

Mayor Edna B. DeVries
Deputy Mayor Steve Carrington
Council Member Julie Berberich
Council Member Linda Combs
Council Member Sabrena Combs
Council Member David Fuller

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

City of Palmer, Alaska
City Council Meeting
July 23, 2019, at 7:00 PM
City Council Chambers
231 W. Evergreen Avenue, Palmer
www.palmerak.org

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. **Action Memorandum No. 19-057:** Authorizing the City Manager to Purchase New Beacon AMA Water Meter Reading Software from National Meter and Automation in the Amount of \$15,174.00 Page 3
 - b. **Action Memorandum No. 19-058:** Authorizing the City Manager to Negotiate and Execute a Contract with Nodak Electric and Construction, Inc. for the Installation of a 200 AMP Load Center and all Underground Electrical Requirements for Two LED Area Lights with Poured Concrete Base and Pole with Mast Arm in the Amount of \$22,400.00 Page 7
 - c. **Action Memorandum No. 19-059:** Authorizing the City Manager to Negotiate and Enter into a Sole Source Contract with Sherman Technologies, LLC for the Materials, Equipment, and Installation of Two Security Cameras at A-Moosement Park in the Amount of \$22,205.00 Page 15
 - d. **Action Memorandum No. 19-060:** Authorizing the City Manager to Execute a Contract for the Construction of the 2019 Airfield Safety Improvement Project to Dirtworks, Inc. in the Amount of \$858,190.80, Contingent upon Receiving a Federal Aviation Administration Grant, and Authorizing the City Manager to Accept and Execute Said Grant from the Federal Aviation Administration for the Airport Improvement Project in the Amount of \$937,980.00 When Offered..... Page 21
2. Approval of Minutes of Previous Meetings
 - a. June 25, 2019, Special Meeting Page 27

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Presentation from Palmer Museum of History and Art Executive Director Sam Dinges Page 29

F. REPORTS

1. City Manager's Report Page 69
2. City Clerk's Report
3. Mayor's Report Page 71
4. City Attorney's Report

G. AUDIENCE PARTICIPATION

H. PUBLIC HEARING

1. **Ordinance No. 19-013:** Amending Palmer Municipal Code Chapter 17.44 A-C Airport Commercial District..... Page 73
2. **Ordinance No. 19-014:** Amending Palmer Municipal Code Sections 17.89.020 Definitions, 17.89.030 Short-Term Rental Classifications, and 17.89.070 Standards Relating to Short-Term Rentals Page 95

I. NEW BUSINESS

1. Committee of the Whole: (note: action may be taken by the council following the committee of the whole) Page 101
 - a. Review of Council Member Applications
 - b. City Council Member Applicant Interviews
2. Selection and Appointment of City Council Member

J. RECORD OF ITEMS PLACED ON THE TABLE

K. AUDIENCE PARTICIPATION

L. COUNCIL MEMBER COMMENTS

M. ADJOURNMENT

Tentative Future Palmer City Council Meetings			
Meeting Date	Meeting Type	Time	Notes
Aug 13	Regular	7 pm	
Aug 27	Special	6 pm	Audit Presentation
Aug 27	Regular	7 pm	
Sept 10	Regular	7 pm	
Sept 24	Regular	7 pm	
Oct 7	Special	6 pm	Election Certification
Oct 8	Regular	7 pm	
Oct 22	Special	6 pm	Budget (1 st Public Hearing)
Oct 22	Regular	7 pm	
Oct 29	Special	6 pm	Budget
Nov 5	Special	6 pm	Budget
Nov 12	Special	6 pm	Budget
Nov 12	Regular	7 pm	
Nov 26	Special	6 pm	Budget
Nov 26	Regular	7 pm	
Dec 10	Regular	7 pm	Budget Adoption (Public Hearing)
Dec 24	Regular	7 pm	

**City of Palmer
Action Memorandum No. 19-057**

Subject: Authorizing the City Manager to Purchase New Beacon AMA Water Meter Reading Software from National Meter and Automation in the Amount of \$15,174.00

Agenda of: July 23, 2019

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
√ _____	Finance	<u><i>[Signature]</i></u>	06/20/2019
_____	Fire	_____	_____
_____	Police	_____	_____
√ _____	Public Works	<u><i>[Signature]</i></u>	07/01/19

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<u><i>[Signature]</i></u>	_____
City Attorney	<u><i>[Signature]</i></u>	_____
City Clerk	<u><i>[Signature]</i></u>	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ **15,174.00**

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ 15,174.00
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): 02-01-10-6053
- Not budgeted

Director of Finance Signature: *[Signature]*

Attachment(s):

- National Meter & Automation Quote

Summary Statement/Background:

This action memorandum requests approval to purchase Beacon AMA water meter reading software for Badger Meters from National Meter and Automation.

The City currently uses Read Center software for the monthly upload of the water usage from the Badger water meters. The City has used Read Center software for several years and has gone through several updates. The Read Center software will not be supported by National Meter and Automation by the end of 2019.

The City has over 2,200 Badger water meters in service throughout Palmer that were purchased through National Meter and Automation. The Beacon AMA water meter reading software supports Badger meters and is the comparable replacement to the Read Center as proprietary software.

PMC 3.21.230 allows for governmental and proprietary purchases.

Administration's Recommendation:

To approve Action Memorandum No. 19-057 Authorize the City Manager to purchase Beacon AMA water meter reading software.



NATIONAL

METER & AUTOMATION

QUOTATION

7220 South Fraser Street
Centennial, CO 80112
Phone: 303.339.9100
Fax: 303.649.1017

DATE: March 26, 2019
QUOTED BY: Erik Twenge
CUSTOMER EMAIL:

BILL TO: City of Palmer
231 W. Evergreen Ave.
Palmer, AK 99645-6952

SHIP TO: TBD

SALESPERSON	PAYMENT TERMS	SHIPPING METHOD	SHIPPING TERMS	SUBJECT TO REVIEW
Erik Twenge	Net 30 Days	Best Way	FOB Centennial, CO.	12/31/2019

QTY	Product Description	UNIT PRICE	AMOUNT
1	BEACON AMA Required Training (on-Site)	\$3,600.00	\$3,600.00
	BEACON AMA INTRO		
	BEACON AMA DATA EXCHANGE		
	BEACON AMA MOBILE DATA SYNCH		
	BEACON AMA MOBILE SOFTWARE SUITE		
1	Beacon AMA one time engagement fee (Loyalty Discount Rate)	\$4,000.00	\$4,000.00
	Includes:		
	AMA software setup and billing system coordination		
27600	Beacon mobile hosting fee per endpoint	\$0.04	\$1,104.00
	Includes 12 months of Service units for 2300 Endpoints (Bulk Discount)		
1	Beacon Mobile Module for Drive-by reading software fee (Year 1)	\$2,300.00	\$2,400.00
	Annual Renewal fee is 50% of year 1		
2	Beacon Mobile User Licenses (Annual)	\$360.00	\$720.00
1	ME reciever and antenna kit	\$3,350.00	\$3,350.00

SUBTOTAL	\$	15,174.00
SALES TAX		-
FREIGHT		Add
TOTAL	\$	15,174.00

Sales Tax: To be quoted at time of order
Est. Lead Time: 4 to 6 weeks ARO

THANK YOU FOR YOUR BUSINESS!!

This quotation is an offer subject to the Terms and Conditions available on our website:
www.nationalmeter.com/legal

**City of Palmer
Action Memorandum No. 19-058**

Subject: Authorizing the City Manager to Negotiate and Execute a Contract with Nodak Electric and Construction, Inc. for the Installation of a 200 AMP Load Center and all Underground Electrical Requirements for Two LED Area Lights with Poured Concrete Base and Pole with Mast Arm in the Amount of \$22,400.00

Agenda of: July 23, 2019

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____ <input checked="" type="checkbox"/>	Finance	<u><i>[Signature]</i></u>	<u>07/03/019</u>
_____	Fire	_____	_____
_____	Police	_____	_____
_____ <input checked="" type="checkbox"/>	Public Works	<u><i>[Signature]</i></u>	<u>07/02/19</u>

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<u><i>[Signature]</i></u>	_____
City Attorney	<u><i>[Signature]</i></u>	_____
City Clerk	<u><i>[Signature]</i></u>	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ 22,400.00

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ 22,400.00
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): 09-01-10-7126 AK DPS Trooper Grant
- Not budgeted

Director of Finance Signature: *[Signature]*

Attachment(s):

- 19-02 PW Bid Tabs
- Appendix A- general area and diagram for electrical wiring and light poles.

Summary Statement/Background:

This action will authorize the City Manager to negotiate and execute a contract with Nodak Electrical and Construction, Inc., for the installation of 1x 200 AMP Exterior load center to conform to NEC and MEA specifications for underground service, install photo eye cell to control LED area lights in park. General install of 2" HDPE or PVC conduits junction boxes, 2 poured concrete light pole bases and set 2 owner supplied poles with mast arms and LED area lights, and wire poles as required.

Administration's Recommendation:

To approve Action Memorandum No. 19-058 authorizing the City Manager to negotiate and execute a contract with Nodak Electrical and Construction, Inc.

BID TABULATIONS

	Bidder 1	Bidder 2	Bidder 3	Bidder 4
	Consolidated Contracting & Engineering	Nodak Electric and construction inc	Yukon Electric Inc	Wolverine Supply Inc
BID PROPOSAL	Bid Amount	Bid Amount	Bid Amount	Bid Amount
Acknowledged Addenda 1 (Y/N)	Yes	Yes	Yes	Yes
Signed Proposal (Y/N)	Yes	Yes	Yes	Yes
Bid Security (Bond) (Y/N)	Yes	Yes	Yes	Yes
Total Bid	\$46,444.00	\$22,400.00	\$28,271.77	\$49,700.00
	Bidder 5	Bidder 6	Bidder 7	Bidder 8
	Bid Amount	Bid Amount	Bid Amount	Bid Amount
BID PROPOSAL				
Acknowledged Addenda 1 (Y/N)				
Signed Proposal (Y/N)				
Bid Security (Bond) (Y/N)				
Total Bid				

W Fern Ave

120/240 Volt 200 AMP Load Center

Light/Camera Pole #1

Junction Box Type 1

Light/Camera Pole #2

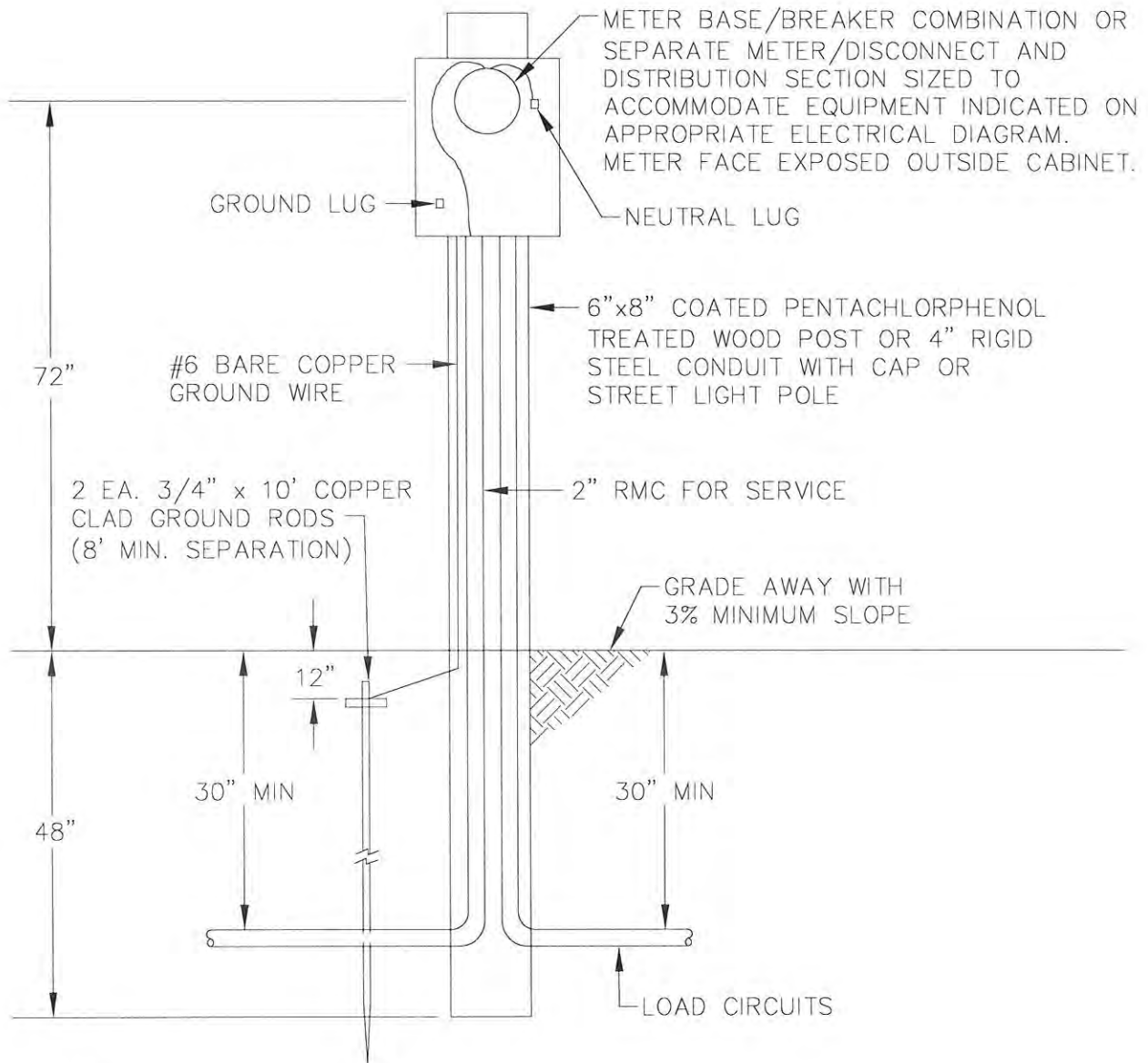
© 2018 Google

Goog

2010

Imagery Date: 4/14/2011 61°35'43.21" N 149°07'10.24" W elev 248 ft

Page 10 of 124



NOTES:

1. ATTACH CONDUITS TO POLE AT 24" INTERVALS.
2. ATTACH GROUND WIRE TO POLE AT 12" INTERVALS.
3. ON STEEL POST, ENCLOSE GROUND WIRE IN 3/4" RMC, BOND EACH END OF CONDUIT TO GROUND WIRE.
4. EMBED LOWER 42" OF STEEL POST IN CONCRETE HAVING A MINIMUM 18" OVERALL DIA. BACKFILL AROUND WOOD POST WITH N.E.S. MATERIAL.
5. LOCATE OUT OF DITCH LINE, 5 FT. MINIMUM FROM BACK OF CURB.
6. COORDINATE WITH SERVING UTILITY REGARDING SPECIFIC CONSTRUCTION REQUIREMENTS FOR SERVICE.

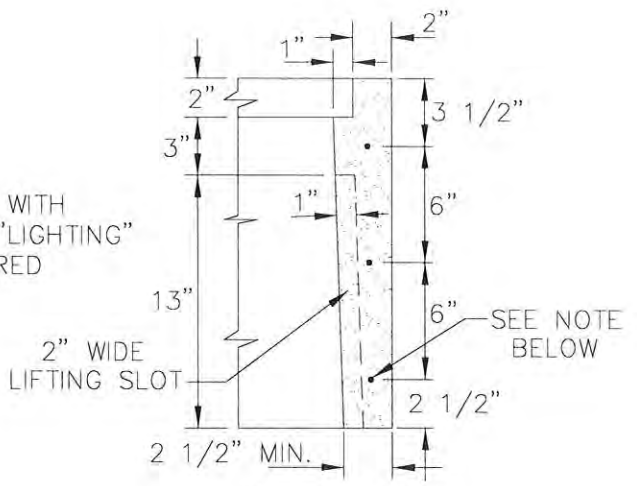
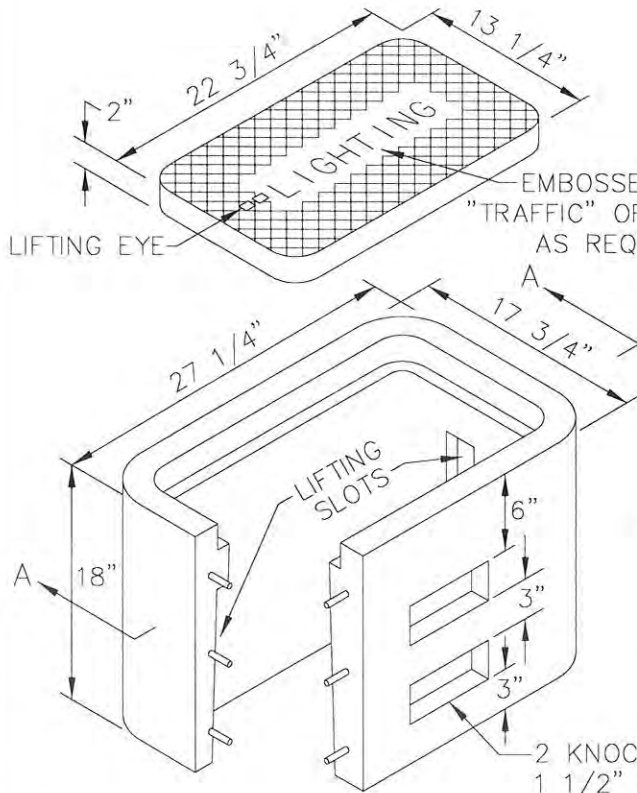


SCALE:
NTS
APPROVED:
REVISED:
01/2018

POST MOUNTED
LOAD CENTER
TYPE 2

SECTION
80.14

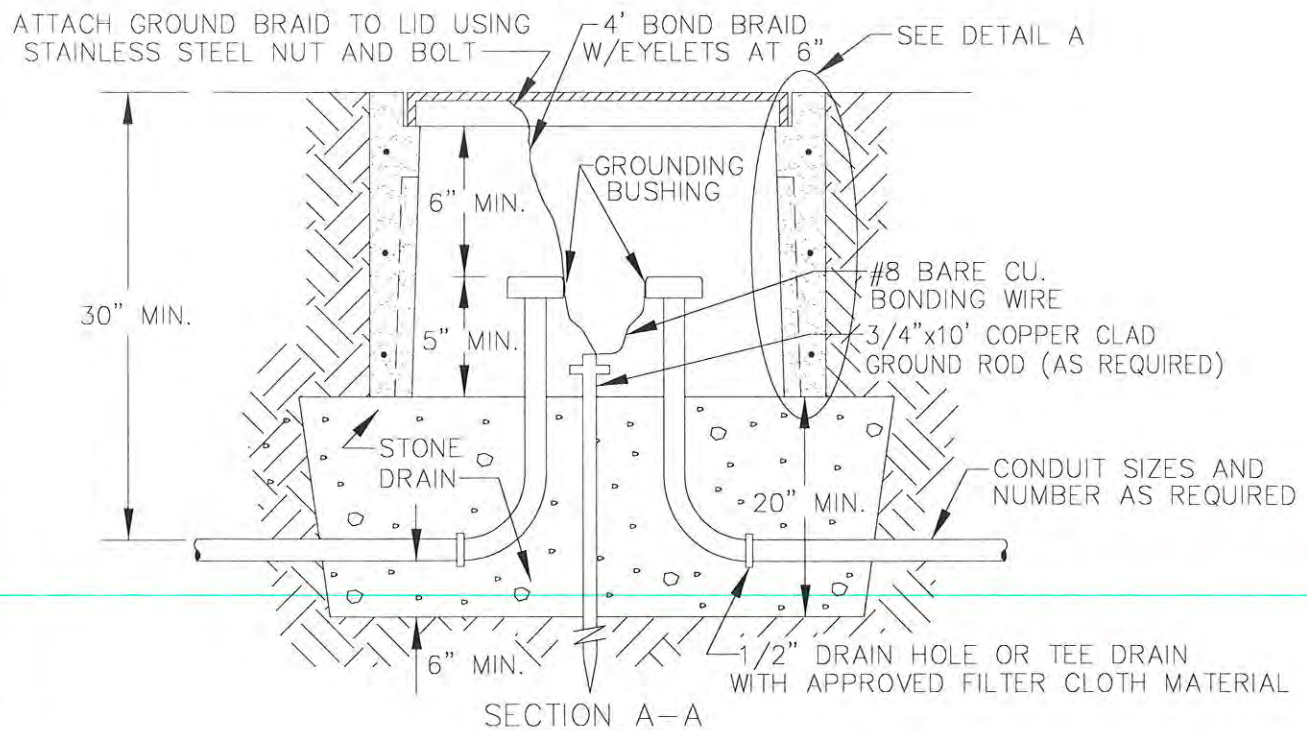
DETAIL
80-35



NOTE: REINFORCEMENT MAY CONSIST OF;

1. 9 GAGE WELDED WIRE FRAME.
2. 3-6 GAGE HORIZONTAL WIRE LOOPS.
3. SYNTHETIC FIBER REINFORCED CONCRETE THAT MEETS ASTM C 1116 AND CONTAINS FIBER IN PROPORTIONS AS RECOMMENDED BY THE FIBER MANUFACTURER.

2 KNOCKOUTS CENTERED ON ONE SIDE
 1 1/2" DEEP x 3" HIGH x 7" WIDE
 FOR LOOP DETECTOR INSTALLATION



SCALE:
NTS
 APPROVED:
 REVISED:
01/2018

TYPE 1A JUNCTION BOX

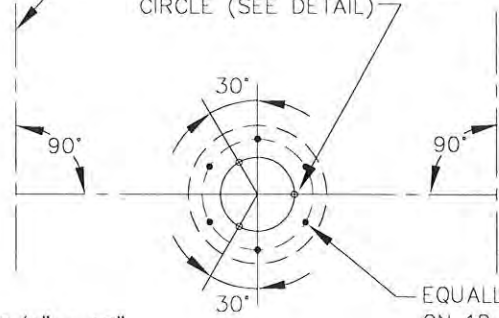
SECTION
 80.08
 DETAIL
 80-31

EDGE OF TRAVELED WAY FOR SLIP BASE

3 EA. 7/8"x36" STEEL PLATE ANCHOR BOLTS ON 14" BOLT CIRCLE (SEE DETAIL)

NOTES:

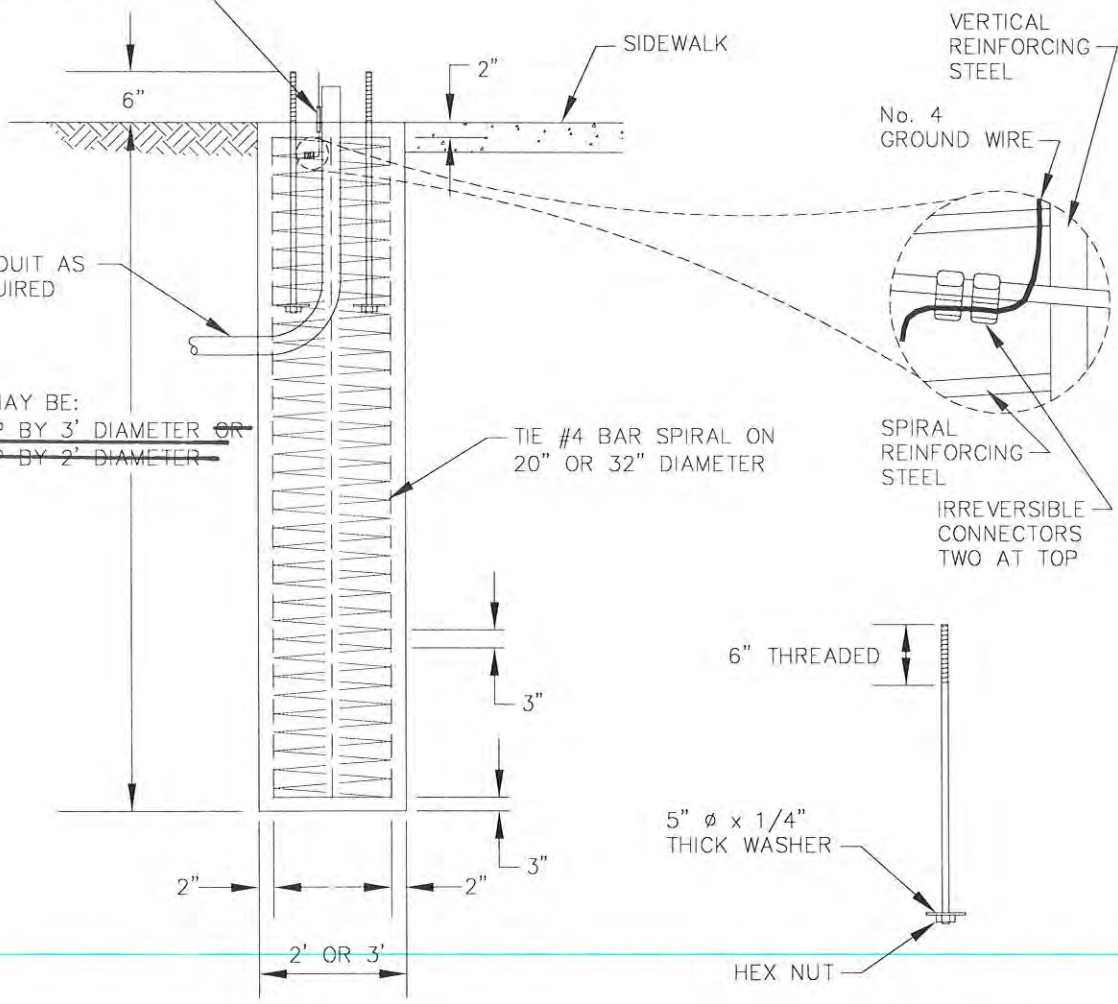
1. CONNECT NO. 4 GROUND WIRE TO ONE OF THE TOP SPIRALS WITH TWO IRREVERSABLE, HYDRAULICALLY SWAGED CONNECTORS AS SHOWN. GROUND WIRE SHALL BE BARE SOLID, STRANDED, OR BRAIDED COPPER. PROTECT GROUND WIRE WITH CONDUIT AS SHOWN AND FILL CONDUIT WITH SILICON SEALANT. ALLOW 1" OF THE SLEEVE AND 24" OF CONDUCTOR TO PROTRUDE FROM THE FOUNDATIONS.



