

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

**REGULAR MEETING
THURSDAY, SEPTEMBER 15, 2022
6:00 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 6:00 p.m.

B. ROLL CALL:

Constituting a quorum, present in person were Commissioners:

Casey Peterson, Chair
Lisbeth Jackson, Vice Chair
Linda Combs
Penny McClain
John Murphy

Present via Zoom video/teleconference were Commissioners:

Penny Mosher (excused late arrival at 6:43 p.m.)

Absence excused without objection:

Kristy Thom Bernier

Also present were:

Brad Hanson, Community Development Director
Tyler Patterson, 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 roll call vote of all members present.
[Murphy, McClain, Combs, Jackson, Peterson; *Absent:* Thom Bernier, Mosher]

E. MINUTES OF PREVIOUS MEETINGS:

1. The minutes of the **August 18, 2022 Regular Meeting** were unanimously approved as presented by roll call vote of all members present.

[Murphy, McClain, Combs, Jackson, Peterson; *Absent:* Thom Bernier, Mosher]

F. REPORTS:

Director Hanson reported:

- City Council at its last meeting approved continuation of the library courtyard concept and adopted a plan for moving forward with regard to fundraising and public participation; expects a community meeting to be scheduled for November;
- Regarding the Railroad Right-of-Way Project, Stantech has been selected to assist and provide expertise with regard to planning, community meetings, online surveys, improved parking,

connectivity, potential parks, playgrounds, green space, improved branding and signage; described a similar project Stantech is about to complete in North Dakota (library expansion and park in a railroad corridor);

- MTA Events Center is now open and the City has a new Parks & Recreation Director;
- Reminded it is Budget time and encouraged the Commissioners to publicly testify to Council what they think is important; Commissioner Combs echoed Director Hanson on the importance of public testimony, particularly at budget hearings.
- Responded to questions concerning the railroad right-of-way and community meetings.

G. AUDIENCE PARTICIPATION: None.

H. PUBLIC HEARINGS:

1. **Resolution No. 22-005:** Consideration of a resolution to recommend City Council review the need for an update to the 2006 City of Palmer Comprehensive Plan.

Public Hearing: Chair Peterson opened and closed the public hearing at 6:15; there was no public testimony.

Director Hanson provided background information regarding the 2006 Comprehensive Plan and reminded there is a motion on the table for the Commission’s further consideration and review of proposed Resolution 22-005. Regarding update versus rewrite, he recommended if the broad visioning goals are still appropriate, the plan should be updated as opposed to rewritten.

At-length discussion took place regarding the goals of the comprehensive plan and visioning for the future. There was consensus to recommend an update versus rewrite. It was recommended that the Update include a section itemizing what has been accomplished since 2006.

[Chair Peterson called a brief recess at 6:58 p.m. to consider wording for an amendment to proposed Resolution No. 22-005; the meeting resumed at 7:05 p.m.]

Following discussion and suggested minor revision of wording, the Commission settled on:

Amendment to To amend proposed Resolution No. 22-005 to read as follows:

Motion on the Table: NOW, THEREFORE, BE IT RESOLVED that the Palmer Planning and Zoning Commission does hereby recommend the City Council budget funds to facilitate an update to the 2006 City of Palmer Comprehensive Plan, ensuring continued success regarding the community’s vision that meets the City’s role in fundamental obligations.

Moved by:	Combs
Seconded by:	Mosher
Vote:	5 Yes (Peterson, Combs, McClain, Mosher, Murphy) 1 No (Jackson); Absent: Thom-Bernier
Action:	Motion Carried by roll call vote.

Motion on the Table:

Main Motion: For Approval of Resolution No. 22-005, A Resolution to Review the Need for an Update to the 2006 City of Palmer Comprehensive Plan, As Amended.

Moved by:	[Jackson]
Seconded by:	[Mosher]
Vote:	Unanimous (Peterson, Jackson, Combs, McClain, Mosher, Murphy); Absent: Thom-Bernier
Action:	Motion Carried by roll call vote.

2. **Resolution No. 22-006:** A Resolution of the Palmer Planning and Zoning Commission recommending City Council approve the August 2022 revisions and updates to the December 2017 Official Zoning Map.

Public Hearing: Chair Peterson opened and closed the public hearing at 7:15 p.m.; there was no public testimony.

Director Hanson provided background information and summarized the Resolution directing attention to packet for a listing of the proposed changes and responded to Commissioner questions.

There was discussion concerning road and traffic congestion within the city of Palmer, in particular Arctic Avenue, and what the Commission could provide in a resolution to the State DOT.

There being no further discussion, Chair Peterson called for the question.

Main Motion: For approval of Resolution No. 22-006, A Resolution of the Palmer Planning and Zoning Commission recommending City Council approve the August 2022 revisions and updates to the December 2017 Official Zoning Map, and move forward to the City Council with a recommendation for adoption.

Moved by:	Combs
Seconded by:	Jackson
Vote:	Unanimous (Peterson, Jackson, Combs, McClain, Mosher, Murphy); Absent: Thom-Bernier
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:

- Inquired if Director Hanson had the information from the Commission needed to draft a resolution to the State to help improve traffic congestion on Arctic Avenue.

Director Hanson informed he will contact the Regional Office of the State DOT to advise of a forthcoming Resolution and draft the Resolution; he will also inquire if there is a better mechanism to assure it is included in each of the updated plans as well.

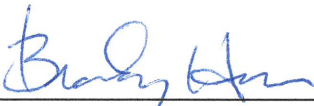
N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 7:38 p.m.

APPROVED by the Planning and Zoning Commission this 21st day of December, 2023.



Casey Peterson, Chair



Brad Hanson, Community Development Director