

Special Joint Planning & Zoning Commission Meeting
April 17, 2018

A. CALL TO ORDER

A special meeting of the Joint Planning & Zoning Commission and the Palmer City Council was held on April 17, 2018, at 6:00 pm in the Council Chambers, Palmer, Alaska.

Mayor DeVries called the meeting to order at 6:00 pm.

B. ROLL CALL

Comprising a quorum of the City Council and Planning & Zoning Commission, the following roll call was taken:

City Council:

Edna DeVries, Mayor
Richard Best, Deputy Mayor (participated telephonically)
Steve Carrington
David Fuller
Brad Hanson
Peter LaFrance
Sabrena Combs

Planning & Zoning Commission:

Dan Lucas, Chair
David Petty, Vice Chair
Richard Benedetto
Kristy Thom-Berneir

Deputy Mayor Best participated telephonically and was excused from the meeting at 7:35 p.m.

Planning & Zoning Commissioners Gena Ornquist and Merry Maxwell were absent and excused. Planning & Zoning Commissioner Douglas Cruthers was absent and unexcused.

Staff in attendance were the following:

Nathan Wallace, City Manager
Norma I. Alley, MMC, City Clerk
Michael Gatti, City Attorney
Angie Anderson, Deputy City Clerk
David Meneses, Interim Community Development Director

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

CC Main Motion: To Approve the Agenda

Moved by:	Fuller
Seconded by:	Hanson
Action:	Motion carried
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

PZC Main Motion: To Approve the Agenda

Moved by:	Petty
Seconded by:	Benedetto
Action:	Motion carried
In favor:	Lucas, Petty, Thom-Bernier, Benedetto
Opposed:	None
Absent:	Cruthers, Maxwell, Ornquist

E. AUDIENCE PARTICIPATION

Mr. Richard Stricken presented his vision for a vacant building on Cobb Street.

F. NEW BUSINESS

1. Committee of the Whole (note: action may be taken by the council following the committee of the whole)

CC Main Motion: To Enter into a Committee of the Whole

Moved by:	Hanson
Seconded by:	Carrington
Action:	Motion carried
In favor:	Best, Carrington, Combs, DeVries, Fuller, Hanson, LaFrance
Opposed:	None

PZC Main Motion: To Enter into a Committee of the Whole

Moved by:	Petty
Seconded by:	Thom-Bernier
Action:	Motion carried
In favor:	Lucas, Petty, Thom-Bernier, Benedetto
Opposed:	None
Absent:	Cruthers, Maxwell, Ornquist

The Council entered into a Committee of the Whole at 6:15 p.m.

- a. Annual Work Plan: Title 17 Review

City Council and Planning and Zoning Commission (Commission) reviewed the Commission’s work on the Palmer Municipal Code (PMC) Title 17. Discussion, review, recommendations, and guidance was provided on the following:

- Definitions
- Rentals in R-1 or R-2
- Possible need for CUP approval in R-1 and R-2

- b. Presentation by City Attorney on Ex-Parte Contact and Conflicts of Interest

City Attorney Michael Gatti provided a presentation focusing on Quasi-Judicial matters and ex-parte contact.

- c. Other Matters Related to Planning & Zoning Commission

Council Member Brad Hanson requested the PMC be reviewed for a potential rearrangement with a focus on “District Established”.

The City Council and Commission adjourned the Committee of the Whole and reconvened the regular joint meeting at 8:14 p.m.

G. RECORD OF ITEMS PLACED ON THE TABLE

None

H. COUNCIL AND COMMISSION MEMBER COMMENTS

All other members thanked the City Council and Commissioners for their time, willingness to hold a joint meeting, and hard work serving the community.

Mayor DeVries thanked the commission members for their time and effort for making Palmer “Alaska at Its Best”.

I. ADJOURNMENT

With no further business before the Council and Planning and Zoning Commission, the meeting adjourned at 8:20 p.m.

Approved by the City Council on this 19th day of June, 2018.

Norma I. Alley, MMC, City Clerk

Edna DeVries, Mayor

Approved by the Planning & Zoning Commission this 17th day of May, 2018

Brad Hanson, Community Development Director

Dan Lucas, Planning & Zoning Commission Chairman