

**City Council Minutes  
City of Palmer, Alaska**

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**Regular Meeting  
October 12, 2004**

**A. CALL TO ORDER**

A regular meeting of the Palmer City Council was held on October 12, 2004, at 7:00 p.m. in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 7:00 p.m.

**B. ROLL CALL, DETERMINATION OF A QUORUM**

Comprising a quorum of the Council, the following were present:

Brad Hanson	
Tony Pippel	Kathrine Vanover
Ken Erbey	John Combs
Jim Wood	

Also in attendance were the following:

Tom Healy, City Manager  
Jack Snodgrass, City Attorney  
Pam Whitehead, Recording Secretary

**C. APPROVAL OF AGENDA**

- Item E.2 was added.
- The agenda was approved as amended.

**D. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Council Member Wood.

**E. SPECIAL ORDER OF BUSINESS**

Item 1 – Mayor's Proclamation Regarding Domestic Violence Month.

Mayor Combs read the proclamation into the record, proclaiming October, 2004 as Domestic Violence Awareness Month.

Item 2 – Organize Council.

Mayor Combs nominated Council Member Pippel as Mayor Pro Tempore to serve in the Mayor's absence, and nominated Council Member Hanson as Mayor Pro-Pro Tempore (third in line) to serve in the event that both Mayor Combs and Council Member Pippel are absent. There were no objections.

## **F. APPROVAL OF MINUTES**

Item 1 – September 18, 2004, Regular Meeting – The minutes were approved as presented.

Brief discussion ensued concerning the length of the minutes. Council Member Pippel, although appreciating the detail, felt they could be shortened in view of the amount of time it takes the City Clerk to prepare them. Council Member Hanson felt the detail was important for preservation of the record; noted that they could be shortened somewhat, but that previous minutes were too abbreviated.

## **G. CONSENT AGENDA**

1. Introduction – Ordinance No. 645-Z-76: Rezoning Tax Parcel Palmer West, Lot 14, Block 1 (810 N. Helen Drive), From R-1, Single Family Residential District, to R-2, Medium Density Residential District, Subject to Special Limitations

## **H. COMMUNICATIONS AND APPEARANCE REQUESTS**

1. Sara Jansen – Community Development, City of Palmer  
Ms. Jansen reported on the following items:
  - Congratulated newly-elected Mayor Combs and Council Member Wood;
  - Since her last appearance in July, the P&Z Commission has acted upon 35 parcels for rezoning; looked at reviews in the Public zoning district for the Charter School building, the golf course storage facility, and the ice arena, and has dealt with a number of plat reviews;
  - In 2004, the commission has completed seven text amendments, which have passed the Council, and six additional text amendments are progressing through the system. This compares to zero text amendments in 2003 and two in 2002;
  - Applauded the recent exceptional work by the University of Washington students and professors in their planning effort for the City of Palmer; expressed special thanks to Janet Kincaid, who housed 13 of the 24-member team. Ms. Jansen expects to be visiting with the U of W team in November and looks forward to their presentation to the City in January, 2005;
  - Reported on the status of the City's transportation planning; the city has put together an impressive STIP list; noted the City has joined with the Borough and the City of Wasilla in urging ADOT to put the Palmer-Wasilla Highway on its list; pointed out that Palmer is a seat of government and that it is very important that workers are able to get into Palmer via the state road system;
  - She is working with the Borough to find a way for the City to become more involved in Core Area planning for purposes of future annexations and hopefully identify new ways to do rezoning;
  - Defined an MPO (Metro Planning Organization); noted that when the Borough reaches a census density of 50,000 people and 1,000 people per square mile, the State looks to formation of an MPO, which would put the Borough in a different category for transportation funding;
  - Briefly commented on her duties in serving as backup to the City Clerk;
  - Called attention to the proposed R-2/R-3/R-4 Ordinances in the packet; asked for the Council's review, comments, and any changes in order to start the process through P&Z and then back to the Council for adoption;

- In terms of community development and appreciation for the contributions of local businesses, noted that Stan Guthrie of Country Cuts was featured in a national publication as one of the leading hair salons in the nation; pointed out that Stan, for the last several years, has provided a fireworks show over the city on Thanksgiving weekend.

