

Special Joint Planning & Zoning Commission Meeting  
April 4, 2017

**A. CALL TO ORDER**

A special meeting of the Joint Planning & Zoning Commission and the Palmer City Council was held on April 4, 2017, at 7:00 pm in the council chambers, Palmer, Alaska.

Mayor DeVries called the meeting to order at 7:00 pm.

**B. ROLL CALL**

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

City Council:

Edna DeVries, Mayor  
Linda Combs, Deputy Mayor  
Richard Best  
Steve Carrington  
David Fuller  
Brad Hanson  
Peter LaFrance

Planning & Zoning Commission:

Dan Lucas, Chairman  
David Petty, Vice Chairman  
Erick Cordero-Giorgana - absent and unexcused  
Douglas Cruthers  
Merry Maxwell was absent and excused  
Gena Ornquist (participating telephonically)  
Kristy Thom-Bernier

Also in attendance were the following:

Nathan Wallace, City Manager  
Norma I. Alley, MMC, City Clerk

Sandra Garley, Community Development Director  
Michael Gatti, City Attorney (participated telephonically)

**C. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was performed.

**D. APPROVAL OF AGENDA**

**CC Main Motion: To Approve the Agenda**

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

**PZC Main Motion: To Approve the Agenda**

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

**E. AUDIENCE PARTICIPATION - None**

**F. NEW BUSINESS**

**Item 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 to Discuss 2017 Strategies**

Moved by:	Best
Seconded by:	Combs
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 to Discuss 2017 Strategies**

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

The Council entered into a Committee of the Whole at 7:05 p.m.

**1.a. Discussion on 2017 Strategies** – Items of discussion included the following:

Discussion commenced directing the Planning & Zoning Commission to look at the following for 2017:

- Comprehensive review of the zoning code;
- Tiny homes code language, especially bungalows or garden homes;
- Housing designations;
- Transitional zoning classifications for annexation;
- Potential annexation opportunities;
- Open space requirements for R-4 zoning areas to accommodate pet friendly areas;
- Review trail connectivity within Palmer and surrounding areas to connect existing state trails across Palmer; and
- Potential Pedestrian crossing across the Glenn Highway opportunities.

Commissioner Cruthers commented on the following:

- Expressed concern for construction of multi-plex units with a minimum of one car garages and suggested a code review to state garage construction be no smaller than 375 feet due to the inadequate size for the majority of vehicles in Alaska. He stated building a garage only big enough for an economy car does not really meet the purpose of a garage.
- Suggested moving toward a pedestrian friendly community and asked for an assessment of current sidewalk conditions and future sidewalks installation.
- Suggested a plan be created for additional snow clearing of sidewalks to create a safer environment for pedestrians.
- Suggested the Council consider budgeting for a sidewalk snow plow.

Chair Lucas shared his concern that homes being built outside the city limits lack basic infrastructure such as trails or pocket parks, builders are able to build with city infrastructure and not meet city needs. He encouraged Council to consider annexing the Springer System area. Council Member Best suggested that agriculture zoning was not appropriate within city limits and is a deterrent of annexation of farming land, which may propose a problem for the Springer System.

The Council and Commission adjourned the Committee of the Whole and reconvened the regular joint meeting at 7:57 p.m.

**G. RECORD OF ITEMS PLACED ON THE TABLE - None**

**H. COUNCIL AND COMMISSION MEMBER COMMENTS**

Commission Member Cruthers asked for an updated on the Commission’s recommendation to the City Council regarding cross walk striping on the streets. Mayor DeVries stated the city manager will look into it and get back to the Commission with an update.

Council Member Best expressed his appreciation to boards and commission members who spends their time on days off, evenings, and late nights reading through the code to craft a code that is viable for our community; it is very important work.

Deputy Mayor Combs thanked all members serving on all city boards and commissions. She stated she appreciates all the work done on all commissions and that she cannot say enough good things about what they are doing. She commented it is going to take the entire community to see the 2035 vision completed.

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 8:04 p.m.

**Approved by the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

\_\_\_\_\_  
Norma I. Alley, MMC, City Clerk

\_\_\_\_\_  
Edna DeVries, Mayor

**Approved by the Planning & Zoning Commission this 18<sup>th</sup> day of January, 2018.**

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David Meneses, Community Development Director

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Dan Lucas, Planning & Zoning Commission Chairman