

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on September 25, 2018, at 7:00 p.m. in the Council Chambers, Palmer, Alaska. Mayor DeVries called the meeting to order at 7:00 p.m.

**B. ROLL CALL**

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

Edna DeVries, Mayor  
Steve Carrington  
David Fuller  
Pete LaFrance

Richard W. Best, Deputy Mayor  
Sabrena Combs  
Linda Combs

Staff in attendance were the following:

Nathan Wallace, City Manager  
Michael Gatti, City Attorney

Norma I. Alley, MMC, City Clerk  
Angie Anderson, Deputy City Clerk

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**D. APPROVAL OF AGENDA**

1. Approval of Minutes of Previous Meetings
  - a. August 28, 2018, Regular Meeting

**Main Motion: To Approve Agenda and Minutes**

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

**E. COMMUNICATIONS AND APPEARANCE REQUESTS**

1. Presentation from George Collum Regarding the Palmer Golf Course

Mr. George Collum highlighted his written report and stated the Palmer Golf Course was one of the best courses in the nation, had a successful kids program, and offered the unique opportunity to fly in and golf.

**F. REPORTS**

1. City Manager's Report

City Manager Wallace highlighted his written report and stated he provided a copy of the settlement agreement from a recent litigation.

## 2. City Clerk's Report

City Clerk Alley highlighted her written report and announced early voting started, stated there were openings on all boards and commissions, and reminded the City Council that weekly budget meetings were starting in a few weeks.

## 3. Mayor's Report

Mayor DeVries highlighted her written report.

## 4. City Attorney's Report

None.

### G. AUDIENCE PARTICIPATION

Mrs. Dorrell Coytay asked for City Council to consider options for North Alaska Street as she felt it was not safe due to the amount of traffic and speed of cars.

Mr. Tom Roberson asked for City Council support for an emergency stand pipe in the Palmer pool to provide water in the event of a catastrophe or emergency.

Mr. Mike Chmielewski stated he was a member of the emergency preparedness committee and requested the City Council review the Emergency Operations Plan for Palmer. City Manager Wallace stated he and department directors recently attended an emergency preparedness planning meeting and reassured that staff was forward thinking in emergency preparedness.

### H. PUBLIC HEARING

1. **Ordinance No. 18-006:** Amending Palmer Municipal Code Title 17 by Repealing Chapter 17.88 and Section 17.08.038 Bed and Breakfast and Enacting Chapter 17.89 Short Term Rentals

Mayor DeVries opened the public hearing on Ordinance No. 18-006.

Mr. Mike Chmielewski stated he was very grateful for the time that was spent on the review of short term rentals and suggested the city provide a handout to future business owners which would outline the requirements and details of short term rentals.

Hearing no objection from the Council, the public hearing was closed.

Council Member S. Combs declared she owned a rental property inside the City and stated she did not see a substantial financial gain from the adoption of Ordinance No. 18-006. Discussion ensued regarding City Council's desires for her abstention.

#### **Vote: For S. Combs to Recuse Herself and Abstain From Voting**

Action:	Motion Failed
In favor:	Best, DeVries
Opposed:	Carrington, L. Combs, Fuller, LaFrance
Abstained:	S. Combs

City Manager Wallace summarized his staff report and provided explanation for staff recommended amendments as provided in a handout.

**Main Motion: To Adopt Ordinance No. 18-006, as Amended**

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

**Primary Amendment #1: To Adopt Staff Recommended Amendments**

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

**Primary Amendment #2: To Strike CUP from R-1 Type 1 Under 17.89.070(F)**

Moved by:	Best
Seconded by:	L. Combs
Action:	Motion Failed for Lack of Majority
In favor:	Best, L. Combs, DeVries,
Opposed:	Carrington, S. Combs, Fuller, LaFrance.

**Primary Amendment #3: To Add R-1E to 17.89.060(E)**

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

**Primary Amendment #4: To Add the Definition for Bed and Breakfast Homestay and Bed and Breakfast Inn Under 17.89.020**

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

Mayor DeVries called a recess from 9:27 p.m. to 9:37 p.m.

**Primary Amendment #5: To Change CUP to N in R-1 Type 1 Under 17.89.070(F)**

Moved by:	L. Combs
Seconded by:	Best
Action:	Motion Carried
In favor:	Best, Carrington, L. Combs, DeVries
Opposed:	S. Combs, Fuller, LaFrance

**Primary Amendment #6: To Change R-1 Type 2 From N to CUP Under 17.89.070(F)**

Moved by:	Fuller
Seconded by:	LaFrance
Action:	Motion Failed for Lack of Majority
In favor:	S. Combs, Fuller, LaFrance
Opposed:	Best, Carrington, L. Combs, DeVries

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

City Clerk Alley reported the Settlement Agreement discussed in the Managers' Report was the Item Placed on the Table.

## **J. AUDIENCE PARTICIPATION**

None.

## **K. COUNCIL MEMBER COMMENTS**

Council Member Fuller stated he was glad some progress was made on short term rentals and recommended there be a handout for new owners with guidelines and easy to read information.

Council Member L. Combs thanked City Clerk Alley for her hard work on elections, reminded all to vote, and agreed with citizens' concerns of enforcing speed and traffic flow as streets are busier and dangerous.

Deputy Mayor Best stated it had been an honor to serve, glad to have been here for so many years, and thanked all who believed in him.

Mayor DeVries requested support for Alaska Street concerns and suggested speed signs and speed bumps be installed.

## **L. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 9:49 p.m.

**Approved this 23<sup>rd</sup> day of October, 2018.**

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Norma I. Alley, MMC, City Clerk

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Edna B. DeVries, Mayor