**I. BOROUGH REPRESENTATIVE’S REPORT**

**J. AUDIENCE PARTICIPATION**

**1. Ron Payne – Vice President, Clarion Investments.**

Mr. Payne explained that his company is a new developer to the area this year and they currently have a project to put in two 12-plexes on S. Chugach. He expressed extreme displeasure and surprise at being turned down at last council meeting for rezone of his property from R-1 to C-L (Public Hearing item 4, 9/28/04 Council meeting). He was unable to attend the meeting but he didn't think there would be a problem, based on the uses allowed under C-L and the public uses that exist on the surrounding properties. His property is sandwiched between the Job Corps and the new ice arena and Mountain Rose Estates is adjacent on one end. He spoke to statements in the minutes as the reasons for the denial and admonished the council for not following its own policies and procedures; said that it opens itself up to litigation; said that if the council has a problem with its zoning of annexed properties, that it put a moratorium on zoning and stop taking anything under consideration until proper mandates are in place. He asked for reconsideration of his request for C-L and noted he plans to appeal the decision.

**K. HEARINGS, ORDINANCES AND RESOLUTIONS**

**Item 1 – Public Hearing** –Ordinance No. 640-Z-72: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning an Amendment to the Zoning Map Instituted By Petitioners to Rezone Tax Parcel St. John Subdivision, Lot 2 From P, Public, to C-L, Limited Commercial.

Council Member Pippel declared a conflict of interest and asked to be recused for the reason that he owns property near subject tax parcel. There were no objections. Council Member Pippel existed the room.

MOVED BY:	Hanson	To adopt ordinance no. 640-Z-72
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for ordinance no. 640-Z-72. The following members of the public testified:

**Peter Probasco**, President, St. John's Lutheran Church, testified in favor; acknowledged the concerns raised by some of the neighbors related to C-L zoning; provided information and read a prepared statement as to the church's plans and visions with the hopes of alleviating many of those concerns; spoke to the church's history in its location since 1935; assured that St. John's intends to stay at its present location; have instructed their architect to provide as much green space as possible; highlighted that their current and future plans are not commercially oriented

and their intent is to remain good neighbors; encouraged the council to vote in favor.

**Bill Pippel**, 777 S. Gulkana; lives adjacent to subject parcel; testified in opposition to C-L in this location without some kind of restrictions against some of the inappropriate uses allowed under C-L; noted he would favor a lower classification; pointed out that he has no objection to the church's plans as relates to the parking lot, but would not like to see a large building next to the residential neighborhood.

**Jonathon Rocky**, Senior Pastor, St. John's, testified in favor; noted that the existing church is zoned C-L, as are other churches in the area, and it would be easier in terms of their plans to have all church property zoned the same; that C-L will afford them to leave green space; offered further assurance that the church does not plan to move.

**Gary Foster**, Building Committee Chairman, testified in favor; noted that plans have been modified to meet the requirements and that due to financial restraints there are no plans for a multi-purpose facility on this second piece of property; that C-L fits the situation and the needs.

**Bob Niebrugge**, Building Committee member, testified in favor; pointed out that the church has hired a very experienced professional architect who has designed many churches; that the changes anticipated will make a much more attractive building and the current site will be improved immensely.

**Tony Pippel**, 801 S. Gulkana, and owner of rental property in the vicinity; testified in opposition to C-L without restriction; spoke to the history of the neighborhood; applauded St. John's plans and thinks they should be allowed to do it; echoed the concerns raised as to incompatibility of some of the C-L uses; suggested that a win for all parties would be to allow the C-L zoning with special limitations to protect the surrounding neighborhood from any inappropriate future uses should the property ever be sold.

There being no other persons wishing to testify, Mayor Combs closed the public hearing and brought the matter back to the Council.