EDGE OF TRAVELED WAY FOR FLANGE BASE

EQUALLY SPACED 6-#8 BARS ON 18-3/4" DIAM.

SCH 40 PVC 3/4" x 10" PROTECTIVE SLEEVE (SEE NOTE 1)



CONDUIT AS REQUIRED

BASE MAY BE:
 .6' DEEP BY 3' DIAMETER OR
 .9' DEEP BY 2' DIAMETER

TIE #4 BAR SPIRAL ON 20" OR 32" DIAMETER

VERTICAL REINFORCING STEEL
 No. 4 GROUND WIRE
 SPIRAL REINFORCING STEEL
 IRREVERSIBLE CONNECTORS TWO AT TOP

6" THREADED

5" ϕ x 1/4" THICK WASHER

HEX NUT

STEEL PLATE ANCHOR BOLT



SCALE:
NTS
 APPROVED:
 REVISED:
01/2018

POURED CONCRETE LUMINAIRE POLE FOUNDATION

SECTION
 80.04
 DETAIL
 80-09

**City of Palmer
Action Memorandum No. 19-059**

Subject: Authorizing the City Manager to Negotiate and Enter into a Sole Source Contract with Sherman Technologies, LLC for the Materials, Equipment, and Installation of Two Security Cameras at A-Moosement Park in the Amount of \$22,205.00

Agenda of: July 23, 2019

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
<u> √ </u>	Finance	<u><i>[Signature]</i></u>	<u>007/03/19</u>
_____	Fire	_____	_____
_____	Police	_____	_____
<u> √ </u>	Public Works	<u><i>[Signature]</i></u>	<u>07/02/19</u>

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<u><i>[Signature]</i></u>	_____
City Attorney	<u><i>[Signature]</i></u>	_____
City Clerk	<u><i>[Signature]</i></u>	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ 22,205.00

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ 22,205.00
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): 09-01-10-7126 AK DPS Trooper Grant
- Not budgeted

Director of Finance Signature: *[Signature]*

Attachment(s):

- Sherman Technologies, LLC Quote

Summary Statement/Background:

This Action Memorandum authorizes the City manager to negotiate and enter into a sole source contract with Sherman Technologies, LLC for the materials, equipment and installation of two (2) security cameras at the A-Moosement Park. We request sole sourcing of this work with Sherman Technologies, LLC for the purposes of equipment standardization and familiarization. Sherman Technologies recently installed cameras at the Palmer Airport and will use the same monitoring equipment in dispatch for the feed from A-Moosement Park.

Administration's Recommendation:

To approve Action Memorandum No. 19-059 authorizing the City Manager to negotiate and enter into a sole source contract with Sherman Technologies, LLC.



Project Proposal

Prepared for: City of Palmer

Attn: Lance L. Ketterling

Prepared by: Randy Sherman

July 1, 2019

Project: City of Palmer Amusement Park Video Surveillance

Location: Palmer, Alaska

Statement of Work

A-Moosement Park Video Surveillance

- Provide & Install (2) 360 4x8MP camera on light poles in park for general surveillance
- Install new Cat 6 cabling for cameras and devices
- Install Heated/Cooled Camera enclosures at Meter Base
- Provide new Router and POE network switch for cameras in enclosure
- Provide new 4TB Network Video Recorder (NVR) that will be viewed from dispatch
- Provide UPS for system
- Lift costs included

Assumptions

- The new cameras will be viewed from the existing client viewing workstation at Palmer Police Dispatch
- City will coordinate Internet Service with MTA to new Meterbase/CCTV Enclosure where NVR is located

Project Assumptions

- Work will be completed during summer months
- City will coordinate new services with utilities
- There is a free and clear UG pathway

Project Exclusions

- Coordinating power with MEA
- Camera Monitoring
- Civil work, trenching/backfill, UG Conduit, thawing

PRICE

ITEM	DESCRIPTION	LINE TOTAL
1	A-Moosement Park Security Cameras - Labor	\$8,540.00
2	A-Moosement Park Security Cameras – Materials/Equipment	\$13,665.00
3		
4		
5		
TOTAL		\$22,205.00

Thank you for this opportunity to provide a quotation;



Randy Sherman, RCDD
Sherman Technologies, LLC
randy@shermantechnologies.com
907-575-7537

**City of Palmer
Action Memorandum No. 19-060**

Subject: Authorizing the City Manager to Execute a Contract for the Construction of the 2019 Airfield Safety Improvement Project to Dirtworks, Inc. in the Amount of \$858,190.80, Contingent upon Receiving a Federal Aviation Administration Grant, and Authorizing the City Manager to Accept and Execute Said Grant from the Federal Aviation Administration for the Airport Improvement Project in the Amount of \$937,980.00 When Offered


Agenda of: July 23, 2019

Council Action: **Approved** **Amended:** _____
 Defeated


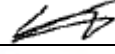
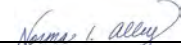
Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development		7/11/19
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ 858,190.80

This legislation (√):

<input type="checkbox"/>	Creates revenue in the amount of:	\$ _____
<input checked="" type="checkbox"/>	Creates expenditure in the amount of:	\$ <u>858,190.80</u>
<input type="checkbox"/>	Creates a saving in the amount of:	\$ _____
<input type="checkbox"/>	Has no fiscal impact	

Funds are (√):

<input checked="" type="checkbox"/>	Budgeted	Line item(s):	30-01-02-6233 Matching Funds \$30,000; 08-01-10-7174 \$28,480 03-01-10-6045 \$25,000; 03-01-10-6030 \$5,500
<input checked="" type="checkbox"/>	Not budgeted		Anticipated FAA Grant \$937,980. & 30-01-10-6233 Added Matching funds \$32,533

Director of Finance Signature: 

Attachment(s):

- Notice of Intent to Award
- Bid No. 19-03PW Summary Tabulations
- Project Overview Map

Summary Statement/Background:

This airport project was presented to City Council on January 9 for the Engineering portion (AM 19-009) and at the January 15 joint meeting with the Airport Advisory Commission for upcoming airport improvements in 2019. There were two (2) bids received for this project and Dirtworks, Inc. had the lowest responsive responsible bid in the amount of \$858,190.80. The overall bids came in higher than the engineering estimate anticipated, but were determined to be valid by HDL and the FAA when additional market factors were considered.

For the 2019 budget year, the City Council approved matching capital improvement funding of \$30K to be used for this project. Since October of 2018 when the capital estimate was set aside, the project has grown to include tree clearing that was originally planned for the TW (N) project which has been postponed, as well as the FAA declining to participate in the cost of the Vehicle and Pedestrian Directional Signage vital to on the ground operational safety. The additional information / directional signage, minor paving of Apron A access with additional visitor parking and aircraft viewing area at the Randy Thom Flight Service Center and blank conduit runs for future apron surveillance system cameras is estimated to cost approximately: Directional Road Signage (\$25,000.00) Paving (\$5,500.00) Blank Conduit (\$28,420.00). Public Works and the Airport Superintendent will install the signage.

Project Funds will be used for the following Airfield Safety Improvements:

- Repairs to the Fence Lines and Gates
- Airfield Directional Sign Replacement (12)
- Apron Lighting Aprons (A, B, C, LA)
- Tree Clearing south of RW 10/28
- Vehicle and Pedestrian Informational / Directional Signage (Non-FAA funded) \$25,000.00
- Additional Electrical Conduit for video camera security system to Aprons A, B, C (Pubic Video Project) \$28,420.00
- Minor Paving (Non FAA funded) \$5,500.00

Administration's Recommendation:

To approve Action Memorandum No. 19-060 Authorizing the City Manager to Execute a Construction Contract with Dirtworks, Inc. for the 2019 Airfield Safety Improvement Project Contingent upon Receiving a Federal Aviation Administration Grant; and Authorizing the City Manager to Accept and Execute a Grant from the Federal Aviation Administration for the Project when offered.



Warren (Bud) Woods Palmer Municipal Airport

July 11, 2019

TO: Dirtworks, Inc.
Pruhs Construction Company, LLC

RE: **Notice of Intent to Award**
Bid. No. 19-03PW
2019 Airfield Safety Improvement Project

Frank J. Kelly
Airport Superintendent

Phone: (907) 761-1334
Fax: (907) 745-0930
Email: fkelly@palmerak.org

Mail: 231 W. Evergreen Ave.
Palmer, Alaska 99645-6952
Location: 901 East Airport Road
www.cityofpalmer.org

Transmitted VIA Email

This is the City of Palmer's Notice of Intent to Award the Request for Bid No. 19-03PW for the 2019 Airfield Safety Improvement Project to Dirtworks, Inc. at the Palmer City Council meeting scheduled for **7:00 P.M., July 23, 2019**, in the Council Chambers at Palmer City Hall, 231 W. Evergreen Avenue, in Palmer.

Two (2) Bids were received and upon review of all bid proposals by HDL Engineering Consultants and the City of Palmer, the City Administration will recommend that the contract be awarded to Dirtworks, Inc., whose selection was based upon the lowest responsible and qualified bid proposal. The order of qualified bid proposals are attached to this Notice of Intent to Award.

In accordance with Palmer Municipal Code 3.21.290 B., a protest based upon alleged improprieties in an intended award of a contract must be filed with the Palmer City Manager (with a copy previously served upon the intended awardee) within two business days after the issuance of this notice of intent to award – in this case, by **5 p.m., July 15, 2019**. Failure to meet this time line shall constitute a waiver of the protesting party's rights and a bar on any further action regarding this matter.

Thank you for your interest in doing business with the City of Palmer.

Respectfully,

Frank J. Kelly
Airport Superintendent

Enclosures: Overall Summary of Bid Proposals for Bid No. 19-03PW
2019 Airfield Safety Improvement Project

**CITY OF PALMER
2019 AIRFIELD SAFETY IMPROVEMENTS
BID SUMMARY**

SUMMARY

Schedule	Engineers Estimate	Pruhs Construction	Dirtworks
Calculated Schedule A Total	\$142,850.00	\$203,380.00	\$233,834.80
As Submitted Schedule A Total	\$142,850.00	\$203,380.00	\$233,834.80
Difference Schedule A	\$0.00	\$0.00	\$0.00
Calculated Schedule B Total	\$146,750.00	\$390,700.00	\$280,440.00
As Submitted Schedule B Total	\$146,750.00	\$390,700.00	\$280,440.00
Difference Schedule B	\$0.00	\$0.00	\$0.00
Calculated Schedule C Total	\$225,230.00	\$235,852.00	\$236,012.00
As Submitted Schedule C Total	\$225,230.00	\$235,852.00	\$236,012.00
Difference Schedule C	\$0.00	\$0.00	\$0.00
Calculated Schedule D Total	\$88,100.00	\$84,701.00	\$107,904.00
As Submitted Schedule D Total	\$88,100.00	\$84,701.00	\$113,349.00
Difference Schedule D	\$0.00	\$0.00	-\$5,445.00
Calculated Total Base Bid	\$602,930.00	\$914,633.00	\$858,190.80
As Submitted Total Base Bid	\$602,930.00	\$914,633.00	\$863,635.80
Difference Total Base Bid	\$0.00	\$0.00	-\$5,445.00
Calculated Schedule E Total	\$21,540.00	\$58,560.00	\$56,628.00
As Submitted Schedule E Total	\$21,540.00	\$58,560.00	\$56,628.00
Difference Schedule E	\$0.00	\$0.00	\$0.00
Calculated Total Base Bid + ADD ALT 1	\$624,470.00	\$973,193.00	\$914,818.80
As Submitted Total Base Bid + ADD ALT 1	\$624,470.00	\$973,193.00	\$920,263.80
Difference Total Base Bid + ADD ALT 1	\$0.00	\$0.00	-\$5,445.00
Acknowledged Addendum 1	-	Y	Y
Acknowledged Addendum 2	-	Y	Y
Acknowledged Addendum 3	-	Y	Y
Bid Proposal signed	-	Y	Y
10% Bid Bond	-	Y	Y
Bidder Qualification Form	-	Y	Y
Interested Bidders List Collection Form	-	Y	Y
Buy American Certification	-	Y	Y
Debarment and Suspension Certification	-	Y	Y
Prohibition of Segregated Facilities Certification	-	Y	Y
Trade Restrictions Certification	-	Y	Y
Tax Delinquency and Felony Conviction	-	Y	Y

A. CALL TO ORDER

A special meeting of the Palmer City Council was held on June 25, 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:

Edna DeVries, Mayor
Julie Berberich
Steve Carrington
Linda Combs

Sabrena Combs
David Fuller
Pete LaFrance, Deputy Mayor

Staff in attendance were the following:

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

Michael Gatti, City Attorney
Kara Johnson, Deputy City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was performed.

D. APPROVAL OF AGENDA

Main Motion: To Approve the Agenda

Moved by:	Fuller
Seconded by:	L. Combs
Vote:	7 Yes/0 No
Action:	Motion Carried

E. AUDIENCE PARTICIPATION

Mr. Eugene Carl Haberman testified on the public process and rights for the public to participate in the legislative process.

F. NEW BUSINESS

1. Committee of the Whole: Presentation from Mat-Su Trails and Parks Foundation Director Wes Hoskins (note: action may be taken by the council following the committee of the whole)

The Council entered into a Committee of the Whole at 6:03 p.m.

Mat-Su Trails and Parks Foundation Director Wes Hoskins provided a presentation updating the Council on trails and parks happenings (see official meeting packet for presentation).

The Council adjourned from Committee of the Whole at 6:33 p.m. and reconvened the Regular Meeting.

G. RECORD OF ITEMS PLACED ON THE TABLE

City Clerk Alley reported that there were no Items Placed on the Table.

H. COUNCIL MEMBER COMMENTS

No direction given to staff for legislation to be placed on a future agenda.

I. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 6:35 p.m.

Approved this ____ day of _____, 2019.

Norma I. Alley, MMC, City Clerk

Edna B. DeVries, Mayor

ALASKA AT ITS BEST!
PALMER



**MAPS . RECREATION . HISTORY . TOURS
AGRICULTURE . BUSINESSES . GLACIER**

ADVENTURE IS IN THE VALLEY



HIKE

2,000 miles of trails



EXPLORE

Hatcher Pass

FLIGHTSEE

and land on a glacier



FISH

for world-class salmon



YAHOO!
Mat-Su

Alaska's Mat-Su Valley, just 40 miles north of Anchorage,
is easily reached by car or the Alaska Railroad.

alaskavisit.com

ALASKA AT ITS BEST!

PALMER

4	WELCOME TO PALMER!
6	PALMER HISTORY
8	HISTORIC DISTRICT WALKING TOUR MAP
10	FARMING IN PALMER
12	HATCHER PASS
14	MATANUSKA GLACIER
15	ATHABASCAN PEOPLE
16	WINTER
17	FARM DRIVE
18	ITINERARIES
20	EVENTS
	MAPS
22	HIKES
24	LAKES
25	ARTS
26	BUSINESS DIRECTORY

This is a publication provided by the

**PALMER MUSEUM
AND VISITOR CENTER**

723 S Valley Way
Palmer, AK 99645
(907) 746-7668

PALMERMUSEUM.ORG
museuminfo@palmermuseum.org

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SPECIAL THANKS TO: Cecil Sanders,
Brooke Steinke, City of Palmer

PHOTO BY CECIL SANDERS



WELCOME TO PALMER!

PALMER is an agricultural community and seat of borough government, poised on the banks of the mighty Matanuska River. We are rich in history and loved by all who are looking to find a small Alaska community with hometown charm, warmth and friendliness.

Palmer is a beautiful and welcoming city, and I urge you to take your time, relax and enjoy the many sights and attractions that highlight our community.

A small Alaska community with hometown charm, warmth and friendliness.

One may spend some time shopping our downtown shops, walk the historic district and visit the museums for

a description of the 1935 Matanuska Colony built under FDR's New Deal Homestead Project. Don't forget to check out the world-record-setting giant vegetables in the Visitor Center gardens, and visit the Musk Ox Farm to see how farming in Alaska takes just as much work but looks a little bit different here in The Last Frontier!

If you are looking for a fun event, it's probably happening right now in Palmer. Downtown Palmer is the site of the summer Friday Fling market as well as seasonal happenings such as the "Who Let the Girls Out" a citywide event for women, Colony Days and Colony Christmas family festivals celebrating our history. The granddaddy of all events in Alaska, the Alaska State Fair, takes place each fall in Palmer, kicking off with a parade in downtown Palmer. Don't miss it!

For those who are looking to relocate to Palmer, we are home to the Alaska Court System, the USDA, the Tsunami Warning Center, the Alaska State Troopers, the State Division of Forestry, the State Department of Corrections, the Mat-Su Borough and Mat-Su School District Administration. City facilities include a world-class airport, the MTA Events Center and Ice Arena,

the Palmer Museum and Visitor Center and the Palmer Golf Course. Palmer is also a great place to start your biking and hiking activities with numerous trails and paths that can connect to adventures throughout the Matanuska-Susitna Valley and the gorgeous Hatcher Pass Recreational Area. Along with the recreational facilities and governmental agencies, a variety of national and international private companies provide local job opportunities, but Palmer is also well-situated for an easy commute for those who work in Anchorage.

If you're considering relocating your home or business to Palmer or simply thinking about visiting, please do. Welcome to Palmer!

—Edna B. DeVries
Mayor, City of Palmer





FACTS ABOUT PALMER

POPULATION

Palmer City: 6,268

Greater Palmer: 21,100

TEMPERATURE RECORDS

Coldest: -38 F

Warmest: 87 F

AVERAGE TEMPERATURES

Summer: 40s-70s

Winter: teens to 20s

DAYLIGHT

Summer Solstice: 20 hours

Winter Solstice: 5 hours

WILDLIFE

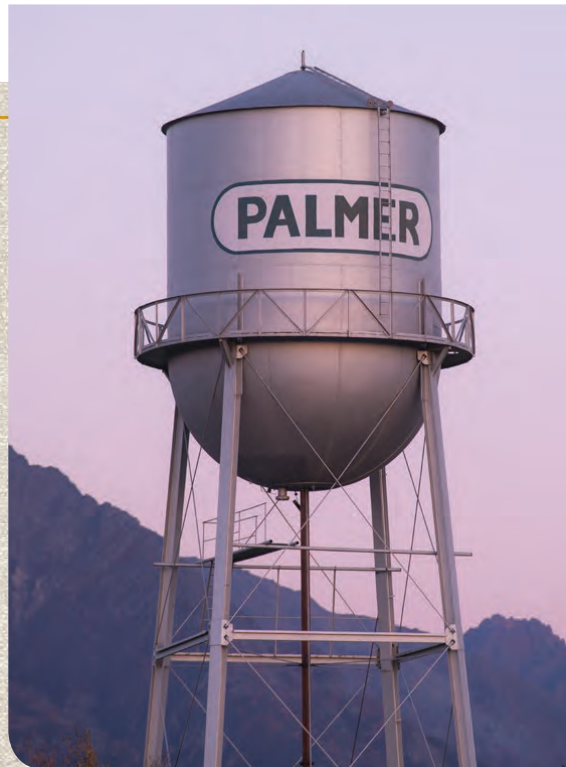
Look for moose, eagles and fox

BIGGEST RECORDED CABBAGE

138.2 lbs

SISTER CITY

Saroma, Hokkaido, Japan



SURROUNDING MOUNTAINS

Pioneer Peak: 6,398 ft

Lazy Mountain: 3,576 ft

Matanuska Peak: 5,456 ft

PHOTOS BY CECIL SANDERS



PALMER HISTORY

PRE-1935

THE EARLIEST INHABITANTS of the Matanuska Valley were the Athabascan Natives, who developed a successful culture of subsistence and trade. Russian fur traders were some of the first to make contact from the outside. After the U.S. purchased Alaska in 1867, American traders took over from the Russians and additional immigrants began to arrive, including trappers, prospectors, and homesteaders. One of the pioneers was named George Palmer, who became a prominent trader around Cook Inlet and established a small unmanned trading post near the Matanuska River. In 1916-1917 the US government built a railroad

The railroad provided vital access for the development of Palmer.

spur through the Valley to reach high quality coal deposits at Chickaloon to supply fuel for the Navy. The railroad provided vital access for the

development of Palmer. Between 1929-1934, the railroad recruited over 50 farm families from the States to relocate to the Valley, joining the scattered homesteaders who were already there.



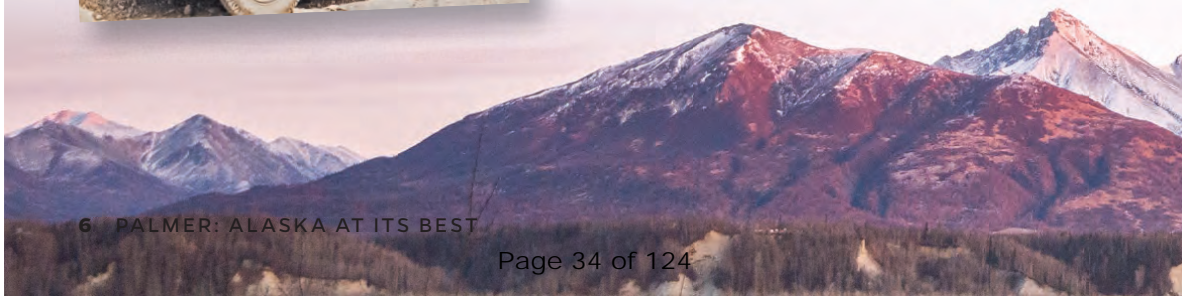
THE MATANUSKA COLONY PROJECT

DURING THE GREAT DEPRESSION, the Federal Government instituted a program to relocate destitute farm families from the Midwest to Alaska's Matanuska Valley. Some 203 young families were selected to participate in this highly government-controlled experiment to establish a socialistic agricultural community. This "Matanuska Colony Project" offered each chosen family 40 acres of land, a new house, a barn, animals and equipment to support a farm family, as well as generous government support and long-term financial help. The Government also built a community center including a store, school, railroad depot, and all manner of support facilities, which became the foundation of the City of Palmer.

This "Matanuska Colony Project" offered each chosen family 40 acres of land, a new house, and a barn.

