

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

**REGULAR MEETING  
THURSDAY, APRIL 15, 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 7:01 p.m.

**B. ROLL CALL:**

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair

Josh Tudor, Vice Chair

Linda Combs

Lisbeth Jackson

Linda Combs

Sabrina Shelton

Present via Zoom video/teleconference were Commissioners:

Pamela Melin

Absence(s) excused without objection:

Kristy Thom Bernier

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 performed.

**D. APPROVAL OF AGENDA:**

The agenda was approved as presented by all members present by roll call vote.

[Shelton, Melin, Jackson, Combs, Tudor, Peterson; *Absent:* Thom Bernier]

**E. MINUTES OF PREVIOUS MEETINGS:**

1. The minutes of the **March 4, 2021 Special Meeting** were unanimously approved as presented by roll call vote of all members present.

2. The minutes of the **March 18, 2021 Regular Meeting** were unanimously approved as presented by roll call vote of all members present.

[Shelton, Melin, Jackson, Combs, Tudor, Peterson; *Absent:* Thom Bernier]

**F. REPORTS:** There were no reports.

**G. AUDIENCE PARTICIPATION:** None.

**H. PUBLIC HEARINGS:** None.

**I. UNFINISHED BUSINESS:** None.

**J. NEW BUSINESS:**

1. Committee of the Whole: Discussion of **IM 21-002** regarding Community and Economic Analysis for evaluation of an Annexation petition (note: action may be taken by the Commission following the committee of the whole)

**Main Motion: To enter Committee of the Whole for open and ease of discussion regarding IM 21-002.**

Moved by:	Combs
Seconded by:	Shelton
Vote:	Unanimous by roll call vote (Absent: Thom Bernier)
Action:	Motion Carried.

[The Commission entered Committee of the Whole at 7:10 p.m.; exited at 8:43 p.m.]

Director Hanson directed attention to the packet for Agnew::Beck's Community and Economic Analysis for the Presentation of an Annexation Petition which was presented to the City Council earlier this week. As P&Z would be an integral part of the annexation process, he wanted the Commission aware of exactly what was presented by the consultants should the Council choose to pursue it. Beginning at p. 145 of the packet is the slide presentation presented to Council for the Commission's review and discussion. Director Hanson provided background and spoke to the annexation process, emphasizing this is not the petition, this is *in preparation for* a petition.

While in Committee of the Whole, Director Hanson guided the Commission through the slide presentation and there was at-length open discussion on the points presented, covering:

- Why Cities annex land;
- Palmer's Goals for Annexation;
- Annexation Process (Palmer is in the pre-planning/fact-finding stage; no specific annexation is planned or decided yet);
- Fiscal Analysis;
- Community Analysis;
- Recommendations from the consultants and Next Steps – continuing conversation is important;
- See: <http://palmerannexstudy.org> for more information.
- Commissioner Jackson spoke to getting information out to the public; suggested a monthly newsletter to keep people informed would go a long way toward a positive outcome for annexation; or perhaps a public relations officer. Further discussion continued in favor of a newsletter.
- Discussion regarding city growth and the upcoming census.

[The Commission exited Committee of the Whole at 8:43 p.m.]

**K. PLAT REVIEWS:**

1. **IM 21-011**: Pre-application routing slip to create two lots from Lots 2, 3, 4, Block 1, Glacier View, Plat No. 96-27.

Director Hanson provided a brief staff report, thinks it is probably an improvement.

The Commission had no additional comments.

2. **IM 21-012:** Pre-application routing slip to create three lots from Tax Parcel C24 (Parcel #1, MSB Waiver 71-107) in Section 32, Township 18 North, Range 2 East, Seward Meridian, located inside Palmer city limits.

There was no staff report and the Commission had no additional comments.

**L. PUBLIC COMMENTS:**

**Eric Anderson** commented that he attended the Annexation presentation to the City Council and applauded Director Hanson's summary of the Agnew::Beck Report; spoke in favor of annexation for the City of Palmer.

**M. COMMISSIONER COMMENTS:**

**Commissioner Combs:**

- Recommended keeping the Study pages close at hand for ideas moving forward;
- Spoke in appreciation of Mr. Anderson's comments on annexation;
- Commented regarding the expanding medical services in Palmer and spoke to senior advocacy;
- Thank you for the good meeting.

**Commissioner Jackson:**

- Commented thank you to Director Hanson for a great presentation and laying it out so nicely;
- Thank you also to Mr. Anderson for sharing his thoughts.

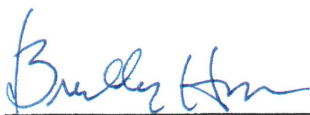
**Chair Peterson:**

- Also spoke in appreciation of the presentation and Mr. Anderson participating in the public process;
- Spoke to elements of the annexation process; would like Palmer to grow but that it be thoughtful and strategic.

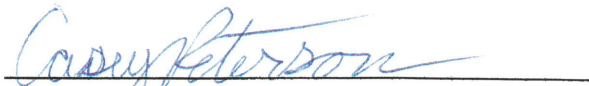
**N. ADJOURNMENT:**

There being no further business, the meeting adjourned without objection at 8:57 p.m.

**APPROVED by the Planning and Zoning Commission this 20th day of May, 2021.**



Brad Hanson, Community Development Director



Casey Peterson, Chair