**M/M** by Wood to postpone the question until the Council can have a joint work session with the P&Z Commission, at a time and date to be determined, for the purpose of considering changes to PMC Title 17 as it relates to zoning for churches. **Seconded** by Vanover. Debate ensued. Council Member Wood argued that the current Public zoning would still allow the church to continue with its plans and postponement would allow time to amend the zoning code, if appropriate, to specifically address zoning for churches. Council Member Hanson and Mayor Combs argued in opposition; favored moving forward on C-L with the application of special limitations.

**Motion to postpone failed** with a voice vote of 5 to 1 (Wood in favor).

Council Member Hanson argued in favor of zoning subject parcel C-L with special limitations. Discussion ensued regarding special limitations.

**M/M** by Vanover, **Seconded** by Hanson, to amend the main motion to apply the following special limitations, subject to concurrence by St. John's Lutheran Church:

1. Create a 35-foot vegetative buffer to the East along Gulkana St. with no permanent

structures or facilities permitted within the buffer.

2. Any development shall be restricted to church or church-related activities.
3. Any dwelling placed on the property shall be limited to a single-family residence.

**Motion on Amendment Carried** by unanimous voice vote.

VOTE ON MAIN MOTION AS AMENDED:	Motion, As Amended, Carried by 5/1 voice vote.
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Council Member Pippel rejoined the Council at 8:10 p.m.

**Item 2 – Public Hearing** – Ordinance No. 641-Z-73: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning an Amendment to the Zoning Map Instituted By the Commission to Rezone Tax Parcel 17N02E05A026 From R-1, Single Family Residential District, to R1-E, Single Family Residential Estate District

MOVED BY:	Hanson	To adopt ordinance no. 641-Z-73
SECONDED BY:	Wood	

Mayor Combs opened the public hearing for ordinance no. 641-Z-73. There were no members of the public who wished to offer public testimony. Mayor Combs closed the public hearing.

Council Member Hanson pointed out that the comprehensive plan specifically outlines the need for diversified housing stock in the city and believes this ordinance achieves some of those goals.

Council Member Wood noted that this is high bench property with commanding views and that subject parcel is an excellent area for R1E; that it will compliment Hidden Ranch Subdivision which is in close proximity and already zoned R1E.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**Item 3 – Public Hearing** – Ordinance No. 642-Z-74: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning an Amendment to the Zoning Map Instituted By the Commission to Rezone Tax Parcel 17N02E05A027 From R-1, Single Family Residential District, to C-G, General Commercial.

MOVED BY:	Pippel	To postpone ordinance no. 642-Z-74 until the next Council meeting on October 26, 2004.
SECONDED BY:	Vanover	

Mayor Combs explained that the owner of the property was unable to be here tonight and asked that this item be postponed until the next meeting.

VOTE ON MOTION:	Motion postponed to the October 26 regular meeting by unanimous vote.
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**Item 4 – Public Hearing** – Ordinance No. 643-Z-75: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning an Amendment to the Zoning Map Instituted By the Commission to Rezone Tax Parcels 17N02E05C014, 17N02E05C019, 17N02E05C020, 17N02E05C021, 17N02E05C022 and 17N02E06D017, 17N02E06D018, 17N02E06D027, 17N02E06D028, 17N02E06D029 From R-1, Single Family Residential District, to AG, Agricultural

MOVED BY:	Pippel	To adopt ordinance no. 643-Z-75
SECONDED BY:	Hanson	

Mayor Combs opened the public hearing for ordinance no. 643-Z-75.

**Heidi Tokar Haggert**, owner of parcel C21, testified in favor of Agricultural zoning for subject parcels; spoke to agricultural areas as one of things that makes Palmer unique; noted that they raise and board horses and they want to be able to continue; asked that the parcels remain Agricultural.

**Darin Hamming**, owner of C22, also testified in favor of Agricultural; has been involved in the same type of activities as the previous speaker for 10 years; that it is the reason why he moved here.