The project was characterized by hasty planning and plagued with problems. Planning began in Washington DC in late 1934. Once selected, families had little time for moving preparations. The new Colonists arrived by train in Palmer in May 1935 and determined each family's farm location by lottery. Construction was behind schedule, so everyone lived in tents while houses were built, land was cleared, and community center facilities were constructed. Despite many problems caused by weather, bureaucratic

PHOTO BY CECIL SANDERS



INTERACT WITH HISTORY!

Take the Historic Walking Tour (page 8) or Farm Tour (page 17). Visit the Palmer Museum of History and Art. Or visit the Senior Center and talk to some experienced Palmerians!



PALMER TODAY

oversight, and the short summer season, all families were able to move from their tents to their new houses by Thanksgiving.

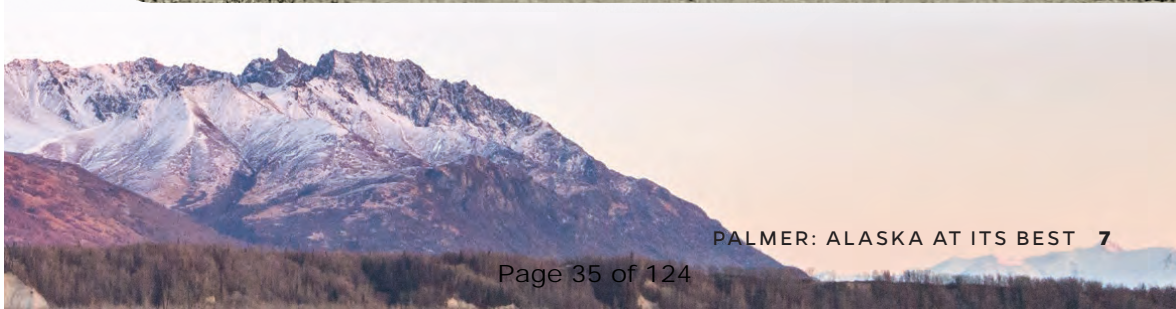
The new Colonists faced great challenges. Most land was forested and had to be cleared before farming could begin. While unlimited credit was available to them at the community store, debt accumulated until income could be produced from their farms. In addition to normal problems associated with starting a new farm, government rules often appeared arbitrary and heavy-handed, affecting farm production and prices, and limiting opportunities for outside income. Colonists were strongly discouraged from patronizing local private businesses rather than those within the Colony. The administration attempted to control spending by issuing the monthly family allowance in unique coinage called “Bingles”, which could only be traded at the colony store. Over half of the original colonists withdrew from the colony project within the first couple years, causing the government to recruit replacement families from various states to take their place.

BY 1940 the government gave up management of most Colony activities and facilities, replaced by a member-owned cooperative that handled rules and provided marketing for the farmers. New roads connected scattered farms, improving transportation throughout the Valley. A telephone cooperative was formed to improve communication, and in

Palmer has retained its small-town atmosphere with a walkable downtown district.

1941 an electrical cooperative began supplying electricity. Both co-ops continue today. Many descendants of the Colonists

continue to live in the Valley, and there is still a strong agricultural community within a growing population. Palmer has retained its small-town atmosphere, with a walkable downtown district, local restaurants, fresh farm produce available in stores year-round, numerous lively events and celebrations, and even holds the seat of many public services and government functions.



PALMER HISTORIC DISTRICT WALKING TOUR

EXPERIENCE THE STORY of the Matanuska Colony on an easy mile loop around the Green. Route is paved, drivable, and takes 45 minutes at a leisurely pace. There are several places to sit and admire the stunning mountain vistas along the way.

Please do not disturb residents of private buildings, marked on this map in **orange**. Businesses and churches are marked in **purple**: please be courteous when visiting. Public locations are shown in **green**.

IMPORTANT DOS & DON'TS

DO remember to watch for traffic and observe general pedestrian safety rules.

DO be respectful of the residents who live in the historic district and of the businesses that operate here. Clean up after your pets and properly dispose of your garbage.

DON'T trespass on private property. All tour stops that are private property are marked in orange but many privately owned buildings along the route are not marked. Please be observant and read posted signage.



AUDIO TOUR: available year round
\$7 per headset rental or \$5 for a group
Available in English, Korean, and Japanese
★ = Audio tour stop



GUIDED TOURS

June 1-August 31

Daily at 1pm,
Monday through
Saturday

Private group tours
available if scheduled
in advance

\$10 per person or
\$8 each for a group
of 4+

FEATURED LOCATIONS

1. PALMER MUSEUM

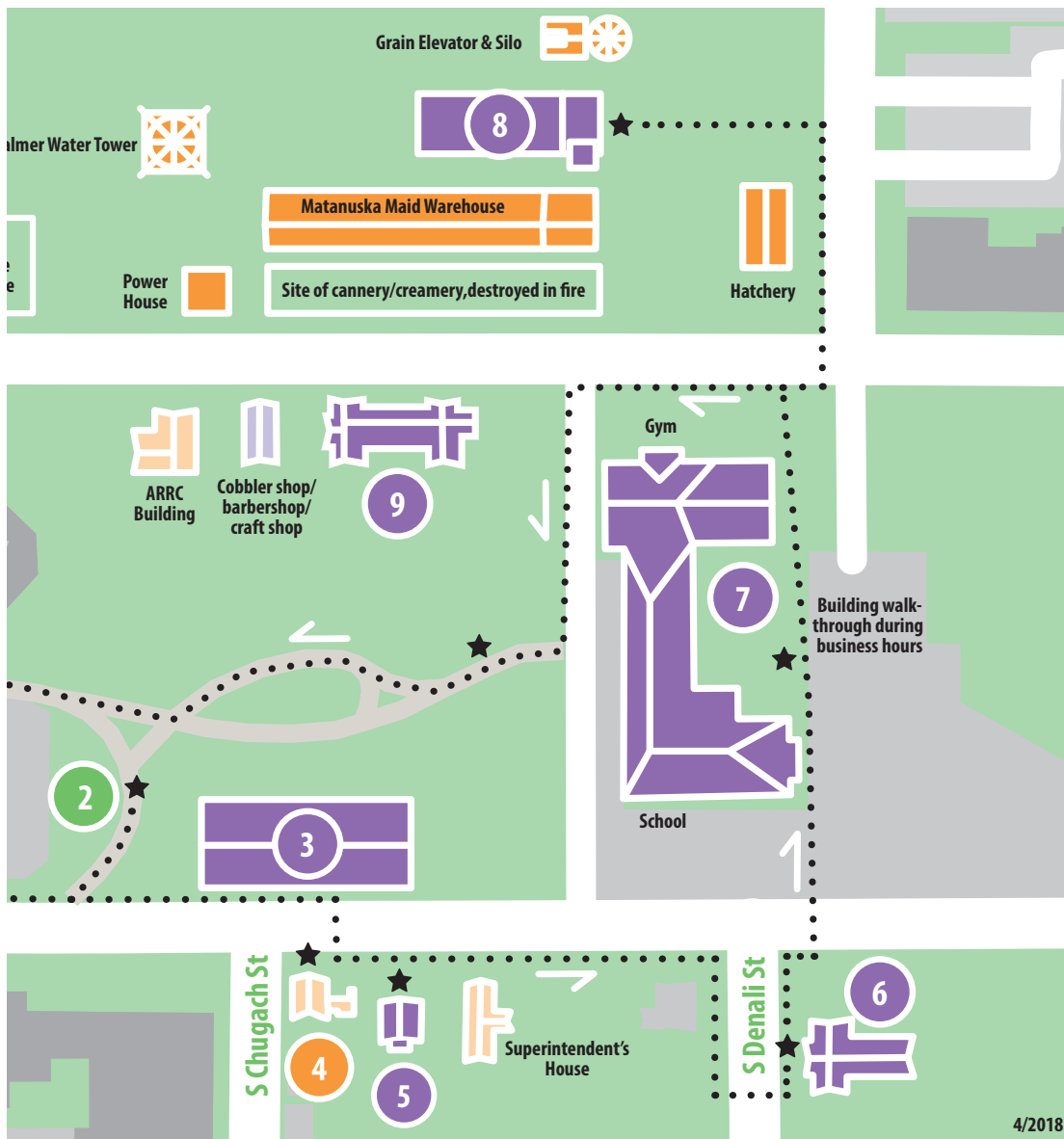
The garden was originally installed to demonstrate plants and crops grown in the area.

2. COLONY MEMORIAL

Here stands the bell of St. Mihiel, the ship that transported the Colonists from San Francisco to Seward.

3. COLONY INN (DORMITORY)

Now a working cafe and inn, this building originally housed single staff, including nurses and teachers.



4. PROJECT MANAGER'S HOUSE

This was the home of the Project Manager for the Colony.

5. COLONY HOUSE MUSEUM

This is an original Colony farmhouse, moved from north of Palmer and furnished entirely with Colony era decor.

6. CHURCH OF 1000 TREES

This log church was built in 1937 by the men and women of its congregation.

7. BOROUGH BUILDING (SCHOOLHOUSE)

Palmer's first schoolhouse and attached "Community Center and Gym" hosted basketball games, dances, movies and other community gatherings. The first Fair was held there in 1936.

8. ALASKA PICKER

Built in 1957, this building was the cold storage for the Matanuska Co-op, keeping root vegetables fresh. You can see much of the old Industrial Sector from here.

9. PALMER CITY ALEHOUSE

The Palmer Alehouse was once the Trading Post, Recreation Hall, shooting range and the town's only restaurant.

10. TRAIN DEPOT

The combination of rail access and good farmland significantly influenced the decision to locate the Colony here.

FARMING IN PALMER

BEST CROPS

The best types of crops to grow here are cold weather crops: root crops and brassicas (leafy crops); potatoes; carrots; rutabaga; lettuce; kale; cabbage; broccoli; peas. People use hoophouses and greenhouses to grow crops like tomatoes, peppers, cucumbers and squashes.

INTERACT WITH FARMING!

- Drive the Springer Loops and see barns and fields
- Visit the gardens at the Visitor Center or the Matanuska Experiment Farm
- Tour an animal farm
- Buy local produce at Bushes Bunches
- Book a tour with Alaska Farm Tours
- Shop at the Friday Fling (page 20)
- Eat at a restaurant with local produce

GIANT VEGETABLES

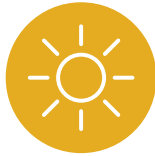
The infographic compares the weight of four giant vegetables to other objects. It features a central graphic with four vegetable icons on the left and four object icons on the right, connected by colored lines. The background of the infographic is a photograph of large green leafy vegetables.

Vegetable	Weight	Object	Weight
CARROT	138.25 LBS	NEWBORN GIRAFFE	138.25 LBS
CUCUMBER	71.75 LBS	ALASKAN MALAMUTE HUSKY	71.75 LBS
CABBAGE	63.3 LBS	FOUR BOWLING BALLS	63.3 LBS
CELERY	20.2 LBS	CAR TIRE	20.2 LBS

PHOTOS COURTESY OF VANDERWEELE FARMS



WHY DO VEGETABLES GROW SO WELL HERE?



LIGHT: Plants eat sunlight, which averages 19 hours a day in the summer.



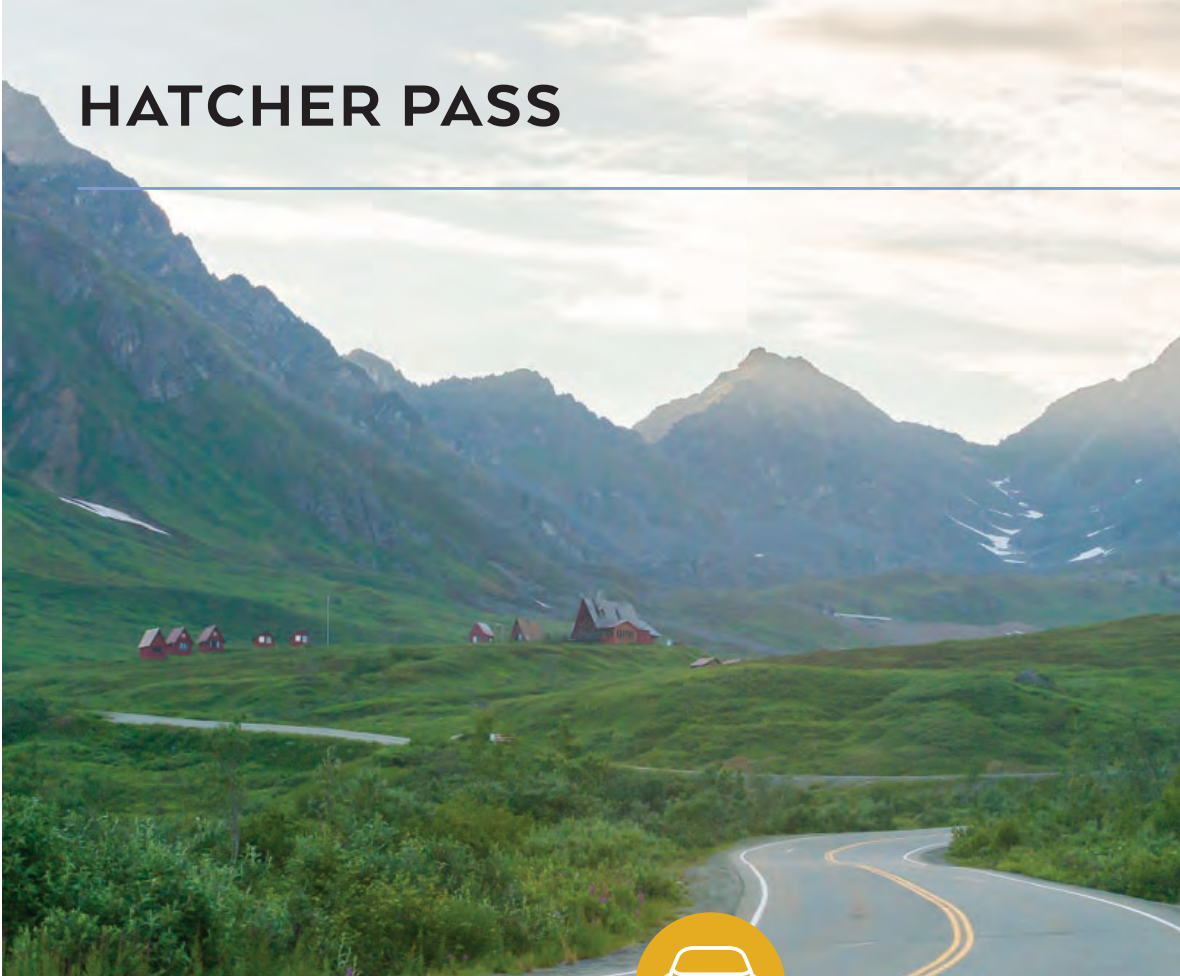
MILD TEMPERATURES: It rarely gets above 80 F, so plants don't bolt like they would in hot weather.



YOUNG SOIL: The soil is still rich in nutrients because Alaska is a newly developed area.



HATCHER PASS



HATCHER PASS

What you will see:

BERRIES AND FLOWERS! Hatcher Pass is a popular area to pick blueberries when they are in season. There are also crowberries, less sweet, but edible and plentiful. Be on the lookout for Fireweed, Bluebell of Scotland, Monkshood, Dwarf Dogwood, Star Gentian, and many other flowers.

WILDLIFE! In this Alpine area, you are likely to see Arctic ground squirrel and hoary marmots (also known as whistle pigs), magpies, ptarmigan, spruce grouse, and other kinds of birds and small mammals. Birds of prey like eagles, hawks, and falcons like to hunt here. Occasionally you can spot bigger animals like moose, bear, and fox.

GEAR UP. This is a mountain pass, so there could be snow, even in July! Take sturdy close-toed shoes, water resistant if you have them, and a jacket, a hat, and some gloves. Having several layers is best.

WILLOW-FISHHOOK ROAD

ROAD CONDITION:

Mostly gravel, can be sharp switchbacks, don't recommend RVs or trailers.

OPEN OR CLOSED?

Generally open from July 4 to mid-September. Check alaskastateparks.org for status.

What you'll see:

SPECTACULAR ALPINE SCENERY

HOW LONG IT TAKES: from Independence Mine to Willow is about 1 hour and 15 minutes.





PHOTOS BY CECIL SANDERS

INDEPENDENCE MINE

Learn what it was like to live and work in one of Alaska's largest gold mining camps. Although no longer in operation, the buildings are maintained so people can take self-guided tours through the mine camp. The scenery is amazing, and worth the drive whether or not you wish to tour! The mine is typically open from mid-June to Labor Day, but is always open to foot traffic.

PARKING FEES

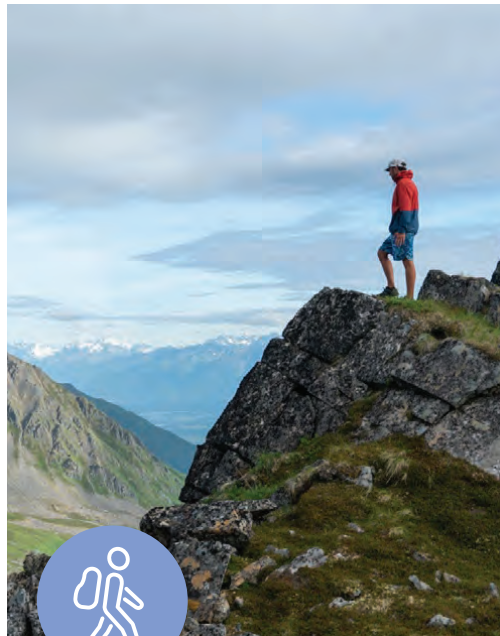


DAY PARKING PASS
available onsite: \$5-\$7

ANNUAL PARKING PASS:
\$40 (MSB)
\$50 (State)

WHERE DO I GET AN ANNUAL PASS?
Borough annual permits: cover parking for all Borough maintained trailheads/parking lots. Get them at the Borough Building (350 E Dahlia Ave) or online at matsugov.us under Lifestyle.

STATE ANNUAL PERMITS: cover parking for all State maintained trailheads/parking lots. Get them at the Finger Lake State Rec Site (7278 E Bogard Rd) or online at dnr.alaska.gov



HATCHER PASS HIKES:
Please see page 23

MATANUSKA GLACIER



PHOTO BY CECIL SANDERS

SEE THE GLACIER

STATE RECREATIONAL SITE, MILE 101

This spot overlooks the valley, giving you an opportunity for some great photos.

- Walking Trail
- Restrooms
- ADA Facility
- Camping and Picnic sites
- \$5 parking fee (or annual pass, see page 13)
- Great views; NO glacier access

EXPERIENCE THE GLACIER

MATANUSKA GLACIER PARK, MILE 102

Want to walk on the ice? At glacier park, you can access the glacier directly. Questions, call (907) 745-2534

General Access: A \$30 entrance fee is required for general access. If you are experienced with glaciers, this unguided tour option may be for you

Guided Tour: For the safest glacier experience, book a guided tour with one of the many companies available. Guides will help you navigate, narrate the tour, and show you some of the wonders of the glacier!



HALF-DAY TRIP TO GLACIERVIEW: add to your glacier experience

- Rafting
- Public Hiking Trails
- Wildlife viewing pullouts
- Numerous cozy roadside lodges
- Birdwatching

ATHABASCAN PEOPLE

THERE ARE OVER 229 Native Alaskan tribes. The Chickaloon Tribe are of the Athabascan People group, in the Ahtna language group

TRADERS

The Chickaloon Tribe lived in the Matanuska Valley long before the trappers, miners, and settlers from Russia and America came to the area.

The historic Chickaloon people were traders between Tribes of the Interior and Tribes from the Coast. Rather than set up permanent villages, they had a number of seasonal campsites they traveled between. Some longhouses were constructed for winter, but warm weather campsites included good fishing and hunting areas.

PRACTICAL PEOPLE

Because so much time was spent traveling between seasonal homes, Chickaloon buildings and arts are utilitarian. Examples include birchbark baskets, moosehide vests and tunics, willow branch fish traps, and porcupine quillwork.

CHANGE

Russians came to the area as early as 1730, introducing new trade goods such as beads and gunpowder. The Chickaloon people developed beautiful beadwork into their traditional crafts, such as moose hide regalia. However, as newcomers began to settle in traditional fishing and hunting



NURTURE THE LAND AND PEOPLE

Katherine Wade, pictured above, did much to help revive and preserve the traditional culture of the Chickaloon Tribe. *Nay' dini' aa Na' Hwt' aene Ugheldze' Xuk' amotta Nene'* (Nurture the Land and People) is a current tribal project dedicated to promoting and preserving Ahtna language, culture, and traditional crafts.

areas, the Chickaloon people's lifestyle of seasonal travel for food and resources was severely impacted. Finally, the installation of the railroad in 1917 for the Chickaloon coal mines caused a massive influx of settlers, which contributed to the fragmentation of the Chickaloon Tribe and their traditions.

CHICKALOON TRIBE TODAY

Alberta Stephan, Elder for the Eklutna Tribe, said that the native people are like strawberry plants, which send out runners, spreading all over.

Some of the Chickaloon Tribe descendants live close to historic campsites, while others have spread throughout Alaska, to the Lower 48, and even other countries.

WINTER



SNOW PLAY

SLEDDING

Buying a sled at the store is one of the cheaper ways to play in the snow. Try Hatcher Pass or Crevasse Moraine Trailhead for sledding hills.

SNOWBOARDING

Hatcher Pass is a very popular area for snowboarding. There is not a ski lift at this time.

SKIING

Government Peak Recreation Area has groomed and lighted trails for cross country skiing.

NO SNOW? TRY ICE!

Ice Skating and Ice Fishing are both great once the lakes are frozen over. Some lakes with easy public access include Kepler Lake, Finger Lake, and Wasilla Lake.



NORTHERN LIGHTS

CLEAR NIGHTS

If you can't see the stars, you probably can't see the lights. Remember, though: clear night = cold night, so bundle up or find a good window.

11 P.M. - 2 A.M.

While a general time is nice, it's hard to predict. Remember to look up often, since the sky changes quickly and it's easy to miss a 15 minute light show.

Check gi.alaska.edu/auroraforecast for the nightly forecast!

PHOTOS BY CECIL SANDERS



FARM DRIVE

PHOTO BY RICHARD ESTELLE.



1 BLEEDING HEART BREWERY

One of the first dairy farms in the valley, this farm has been in the same family for 80 years. It is currently an active angus farm and also the location of the Bleeding Heart Brewery (est. 2014).

2 VANDERWEELE FARMS

The premier source for Alaska Grown Vegetables since 1967, Vanderweeles grow potatoes, carrots, broccoli, cauliflower, brussels sprouts, red and green cabbage, many different lettuce varieties, kale, onions, beets, and a number of other vegetables. Check out their facebook page (VanderWeele Farm).

3 COUNTRY GARDEN FARMS

Country Garden Farms grows hay and sod—look for the neatly cut rows of grass! They also farm the Grover farm, a picturesque farm with a historic barn. (Please stay on public roads if you want a picture!) Because the fields are situated so close to the river, the Palmer winds blow dirt from the riverbeds in every year, helping replenish some of the soil removed with the sod.

4 FRESH STARTS FARMS

Fresh Starts Farms is a small retail Greenhouse selling bedding plants and hanging baskets. They are open from April 15 to June 15 approximately.

Please respect that these farms are private property and these are businesses and homes, not attractions. If you are not with a tour guide who has permission from the farm owners, stay on public roads. Numbers above refer to those on the fold-out map.

