

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

**REGULAR MEETING
THURSDAY, JULY 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 7:00 p.m.

B. ROLL CALL:

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair
Josh Tudor, Vice Chair
Linda Combs
Lisbeth Jackson
Pamela Melin
Kristy Thom Bernier

Absence(s) excused without objection:

Sabrina Shelton

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 without objection by all members present.

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

E. MINUTES OF PREVIOUS MEETINGS:

1. The minutes of the **June 17, 2021 Regular Meeting** were unanimously approved as presented by all members present.

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

F. REPORTS:

Director Hanson:

- Informed a Celebration of Life will be held for Fire Chief Dan Contini this coming Saturday, July 17, 2021 at the MTA Events Center, 11:00 a.m.

G. AUDIENCE PARTICIPATION: None.

H. PUBLIC HEARINGS: None.

I. UNFINISHED BUSINESS:

1. Committee of the Whole: Discussion of IM 21-016 regarding Palmer Municipal Code Chapter 17.59 Transitional District (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 21-016.

Moved by:	Combs
Seconded by:	Jackson
Vote:	Unanimous (Absent: Shelton)
Action:	Motion Carried

[The Commission entered Committee of the Whole at 7:04 p.m.; exited at 8:05 p.m.]

Director Hanson provided a staff report directing attention to packet p. 13 for a Memorandum encompassing the majority of comments on the T District from previous meetings.

Committee of the Whole included:

- Director Hanson responded to questions and open discussion took place on the annexation process relating to T zones conforming to the City's land use titles over time.
 - Commission review of the T Transitional District Code (PMC 17.59) and discussion on revisions (see packet p.41 for Memorandum re same).
 - Discussion to incorporate 17.16.060, Annexation Zoning, into the T zone.
 - Adding language for the fast-tracking the zoning of like properties.
 - Removal of cemeteries and gas stations/fuel storage as conditional uses.
 - T District review will continue at the next meeting.
2. Committee of the Whole: Discussion of IM 21-018 regarding Palmer Municipal Code Chapter 17.60 General District Regulations (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 21-018.

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

[The Commission entered Committee of the Whole at 8:05 p.m.; exited at 8:19 p.m.]

Director Hanson provided a staff report updating as to status from the previous meeting. Definitions were added. The Commission is to continue its review of General District regulations.

Committee of the Whole included:

- Discussion regarding garage sales;
- Commission review of updated Definitions; had no additional comments.

J. NEW BUSINESS: None.

K. PLAT REVIEWS:

1. **IM 21-019:** Pre-application routing slip to adjust parcel lines of Tax Parcels 18N02E29 D005, D006, and D007.

Director Hanson provided a staff report, noting the pre-application has been distributed to city

departments. There were no comments by city staff.

The Commission had no additional comments.

L. PUBLIC COMMENTS: None.

M. COMMISSIONER COMMENTS:

Commissioner Melin:

- Invited everyone to a Valley Community for Recycling Solutions fundraiser at Settler's Bay, July 31, 2021.

Commissioner Thom Bernier:

- Provided updates for the Alaska State Fair and upcoming Celebration of Life for Dan Contini at the MTA Events Center; reported Colony Days was amazing and the biggest ever; Fridays Flings are going great; commented she is glad to be back in person.

Commissioner Combs:

- Updated regarding the Senior Center is now open and providing classes; updated regarding the annual Palmer Pride Community Picnic.

N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 8:36 p.m.

APPROVED by the Planning and Zoning Commission this 19th day of August, 2021.



 Brad Hanson, Community Development Director



 Casey Peterson, Chair