There being no other persons wishing to testify, Mayor Combs closed the public hearing.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**Item 5 – Public Hearing** – Ordinance No. 644: Repealing Chapter 3.20 (Purchasing) and Adopting Chapter 3.21 (Purchasing and Contracts) of Title 3 (Revenue and Finance) of the Palmer Municipal Code

MOVED BY:	Pippel	To adopt ordinance no. 644
SECONDED BY:	Vanover	

Mayor Combs opened the public hearing for ordinance no. 644. There were no members of the public who wished to offer public testimony. Mayor Combs closed the public hearing.

Mayor Combs explained, from discussions with staff and legal department, that more input was needed before going forward.

**M/M** by Pippel for postponement of Ordinance 644 until the next council meeting on October 26, 2004. **Seconded** by Vanover. Motion carried by unanimous voice vote.

VOTE ON MAIN MOTION:	Motion postponed to the October 26 regular meeting.
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**Item 6 – Resolution No. 1326 (F): Amending the Fiscal Year 2004 City of Palmer Budget**

MOVED BY:	Pippel	To adopt resolution no. 1326 (F)
SECONDED BY:	Hanson	

City Manager Healy reported that this change is to recognize and incorporate grant revenues that were recently received into the budget, which primarily include \$6,000 for Senior Center improvements; \$119,000 for the Light Duty Rescue Truck; \$115,325 for Homeland Security communications and radio upgrades; and \$150,000 for the Ice Arena.

Mayor Combs opened the public hearing for resolution no. 1326 (F). There were no members of the public who wished to offer public testimony. Mayor Combs closed the public hearing.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**L. BIDS**

[The meeting recessed for a break at 8:30 p.m.; called by to order at 8:40 p.m.]

**New Business item M3** was moved up on the agenda in order to accommodate the several patiently-waiting audience members in attendance regarding the item. There were no objections.

**Item 3 – Authorize City Manager to Negotiate and Enter Into a Professional Services Agreement for Golf Course Management (AM 04-011)**

MOVED BY:	Hanson	To authorize the City Manager to negotiate a professional services agreement for golf course management (AM 04-011)
SECONDED BY:	Erbey	

City Manager Healy asked that the authorization be limited to negotiation only. He reported that in response to the Council-directed and advertised RFP's, two proposals were received: one from Jeff Barnhart dba North Course Golf Management, and one from Barry Willardson, an individual. Separate interviews were conducted by a committee comprised of the public works director, the finance director, and the city manager. Scoring of the proposals, both before and after the interviews, resulted in a unanimous decision to rank Mr. Barnhart's proposal as the better of the two. He requested authorization to negotiate an agreement with Mr. Barnhart and bring it back to the Council for authorization.

Council Members Pippel and Hanson spoke in support of negotiating the PSA with Mr. Barnhart.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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**M. UNFINISHED BUSINESS**

**Item 1 – City Attorney’s Update of the Written Appeal by Terra Surveys.**

The attorney's memo of October 6, 2004 pertains to Item L1 on the Agenda of the September 28, 2004 meeting: "Determination of Written Appeal Initiated by the Property Owner Concerning a Map Amendment (Terra Surveys). The Council voted to have the administration prepare an ordinance amending the zoning classification for the property from R-1 to C-G with special limitations. The attorney recommended that the council reconsider C-G and work with Terra Surveys to rezone the property to a Business Park (BP) classification as a better alternative for the reasons stated in the memo.

**M/M** by Pippel to reconsider the council's previous action on appeal, directing the administration to prepare an ordinance with a zoning designation of C-G.

**Seconded** by Erbey. Motion to reconsider carried by a unanimous voice vote.

Motion under reconsideration Restated from 9/28/04 meeting:

MOVED BY:	Pippel	To prepare an ordinance for introduction at the next meeting with a zoning designation of C-G with special limitations.
SECONDED BY:	Hanson	

Council Member Pippel argued to defeat the motion, based on the reasons stated in the City Attorney's October 6 Memo; noted agreement that BP would be a more appropriate zoning classification; urged the council to turn down the request for C-G in this case and request the administration to work with the petitioner to rezone the property BP.