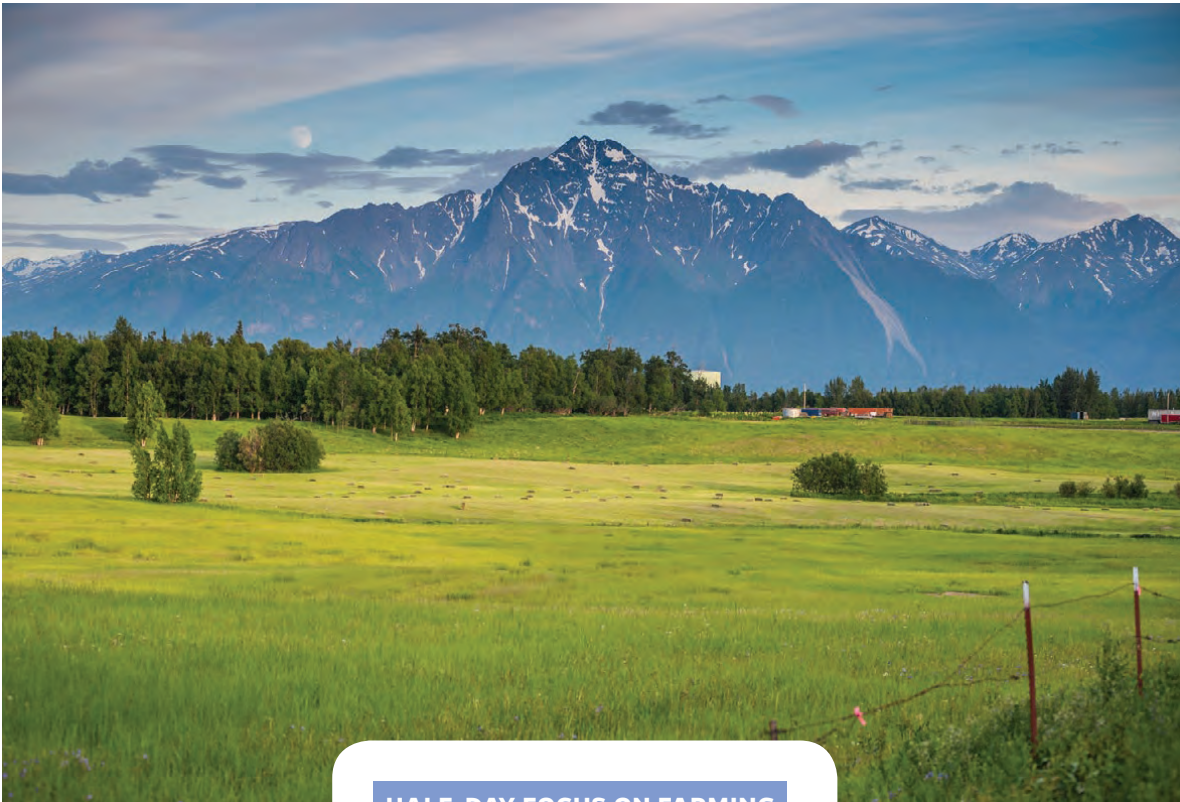
MATANUSKA COLONY BARN

AS PART OF the Matanuska Colony Project, each of the 203 colonist families were each provided with 40 acres, a new house, and a barn. Some of these historic barns still stand on the original farming tracts.

There was only one barn design originally. Barns were built 32' x 32' x 32' with gambrel roofs. They were 1 ½ stories tall. The lower floor was log and the upper floor was frame.

The Colonists had many complaints about the barns, saying they were too small, inefficiently partitioned, and drafty. Since the barns were meant for general subsistence farming, they weren't suited to commercial use. To make the barns fit for Grade A dairy production, many expensive upgrades were needed, including concrete floors and foundations, as well as milk parlors. There were eventually many Grade A Dairies in the Valley.

ITINERARIES



HALF-DAY FOCUS ON FARMING



SEE GIANT VEGGIES

at the Visitor Center Garden (July-September is best)
20 minutes

DRIVE THE SPRINGER LOOPS

to see fields and historic Colony barns
20 minutes



TOUR AN ANIMAL FARM

20 minutes

VISIT THE EXPERIMENT FARM

to learn about current farming research
and see community gardens
45 minutes



EXPLORE LOCAL PRODUCE

Stop at a farm stand or eat at
a restaurant with local produce,
or take a tour with Alaska Farm Tours



PALMER SAMPLER

- 9 AM** Hike the Butte or walk the Old Railroad Trail
- 10 AM** Visit the Musk Ox Farm
- 11:30 AM** Eat lunch (see page 28)
- 12:30 PM** See the Visitor Center Garden
- 1 PM** Tour the Matanuska Colony Historic District
- 2 PM** Downtown Shopping/Art Galleries
- 3 PM** Drive to Hatcher Pass and tour Independence Mine
- 6 PM** Pick a local brewery or visit the Palmer Alehouse to round off the evening!



HALF-DAY WILDLIFE EXPEDITION

Walk around Reflections lake, looking for **BIRDS, MUSKRAT**, and other small wildlife.

Don't forget to look for **MOOSE** on the Hay Flats as you drive!

On the way to the Musk Ox Farm, stop at the pullout between Fishhook and Archie to look for **BIRDS OF PREY**

Visit the **MUSK OX** Farm

Drive into Hatcher Pass and take Archangel Road to look for **MARMOTS** and **BEAVERS**. Hike Reed Lakes trail for the best chance to spot them!

Visit the Matanuska Bridge and look for **EAGLES**.

From the top of the Butte, you can see a working **REINDEER** farm.

MORE THINGS TO DO IN PALMER

TOUR THE HISTORIC DISTRICT

45 minutes

Walk or drive around the original Colony Community Center. See page 8.

GIANT VEGETABLES

20 minutes

See our world famous veggies! Visit the State fair or Visitor Center Garden. August through September

HIKING

30 min-2 hours

Find a hike that fits your group! See page 22 for a full list.

BREWERIES

30 minutes

Visit the tasting room at one of our local breweries for unique drinks!

DOWNTOWN SHOPPING

1 hour

Visit our walkable downtown district to shop local!

ART GALLERIES

30 minutes

See what Palmer can make! See page 25.

LOCAL PRODUCE

45 minutes

Get it while it's here! Check farmstands, supermarkets, or the Friday Fling.

MATANUSKA GLACIER

1 hour drive from Palmer

This glacier is accessible from the road. See page 14 for more info.

HATCHER PASS

30 minute drive from Palmer

Explore Independence Mine and see Glacial lakes. See page 12.

ATV/SNOWMACHINING

1-4 hours. Experience the backcountry adventure style!

EVENTS

APRIL 27

WHO LET THE GIRLS OUT

Celebrate Spring with this downtown shopping event!

EARLY MAY

VALLEY CHROME AND WHEELS CAR SHOW

A three-day event. Check the 49th State Street Rodders Facebook to learn more.

MAY 4-5 & LATE NOVEMBER

VINTAGE MARKET

May is the Vintage Home Market, with upcycled furniture, local crafters, and homemade goods. November is geared toward the holidays.

JUNE 7-9

COLONY DAYS

Celebrate Palmer's original colonists! Parade, Baking contests, 5K Races, Food Trucks, Inflatable Games, Skill Demonstrations, and more!

JUNE 22

ART ON FIRE

Come join this Fire Iron Pour Art Fest at the Museum of Transportation and Industry.



PHOTO BY RICHARD ESTELLE

JULY 13

GARDEN ART FAIRE

Local vendors sell food, crafts, and art. Instructional demonstrations, and live music.

JUNE 29

**ALASKA SCOTTISH
HIGHLAND GAMES**

Bagpipes, traditional Scottish games, and vendors who sell food and paraphernalia.

JULY

PALMER PRIDE PICNIC

Gather at the Depot to celebrate our community with a free picnic, fresh veggies, live music, and Citizen of the Year.

AUGUST 11

RUNNING WITH THE BULLS

Run a 1K, 5K, or 10K at the Musk Ox Farm!

PHOTO BY CECIL SANDERS



AUGUST 22-SEPT 2

STATE FAIR

Exhibit halls, National performers, giant vegetable competitions, livestock, food vendors galore, carnival rides, entertainment. Shuttle buses available for transport to and from the fairgrounds.

LATE AUG

HOT SUMMER NIGHTS CAR SHOW

Check the 49th State Street Rodders Facebook to learn more.

SEPTEMBER

POTATO BOWL

This football game continues the traditional rivalry between Palmer and Wasilla High Schools.

NOVEMBER 30

SMALL BUSINESS SATURDAY

Skip Black Friday Shopping and come find your gifts locally.

OCTOBER 5

OXTOBERFEST

Farm-to-Table Feast, Brew Fest, and Polka Bash!



PHOTO BY CECIL SANDERS

MID-DEC

COLONY CHRISTMAS

Parade of lights, smooch races, craft fairs, live animals, and Christmas festivities.

WEEKLY EVENTS

FRIDAYS, MAY THROUGH SEPT.

FRIDAY FLING

At the pavilion in front of the Visitor Center

EVERY MONDAY

MONDAY FUN RUN

6 p.m., year round. Check happyrunak.com for details

COMMUNITY CALENDAR

Want more information about community events in Palmer? Check our Community Calendar at palmermuseum.org

HIKING



AMBLES



MORGAN HORSE TRAIL

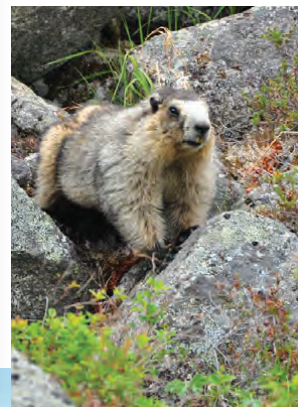
- 2 miles
- Trailhead: S Huntley Road (Lazy Mt Trailhead)
- A forested horseback trail also good for walking or running.

PALMER-MOOSE CREEK RAILROAD TRAIL

- 6 miles one way
- Trailhead: Eagle Avenue, Palmer
- Lovely walk along old railroad tracks with a view of the Matanuska River.

THUNDERBIRD FALLS

- 1 mile one way
- Trailhead: The Old Glenn Hwy, from the Eklutna Exit between Palmer and Anchorage
- An easy, rewarding hike.



PHOTOS BY CECIL SANDERS





MOUNTAINS

HATCHER PASS: GOLD CORD LAKE

- Access: Independence Mine Area Parking
- 1.7 miles round trip
- This trail is excellent for families with children or groups with different fitness levels. Hike ends at a glacial lake.

HATCHER PASS: APRIL BOWL TRAIL

- Access: Mile 19 of the Hatcher Pass road (just before Summit Lake)
- 2.2 miles round trip
- This trail takes you up to Hatch peak, starting with switchbacks, passing through a valley with a lake, and eventually along a ridge to the top.

HATCHER PASS: REED LAKES TRAIL

- Access: Archangel Road
- 9 miles round trip
- This trail passes turquoise lakes, waterfalls, and the abandoned Snowbird Mine, ending at Upper Reed Lake. The first 1.5 miles are easy, following an old road to an abandoned cabin. The rest of the trail is challenging, including a boulder field marked by cairns.

LAZY MOUNTAIN

- 2.5 miles to peak (2-4 hours)
- Trailhead: S Huntley Rd.
- Choose between a steep (Lazy Mt) or switch back (Lazy Moose) route to start off.

MATANUSKA PEAK

- 4 miles to peak (7-8 hours)
- Trailhead: Smith Road
- Rewarding but challenging. Consider not summiting to make this hike easier and shorter.

PIONEER PEAK

- 12 miles (8-12 hours)
- Trailhead: Knik River Road, mile 3.5
- This hike can take up to 12 hours. The last 1.5 miles can require hands and feet and has steep drop-offs. Plan ahead and know your limits.

BUTTE

- 1.5 miles (30 min-1 hr)
- Trailhead: Mothershead Lane (off Bodenbug Loop)
- Excellent view of surrounding mountains, Knik glacier in the distance, the Matanuska River and sprawling farmlands.

TRAIL SYSTEMS

Good for: hiking, running, mountain biking, horseback riding, cross country skiing, snowshoeing

MATANUSKA GREENBELT TRAILS

30+ miles of looping trails, with multiple access points. Access points include:

- Crevasse-Moraine (Trailhead: Loma Prieta Drive)
- Matanuska Lakes State Recreation Area
- For a map of the entire trail system, including trail surface type and parking, visit matanuska-greenbelt.org

MATANUSKA RIVER PARK CAMPGROUND

- 2 miles
- Trailhead: Matanuska River Park
- This small network takes you from the playground/campsite area through trees to the Matanuska riverbed.

Times are approximate total hike time. Dogs must be on a leash. Don't forget the bug spray! Find fantastic trail brochures with descriptions and pictures at matsugov.us/trails

LAKES

PUBLIC ACCESS

All lake waters are public—however, the land that allows access to the water may be privately owned. Respect private property and find public access. Finger Lake is ADA accessible.

BETWEEN PALMER AND ANCHORAGE

EKLUTNA LAKE: About a half hour drive from the highway, recreational activities include hiking, kayaking, camping, and biking. Rentals are available for some of the activities.

REFLECTION LAKE: Knik exit coming from Palmer. Handicap accessible 1-mile loop around the lake. There are benches, restrooms, and a wildlife viewing tower.



FISHING

Many lakes are stocked with fish including Rainbow Trout, Arctic Grayling, Arctic Char, and Coho Salmon. Fishing licenses are required for residents and nonresidents, and are available at the Fish and Game Office in Palmer, Fred Meyer, or Carrs. For more information about stocked lakes, public access to lakes, and fishing licenses, visit adfg.alaska.gov.

SUGGESTED LAKES

MATANUSKA LAKES

STATE RECREATION AREA

Access: North of the Glenn Hwy, Milepost 36.4

KEPLER LAKE

Access: Mile 37.3 of the Glenn Hwy

FINGER LAKE

STATE RECREATION AREA

Access: 7278 E. Bogard Road

WASILLA LAKE

Access: Newcomb Park/Wasilla Lake Park

LAKE LUCILLE

Access: Lake Lucille Park (1401 S Endeavor St)

COTTONWOOD LAKE

Access: Intersection of Spruce Dr and E Hemlock

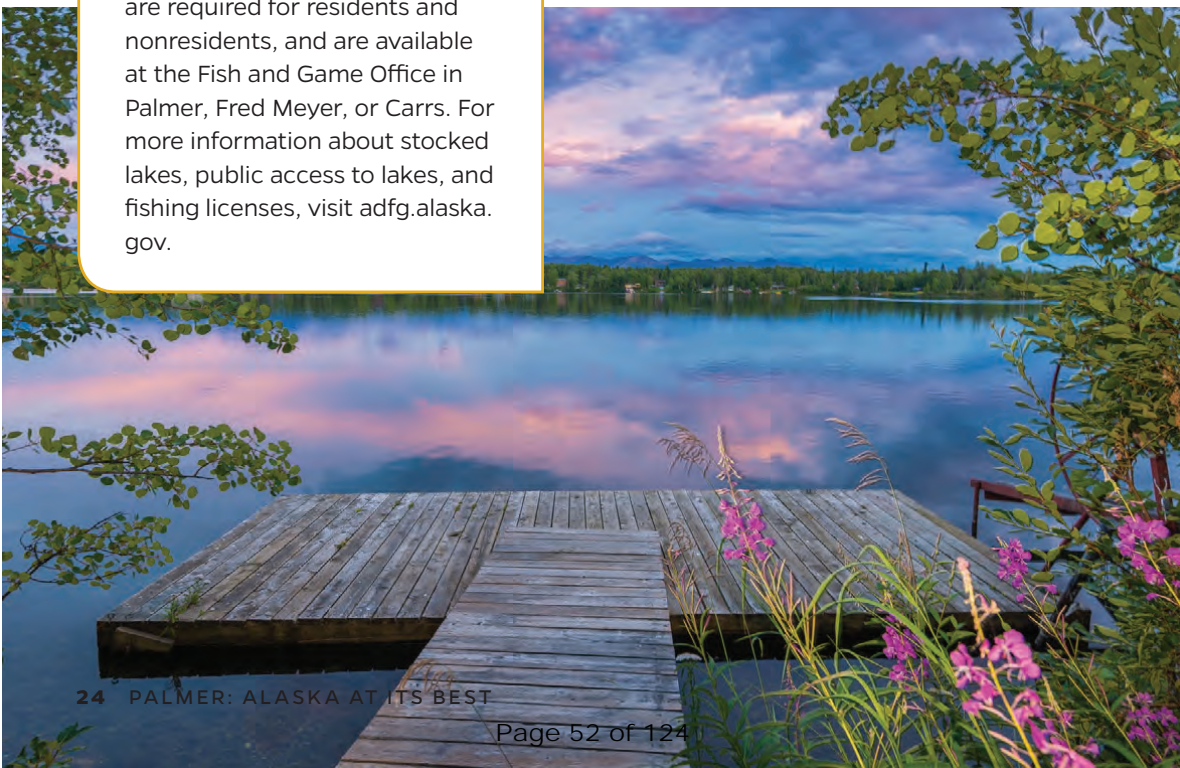
MEMORY LAKE

Access: Hebrides Drive (off of Shrock Rd)

WOLF LAKE

Access: Wolf Lake State Recreation Site (Engstrom Road off of Bogard)

PHOTO BY CECIL SANDERS



ARTS IN PALMER

AN ART COMMUNITY

Palmer is full of art and artists, from painters to metal workers, woodcrafters to brewers, photographers to musicians. Local bands play at community events or coffee shops, shops sell local soaps and preserves, and galleries feature unique creations. Organizations like the Valley Art Alliance encourage, sponsor, facilitate, and support artistic expression in the MatSu Valley. Look in the restaurants, businesses, and community buildings such as the library to find art on display.



INTERACT WITH ART!

See/buy individual artists' work at local stores (see our downtown map)

Visit one of the art galleries in Palmer

Look for art in local restaurants, shops, businesses, and schools

Attend an event such as the State Fair, Garden Art Fair, Vintage Market, or Colony Days to see local craftsmanship and performances (for more info see Events on page 20)

Make some art! (Try the Art Café for classes and projects)



Check the Glenn Massay Theater for current shows



PHOTOS BY RICHARD ESTELLE

PALMER BUSINESS DIRECTORY

LODGING

MOTEL/B&B/CABINS

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info@gardengatebnb.com

Alaska's Harvest B&B/Cabins

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Palmer, AK 99645
(907) 745-6788
cabins@hatcherpassbb.com



Alaska Knotty Pine BNB

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(907) 982-3278
alaskaknottypine@gmail.com

Bear Den Cabins

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Sutton, AK 99674
(907) 746-2292
gerwig@mtaonline.net

Colony Inn

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(907) 745-3330



Hatcher Pass B&B

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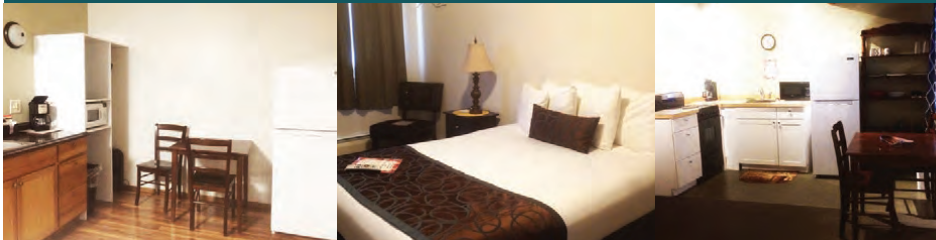
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Vagabond Blues
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TOURIST ATTRACTIONS

ART

Shane Lamb Gallery
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 Palmer, AK 99645
 (907) 746-3343
 info@shanelamb.com

The Art Café
 131 E Blueberry Ave
 Palmer, AK 99645
 (907) 745-6100
 theartcafeak@gmail.com

The Gallery (Colony Plaza)
 1150 S Colony Way
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 (907) 745-1420
 galeryak@ak.net

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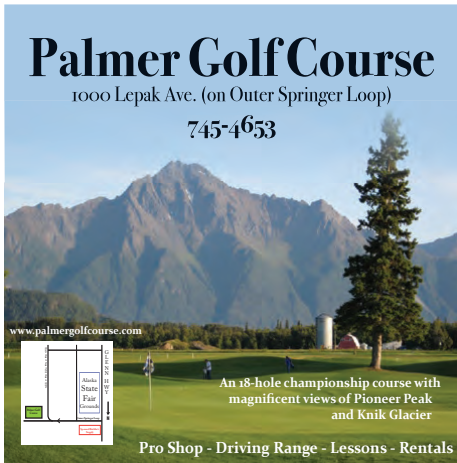
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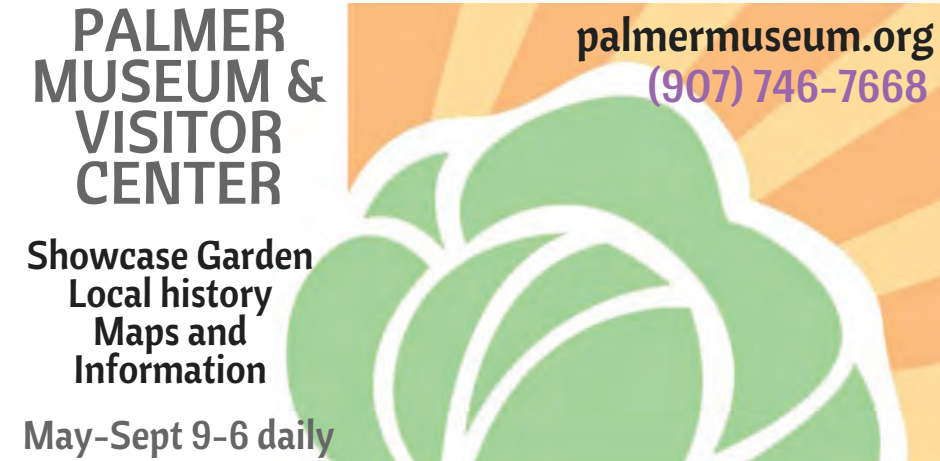
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backcountrybikeandski@gmail.com

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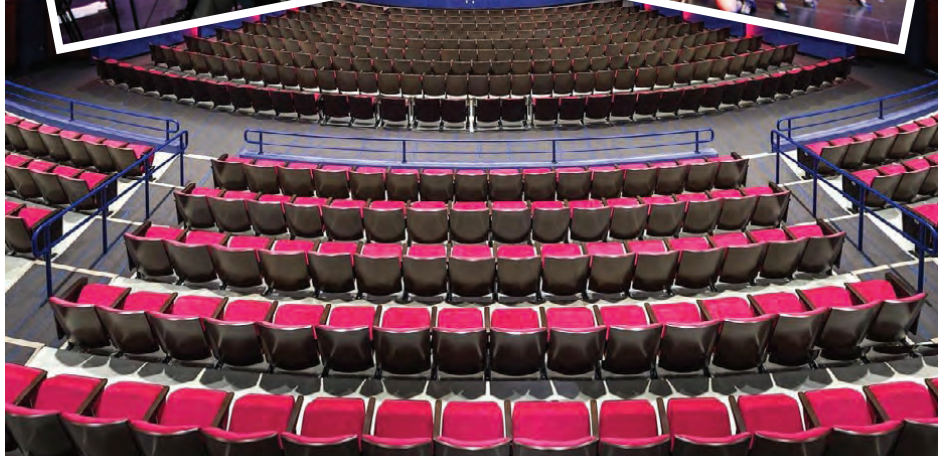
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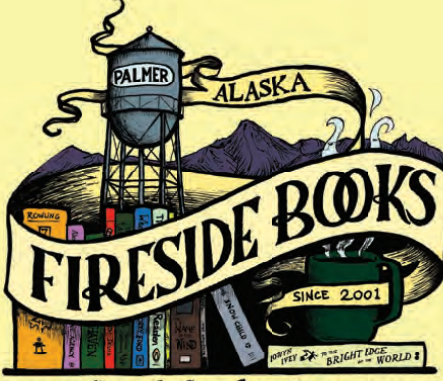
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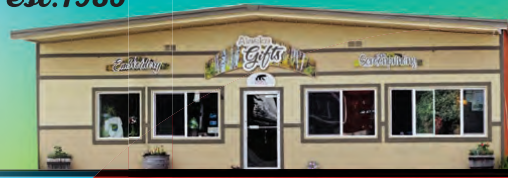


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 director@valleyrecycling.org

