit.

Use	Parking Requirement
Restaurants and bars	One parking space for each five seats based on maximum seating capacity
Retail space, all types	One parking space for each 500 square feet of gross floor area

- B. No required existing parking spaces in the downtown district shall be relinquished as a result of this section.
- C. In areas with designated public on-street parking, each 25 feet in front of a lot will be counted towards the parking requirement for the lot.
- D. *Repealed by Ord. 21-006.*
- E. *Repealed by Ord. 21-006.*
- F. To promote growth in the central business district, the city council may waive the fee-in-lieu fees. (Ord. 21-006 § 5, 2021; Ord. 16-015 § 4, 2016; Ord. 06-017 § 3, 2006; Ord. 05-036 § 14, 2005)

The Palmer Municipal Code is current through Resolution 24-014, passed February 13, 2024.

Disclaimer: The city clerk's office has the official version of the Palmer Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.palmerak.org](http://www.palmerak.org)

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