Council Member Hanson commented that BP is probably a better zone because of the light or heavy equipment storage, but thinks the C-G nature of the property is still applicable; stated the city made a commitment in its pre-annexation agreement with Terra Surveys to basically allow them to construct and operate its business as they proposed it; noted that the most important thing is whatever is fair to the petitioner and equitable to the city.

VOTE ON MAIN MOTION:	Motion failed by unanimous voice vote.
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**M/M** by Hanson to waive the fee associated with a rezone application. **Seconded** by Pippel. Motion carried by unanimous voice vote.

**Item 2 – Ordinance No. 635:** Regarding Chapter 2.58 (Personnel Regulations), Amending Subsection C and E of 2.58.200 (General Provisions), Amending Subsection E of 2.58.240 (Probationary Period); and Repealing Subsection E of 2.58.310 (Holidays with Pay); of Title 2 (Administration and Personnel)

MOVED BY:	Pippel	To adopt ordinance no. 635
SECONDED BY:	Erbey	

City Attorney Snodgrass noted section number corrections to the title and Section 3 of the ordinance. The title should read: "Regarding Chapter 2.58 . . . , Amending Subsection C of 2.58.200 (General Provisions), Amending Subsection C of Section 2.58.240 (Probationary Period); and Repealing Subsection E of 2.58.310 . . . ." Section 3 should read: "Section 2.58.200 (E) is hereby amended . . . ." He further explained the substance of the proposed changes to the ordinance relating to nepotism.

**M/M** by Pippel to amend Ordinance 635 to delete 2.58.200 (E) General provisions, and replace it with the new section (E) as outlined in the City Clerk's Memo in the packet, dated October 5, 2004, and to change 30 days to 60 days in the next to the last line of the paragraph. **Seconded** by Vanover. The motion carried by unanimous voice vote.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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**Item 3 - Ordinance No. 632:** Amending Title 17 (Zoning) By Amending Section 17.16.060 (Annexation Zoning) and Adding Chapter 17.59 (Transitional District) of the Palmer Municipal Code

MOVED BY:	Hanson	To adopt ordinance no. 632
SECONDED BY:	Combs	

Mayor Combs stated that this item was postponed from a previous meeting.

Council Member Hanson argued in favor of the Transitional Zone (T-zone). It is necessary to facilitate bringing properties into the city, but he doesn't think this does enough to address the problem. A T-zone needs to be a transition for all properties coming into the city, not just

potential problem properties. He still believes there needs to be planning mechanisms associated with the T-zone so that property owners participate in the public process and understand the vision for the properties in order to eliminate some of the misconceptions. There also need to be provisions, such as 17.16.060 (A) through (E), where the classification is agreed upon through a public process by the property owner and they should be afforded the same status as are granted to all other properties in the city. The T-zone will provide a mechanism by which to look at extra-territorial properties surrounding the city and will give people an idea of the city's concept for future land use.

Council Member Pippel spoke generally in favor and believes there is a place for the T-zone. Some properties are obvious and others are not when it comes to appropriate zoning. A T-zone will prevent having to make an either/or decision when it is not known what the property owner wants. Certain limitations on expansion of uses will provide adequate protection for surrounding property owners and still retain the annexed property owner's rights, especially if the property owner doesn't or can't participate in the process at the time of annexation.

Council Member Erbey spoke in favor; believes it is a needed tool for the process.

Council Member Vanover commented that if this isn't exactly what we want in a T-zone, why not delay it and do it right the first time; asked for Manager Healy's input as to what the ordinance doesn't address. Mr. Healy stated he didn't think there is a pressing need to adopt this ordinance as it applies only to future annexations; noted he thinks we can do better in a more comprehensive manner, such as in terms of preplanning as to what zones are appropriate; that there are other, more comprehensive ways of zoning annexed properties which are being considered with the University of Washington group; thinks we can come up with a broader, more complete ordinance. Further discussion ensued.