ORGANIZATIONS

City of Palmer

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 cityofpalmer.org

MatSu CVB

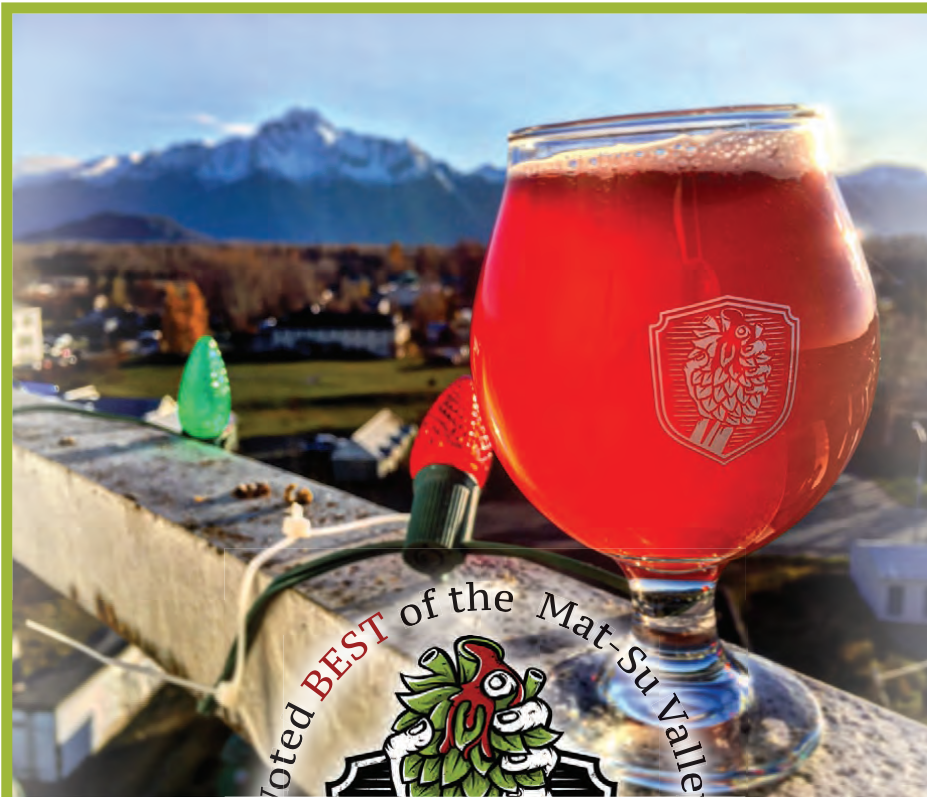
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Report to Council
 City Manager Nathan Wallace
 July 23, 2019

Staff Updates:

Finance:

Revenue through June 30, 2019

	January	February	March	April	May	June
Revenue						
Target Revenue	\$ 1,141,674.40	\$ 717,207.15	\$ 1,020,845.21	\$ 665,251.16	\$ 630,828.11	\$ 846,393.96
Aggregate	\$ 1,141,674.40	\$ 1,858,881.55	\$ 2,879,726.76	\$ 3,544,977.92	\$ 4,175,806.03	\$ 5,022,199.99
Target	10%	16%	25%	31%	37%	44%
Actual Monthly Total	\$ 810,804.62	\$ 687,553.18	\$ 1,504,707.10	\$ 670,062.06	\$ 707,442.61	\$ 1,025,167.69
Actual Aggregate	\$ 810,804.62	\$ 1,498,357.80	\$ 3,003,064.90	\$ 3,673,126.96	\$ 4,380,569.57	\$ 5,405,737.26
Difference	\$ (330,869.78)	\$ (360,523.75)	\$ 123,338.14	\$ 128,149.04	\$ 204,763.54	\$ 383,537.27
Sales Tax Revenue						
2019	\$ 773,619	\$ 462,165	\$ 482,281	\$ 528,847	\$ 595,406	\$ 606,342
Target	9.28%	6.44%	6.93%	7.56%	7.32%	8.13%
Target amount	\$ 688,140	\$ 477,864	\$ 513,875	\$ 560,288	\$ 542,647	\$ 603,103
Difference-Monthly	\$ 85,479	\$ (15,699)	\$ (31,595)	\$ (31,441)	\$ 52,759	\$ 3,239
Aggregate Actual	773,619.11	1,235,783.76	1,718,064.43	2,246,911.83	2,842,317.83	3,448,659.83
Aggregate Forecast	\$ 688,140.43	\$ 1,166,004.12	\$ 1,679,879.55	\$ 2,240,167.51	\$ 2,782,814.32	\$ 3,385,917.12
Difference	\$ 85,478.68	\$ 69,779.64	\$ 38,184.88	\$ 6,744.32	\$ 59,503.51	\$ 62,742.71

Expenditures through June 30, 2019

Administration

Manager	689,923	45,919.82	298,824.03	0.00	391,098.97	43.31
Finance	899,198	56,775.54	454,972.97	0.00	444,225.03	50.60
Community Development	648,931	50,087.64	287,605.44	0.00	361,325.56	44.32
City Hall Complex	73,107	3,190.71	34,178.31	0.00	38,928.69	46.75
Tourist Center	188,530	31,183.18	137,417.10	0.00	51,112.90	72.89
Community Center (Depot)	40,173	2,380.24	15,894.98	0.00	24,278.02	39.57
Elections	0	0.00	0.00	0.00	0.00	0.00
Non Departmental	1,264,348	340.07	1,077,136.06	0.00	177,211.94	85.87
TOTAL Administration	3,794,210	189,877.20	2,306,028.89	0.00	1,488,181.11	60.78

City Council

Mayor/Council/City Clerk	490,933	25,115.70	208,849.25	2,427.90	279,655.85	43.04
TOTAL City Council	490,933	25,115.70	208,849.25	2,427.90	279,655.85	43.04

Police Dept

Police Administration	2,523,215	204,510.11	1,195,829.32	0.00	1,327,385.68	47.39
Animal Control	16,000	0.00	8,457.50	0.00	7,542.50	52.86
State Trooper Building	21,271	1,919.98	13,262.21	0.00	8,008.79	62.35
Jail	5,500	2,087.76	12,639.59	0.00	7,139.59	229.81
Police Building	56,112	5,504.02	27,345.91	0.00	28,766.09	48.73
Communication Center	990,228	80,828.29	456,152.42	0.00	534,075.58	46.07
Police Vehicle Maint	1,000	0.00	0.00	0.00	1,000.00	0.00
TOTAL Police Dept	3,613,326	294,850.16	1,713,686.95	0.00	1,899,639.05	47.43

Fire Dept

Fire Administration	828,065	67,123.18	385,529.78	0.00	442,535.22	46.56
Fire Building Maint	21,000	268.59	3,522.84	0.00	17,477.16	16.78
Fire Training Bldg Maint	0	0.00	0.00	0.00	0.00	0.00
Fire Vehicle Maintenance	22,000	1,956.39	7,749.33	0.00	14,250.67	35.22
TOTAL Fire Dept	871,065	69,348.16	396,801.95	0.00	474,263.05	45.55



Report to Council
 City Manager Nathan Wallace
 July 23, 2019

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Public Works						
Administration	870,048	73,160.26	405,793.36	10,957.77	453,296.87	47.90
PW Roads	579,709	38,340.47	316,249.29	31,961.10	231,498.61	60.07
PW Engineering	7,500	0.00	0.00	0.00	7,500.00	0.00
PW Street Light Maint	134,000	5,437.69	51,451.96	0.00	82,548.04	38.40
PW SOA Hwy Maintenance	0	0.00	0.00	0.00	0.00	0.00
PW Vehicle Maintenance	312,844	21,125.78	132,650.31	0.00	180,193.69	42.40
PW City Hall Maint	0	0.00	0.00	0.00	0.00	0.00
PW Comm Dev Maint	0	0.00	0.00	0.00	0.00	0.00
PW Manager Vehicle Maint	0	0.00	0.00	0.00	0.00	0.00
PW Golf Course Maint	0	0.00	0.00	0.00	0.00	0.00
PW Jail Maint	0	0.00	0.00	0.00	0.00	0.00
PW Police Bldg Maint	0	0.00	0.00	0.00	0.00	0.00
PW Dispatch Maint	0	0.00	0.00	0.00	0.00	0.00
PW Library Maint	0	0.00	0.00	0.00	0.00	0.00
PW Snow Removal	0	0.00	0.00	0.00	0.00	0.00
PW Arena Maint	0	0.00	0.00	0.00	0.00	0.00
PW Clerks Maint	0	0.00	0.00	0.00	0.00	0.00
PW Tourist Center Maint	0	0.00	0.00	0.00	0.00	0.00
PW Trooper Bldg Maint	0	0.00	0.00	0.00	0.00	0.00
PW Water Maint	0	0.00	0.00	0.00	0.00	0.00
PW Sewer Maint	0	0.00	0.00	0.00	0.00	0.00
PW Depot Maint	0	0.00	0.00	0.00	0.00	0.00
PW Parks & Recreation	124,502	22,962.17	61,236.99	0.00	63,265.01	49.19
TOTAL Public Works	2,028,603	161,026.37	967,381.91	42,918.87	1,018,302.22	49.80
Community Development						
Library	729,151	48,138.84	298,109.72	0.00	431,041.28	40.88
Public Assistance Grant	6,900	0.00	1,029.74	0.00	5,870.26	14.92
Other Grants	0	0.00	1,250.00	0.00	(1,250.00)	0.00
MTA Events Center	586,021	16,973.97	203,391.53	6,817.50	375,811.97	35.87
Parks & Rec	8,600	269.15	3,153.07	0.00	5,446.93	36.66
TOTAL Community Development	1,330,672	65,381.96	506,934.06	6,817.50	816,920.44	38.61
TOTAL EXPENDITURES	13,128,809	805,599.55	6,099,683.01	52,164.27	5,976,961.72	50.72

Radio Free Palmer Inside the City schedule: Library July 26, City Manager Aug 2, Museum Director Aug 9, Police Chief Aug 16

Mayor's Memo

Council Meeting report for

Council Meeting on July 23, 2019

Palmer Pride Picnic – depot – July 26 4 to 6 pm

Good Neighbor awards – has your City of Palmer neighbor gone above and beyond to assisting you or someone else in our City – be sure to let us so we can honor them for being a Good Neighbor. We are still open to nominations, ideas and suggestions from the community for awards for Palmer Pride Picnic.

Petitions for Mayor, City council seats for Election on October 1 deadline is 4 pm on July 26. Forms available online or at City clerk's office at City Hall.

Mat Su Miner's game on July 26 after Palmer Pride Picnic – get your free tickets at the picnic or at city hall.

Agenda Setting Meeting – August 1, 15, and 29

Mayors/Manager Meeting – August 22

State Fair coming up in August – Parade August 24

Alaska Job Corps graduation August 23 at 2 pm

We want and value your input and participation - August Council meetings on August 13 and 27 at 7 pm City Hall

Edna DeVries Mayor

907-355-9933 edevries@palmerak.org

**City of Palmer
Ordinance No. 19-013**

Subject: Amending Palmer Municipal Code Chapter 17.44 A-C Airport Commercial District

Agenda of: July 9, 2019 – Introduction
July 23, 2019 – Public Hearing

Council Action: **Adopted** **Amended:** _____
 Defeated



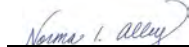
Originator Information:

Originator: City Manager

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager		_____
City Attorney		_____
City Clerk		_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ 0.00

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted

Director of Finance Signature: 

Attachment(s):

- Ordinance No. 19-013
- Planning and Zoning Minutes of April 18, May 16 & June 20, 2019 (Draft copy)
- Memorandum dated April 3, 2019 from Airport Advisory Commission with attachments

Summary Statement/Background:

At the March 28, 2019 Airport Advisory Commission meeting, it was unanimously decided to request that the Planning and Zoning Commission introduce for review and discussion a text amendment to modify PMC 17.44 A-C Airport Commercial District to create Airport Commercial Aeronautical and Airport Commercial Non-Aeronautical.

The Planning and Zoning Commission reviewed and discussed the proposed text amendment to PMC 17.44 A-C Airport Commercial District at their April 18 and May 16, 2019 meetings. At the June 20, 2019 Planning and Zoning meeting, the Commission reviewed the final changes to the Airport Commercial ordinance and amended the draft proposed ordinance to include office buildings (#39) as a non-aeronautical permitted use. This included reviewing compatibility with the Airport Master Plan and the City Comprehensive Plan. The Commission voted unanimously to move the draft ordinance as amended forward to City Council with a recommendation for adoption.

Administration's Recommendation:

Adopt Ordinance No. 19-013 amending Palmer Municipal Code Chapter 17.44 A-C, Airport Commercial District.

LEGISLATIVE HISTORY

Introduced by: City Manager

Date: July 9, 2019

Public Hearing:

Action:

Vote:

Yes:

No:

--	--

CITY OF PALMER, ALASKA

Ordinance No. 19-013

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Chapter 17.44 A-C Airport Commercial District

WHEREAS, the Airport Advisory Commission has requested the Planning and Zoning Commission review a text amendment to modify PMC 17.44 A-C Airport Commercial District to create Airport Commercial Aeronautical and Airport Commercial Non-Aeronautical; and

WHEREAS, the Planning and Zoning Commission proposes and recommends text amendments as necessary to Title 17, Zoning to ensure that the regulations and standards are applicable to the current needs of the community; and

WHEREAS, the Commission has reviewed and discussed the proposed text amendment and supports the recommended changes to the Airport Commercial District.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provisions of this ordinance or application thereof to any person or circumstances are held invalid, the remainder of this ordinance and the application to the other persons or circumstances shall not be affected thereby.

Section 3. Palmer Municipal Code Chapter 17.44.010 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.44.010 Intent.

~~The A-C district is intended to provide for the safe and orderly use of lands where the best use is for airport-related commercial and retail purposes. The specific intent in establishing this district is:~~

The Airport Commercial district is intended for the safe and orderly use of airport lands where the best use is for airport-related noncommercial, commercial, hotel, motel, and retail purposes. The specific intent in establishing this district is:

~~A. To provide land for commercial and retail operations that are dependent upon the use of aircraft or are involved in the maintenance of aircraft or aircraft parts and equipment; To provide for those business, and commercial, hotel, motel, activities that are supporting, related to and/or~~

dependent upon aircraft or air transportation when such activities, in order to function, require or desire a location adjacent to the airport with or without immediate aircraft access to a taxiway;

~~B. To locate aircraft-related uses in an area where their activities will have minimal effect on residential areas; To encourage orderly economic development in a manner compatible with the Palmer Warren "Buddy" Woods Municipal Airport Master Plan, airport operations and adjacent properties;~~

~~C. To prohibit uses that are not commercial or retail-oriented and dependent upon or related to aircraft and their use; To provide for both aeronautical and non-aeronautical uses as permitted in the latest airport layout plan approved by the Federal Aviation Administration.~~

~~D. To prohibit residential use of land;~~

~~E. To be consistent with the latest airport layout plan approved by the Federal Aviation Administration; and~~

~~F. To give preference to aeronautical uses.~~

Section 4. Palmer Municipal Code Chapter 17.44.020 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.44.020 Permitted uses.

~~A. Aircraft and aircraft parts and equipment maintenance, repairing, reconditioning or sales.~~

~~B. Aircraft charter and passenger operations.~~

~~C. Aircraft flight instruction schools.~~

~~D. Aircraft storage and parking.~~

~~E. Aircraft fueling operations.~~

~~F. Public safety facilities, airport operations and maintenance facilities.~~

~~G. Food service operations, restaurants.~~

A. Aeronautical uses in accordance with most recently adopted Airport Master Plan and consistent with the airport operations plan:

1. Aircraft, aircraft parts and equipment maintenance, repairing, reconditioning or sales;

2. Aircraft charter and passenger operations;

3. Aircraft flight instruction schools;

4. Aircraft storage and parking;

5. Aircraft fueling operations;

6. Public safety facilities, airport operations and maintenance facilities;

7. Food service operations, restaurants;

8. Aircraft-related noncommercial operations; and

9. Aeronautical campgrounds.

B. Non-Aeronautical uses in accordance with most recently adopted Airport Master Plan and consistent with the airport operations plan:

1. Any use permitted in airport commercial aeronautical

2. Retail stores including Large Retail Establishments

3. Short-term rental (see 17.89), boarding, hotel, motel, student pilot housing, and emergency services housing related to air medivac, and fire stations

4. Café, or restaurant;

5. Home appliance, electrical or electronic equipment, instrument, medical appliance, office equipment, plumbing equipment and store fixture sales, service and repair;

6. Hardware store, general merchandise, pet shop;
7. Department store, furniture and household goods, sales and repairing, glass and mirror sales, paint, flooring;
8. Blueprinting and photostating, engraving, photo developing, print shop, publishing, rubber stamp or sign painting;
9. Beauty or business college and studio or school of art, design, dancing, drama, modeling or photography;
10. Radio and TV studios;
11. Veterinarian clinic, except no boarding of animals;
12. Nursery and Christmas tree sales;
13. Utility substation;
14. Motorcycle, boat and bicycle sales, parts and service;
15. Auto parts;
16. Service station, tire sales and service, battery sales;
17. Automobile and farm machinery sales; provided, that any open area used for the incidental repair of automobiles or farm machinery is located not less than 70 feet from the front lot line nor less than 25 feet from any other street line, unless such incidental repair is conducted and wholly confined within a building;
18. Garages including automobile repairing, painting, body and fender, or upholstering if all operations are conducted wholly within a completely enclosed building. If adjoining any R district, it shall have no openings other than stationary windows facing the R district;
19. Recreational vehicle and units, modular housing units, mobile homes, trailer repair and supporting parts and accessory sales; provided, that any open area used for the incidental repair of boats, automobiles, recreational vehicles and units, modular housing units, and mobile homes and trailers is located no less than 70 feet from the front lot line nor less than 25 feet from any other street line, unless such incidental repair is conducted and wholly confined within a building;
20. Tool and equipment rental;
21. Large retail establishments;
22. Cabinet shop, sash and door mill or assembly of music, candy, and vending machines;
23. Boat building, iron work (ornamental), machine shop, die-casting or electroplating;
24. Bottling plant, brewery, packing house (vegetable or fruit) or wholesale business;
25. Petroleum products storage, service and distribution station, paint storage or paint manufacture;
26. Cold storage lockers, meat and seafood processing plants;
27. Egg candling and grading, feed grain and hay scales and grain storage;
28. Automobile painting, upholstering, rebuilding, reconditioning, motor exchange, body and fender work;
29. Refrigeration maintenance and repair, steam cleaning and welding service and supplies;
30. Pipe and pole storage;
31. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts such as coils and transformers;
32. The manufacture, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, drugs, perfumes, perfumed toilet soap, toiletries and food products, vinegar, yeast, fish and meat products, and the rendering or refining of fats and oils;
33. The manufacture of music and scientific instruments, optical goods, cameras, jewelry, small auto accessories, trailers, mobile homes, prefabricated housing modules or units in the manufacture of similar goods;
34. The manufacture of pottery, figurines or other ceramic products;

- 35. The manufacture and maintenance of electric and neon signs and light sheet metal products, including heating and ventilating ducts and equipment, drain pipes, eaves and the like;
- 36. Warehousing of manufactured products;
- 37. Lumber yard, building material manufacture or sales yards;
- 38. Septic tank pumping business;
- 39. Office Buildings

Section 5. Palmer Municipal Code Chapter 17.44.025 is hereby added to read as follows (new language is underlined and deleted language is stricken):

17.44.025 Compatibility of Uses not defined.

Where a proposed use is not specifically identified by this ordinance or the ordinance is unclear as to whether the use is allowed in a particular zone, the Zoning Administrator may find the use is similar to another use that is permitted, allowed conditionally, or prohibited in the subject zone and apply the ordinance accordingly. Use rulings that require discretion on the part of Zoning Administrator shall be confirmed by the Planning and Zoning Commission at the next regular meeting that allows due public notice.

Section 6. Palmer Municipal Code Chapter 17.44.027 is hereby added to read as follows (new language is underlined and deleted language is stricken):

17.44.027 Appeal of Compatibility of Use.

In the event the petitioner disagrees with the confirmation of the Planning and Zoning they may appeal to the Palmer City Council for final city evaluation. Any Subsequent appeal will be the Alaska Superior Court, in Palmer Alaska.

Section 7. Palmer Municipal Code Chapter 17.44.030 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.44.030 Prohibited uses.

- A. Residential use or housing facilities, except as permitted in non-aeronautical designed areas.
- B. Uses that would cause emission of smoke, dust, fumes, vapors, etc., of such a nature and quantity as to pose a hazard to aircraft flight or navigation;
- C. Outside storage of unrestrained items capable of being easily moved by the wind and becoming a hazard to air traffic.

Section 8. Palmer Municipal Code Chapter 17.44.040 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.44.040 Building height limit.

- A. Aeronautical designed areas are ~~F~~thirty-five feet except where a lesser height is required to comply with FAA rules.
- B. Non-aeronautical designated areas are 50 feet except where a lesser height is required to comply with FAA rules.

Section 9. Palmer Municipal Code Chapter 17.44.060 is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.44.060 Building setbacks.

- A. From right-of-way, 10 feet minimum.

- B. From taxiway, runway or apron, 50 feet minimum.
- C. From lot lines, zero, or 10 feet minimum.
- D. In non-aeronautical designated areas:
 - 1. Front yard, 25 feet minimum.
 - 2. Side yard, 15 feet minimum.
 - 3. Rear yard, 25 feet minimum.

Section 10. Palmer Municipal Code Chapter 17.44.090 is hereby deleted (new language is underlined and deleted language is stricken):

~~17.44.090 Supplemental requirements.~~

~~No outside storage of items capable of being easily moved by the wind and becoming a hazard to air traffic unless securely restrained.~~

Section 11. Effective Date. Ordinance No. 19-013 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this _____ day of _____, 2019.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

- 17.58.030 Permitted accessory uses and structures; add caretaker dwellings;
 - Review and revision of the Proposed Use Matrix;
 - Importance of being proactive in defining appropriate and inappropriate uses in the Downtown District and Highway Commercial District.
2. Committee of the Whole: Review and Discuss Palmer Municipal Code Chapter 17.27 R-4 High Density Residential District (note: action may be taken by the Commission following the committee of the whole) (postponed from March 21 meeting).

Director Hanson directed attention to the packet (pp. 175-178) for the Commission’s review of R-4 and highlighted the revisions.

Committee of the Whole discussion included:

- Review/discussion regarding setback and fencing requirements;
- Consideration of dog parks.

[The Commission exited Committee of the Whole without objection at 9:02 p.m.]
 [Peterson, Corbin, Ornquist, Benedetto, Thom-Bernier, Lucas; *Absent*: Wohlbach]

I. NEW BUSINESS:



1. **IM 19-008**: Review and Discuss Requested Text Amendments to Palmer Municipal Code Chapter 17.44 A-C Airport Commercial District by the Airport Advisory Commission.

Director Hanson summarized the request for text amendments to the Airport Commercial District to create zoning for A-C Aeronautical and A-C Non-Aeronautical. The request is to review the proposed zoning text modifications and if approved move it forward with Title 17 revisions to the City Council recommending adoption.

Main Motion: To enter Committee of the Whole for open and ease of discussion of the requested Airport Commercial text amendments.

Moved by:	Corbin
Seconded by:	Thom Bernier
In favor:	Peterson, Corbin, Ornquist, Thom-Bernier, Benedetto, Lucas
Opposed:	None
Absent:	Wohlbach
Action:	Motion Carried Unanimously by all members present.

[The Commission entered Committee of the Whole at 9:06]

Committee of the Whole discussion included:

- Review of Airport Advisory Commission Memo explaining the reasons for the zoning modification of certain parcels at the Airport (packet, p. 183);
- Initial review and discussion of the Proposed Airport Land Use Matrix and other supporting information (packet, pp. 185-198);
- Discussion regarding expanding to allow Commercial General.

[The Commission exited Committee of the Whole without objection at 9:17 p.m.]
[Peterson, Corbin, Ornquist, Benedetto, Thom-Bernier, Lucas; *Absent:* Wohlbach]

- J. PLAT REVIEWS:
There were no plat reviews.
- K. PUBLIC COMMENTS:
There were no public comments.
- L. STAFF REPORT:
There was no additional staff report.
- M. COMMISSIONER COMMENTS:

Commissioner Benedetto:

- Expressed regret for having to miss the joint meeting with the City Council and appreciates everyone's patience.

Chair Lucas:

- Welcomed new Commissioner Peterson.

N. ADJOURNMENT:

There being no further business, the meeting adjourned at 9:19 p.m.

APPROVED by the Planning and Zoning Commission this 16th day of May, 2019.

Dan Lucas, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician

G. PUBLIC HEARINGS: There were no public hearings.

H. UNFINISHED BUSINESS:

Main Motion: To enter Committee of the Whole for open and ease of discussion on the stated Unfinished Business items.

Moved by:	Benedetto
Seconded by:	Corbin
Vote:	5 Yes/0 No – Peterson, Corbin, Ornquist, Benedetto, Lucas; <i>Absent:</i> Thom-Bernier, Wohlbach
Action:	Motion Carried.

