

**A. CALL TO ORDER**

A special joint meeting of the Palmer City Council and the Planning & Zoning Commission (Commission) was held on April 16, 2019, at 6:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor DeVries called the meeting to order at 6:00 p.m.

**B. ROLL CALL**

Comprising a quorum of the Council, the following were present:

City Council:

Edna DeVries, Mayor	Sabrena Combs
Julie Berberich	David Fuller
Steve Carrington	Pete LaFrance, Deputy Mayor
Linda Combs	

Comprising a quorum of the Commission, the following were present:

Planning & Zoning Commission:

Dan Lucas, Chair	Casey Peterson
Andrew Corbin	Kristy Thom Bernier
Gena Ornquist	

Commissioners Richard Benedetto and Rhonda Wohlbach were absent and excused.

Staff in attendance were the following:

Nathan Wallace, City Manager	Michael Gatti, City Attorney
Norma I. Alley, MMC, City Clerk	

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**D. APPROVAL OF AGENDA**

**Main Motion: For City Council to Approve the Agenda**

Moved by:	Fuller
Seconded by:	L. Combs
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion carried

The Planning and Zoning Commission approved the agenda by unanimous consent.

## E. AUDIENCE PARTICIPATION

None.

## F. NEW BUSINESS

1. Committee of the Whole (note: action may be taken following the committee of the whole)
  - a. Recap of 2018 Commission Accomplishments
  - b. 2019 Commission Projects and Goals
  - c. Other Matters Related to the Commission
  - d. City Council Direction to the Commission

### **Main Motion: For City Council to Enter Into a Committee of the Whole**

Moved by:	L. Combs
Seconded by:	Fuller
In favor:	Berberich, Carrington, L. Combs, S. Combs, DeVries, Fuller, LaFrance
Opposed:	None
Action:	Motion carried

### **Main Motion: For Planning & Zoning Commission to Enter Into a Committee of the Whole**

Moved by:	Thom Bernier
Seconded by:	Corbin
In favor:	Corbin, Lucas, Ornquist, Peterson, Thom Bernier
Opposed:	None
Absent:	Benedetto, Wohlbach
Action:	Motion carried

The City Council and Commission entered into the Committee of the Whole at 6:04 p.m.

- a. Recap of 2018 Commission Accomplishments

Chair Lucas reported on 2018 Commission accomplishments. Items of discussion included the following:

- Residential zoning review;
- Highway commercial zoning ordinance;
- Text amendments to temporary buildings;
- Zoning Map amendment for airport;
- Conditional Use Permit (CUP) Hearing for Eagle Hotel;
- Title 14 review;
- CUP Hearing for Sudsy Salmon Carwash;
- CUP Hearing for Alaska Demolition;
- Legislation regarding short-term rentals;
- Eight plat reviews with recommendations to the Mat-Su Borough; and
- Distance between buildings ordinance.

- b. 2019 Commission Projects and Goals

Chair Lucas reported on 2019 Commission projects and goals. Items of discussion included the following:

- Continued review of Title 17;
- Discussion on highway speed limit;
- Discussion on loud truck braking; and
- Continued deliberation for highway commercial zoning ordinance.

Discussion ensued on the following:

- Highway commercial zoning;
- Highway speed limits;
- Sidewalk and bike path crossings over the highway;
- Annexation; and
- Short-term rentals.

c. Other Matters Related to the Commission

None.

d. City Council Direction to the Commission

Items of discussion included the following:

- Review short-term rental language regarding renting for 30 days;
- Consideration to general language when deliberating the highway commercial zone to ensure application to all highways; and
- Identifying possible annexation language.

The Council and Commission adjourned the Committee of the Whole and reconvened the special joint meeting at 6:52 p.m.

## **G. RECORD OF ITEMS PLACED ON THE TABLE**

None.

## **H. COUNCIL AND COMMISSION MEMBER COMMENTS**

All Council and Commission Members expressed their gratitude for the opportunity to meet and have open discussion.

Deputy Mayor LaFrance challenged the Commission to send recommendations to the Council even if the legislation may not get approved, as it invites discussion at the Council table.

Mayor DeVries thanked the Commission for all their hard work and dedication to the community.

## **I. ADJOURNMENT**

With no further business before the Council and Commission, the meeting adjourned at 6:58 p.m.

**Approved by the City Council on this 28<sup>th</sup> day of May, 2019.**

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Norma I. Alley, MMC, City Clerk

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Edna DeVries, Mayor

**Approved by the Planning & Zoning Commission this 16<sup>th</sup> day of May, 2019.**

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Brad Hanson, Community Development Director

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Dan Lucas, Planning & Zoning Commission Chair