

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

**REGULAR MEETING
THURSDAY, November 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:

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair
Josh Tudor, Vice Chair
Linda Combs
Lisbeth Jackson
Sabrina Shelton
Kristy Thom Bernier
(1 vacant seat)

Also present were:

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

C. PLEDGE OF ALLEGIANCE: The Pledge was performed.

D. APPROVAL OF AGENDA:

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

E. MINUTES OF PREVIOUS MEETINGS:

1. The minutes of the **October 21, 2021 Regular Meeting** were unanimously approved as presented.

[Thom Bernier, Shelton, Jackson, Combs, Tudor, Peterson]

F. REPORTS:

Director Hanson reported the City Council Budget meeting will be November 23 and possibly voted on that night. Noted \$48,000 for annexation to start the process; also reported the T-zone (transitional) was passed but will wait to introduce the T-zone after the budget, probably the first of the year 2022.

G. AUDIENCE PARTICIPATION: None.

H. PUBLIC HEARINGS: None.

I. UNFINISHED BUSINESS:

1. 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 committee of

the whole)

Main Motion: To enter Committee of the Whole for open and ease of discussion regarding IM 21-018, PMC 17.60 General District Regulations.

Moved by:	Combs
Seconded by:	Jackson
Vote:	Unanimous
Action:	Motion Carried.

[The Commission entered Committee of the Whole at 7:06 p.m.; exited at 7:46]

Director Hanson updated from previous meetings on the topic directing attention to the packet for pictures and definitions (pp 13-22).

Committee of the Whole open discussion included fences, setbacks, street widths and sidewalks.

[The Commission exited Committee of the Whole at 7:46 p.m.]

J. NEW BUSINESS:

1. **Resolution No. 21-007:** Discussion of IM 21-007: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve the December 2021 revisions and updates to the December 2017 Official Zoning Map.

Director Hanson addressed the changes that have occurred to the 2017 zoning map, noting the updated zoning map would reflect the following changes 1) Cedar Hills Properties Rezone from CL to P; 2) CBD Boundaries updated; 3) Alaska Life Rezone from R-3 to R-4; 4) Food Bank Rezone from R-4 to CG. The Commission is to review and adopt Resolution No. 21-007, recommending revisions to subject zoning map.

The Commission had open discussion re same, discussing rezones with special limitations; there was also discussion regarding the cost related to updating the zoning map.

Following further discussion regarding another zoning map amendment request in the next couple of weeks, it may be best to defer this agenda item to the December agenda:

Main Motion: To postpone recommending approval of Resolution 21-007 until the December 16, 2021 meeting.

Moved by:	Combs
Seconded by:	Shelton
Vote:	Unanimous
Action:	Motion Carried.

K. PLAT REVIEWS:

1. **IM 21-027:** Pre-application plat review to create two lots from Tax Parcel B11, located outside Palmer city limits.

Director Hanson reported the pre-application packet has been distributed to City Departments, all of which had no comments (packet p. 61).

The Commission had no additional comments.

2. **IM 21-028:** Pre-application plat review to create two lots from Block 2, Lots 5, 6, and 7, Lucas Subdivision, located inside Palmer city limits.

Director Hanson reported the pre-application packet has been distributed to all City Departments with comments as follows:

City Manager: No changes necessary;

Building Inspector: L5 will retain 418 W Evergreen Ave address and L6 will be addressed off S Dimond St. when requested;

Community Development: No comments.

Fire Chief: Palmer Fire has no concerns with the proposed change.

Public Works: No comments.

The Commission had no additional comments.

L. PUBLIC COMMENTS: None.

M. COMMISSIONER COMMENTS:

Commissioner Thom-Bernier:

- Commented the Alaska State Fair Bright up the Night begins Friday and will run through Christmas and the lights will be lit up on the Fair Grounds all along the highway; there are new displays including an ice maze by the Red Gate area; Colony Christmas is the second weekend in December;
- Spoke to her Art Show at Bleeding Heart until the end of the month.
- Noted the Colony Barn that was on Scott Road over to the Rebarchek Barn.
- Wished everyone a Happy Thanksgiving.

Commissioner Combs:

- Spoke to Small Business Saturday, encouraging visitation to Palmer stores and thank them for hanging in there through the pandemic;
- Spoke to the nonprofits needing volunteers, as well as the Senior Center.

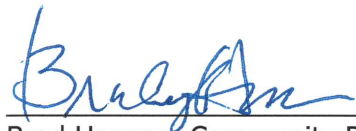
Chair Peterson:

- Thank you to Brad and Nichole for their hard work.

N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 8:12 p.m.

APPROVED by the Planning and Zoning Commission this 17th day of February, 2022.



Brad Hanson, Community Development Director



Casey Peterson, Chair