[The Commission entered Committee of the Whole at 7:05 p.m.; exited at 8:39 p.m.]

1. Committee of the Whole: Continue Discussion of IM 19-004 Regarding PMC 17.28 CL-Limited Commercial District and PMC 17.32 CG-General Commercial District (note: action may be taken by the Commission following the committee of the whole).

Director Hanson updated from the previous meeting calling attention to the revised Land Use Matrix and revised code sections for review.

Discussion topics included:


- CG-prohibited uses/Connex building-definition;
- I-permitted accessory uses and structures/define caretaker dwellings;
- BP-permitted accessory uses/define caretaker dwellings;
- CL-fencing requirements/revise language to clarify;
- Use Matrix review/Commercial Retail/identify Itinerant Vendors;
- Consideration of Downtown Overlay District.

2. Committee of the Whole: Continue Discussion of Palmer Municipal Code Chapter 17.27 R-4 High Density Residential District (note: action may be taken by the Commission following the committee of the whole).

Director Hanson updated from the last meeting.

Discussion topics included:

- Considerations for Open Space requirements:
 - Fenced pet yards required for dwelling units in excess of 10;
 - Decks, covered patios, porches can serve to satisfy as 50% of total space.

- 
3. Committee of the Whole: Continue Discussion of IM 19-008 Regarding PMC 17.44 Airport Commercial District (note: action may be taken by the Commission following the committee of the whole).

Director Hanson summarized the AAC request for P&Z approval of its proposed text amendment to modify PMC 17.44 A-C Airport Commercial District to create Airport Commercial Aeronautical and Airport Commercial Non-Aeronautical.

The Commission reviewed and discussed the proposed Text Amendment and Airport Land Use Matrix.

Upon exit of Committee of the Whole at 8:39 p.m., the Commission took the following action:

Main Motion: To instruct staff to prepare a Resolution approving the AAC text amendment for approval at the next meeting.

Moved by:	Benedetto
Seconded by:	Peterson
Vote:	5 Yes/0 No – Peterson, Corbin, Ornquist, Benedetto, Lucas; <i>Absent:</i> Thom-Bernier, Wohlbach
Action:	Motion Carried.

I. NEW BUSINESS:

1. **IM-19-010:** Consideration of text amendment to Palmer Municipal Code Chapter 17.89, Short Term Rentals.

Director Hanson summarized the request of the City Council to review and amend PMC 17.89 to clarify the definition of a short-term rental and to further define a Type 1 classification rental to minimize any confusion concerning length of stay. The Commission is to review, make any changes and if approved move forward to the City Council for adoption.

Following discussion and review of the proposed Ordinance, the Commission took the following action:

Main Motion: To approve the Text Amendment to PMC 17.89, Short Term Rentals, and move forward to the City Council recommending adoption.

Moved by:	Corbin
Seconded by:	Ornquist
Vote:	5 Yes/0 No – Peterson, Corbin, Ornquist, Benedetto, Lucas <i>Absent:</i> Thom-Bernier, Wohlbach
Action:	Motion Carried.

J. PLAT REVIEWS:

1. **IM 19-009:** Pre-Application Plat Review – To add a small portion of Tract A, Kopperud Commercial Park to Lot 1, Kopperud Fairhill and divide Lot 1 into two lots, located *outside* Palmer city limits.

Director Hanson reported that the abbreviated plat has been distributed through City departments. The following departments had comments:

Building Inspector: Driveways 150' or longer need to provide fire apparatus turn-a-round;
Community Development: If the proposed lots were located inside Palmer city limits and zoned R-1, Single-family Residential, the proposed lots would need to meet the minimum required lot width of 60 feet and the minimum required lot area of 8,400 square feet. The lots appear to have access from E. Drift Lane.

AIRPORT ADVISORY COMMISSION
231 W. EVERGREEN AVENUE,
PALMER, AK, 99645
www.cityofpalmer.org



CHAIR	KENNETH MORE
VICE CHAIR	LIZ SWEARINGIN
COMMISSIONER	Jeff Helmericks
COMMISSIONER	ANDREW WEAVER
COMMISSIONER	JOYCE MOMARTS
COMMISSIONER	SHANNON JARDINE
COMMISSIONER	RICHARD BEST

MEMO:

Date: April 3, 2019

To: City of Palmer
Planning & Zoning Commission

From: Kenneth More, Chair, Airport Advisory Commission
Frank Kelly, Airport Superintendent

Re: Zoning Modification Request of Certain Parcels
On the Warren "Bud" Woods Palmer Municipal Airport

At a regularly scheduled meeting of the Airport Advisory Commission on March 28, 2019, it was unanimously decided to request that the Planning and Zoning Commission of the City of Palmer proceed with the zoning modification of certain parcels of land located on the Palmer Municipal Airport currently zoned Airport Commercial to Airport Commercial Aeronautical and Airport Commercial Non-Aeronautical.

On January 11, 2019, the Federal Aviation Administration concurred with the City of Palmer's request to utilize these lease lots for non-aeronautical purposes. In preparation of the FAA's response and eventual concurrence, the Airport Layout Plan (ALP) was updated to show non-aeronautical use and FAA environmental clearances for the subject lease lots was also obtained.

The following parcels are more fully described as:

Parcels of land located within Tract D, Palmer Municipal Airport recorded as Plat No. 2006-15 in the Palmer Recording District, Third Judicial District, State of Alaska and further described in an unrecorded plat dated June 27, 2005 and as described in the updated Airport Layout Plan dated November 27, 2018 and approved by the FAA November 28, 2018, as follows:

Palmer Municipal Airport, Tract D, Block 1, Lease Lots 1, 2, 1C, and 1A

Containing 13.04 Acres more or Less.

Parcels may be subject to additional easements and/or encumbrances not shown or depicted hereon.

See "Land Use Matrix" and "Exhibit's A, B, C, D, and E"

Proposed City of Palmer Land Use Matrix

A-C: Airport Commercial (Aero / Non-Aero)

A-I: Airport Industrial

A-M: Airport Mixed Use

Airport / Aeronautical	A-C Aero	A-C Non Aero	A-I	A-M			
Aircraft and aircraft parts and equipment maintenance, repairing, reconditioning or sales	p	p	p	p			
Aircraft charter and passenger operations	p	p	p	p			
Aircraft flight instruction schools	p	p	p	p			
Aircraft storage and parking	p		p	p			
Aircraft fueling operations	p		p	p			
Public safety facilities, airport operations and maintenance facilities	p	p	p	p			
Food service operations, restaurants	p	p	p	p			
Student Pilot Housing Facilities		p					
Operations base for forest firefighting including dormitory facility for firefighters			p				
Utility plants or substations			p				
Warehousing, freight handling & cargo shipping using aircraft for inbound / outbound materials			p				
Aircraft related non-commercial operations				p			
Aeronautical campgrounds	P	P		p			

Commercial - Retail	A-C Aero	A-C Non Aero	A-I	A-M			
Large retail establishment (+20000)		P					
Automobile sales							
Airplane, Boat, motorcycle, ATV, sales and service							
Recreational vehicle sales and service							
Building Materials							
Garden & Farm supplies		P					
Convenience store (Neighborhood Grocery)		P					
Renewable energy sales and service		P					
Bicycle sales and service		P					
Office supplies and service		P					
Home & office electronic sales and service		P					
Telecommunication sales and service		P					
Tire Sales and Service							
Auto Parts and accessory sales		P					
Liquor Sale							
Sporting-goods store, Hunting apparel, camping, firearms, archery and accessory		P					
Flea Market – indoor							
Butcher, delicatessen sales and service							
Farmers Market		P					

Apparel, shoe, clothing		P						
Artisan sales and service – art, jewelry, collectibles		P						
General - Book, stationery, video, art supply, hobby, toy, game, fabric, floral, accessor, gift		P						
Pet shops								
Auction								
Collectibles – Antique, 2 nd Hand, Thrift								
Marijuana								
Retail fuel, gas, propane								
Home accessory – carpet, blinds, cabinets, or other similar								

Education / Training	A-C Aero	A-C Non Aero	A-I	A-M				
Elementary								
Secondary								
Trade, higher level, College / University		P						
Boarding								
Beauty, art, dancing, drama, modeling, photography, or similar								
On-line								

Food Service	A-C Aero	A-C Non Aero	A-I	A-M				
Restaurant / Cafe	P	P	P	P				
Restaurant / Café with drive thru		P						
Itinerant vendors	P	P	P	P				
Microbrewery, winery, distillery, artesian brewing		P						
Meat processing and smoking house		P						
Specialty – ice cream, candy, other similar		P						
Bakery		P						
Coffee Shop		P						

Health / Veterinary	A-C Aero	A-C Non Aero	A-I	A-M				
Hospital with heliport								
Urgent care		P						
Medical complex		P						
Health practitioner - Medical, dental, eye, Psychiatrist, physical therapy or other specialty with laboratories,		P						
Pharmacy, drug								
Mental Health facility								
Veterinary practice, surgery, overnight boarding		P						
Veterinary groomers		P						
Boarding Kennels ¹								

General Services	A-C Aero	A-C Non Aero	A-I	A-M			
Lodging – STR (see 17.89), boarding, hotel, motel,		P					
Automobile rental		P					
Equipment rental		P					
Daycare – Adult, children, infants							
Commercial parking		P					
Carwash		P					
Transportation terminals		P					
Personal Care – beauty, nail, spa, tattoo, massage therapist or other similar							
Laundromats, dry-cleaning							
Laundry and linen service							
Personal services – delivery, domestic, clothing alteration,							
Exercise Facilities – gyms, health, yoga, Pilates, or other similar		P					
Printing and Post-office and accessory activities		P					
Mini – storage – Indoor		P					
Indoor shooting range		P					
Screen printing, sign design and construction		P					
Bingo or other games of chance							
Taxidermy shops sales and service (excluding large scale tanning)		P					
Meat storage – individual lockers, bulk							
Pawn shops							
Entertainment – billiards, bowling, arcade or other similar		P					
Machine shop		P					
Aeronautical (outside airport boundaries)		P					
Wireless communication towers							
Automotive repair, including auto body							
Radio/Television studios, music or recording studio							
Ball bonds							

Office	A-C Aero	A-C Non Aero	A-I	A-M			
Banks – alternative financial, credit unions, saving and loans, or other similar		P					
Professional – business services, insurance, real-estate, administrative, engineering, drafting, lawyers		P					
Medical		P					
Construction (excluding storage of heavy equipment)		P					
Governmental		P					

Industrial / Manufacturing	A-C Aero	A-C Non Aero	A-I	A-M			
Warehousing and Freight movement and storage		P					
Impound vehicle yards							
Contractor yards – Electrical, masonry, building, roofing, Industrial,							
Storage yards - Heavy equipment, building materials, bulk containers, electrical and communication materials and equipment							
Heavy vehicle and equipment storage and maintenance							
Manufacturing, processing, fabrication, packaging, or assembly of goods		C					

Large wholesale sales								
Mining/extraction								
Recycling, including organic								
Junkyards								
Landfills								
Meat slaughterhouse and packing, wholesale fur dealers								
Heavy vehicle and equipment sales and service								
Asphalt plant								

	A-C Aero	A-C Non Aero	A-I	A-M				
Public Assembly								
Assembly Halls – Auditorium, civic center, concert hall, performing arts center, theaters, senior, youth								
Humanitarian service and shelter facilities – long-term								
Funeral parlors and mortuaries								
Libraries, Museums, Art galleries,		P						
Recreational Facilities – ice arena, swimming pools		C						
Private clubs or lodges with alcohol								
Private clubs or lodges without alcohol								
Racetrack - non-motorized								
Racetrack – motorized								
Place of worship								
Outdoor concert venue								
Center – youth, senior								

	A-C Aero	A-C Non Aero	A-I	A-M				
Recreational								
Managed open space								
Boat – Launch, club,								
Shooting ranges – indoor		P						
Shooting ranges – outdoor								
Campgrounds – recreational vehicle parks		P						
Golf course								
Miniature golf		P						
Go-cart facility		P						

	A-C Aero	A-C Non Aero	A-I	A-M				
Public / Institutional								
Courthouse								
Jails								
Playgrounds								

Parks							
Ballfields							
Electrical distribution substations, communication huts							
Cemeteries							
Fire stations		P					

Residential	A-C Aero	A-C Non Aero	A-I	A-M			
Emergency services housing related to air medivac, fire stations		P					
Temporary Buildings							
Student pilot housing facilities		P					

P = Permitted Use
C = Conditional use
Blank= Not permitted

¹ Provided that such an activity be conducted within a completely enclosed building, except that outdoor exercise yard may be permitted.

17.XX.0XX Compatibility of Uses not defined

Where a proposed use is not specifically identified by this ordinance or the ordinance is unclear as to whether the use is allowed in a particular zone, the Zoning Administrator may find the use is similar to another use that is permitted, allowed conditionally, or prohibited in the subject zone and apply the ordinance accordingly. Use rulings that require discretion on the part of Zoning Administrator shall be confirmed by the Planning and Zoning Commission at the next regular meeting that allows due public notice.

17.XX.0XX Appeal of Compatibility of Use

In the event the petitioner disagrees with the confirmation of the Planning and Zoning they may appeal to the Palmer City Council for final city evaluation. Any Subsequent appeal will be the Alaska Superior Court, in Palmer Alaska.

Updated 3/13/19

Exhibit A



U.S. Department
of Transportation

Federal Aviation
Administration

Alaskan Region Airports Division

222 W. 7th Avenue, Box 14
Anchorage, Alaska 99513-7587
Tel. (907) 271-5438
Fax (907) 271-2851

January 11, 2019

Mr. Frank Kelly, Superintendent
Palmer Municipal Airport
231 W. Evergreen Avenue
Palmer, AK 99645

Dear Mr. Kelly:

**RE: Palmer Airport, Non-Aeronautical Lease Lot Approval
Parcels West of Cope Industrial Way**

The Federal Aviation Administration (FAA) has reviewed your request dated July 30, 2018 to utilize approximately 13 acres west of Cope Industrial Way for non-aeronautical lease lots. You have stated the following:

- The lots are unfeasible for aeronautical use as they are not connected to airside facilities and have no feasible future access.
- Lease revenue from the lots will be at fair market value and will generate revenue for the airport.

The FAA requested public comment on the proposed release via federal register notice dated November 26, 2018. No comments were received. Based on this information the FAA concurs with your request to utilize these lease lots for non-aeronautical purposes. The Palmer Airport Layout Plan and Exhibit A will need to be updated to show the release. This may be done in conjunction with your next infrastructure project.

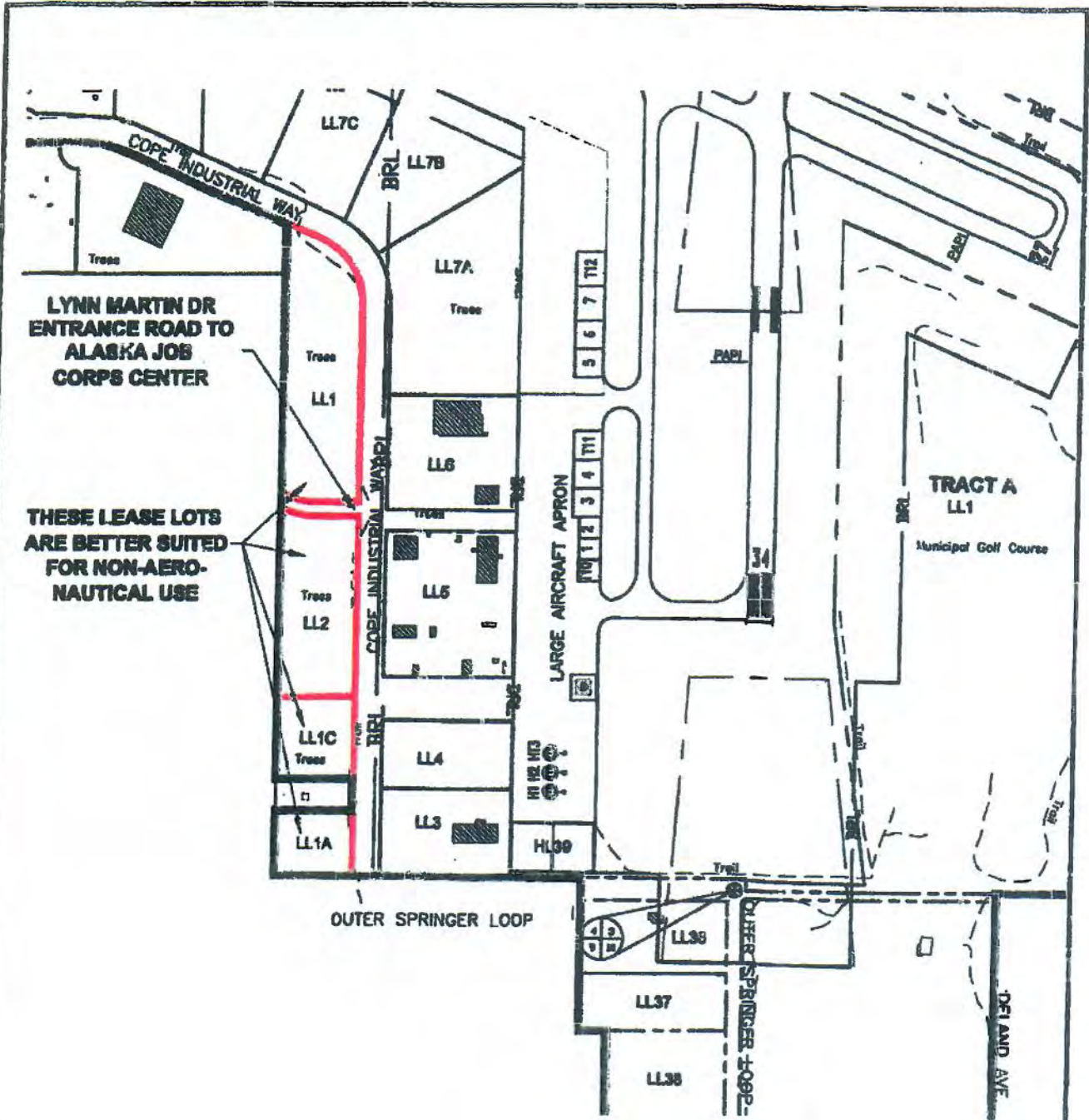
Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Molly Lamrquex".

Molly Lamrquex
Compliance Program Manager
FAA Airports Division, Alaskan Region
(907) 271-5439

Exhibit B



NOTES

1. COPE INDUSTRIAL WAY IS A LOCAL COLLECTOR ROUTE THAT SEPARATE THESE LOTS FROM THE REST OF THE AIRPORT
2. A POPULAR MULTI PURPOSE TRAIL PARALLELS COPE INDUSTRIAL WAY
3. LYNN MARTIN DRIVE IS THE ONLY ENTRANCE ROAD TO THE ALASKA JOB CORPS CENTER

HDL ENGINEERING Consultants

civil - geotechnical - surveying - environmental - material testing

ANCHORAGE 907.564.2120
 MAT-SU 907.748.8230
 KENAI 907.283.2051
 2836 Arctic Boulevard, Suite 100 Anchorage, AK 99503
 4.FCI 8/11

City of Palmer
 Warren "Bud" Woods Palmer Municipal Airport
 LEASE LOTS WEST OF COPE INDUSTRIAL WAY

DATE: JULY 2018	DRAWN BY: TA	SHEET: 1
SCALE: AS SHOWN	CHECKED BY: MT	JOB NO.: 15 004



Federal Aviation Administration

Memorandum

Date: August 10, 2018

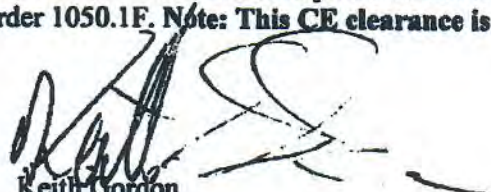
To: File

From: Keith Gordon, EPS, AIP - AK

Prepared by: Keith Gordon

Subject: Palmer Lease Lots (LL1, LL2, LL1C, LL1A) Aeronautical Use Release CATEX approval.

1. On July 30, 2018 FAA (M.L.) received an email from Mr. F. Kelly dated 7/30/2018 and titled, PAQ/Non-Aeronautical Lease Lot Conversion Request. Referenced email and its attachments append this memorandum.
2. Based on information contained in that email, 2018 Baseline Environmental Inventory for PAQ and related PAQ information Alaska Region FAA concurs that the proposed work is Categorically Excluded (CE) from further National Environmental Policy Act (NEPA) review per the requirements of FAA Order 1050.1 F. *Environmental Impacts Policies and Procedures*, CE's applicable to the proposed work are defined in the Table below.
3. This concurrence does not extend to ancillary work that has not been defined in the email. For example, the expansion of an existing or creation of a new materials site to supply material for the proposed work and/or the use of undefined stockpile or staging areas. Nor does it extend to unknown and/or un-defined impacts.
4. Therefore; based on information currently available to FAA, FAA has determined the proposed project as specifically defined and referenced above and below requires no further NEPA review as per the requirements of FAA Order 1050.1F. **Note: This CE clearance is for construction.**


Keith Gordon
EPS

Enclosure: Referenced Email – and FAA response below sent 8/13/2018.

