

**PLANNING & ZONING COMMISSION  
CITY OF PALMER, ALASKA**

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**REGULAR MEETING  
THURSDAY, MARCH 18, 2021  
7:00 P.M. - COUNCIL CHAMBERS**

**A. CALL TO ORDER:**

The regular meeting of the Planning and Zoning Commission was called to order by Chair Peterson at 7:00 p.m.

**B. ROLL CALL:**

Present and constituting a quorum were Commissioners:

Casey Peterson, Chair	Josh Tudor, Vice Chair
Lisbeth Jackson	Sabrina Shelton
Pamela Melin (via teleconference)	

Absence(s) excused without objection:

Kristy Thom Bernier  
Linda Combs

Also present were:

Brad Hanson, Community Development Director  
Nichole Degner, Community Development Specialist  
Pam Whitehead, Recording Secretary (via teleconference)

**C. PLEDGE OF ALLEGIANCE:** The Pledge was led by Vice Chair Tudor.

**D. APPROVAL OF AGENDA:**

The agenda was approved as presented by all members present.  
[Shelton, Melin, Jackson, Tudor, Peterson; *Absent:* Thom Bernier, Combs]

**E. MINUTES OF PREVIOUS MEETING:**

1. Special Meeting of March 4, 2021 – pending.

**F. REPORTS:**

Staff Report: Director Hanson reported:

- The City Council will take up Marijuana, both Licensing Regulations and Title 17, at its April 13, 2021 meeting.

**G. AUDIENCE PARTICIPATION:** There was no audience present.

**H. PUBLIC HEARINGS:**

1. **IM 21-009:** Consideration of text amendment to Palmer Municipal Code Chapter 17.36 Industrial and 17.58 Business Park.

Staff Report: Director Hanson reported as to status and reminded the Commission of all it had worked on to include all the different commercial districts – C-L, C-G, CBD, Industrial District and the Business Park; called attention to the packet beginning on page 9, pointing out incorporation of all the listed uses into

the Land Use Matrix, so there is only one Matrix that shows all the commercial land uses for the City and hopefully an improvement to Title 17.

Public Hearing:

Chair Peterson opened the hearing for public testimony. There being no audience to testify in person, by teleconference, or written, the public hearing was closed at 7:06 p.m.

Chair Peterson called for a motion to put the matter on the table for discussion:

Following brief discussion and review of **IM 21-009**:

**Main Motion: For approval of IM 21-009, recommending adoption of Ordinance No. 21-0XX amending Palmer Municipal Code Chapter 17.36 Industrial and 17.58 Business Park and Enacting 17.28.020 Palmer Land Use Matrix.**

Moved by:	Shelton
Seconded by:	Melin
Vote:	5 yes; 0 No; <i>Absent:</i> Thom Bernier, Combs
Action:	Motion Carried by roll call vote.

2. **IM 21-010:** Consideration of text amendment to Palmer Municipal Code Chapter 17.64, Parking and Loading.

Staff Report: Director Hanson reported as to status and reminded the Commission of some of the minor changes being proposed to meet the current needs of the city, such as elimination of the fee-in-lieu parking program, adding required parking spots for hangers at the Palmer Municipal Airport, and including landscaping requirements for airport commercial, airport industrial, airport mixed use, business park, and industrial districts. He pointed out this isn't the entire code, only portions proposed for amendment. The recommendation is for the Commission to review and provide comments where necessary should further action be requested.

Public Hearing:

Chair Peterson opened the hearing for public testimony. There being no audience to testify in person, by teleconference, or written, public testimony was closed at 7:14 p.m.

Following brief discussion and review of **IM 21-010**:

**Main Motion: For approval of IM 21-010, recommending adoption of Ordinance No. 21-0XX amending Palmer Municipal Code Chapter 17.36 Industrial and 17.59.**

Moved by:	Jackson
Seconded by:	Shelton
Vote:	5 yes; 0 No; <i>Absent:</i> Thom Bernier, Combs
Action:	Motion Carried by roll call vote.

**I. UNFINISHED BUSINESS:** None.

**J. NEW BUSINESS:** None.

**K. PLAT REVIEWS:** None.

**L. PUBLIC COMMENTS:** None.

**M. COMMISSIONER COMMENTS:**

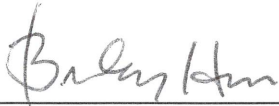
**Chair Peterson:**

- Commented inquired regarding status of the previous Minutes.

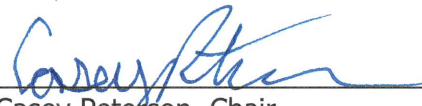
**N. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 7:18 p.m.

**APPROVED by the Planning and Zoning Commission this 15th day of April, 2021.**



Brad Hanson, Community Development Director



Casey Peterson, Chair