

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

**REGULAR MEETING
THURSDAY, OCTOBER 19, 2023
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
Linda Combs
Lisbeth Jackson
Kristy Thom Bernier
John Murphy

Absence(s) excused without objection:

Penny Mosher

Also present were:

Brad Hanson, Community Development Director
Kimberly McClure, 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.

E. MINUTES OF PREVIOUS MEETINGS:

1. The minutes of the **April 20, 2023, Regular Meeting** were unanimously approved as presented.

F. REPORT:

Staff Report: Director Hanson:

- Updated as to current status of the Library – security walls are in place.
 - Another public meeting on November 15, 2023, 4-6 p.m.
 - Bond passed for the library.
- Reported it is budget time at City Council.

G. AUDIENCE PARTICIPATION:

Shaun Tucker is in attendance to answer any questions regarding the conditional use permit for Alaska Demolition on the agenda tonight.

H. PUBLIC HEARINGS: None.

I. UNFINISHED BUSINESS: None.

J. NEW BUSINESS:

1. **IM 23-017:** Annual Review of Conditional Use Permits.

Director Hanson provided a staff report noting the Commission annually reviews for compliance all active conditional use permits (see log in the packet, p. 17) reflecting 33 active CUPs and their status. Briefly discussed five CUPs, specifically Tesoro Fuel Propane Storage Tank, Glacier View Carwash, Purely Alaskan Water has closed business, Contractor's Equipment Yard and Contractor's Caretaker's Residence, that need to be closed due to changes in code with the use becoming a permitted use thereby no longer requiring a CUP. Addressed current active status of CUP for the Food Bank and Alaska Demolition.

Following brief discussion, the Commission had no additional direction or comments.

Main Motion: To approve the annual review of the conditional use permits as presented by staff.

Moved by:	Combs
Seconded by:	Thom Bernier
Vote:	Unanimous (Murphy, Thom-Bernier, Jackson, Combs, Peterson)
Action:	Motion Carried.

K. PLAT REVIEWS:

1. **IM 23-018:** Abbreviated Plat Review – To create two lots from Lot 1, Caulkins subdivision, Plat No. 93-95, to be known as Lots 1A and 1B, located outside Palmer city limits.

Director Hanson reported the Abbreviated Plat Request has been distributed to city departments. An updated plat map was provided as a hand-out at tonight's meeting. There were no issues or comments.

The Commission reviewed and had no additional comments.

2. **IM 23-019:** Abbreviated Plat Review – To create one lot from Lot 1, Mosier Estates, Plat No. 2014-3 and Tax Parcel C12, in Section 33, Township 18 North, Range 2 East, Seward Meridian, to be known as Palmer Towne, located inside Palmer city limits.

Director Hanson reported the Abbreviated Plat Request has been distributed to city departments. There were no issues or concerns. The Commission reviewed and had no comments.

Director Hanson will have an update at the next meeting regarding latest plans from DOT for Arctic Avenue.

L. PUBLIC COMMENTS: None.

M. COMMISSIONER COMMENTS:

Commissioner Jackson:

- Announced she will not be able to attend the November and December meetings.

Commissioner Combs:

- Attended a presentation by the Mat-Su Senior Center, to our local political leaders.

Commissioner Thom Bernier:

- Commented it is fascinating to see the road construction from the plans taking place on the Glenn Highway.
- Asked if we had any applications for a new commission member.

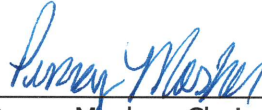
Chair Peterson:

- Commented on the road construction to expand the highway and utilization of the annex study to consider annexing those areas going out to the highway.

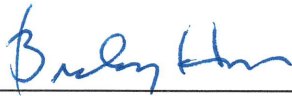
N. ADJOURNMENT:

There being no further business, the meeting adjourned without objection at 7:02 p.m.

APPROVED by the Planning and Zoning Commission this 15th day of February 2024.



Penny Mosher, Chair



Brad Hanson, Community Development Director