Exhibit D ALP update 11/28/18

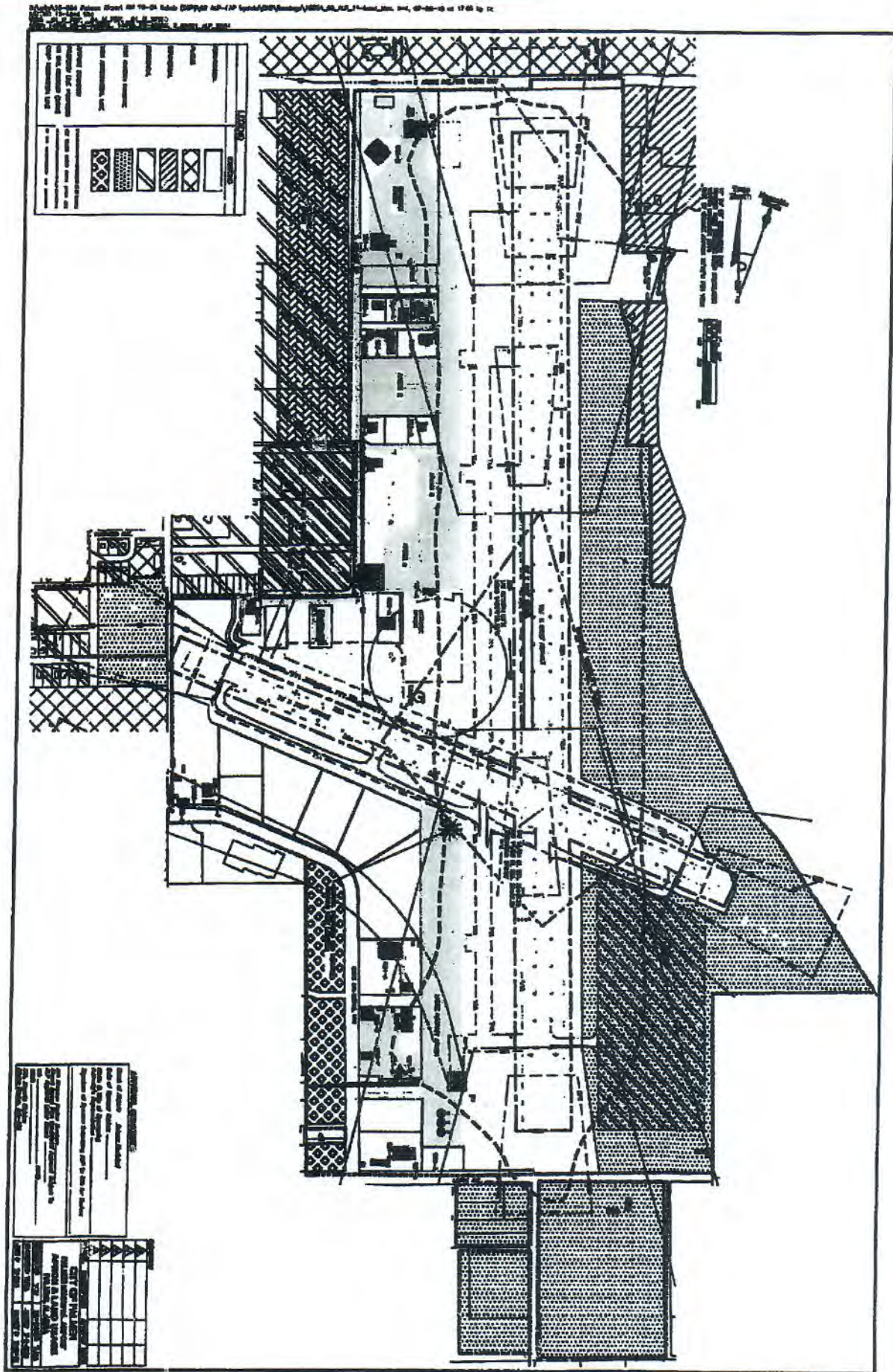
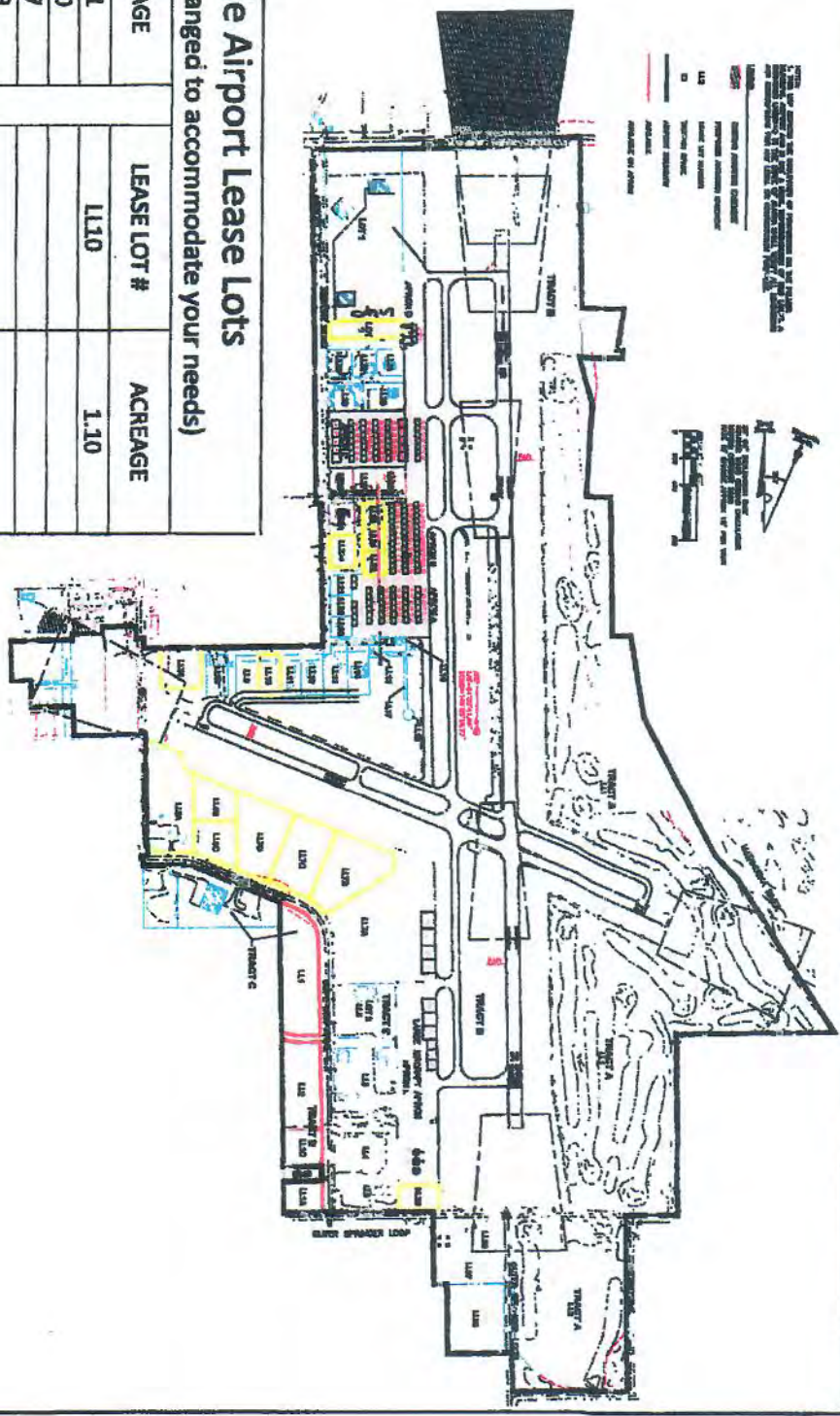


Exhibit E

\\s01\apps\10-02\Project\Report\Report Layout\Fig-3823_Lots_88x7_1-11_04/02/11.dwg 04/02/11 04:00:00 by SA
 L000111107
 SHEET 0073 - A.P. APPROX. 88X7, A.P. 8891

Available Airport Lease Lots
 (Lot size can be changed to accommodate your needs)

LEASE LOT #	ACREAGE	LEASE LOT #	ACREAGE
LL1	5.71	LL10	1.10
LL2	4.10		
LL1A	1.47		
LL1C	1.79		
LL7A	7.12		
LL7B	4.85		
LL7C	4.13	LL22B	1.00
LL7D	4.40	LL23	0.65
LL8A	5.86	LL24	0.65
LL8B	2.15	LL25	0.65
LL8C	2.13	LL34	2.00
APRON D, LOT 2	1.59	HL39	1.18



CITY OF PALMER
 PALMER AIRPORT
 LAND OCCUPANCY PLAN
 PALMER, ALABAMA
 DATE: 04/02/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET 0073 OF 0077

**City of Palmer
Ordinance No. 19-014**

Subject: Amending Palmer Municipal Code Sections 17.89.020 Definitions, 17.89.030 Short-Term Rental Classifications, and 17.89.070 Standards Relating to Short-Term Rentals

Agenda of: July 9, 2019 – Introduction
July 23, 2019 – Public Hearing

Council Action: **Adopted** **Amended:** _____
 Defeated



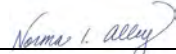
Originator Information:

Originator: Brad Hanson, Director Community Development

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<u></u>	_____
City Attorney	<u></u>	_____
City Clerk	<u></u>	_____

Certification of Funds:


Total amount of funds listed in this legislation: \$ 0.00

This legislation (√):

- Creates revenue in the amount of: \$ _____
- Creates expenditure in the amount of: \$ _____
- Creates a saving in the amount of: \$ _____
- Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): _____
- Not budgeted _____

Director of Finance Signature: 

Attachment(s):

- Ordinance No. 19-014
- Planning and Zoning Minutes of May 16, 2019 (draft copy)

Summary Statement/Background:

This text amendment will amend the short-term rental ordinance to clarify short-term rentals (STR) are to a single person or group for a period of less than 30 consecutive days as reflected in Palmer Municipal Code (PMC) Sections 17.89.020 and 17.89.030, as requested by City Council. Additionally, to reduce conflicting code language PMC Section 17.89.070(C) was deleted.

At the May 16, 2019, Planning and Zoning Commission meeting, the commission discussed and reviewed the changes to the STR ordinance and voted unanimously to move the draft ordinance forward to City Council with a recommendation for adoption.

Administration's Recommendation:

Adopt Ordinance No. 19-014 amending the Palmer Municipal Code Sections 17.89.020 Definitions, 17.89.030 STRs Classifications, and 17.89.070, Standards.

LEGISLATIVE HISTORY

Introduced by: City Manager Wallace

Date: July 9, 2019

Public Hearing:

Action:

Vote:

Yes:

No:

--	--

**CITY OF PALMER, ALASKA
Ordinance No. 19-014**

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Section 17.89.020 Definitions, Section 17.89.030 STRs Classifications, and Section 17.89.070 Standards, Relating to Short Term Rentals

WHEREAS, the Planning and Zoning Commission drafted and approved a short-term rental ordinance to address the current residential housing demands of the community; and

WHEREAS, the short-term rental ordinance was adopted by City Council on September 24, 2018 and amended on January 22, 2019, and April 9, 2019 to correct identified errors for codification purposes and code language conflict; and

WHEREAS, upon additional review by the City Council, it was recommended to amend the ordinance with the applicable changes.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provisions of this ordinance or application thereof to any person or circumstances are held invalid, the remainder of this ordinance and the application to the other persons or circumstances shall not be affected thereby.

Section 3. Palmer Municipal Code Section 17.89.020 Definitions is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.89.020 Definitions.

“Short-term rental” means a residential dwelling unit(s) that is rented out for compensation on a temporary basis, to a single person or group for a period of less than 30 consecutive days.

Section 4. Palmer Municipal Code Section 17.89.030 Short-term rental classifications is hereby amended to read as follows (new language is underlined and deleted language is stricken):

17.89.030 Short-term rental classifications.

Short-term rentals are classified as:

Type-1: A short-term rental of one or more bedrooms in an owner-occupied dwelling, to a single person or group, while the owner is occupying the same dwelling unit for the entire rental period.

Section 5. Palmer Municipal Code Section 17.89.070 Standards is hereby amended to read as follows (new language is underlined, and deleted language is stricken):

17.89.070 Standards.

A. One additional parking space for each bedroom or dwelling unit rented shall be provided, in addition to the parking requirements required in Chapter 17.64 PMC, Parking and Loading. No on-street parking shall be allowed for short-term rental facility guests.

B. The exterior of the building shall not reflect the operation of a short-term rental there, except that one sign, not to exceed four square feet in area, is permitted in all residential districts.

~~C. The length of a stay within a short-term rental shall be for a period of less than 30 days per calendar year, and documentation verifying the length of stay of each guest, such as a registration ledger or receipts, shall be made available to the city upon request.~~

C. ~~D.~~ The responsible person shall be available at all times the property is being rented. A sign must be posted conspicuously in the common area of each unit and shall contain all of the following information:

1. The name and contact information of the owner and/or responsible person; and
2. The license number of the short-term rental facility; and
3. The occupancy limits and requirements set forth in the license.

~~D.~~E. The owner of the short-term rental must ensure that use of the short-term rental by guests is in compliance with the noise provisions of Chapter 8.36 PMC.

E.~~F.~~ The operation of a short-term rental is permitted as indicated in the following districts:

	Type 1	Type 2	Type 3	Type 4 (Bed and Breakfast Homestay)	Type 5 (Bed and Breakfast Inn)
R-1	CUP	N	N	N	N
R-1E	CUP	CUP	N	CUP	CUP
R-2	P	P	N	P	CUP
R-3	P	P	P	P	CUP
R-4	P	P	P	P	P
Agri	P	P	P	P	P
C-L	P	P	P	P	P
C-G	P	P	P	P	P

Key:

P = Permitted

N = Not permitted

CUP = Conditional Use Permit

~~F. G.~~ The licensee shall comply with the quiet hours established in PMC 8.36.025.

~~G. H.~~ The licensee will comply with all building, electrical and other city codes and ordinances.

~~H. I.~~ Functions such as meetings, receptions, weddings and other social events provided for compensation or held by guests are not permitted as part of the short-term rental use unless such residential property is located in an agriculture district or commercial zoning district.

~~I. J.~~ The license number and occupancy limit shall be included in all marketing materials, advertisements, and online listings for the short-term rental.

~~J. K.~~ A residential dwelling incorporating a Type-4 as an accessory use shall be a minimum of 2,000 square feet.

Section 6. Effective Date. Ordinance No. 19-014 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this ____ day of _____, 2019.

Edna B. DeVries, Mayor

Norma I. Alley, MMC, City Clerk

The Commission reviewed and discussed the proposed Text Amendment and Airport Land Use Matrix.

Upon exit of Committee of the Whole at 8:39 p.m., the Commission took the following action:

Main Motion: To instruct staff to prepare a Resolution approving the AAC text amendment for approval at the next meeting.

Moved by:	Benedetto
Seconded by:	Peterson
Vote:	5 Yes/0 No – Peterson, Corbin, Ornquist, Benedetto, Lucas; <i>Absent:</i> Thom-Bernier, Wohlbach
Action:	Motion Carried.

I. NEW BUSINESS:



1. **IM-19-010:** Consideration of text amendment to Palmer Municipal Code Chapter 17.89, Short Term Rentals.

Director Hanson summarized the request of the City Council to review and amend PMC 17.89 to clarify the definition of a short-term rental and to further define a Type 1 classification rental to minimize any confusion concerning length of stay. The Commission is to review, make any changes and if approved move forward to the City Council for adoption.

Following discussion and review of the proposed Ordinance, the Commission took the following action:

Main Motion: To approve the Text Amendment to PMC 17.89, Short Term Rentals, and move forward to the City Council recommending adoption.

Moved by:	Corbin
Seconded by:	Ornquist
Vote:	5 Yes/0 No – Peterson, Corbin, Ornquist, Benedetto, Lucas <i>Absent:</i> Thom-Bernier, Wohlbach
Action:	Motion Carried.

J. PLAT REVIEWS:

1. **IM 19-009:** Pre-Application Plat Review – To add a small portion of Tract A, Kopperud Commercial Park to Lot 1, Kopperud Fairhill and divide Lot 1 into two lots, located *outside* Palmer city limits.

Director Hanson reported that the abbreviated plat has been distributed through City departments. The following departments had comments:

Building Inspector: Driveways 150' or longer need to provide fire apparatus turn-a-round;

Community Development: If the proposed lots were located inside Palmer city limits and zoned R-1, Single-family Residential, the proposed lots would need to meet the minimum required lot width of 60 feet and the minimum required lot area of 8,400 square feet. The lots appear to have access from E. Drift Lane.



City of Palmer • City Clerk's Office
 231 W. Evergreen Ave. Palmer, AK 99645
 907-761-1301 • Fax: 907-761-1340

City Council Application for Appointment

Full Legal Name: Richard Wayne Best
 Residence Address: 1150 W. Josselin Lane Palmer AK
 Mailing Address: " "
 Phone Number(s): Home: N/A Work: N/A Cell: 907-715-4317
 Email Address: best-family@gci.net
 Employer: Alaska State Legislature Occupation: CHIEF OF STAFF

Registered Voter? Yes No I have lived within the Palmer City limits since: 1999
(proof may be required)

To assist in verifying the required qualifications through the voter registration records, please provide one or more of the following (*identifiers are confidential and exempt from public disclosure*):

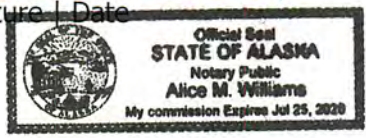
Voter Number: _____ Date  Last For 

Please explain your main reason for applying and any active interests in the community or organizations (You are welcome to attach a concise outline of your education, work, and volunteer experiences and other interests):

THE LOVE THAT I HAVE FOR OUR BEAUTIFUL TOWN, TO HELP GUIDE IT AND WITNESS IT'S GROWTH AND PROSPERITY IS AN ASPIRATION I THINK WE ALL CAN SHARE IN.

I certify that the information contained in this nominating petition is true and accurate. I further certify that I am a qualified city voter, and I am, and have been a city resident or a resident of territory annexed to the city for one year immediately prior to appointment. I certify that I meet, or shall meet, as required by law, the specific requirements of the office I am seeking. I hereby would accept the office of Council Member, for a **term ending October 7, 2019**, and will serve this office if appointed. I further understand, unless specified, information contained on this form is subject to public disclosure.

R. W. Best 7-12-19
 Candidate Signature | Date



STATE OF ALASKA | THIRD JUDICIAL DISTRICT
 Subscribed and sworn before me this 12th day of July, 2019.
Cecilia M. Wellicams
 Notary Public in and for the State of Alaska
 Commission expires: Jul 25, 2020

For office use only:		
Clerk's Office Use Only Date and Time of Filing: <u>07-12-19 03:36 RCVD</u>	Voter Registration Verified: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No City Resident 1 Year: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Attachments Rcvd.: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Review: <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected Date Notification Letter Sent: _____

This form was developed by the City Clerk's Office. Please see the City Clerk for updates.

All the below supplemental questions must be answered

1. What is your understanding of the role of a City Council Member?

A CITY COUNCIL MEMBER IS ONE OF 7 VOTING MEMBERS OF THE POLICY AND LEGISLATIVE BODY REPRESENTING THE CITIZENS AND INTERESTS WITHIN THE CITY LIMITS.

2. Tell us what has prepared you to be a Council Member.

I HAVE BEEN ACTIVE IN OUR COMMUNITY CONTINUOUSLY FOR OVER 18 YEARS PARTICIPATING IN VISIONING SESSIONS & COMMITTEES, SERVING ON P+Z, AIRPORT ADV., BOARD OF ECCL. DEV. & CITY COUNCIL.

3. Why are you interested in serving as a Council Member?

I AM ALWAYS LOOKING TO SERVE MY COMMUNITY. WITH THIS APPOINTMENT BEING FOR THREE MONTHS IT DOESN'T AFFORD FOR A LEARNING CURVE, I AM UP TO SPEED ALREADY.

4. Describe your understanding of the time commitment associated with serving on the City Council and

are you prepared to meet it? YES I FULLY UNDERSTAND THE TIME COMMITMENT AND KNOW IT'S NOT JUST PREPARING FOR MEETING AND ATTENDING IT IS ALSO ABOUT BEING AVAILABLE FOR CONSTITUENTS AND OTHER CONCERNED PARTIES TO DISCUSS MATTERS IN OUR COMMUNITY.

5. Are you prepared to meet the time commitment of being a Council Member? YES

- Regular meetings scheduled the second and fourth Tuesday of each month;
- Budget meetings are every Tuesday of the month commencing on the second Tuesday in October through the second Tuesday in December; and FYI THIS APPOINTMENT EXPIRES BEFORE THIS IS APPLICABLE
- Occasional special meetings called from time to time. Special meetings in the past have been held for the purpose of joint meetings with City boards or commissions.

6. Do you have any scheduled vacations or commitments that would keep you from attending Council Meetings? NO



City of Palmer • City Clerk's Office
231 W. Evergreen Ave. Palmer, AK 99645
 907-761-1301 • Fax: 907-761-1340

City Council Application for Appointment

Full Legal Name: Imran Chaudhry
 Residence Address: 339 South Bailey st Palmer, Ak
 Mailing Address: 339 South Bailey st Palmer, Ak
 Phone Number(s): Home: Work: 268-2056 Cell: 414-6636
 Email Address: imran99645@icloud.com
 Employer: Four A's Occupation: Case Manager
 Registered Voter? Yes No I have lived within the Palmer City limits since: 1999
(proof may be required)

To assist in verifying the required qualifications through the voter registration records, please provide one or more of the following (*identifiers are confidential and exempt from public disclosure*):

Voter Number: Date of Last Four

Please explain your main reason for applying and any active interests in the community or organizations (You are welcome to attach a concise outline of your education, work, and volunteer experiences and other interests):

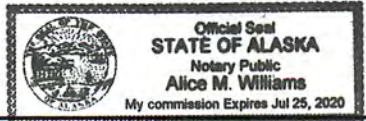
I have always been interested in doing something meaningful for our community, in addition to wanting to make a lasting difference. I also had interest in becoming a politician after my career in medicine.

I certify that the information contained in this nominating petition is true and accurate. I further certify that I am a qualified city voter, and I am, and have been a city resident or a resident of territory annexed to the city for one year immediately prior to appointment. I certify that I meet, or shall meet, as required by law, the specific requirements of the office I am seeking. I hereby would accept the office of Council Member, for a **term ending October 7, 2019**, and will serve this office if appointed. I further understand, unless specified, information contained on this form is subject to public disclosure.

[Signature] 7/12/2019
 Candidate Signature | Date

STATE OF ALASKA | THIRD JUDICIAL DISTRICT
 Subscribed and sworn before me this 12th day of July, 2019.

[Signature]



Alice M Williams
 Notary Public in and for the State of Alaska
 Commission expires: Jul 25, 2020

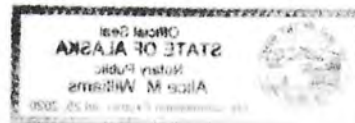
For office use only:

Clerk's Office Use Only Date and Time of Filing: <u>07-12-19 04:14 RCVD</u>	Voter Registration Verified: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Review: <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected Date Notification Letter Sent: <u> </u>
	City Resident 1 Year: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Attachments Rcvd.: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

This form was developed by the City Clerk's Office. Please see the City Clerk for updates.

All the below supplemental questions must be answered

1. What is your understanding of the role of a City Council Member?
2. Tell us what has prepared you to be a Council Member.
3. Why are you interested in serving as a Council Member?
4. Describe your understanding of the time commitment associated with serving on the City Council and are you prepared to meet it?
5. Are you prepared to meet the time commitment of being a Council Member?
 - Regular meetings scheduled the second and fourth Tuesday of each month;
 - Budget meetings are every Tuesday of the month commencing on the second Tuesday in October through the second Tuesday in December; and
 - Occasional special meetings called from time to time. Special meetings in the past have been held for the purpose of joint meetings with City boards or commissions.
6. Do you have any scheduled vacations or commitments that would keep you from attending Council Meetings?



Supplemental Questions

1. The role of a city council member is act as the legislative branch of the respective city government . A city council member also acts to help with the city goals, projects, infrastructure improvements, finances, and etc.
2. I feel as if I'm prepared for this position, because of my vast life experiences. I'm extremely in tune with the State of Alaska, and more importantly the City of Palmer. I graduated from Palmer High School in 2009. In addition I obtained my Bachelors degree in International Studies with a minor in both Political Science and History from University of Alaska Anchorage in 2016. Also, I'm currently only 9 credits away from obtaining my degree in Political Science, and taking the MCAT for medical school this coming winter.
3. Getting involved with politics and making a difference within the City of Palmer has been a goal of mine for quite some time. I feel as if the City Council would benefit from me being a part of it, because of my vast international experience, and my ability to find common ground with anyone. My views will never get in the way of doing what is right for Palmer.
4. I completely aware of the time commitment required for this position, and am prepared to meet it. I currently work full time, but I'm able to make time for anything that is required of me for this position.
5. See above
6. I have no scheduled vacations or commitments, that would impede me from carrying out my duties as city council member from now until October.

Imran Chaudhry

Anchorage, AK
imran99645@icloud.com
9074146636

Work Experience

Case Manager

Four A's - Anchorage, AK
June 2019 to Present

I manage a specific caseload of clients, as it pertains to helping them with: Treatment plans, Housing, Health Insurance, and etc.

Behavioral Health Associate

Denali Family Services - Anchorage, AK
February 2018 to Present

I work with children's that have severe emotional issues in a school-based setting.

Entertainment Manager/Marketer

574 Entertainment - Palmer, AK
January 2010 to February 2015

I had worked as a manager for a musician with international/national aspirations. I did the logistics and organization of potential tours within the United States and Europe. I also handled some of the marketing for the musician via social media and direct contacts.

Receptionist

Moonlight Dental Clinic - London, UK
April 2013 to October 2013

I helped schedule appointments, assist patients, take phone calls, followed up on appointments, in some cases assisted the Dentist, and many other numerous actions.

Cashier

Three Bears - Wasilla, AK
May 2009 to November 2009

Waiter, Cashier, Busser

Bombay Deluxe Restaurant (DEFUNCT) - Wasilla, AK
September 2008 to May 2009

I waited tables in addition to bussing them as well. I also helped with Prep-Cooking. During the off-peak hours I also did the cleaning and was the cashier.

Education

Bachelor's in Political Science

University of Alaska Anchorage - Anchorage, AK
August 2018 to Present

BA in International Studies with 2 Minors: Political Science and History

University of Alaska Anchorage (Graduated) - Anchorage, AK
January 2013 to December 2016

Skills

Spanish (2 years), Urdu (language) (10+ years), French (Less than 1 year), Hindi (10+ years), Behavioral Health, Social Media Marketing, Microsoft Office, Marketing, Microsoft Excel, Case Management, Mental Health

Certifications/Licenses

CPR/First Aid/AED certified

February 2018

Managing Aggressive Behavior class

February 2018

Additional Information

SKILLS & EXPERTISE

Enjoy solving problems

Excellent in Mac and PC use Skilled in Customer Relations and Interactions



City of Palmer • City Clerk's Office
231 W. Evergreen Ave. Palmer, AK 99645
 907-761-1301 • Fax: 907-761-1340

City Council Application for Appointment

Full Legal Name: JAMES M. COOPER
 Residence Address: 394 N. BONANZA
 Mailing Address: 1150 S COLONY WAY #3 PMB 101
 Phone Number(s): Home: _____ Work: _____ Cell: 425 736 7175
 Email Address: justsew@mtaonline.net
 Employer: _____ Occupation: Retired
 Registered Voter? Yes No I have lived within the Palmer City limits since: 1995
(proof may be required)

To assist in verifying the required qualifications through the voter registration records, please provide one or more of the following (*identifiers are confidential and exempt from public disclosure*):

Vot  Dat  Last Four 

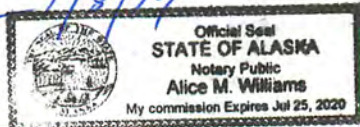
Please explain your main reason for applying and any active interests in the community or organizations (You are welcome to attach a concise outline of your education, work, and volunteer experiences and other interests):

always been interested in making Palmer the best place to live, work and play.

I certify that the information contained in this nominating petition is true and accurate. I further certify that I am a qualified city voter, and I am, and have been a city resident or a resident of territory annexed to the city for one year immediately prior to appointment. I certify that I meet, or shall meet, as required by law, the specific requirements of the office I am seeking. I hereby would accept the office of Council Member, for a **term ending October 07, 2019**, and will serve this office if appointed. I further understand, unless specified, information contained on this form is subject to public disclosure.


 Candidate Signature | Date 7/8/19

STATE OF ALASKA | THIRD JUDICIAL DISTRICT
 Subscribed and sworn before me this 8th day of July, 2019.



Alice M. Williams
 Notary Public in and for the State of Alaska
 Commission expires: Jul 25, 2020

For office use only:		
Clerk's Office Use Only Date and Time of Filing: <u>07-08-19P03:05 RCVD</u> <u>07-08-19P03:05 RCVD</u>	Voter Registration Verified: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No City Resident 1 Year: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Attachments Rcvd.: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Review: <input checked="" type="checkbox"/> Accepted <input type="checkbox"/> Rejected Date Notification Letter Sent: <u>N/A</u>

This form was developed by the City Clerk's Office. Please see the City Clerk for updates.

All the below supplemental questions must be answered

1. What is your understanding of the role of a City Council Member? *Palmer is City mgr form of govt. Councils role is to set goals & priorities and a vision for the future. The mgr then works with various organizations to make these happen.*
2. Tell us what has prepared you to be a Council Member.
Pres, Palmer Chamber *mbr Palmer P+E*
Pres, Alaska Municipal League *mbr Palmer City Council*
Chairman, Palmer Economic Development *former Mayor of Palmer*
3. Why are you interested in serving as a Council Member?
Like to keep the City moving in a forward motion.
4. Describe your understanding of the time commitment associated with serving on the City Council and are you prepared to meet it? *Reading, educating yourself on Council agendas, preparing yourself on issues that could affect the city; attending Council meetings, potentially meeting with the public to discuss issues*
5. Are you prepared to meet the time commitment of being a Council Member? *Yes*
 - Regular meetings scheduled the second and fourth Tuesday of each month;
 - Budget meetings are every Tuesday of the month commencing on the second Tuesday in October through the second Tuesday in December; and
 - Occasional special meetings called from time to time. Special meetings in the past have been held for the purpose of joint meetings with City boards or commissions.
6. Do you have any scheduled vacations or commitments that would keep you from attending Council Meetings? *No*

JIM COOPER

394 N Bonanza Palmer, Alaska

RELEVANT EXPERIENCE

Palmer Business Owner 1995-2016
Mayor, City of Palmer 2001-2004
President, Alaska Municipal League 2003-2004
1st Vice President Alaska Municipal League 2002-2003
Palmer City Council 2000-2001
Member City of Palmer Planning and Zoning Commission 1999-2000
Co-Chairman Palmer Pride Committee 2000
President, Greater Palmer Chamber of Commerce 1999
Board Member, Greater Palmer Chamber of Commerce 1995-1999
Chairman, Palmer Economic Development Task Force 1999
Palmer Citizen of the Year 1999
Member Palmer Colony Days Committee 1996-2004
Member Palmer Colony Christmas Committee 1996-2004
United States Coast Guard Officer 1972-1994

EDUCATION

BACHELOR OF SCIENCE, UNITED STATES COAST GUARD ACADEMY
MASTER OF BUSINESS ADMINISTRATION, THE GEORGE WASHINGTON UNIVERSITY

SKILLS

I possess the knowledge and experience to positively perform the duties and responsibilities associated with the position of Palmer City Council member. I pride myself with the ability to get along with all elements of society and solve all types of problems. I believe in the historical roots and the sense of community in Palmer.



City of Palmer • City Clerk's Office
231 W. Evergreen Ave. Palmer, AK 99645
 907-761-1301 • Fax: 907-761-1340

City Council Application for Appointment

Full Legal Name: LARRY J. HILL
 Residence Address: 668 FIRST STREET, PALMER, AK. 99645
 Mailing Address: P.O. BOX 726, PALMER, AK. 99645
 Phone Number(s): Home: 907-745-4090 Work: 907-745-4090 Cell: 907-841-9236
 Email Address: LARRYA:IT@MTAONLINE.NET
 Employer: RETIRED Occupation: TELECOMMUNICATIONS/BUS. OWNER
 Registered Voter? Yes No I have lived within the Palmer City limits since: 1976 (43 YRS)
(proof may be required)

To assist in verifying the required qualifications through the voter registration records, please provide one or more of the following (*identifiers are confidential and exempt from public disclosure*):

Vote [REDACTED] Date [REDACTED] Last F [REDACTED]

Please explain your main reason for applying and any active interests in the community or organizations (You are welcome to attach a concise outline of your education, work, and volunteer experiences and other interests):

PLEASE SEE ATTACHED LETTER.

I certify that the information contained in this nominating petition is true and accurate. I further certify that I am a qualified city voter, and I am, and have been a city resident or a resident of territory annexed to the city for one year immediately prior to appointment. I certify that I meet, or shall meet, as required by law, the specific requirements of the office I am seeking. I hereby would accept the office of Council Member, for a **term ending October 7, 2019**, and will serve this office if appointed. I further understand, unless specified, information contained on this form is subject to public disclosure.

Jay Hill 7/12/19
 Candidate Signature | Date

STATE OF ALASKA | THIRD JUDICIAL DISTRICT
 Subscribed and sworn before me this 12th day of July, 2019.



[Signature]
 Notary Public in and for the State of Alaska
 Commission expires: 8/5/19

For office use only:

Clerk's Office Use Only Date and Time of Filing: <u>07-12-19A11:41 RCVD</u>	Voter Registration Verified: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No City Resident 1 Year: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Attachments Rcvd.: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Review: <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected Date Notification Letter Sent: _____
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This form was developed by the City Clerk's Office. Please see the City Clerk for updates.

PLEASE See ATTACHED Letter

All the below supplemental questions must be answered

1. What is your understanding of the role of a City Council Member?
2. Tell us what has prepared you to be a Council Member.
3. Why are you interested in serving as a Council Member?
4. Describe your understanding of the time commitment associated with serving on the City Council and are you prepared to meet it?
5. Are you prepared to meet the time commitment of being a Council Member?
 - Regular meetings scheduled the second and fourth Tuesday of each month;
 - Budget meetings are every Tuesday of the month commencing on the second Tuesday in October through the second Tuesday in December; and
 - Occasional special meetings called from time to time. Special meetings in the past have been held for the purpose of joint meetings with City boards or commissions.
6. Do you have any scheduled vacations or commitments that would keep you from attending Council Meetings?

City Council Application For Appointment - ATTACHMENT

Application:

MAIN REASON:

To assist in maintaining the continuity and clarity for the future vision (including, past and forward-looking O & M) for the City of Palmer. In addition, to listen to all sides of any issues, check all required referenced materials, to make a logical decision to the best interest of all parties and the City of Palmer.

Resume:

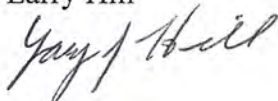
Attached – Separate item.

SUPPLEMENTAL QUESTIONS:

1. To serve the residents of the City of Palmer to the best of my ability with reference to all issues, including budgets and all O&M areas. To make component decisions according to all of the Ordinances, Statues and support the requirements of the City of Palmer
2. By my being a former Palmer City Council member in 2005 &2006. I know the routine and commitments involved. Additionally, I would like to be part of the changes that are taking place, as I have a construction and business background from all of my life, including Military.
3. I can bring field construction and business approach knowledge to the City of Palmer. also to help Palmer grow, as we are bursting at the seams.
4. Yes, I am prepared for the time commitment, as I have done it before.
5. Same as the answer to # 4 above.
6. None at the present time.

Submitted,

Larry Hill



LARRY J. HILL

P.O. Box 726
Palmer, Alaska
USA

+ 1 907 745 4090

+ 1 907 841 9236

Email: larryait@mtaonline.net

TELECOMMUNICATIONS SYSTEMS PROFESSIONAL with over 20 year's diverse experience in demanding locations. Opened minded, flexible able to embrace new concepts and ideas. Well versed in working to tight time and budget schedules. Experienced at leading and directing multinational teams of Engineers and Technicians. Experienced at field engineering challenges in a multi-cultural environment, accepting new challenges.

Summary of technical experience

- Cellular Telephone Systems
- Microwave Systems
- Digital & Analog Equipment
- ISP & OSP Facilities
- T-Carrier Systems
- Signaling Equipment
- Central Office Equipment
- Subscriber Carrier Systems
- Data, Key & PBX Systems
- Fiber Optics Equipment
- Local Area Networks
- Sound Broadcast Systems

EMPLOYMENT EXPERIENCE:

ALASKA INTERNATIONAL TELECOMMUNICATIONS, L.L.C.

Principal

1992 - Present

- Since 1992 I have contracted my services to a number of clients across the globe.
- Oversight on build of SDH F/O rings in Mexico City
- Project Director Cellular Backbone India
- Project Manager DMS Switching China PRC
- Telecommunications Specialist PCS Systems Mexico

2012 - 2013

Retained Contract Asset Manager

- Responsible for 100 GTP Alaska Cellular properties when GTP was sold in October 2013. This position also included the CM oversight of continuing build-out of the new Verizon Alaska Cellular network.

2012 - 2013

Contract with Westower as CM

- Re-design, retro-fit and complete build-out of 9 GTP Cellular sites under GTP / Verizon contract obligations for Verizon system operational launch.

2004 - 2012

Contract Regional Site Manager (RSM)

- Responsible for 96 plus Cellular Telephone sites throughout approximately 100,000 square miles of Alaska for GTP. responsibilities to include;
- Lease Agreements.
- Site surveys for new customers.

- RFP's, Bid's and contractor selection and interface.
- Governmental inter-actions for Telecom facilities.
- Additional Independent consulting work in Alaska on miscellaneous telecommunications queries

2002 - 2004 (Alaska)

- Contracted for Due Diligence survey of all AT&T Wireless Cellular System properties for possible sale to Global Towers.
- This includes inspections of all physical property infrastructure, lease agreements, contractor commitments, tower structural information, public and governmental utility interfaces.
- Additional Independent consulting work in Alaska on miscellaneous telecommunications queries

1999 - 2001 (Mexico City)

Telecommunications Specialist

- Contracted to GTE / Verizon (**Pegaso**) the first PCS system for M/C utilizing the following; S-12 (MSC), Qualcomm/Ericsson BSS's and BTS's, Converse Voice Mail, Trilogy Pre-Paid, DSC-STP and CP 4000 (SS7), OTAS, SMS and SMC.
- Supervised software and hardware upgrades on MSC and BSS. Trained local technicians on sub-system operation.
- Oversaw build and connectivity of 6-city SDH network with connections through Telmex and into main switching center in Mexico City. Mexico City had 4 rings and 1 ring in each of the other cities.
- Responsible for Hot slide of DSC - STP, CP 4000 and re-locate of live DSC frame.
- Designed a new switch operations center and a new additional switching facility.

1998 - 1999 (Alaska)

NOC Technician

- New contract to Anchorage Telephone Utility on Nortel DMS-100/200 switching systems, involving switch maintenance, troubleshooting and associated frame work.

1996 - 1998 (India)

Backbone Project Director

- Contracted to the International unit of AT&T Wireless, Kirkland, WA, to go to **India** as the on the cellular system for **BIRLA / AT&T** involving over 2500 kms of highway and 200 + sites. The equipment was Ericsson GSM and Harris-Farionon radios. Towers were up to 80 meters high and from a local manufacturer in India.
- Quality management and cost control over a \$300 Million construction budget, plus MW supervised build and design for Towers, M&E and site installation, including switching centers.
- Oversight responsibility of twenty plus teams of contractors (excluding GC's) under PM's in 3 separate States of India. Had to stop project for problems of bad construction engineering, made contractor engineering re-design faulty areas and still met deadlines for service.
- Led restoration of switch operations and administration facilities after commercial power feed fire, with downtimes of only 15 minutes for the switch and 1.5 days for the rest of the complex.
- Discovered problem with environmental noise concerns on cell site generator power plants. Designed method to effectively eliminate the problem and please the local population from the noise conditions.

1994 - 1996 (Alaska)

Project Manager

- Contracted for AT&T Wireless Telephone Network throughout Alaska, including many cities and well in excess of 1000 miles of road coverage, all connected through a backbone system consisting of MW, fiber and leased circuits.
- Implemented emergency rollout of Cell on Wheels (COW) to provide communication during major state disaster.
- Developed SOW for system build out to include real estate leases, LOS for M/W routes, utility coordination and RFP for contractors and vendors.

1992 - 1994 (Alaska)

- Contract work for many types of project/construction telecommunications systems in Alaska.
- Inspector for OSP projects, design configurations for CPE facilities.

1991 - 1992 NORTEL (Hong Kong)

Project Manager

- Installed multiple switching (DMS –10's) facility locations within China (P.R.C.). Overcame difficulties with sub-standard conditions, construction and materials, and thefts. Designed battery plant lifting device for install in limited space areas.

1989 - 1991 BOOKMAN & ASSOCIATES, Mansfield, Ohio

Consultant/Journeyman (Mexico & China)

- Contracted for a large-scale, telecommunications (cellular) systems installation project in Mexico. Cell site build out and power up of system throughout central Mexico, training of local personnel, logistical support, and heavy Field Engineering problems that were overcome. Nortel Switch, NovAtel Cell sites, MNI Microwave equipment.
- Provided consulting for the installation of a major switching center project (DMS 100/200 & 10's) in mainland China (P.R.C.)
- Heavy Field Engineering due to the abnormal conditions of building structure and other infrastructure problems that are not normal in the western world.
- Trained local PTT personnel in all aspects of installation and operation.

1987 - 1989 DEPARTMENT OF THE ARMY, Fort Richardson, Alaska

Operations Supervisor (Civilian)

- Initially hired as a Contract Officer Representative responsible for installation of the new CMSL-100 digital central offices and fiber optics plant to Military live fire test facility (real time).
- Promoted to Operational Supervisor for all Alaska (586,000 sq. miles), assumed responsibility for Coordinating / managing installation, maintaining and repairing operations of Telecommunications facilities, ISP, OSP, computer LAN networks at all Army military Installations. Direct liaison/technical consultant to telecommunications teams at each site.
- Restored battery plant and power board service within three months after military Switching Center fire (CO), with less than 30 minutes total down time. Received Department of Army Military Commendation.
- Met crucial military switching center cutover date despite diversion of key resources to the Exxon Valdez oil spill crisis.
- Developed an Emergency Disaster Center on Fort Richardson (for all of Army-Alaska) including toll free numbers, equipment, facilities, staffing and procedures.

1984 - 1986 ANCHORAGE TELEPHONE UTILITY, Anchorage, Alaska

Journeyman

- Central office installation of Northern DMS-100's & 10's switches including fiber optic equipment, PCM T-carrier and microwave systems.
- Coordinated removal of working Northern SP-1 central office equipment for reinstallation in Korea.
- Installed central office Northern DMS-100 / 200 switch including, PCM T-carrier and microwave systems, rectifier and battery plants. SDH network utilizing Fujitsu Mux equipment for 2 rings (w / redundant rings) serving 12 different offices and connecting to 2 long distance providers.
- Restored service with only a 15-minute outage after battery plant fire. New battery plant was already installed for new switch upgrade and was cut into service for emergency conditions.

1981 - 1983 SOHIO CONSTRUCTION COMPANY, Prudhoe Bay, Alaska

Foreman

- Installed, maintained and repaired a broad range of telecommunications, sound broadcast, cabling, CATV and microwave systems.
- Responsible for \$10 Million Plus Opex budget for manpower and operation equipment, training of personnel and new systems schooling.
- Supervised, devised method and coordinated the relocation of 120 foot tall, 4 legged microwave tower as a one piece move of over two miles distance in Arctic environmental conditions

PRIOR EXPERIENCE INCLUDES:

- Built and installed a radio phone-patch and communications console for a computer operations center at the Trans - Alaska Pipeline terminal site at Valdez, Alaska.
- As Assistant Installation Manager, co-directed the activities of a 180-person **International** telecommunications system installation crew. Responsible for customer interface, crew staffing, project planning, logistics and cutover date scheduling. Handled logistics and documentation for the export of equipment systems.

EDUCATION & TECHNICAL TRAINING

- Alcatel STP A6 O & M
- DEC VAX/VMS Supervisory System
- NTI CMSL-100 (DMS-100/200 Family) O & M and Translations
- Light Brigade – Fiber Optics Splicing
- Mitel SX-20, SX-10 & SX-5
- General FCC Radiotelephone License with Radar Endorsement
- Electronics Training Course (Refresher)
- T-Carrier and Additional Carrier Systems

Certified graduate of the following military training programs:

- Ground Communications Equipment Repair Training
- Computer Programming

MILITARY SERVICE

United States Air Force (Honorable Discharge, Four-Year Tour of Duty)

- Installed, maintained and repaired transmitters and receivers (e.g., ground to air, ringdown, two-way mobile radio/telephone equipment) and various computer-based missile weapons management systems.

References upon request:



City of Palmer • City Clerk's Office
231 W. Evergreen Ave. Palmer, AK 99645
 907-761-1301 • Fax: 907-761-1340

City Council Application for Appointment

Full Legal Name: Jill Kathleen Valerius
 Residence Address: 382 N Bizley St. Palmer, AK 99645
 Mailing Address: Same as above
 Phone Number(s): Home: Work: 745-9355 Cell: 907-841-0335
 Email Address: dr.valerius@gmail.com
 Employer: Now Health, LLC Occupation: physician

Registered Voter? Yes No I have lived within the Palmer City limits since: Aug 2004
(proof may be required)

To assist in verifying the required qualifications through the voter registration records, please provide one or more of the following (*identifiers are confidential and exempt from public disclosure*):

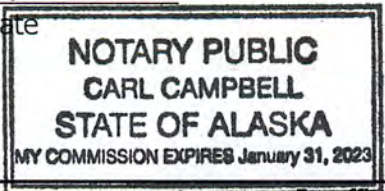
Vote [REDACTED] Date [REDACTED] Last Four [REDACTED]

Please explain your main reason for applying and any active interests in the community or organizations (You are welcome to attach a concise outline of your education, work, and volunteer experiences and other interests):

see attached supplemental questions

I certify that the information contained in this nominating petition is true and accurate. I further certify that I am a qualified city voter, and I am, and have been a city resident or a resident of territory annexed to the city for one year immediately prior to appointment. I certify that I meet, or shall meet, as required by law, the specific requirements of the office I am seeking. I hereby would accept the office of Council Member, for a **term ending October 7, 2019**, and will serve this office if appointed. I further understand, unless specified, information contained on this form is subject to public disclosure.

Jill Kathleen Valerius 7-12-19
 Candidate Signature | Date



STATE OF ALASKA | THIRD JUDICIAL DISTRICT
 Subscribed and sworn before me this 12th day of July, 2019.
Carl Campbell
 Notary Public in and for the State of Alaska
 Commission expires: 01-31-2023

For office use only:		
Clerk's Office Use Only Date and Time of Filing: <u>07-12-19 12:23 RCVD</u>	Voter Registration Verified: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No City Resident 1 Year: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Attachments Rcvd.: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Review: <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected Date Notification Letter Sent: _____

This form was developed by the City Clerk's Office. Please see the City Clerk for updates.

Application and supplemental questions for City Council Appointment - Jill Valerius

Please explain your main reason for applying and any active interests in the community or organizations:

The City Council has worked to create a vibrant and healthy community, which serves to draw more people into our area. Beyond my role as a physician in Palmer, I want to serve the City and our community. I want to be a Council Member so that I may play an active role in sustainable community development, business and economic growth, and tourism.

I am an avid outdoor enthusiast and enjoy sharing my knowledge and promoting healthy activity.

Question 1 What is your understanding of the role of a City Council Member?

My understanding of the role of a City Council Member is to serve and represent the community and participate in running the municipal corporation. This is done by attending Council meetings, participating in intergovernmental relations, setting city policy, and approving the city budget.

Question 2 Tell what has prepared you to be a Council Member

I feel that my education and life experience being a community member, a business owner, and a physician, have prepared me to serve in the role of a Council Member. I also understand that as a council member, I am a representative of the entire community of Palmer. Council members must take into consideration all sides of a situation which may mean putting my personal opinion aside to represent the wishes of the greater community. This is similar to what I do on a daily basis in my practice, when I prioritize and focus on the goals of my patients vs. my personal goals for the patient. I routinely deal with the regulations, procedures, and finances of a medical office.

Question 3 Why are you interested in serving as a Council Member?

I am interested in serving on the Palmer City Council as a way to give back to the community and participate in making this the best community in Alaska. I feel that as a business owner and a physician in Palmer, I have a unique perspective as to what can make our community thrive and how to ensure that we continue to grow in a sustainable way.

Question 4 Describe your understanding of the time commitment associated with serving on the City Council and are you prepared to meet it?

The time commitment, as I understand, involves regular meetings the second and fourth Tuesday of each month. Budget meetings every Tuesday of the month starting the second Tuesday in October through the second Tuesday in December. I understand that there may be special meetings scheduled at other times as well as the expectation to attend various community events as a representative of the City Council. I am prepared to meet this time commitment.

Supplemental Questions - pg 2 - Jill Valerius

Question 5 Are you prepared to meet the time commitment of being a Council Member?

I am prepared to meet the time commitment of being a Council Member

Question 6 Do you have any scheduled vacations or commitments that would keep you from attending Council Meetings?

I do not have any scheduled vacations or commitments.

EXPERIENCE

Physician/Owner, Now Health, Palmer, AK 2014-present

Family Physician, Capstone Family Medicine, Wasilla, AK 2004-2014

Emergency Medicine/Urgent Care, Wapiti Medical Group and Emergency Practice Associates, MN, 1999-2003

Family Physician, Superior Health Medical Group, Two Harbors, MN, 2001-2002

Certified Athletic Trainer, Comprehensive Physical Therapy and Sports Medicine, Coon Rapids, MN 1991-1994

EDUCATION

Duluth Family Practice Residency Program, Duluth, MN - Family Medicine, 2001

University of Minnesota Medical School, Minneapolis and Duluth, MN - MD, 1998

University of Wisconsin-La Crosse, La Crosse, WI - BS, 1990

LICENSES AND CERTIFICATIONS

Medical License - Alaska (5218), Minnesota (41758)

DEA 1999-present

Board Certified Family Physician, ABFM, 2001-present

Certified Athletic Trainer, NATA, 1991-present

Diplomate of American Board of Holistic Integrative Medicine 2013-present

Institute for Functional Medicine Certified Practitioner 2013-present

Board Certified Integrative Medicine, ABPS, 2018-present

PROFESSIONAL MEMBERSHIPS

National Athletic Trainers Association, 1987-present

American Academy of Family Physicians, 1994-present

Alaska Academy of Family Physicians, 2004-present

Institute for Functional Medicine, 2011-present

Academy of Integrative Health & Medicine 2014-present

American Holistic Medical Association 2012-2014

American Board of Integrative Holistic Medicine 2011-present

Alaska State Medical Association 2014-present

American Board of Physician Specialties 2018-present

International Society of Environmental Acquired Illness 2019-present

OTHER RELEVANT EXPERIENCE

Institute for Functional Medicine - 2016 - present, Contract Facilitator, exam review & case review committee.

Speaker: Prosperous Practitioner Summit 2015

Women's Heart Health Summit 2019