Council Member Wood favored the T-zone; noted that we need to have something on the books; stated that the current manner of zoning annexed properties, assigning everything R-1, sets up an unreasonable expectation that the areas that aren't R-1, will be zoned R-1; thinks that this is a good reason to establish a T-zone until it can be determined what it will be.

Mayor Combs commented in favor of the T-zone and stated that zoning is his top priority. We need to get away from everything coming in as R-1 and do the pre-planning that we can. There has to be a process that we go through where the property owner is aware of how the city is seeing their property and that they can come in and ask to change it.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote, adopting Ordinance 632.
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## **N. NEW BUSINESS**

**Item 1** – Mayor's Appointments to the Planning and Zoning Commission.

Mayor Combs stated there are two seats open, currently occupied by Michael Kircher and James Rogers. Three applications have been received.

Mayor Combs recommended that Michael Kircher retain his seat on the Planning & Zoning

Commission. There were no objections.

Mayor Combs recommended that Herder Winkelman be appointed to the Planning & Zoning Commission. Council Member Hanson objected; noted that James Rogers has served on the P&Z Commission for a number of years that he has done a good job, and would like to see him retained. Council Member Vanover echoed the objection for the reason stated.

MOVED BY:	Combs	To appoint Herder Winkelman to the Planning & Zoning Commission.
SECONDED BY:	Pippel	

Mayor Combs stated he has spoken with Mr. Winkelman, who is very interested in becoming part of the process and he has experience in different areas that will be beneficial to the commission; feels that he will be a good addition to the community process.

Council Member Pippel spoke to the importance of the P&Z Commission in its recommendations to the Council; supported the Mayor's recommendation for the reason that he thinks the Mayor should have people on the P&Z Commission that he is most comfortable working with.

VOTE ON MAIN MOTION:	Motion carried by a 5/1 (Vanover) voice vote.
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**Item 2** – Council Review the Following Draft Ordinances: An Ordinance Amending Chapter 17.24 (R-2 Medium Density Residential Zone), An Ordinance Amending Chapter 17.26 (R-3 Medium Density Multi-Family Residential Zone), An Ordinance Enacting Chapter 17.27 (R-4 Medium Density Multi-Family Residential Zone).

Ms. Jansen gave a brief staff report; noted the proposed ordinances reflect the Council's direction from the last work session; stated R-2 would be limited to 4 dwellings and under, R-3 would be 5 to 8 dwellings, and R-4 would be anything over 8 dwellings. The lot area is also increased to between 33% and 39% for each dwelling unit. Also increased is the amount of open space from 100 sf per dwelling unit to 200 sf. She asked for the council's review and comment. Brief questions and discussion ensued.

**Item 3** – [moved to earlier in the agenda]

**Item 4** – Authorize City Manager to Approve Determination of Just Compensation for Dogwood Intersection Property and Authorize City Manager to Negotiate Property Purchase (AM 04-012)

MOVED BY:	Hanson	To authorize the City Manager to approve determination of just compensation for Dogwood intersection property and authorize City Manager to negotiate property purchase in an amount not to exceed \$74,500.
SECONDED BY:	Erbey	

City Manager Healy reported that this action pertains to the approximate one acre property purchase to obtain right-of-way on the west side of the Glenn Highway to allow the extension of Dogwood Avenue and a two-lane road into the Carr's property to give them access.

Brief discussion and questions ensued.

VOTE ON MOTION:	Motion carried by unanimous voice vote.
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## O. CITY MANAGER'S REPORT

City Manager Healy reported on the following items:

- Southwest Water/Sewer Extension Project – voters approved the bond issue to authorize up to \$2.3 million for the extension; meetings are currently in the process with DEC regarding design and requirements for the project; a permit application has been submitted to the Alaska Railroad for putting utilities in the railroad right-of-way; easement and survey work is proceeding; working on coordinating schedules; starting to have discussions with the hospital concerning an interim temporary water supply; the hospital is still looking to open in January of 2006;
- Eagle Avenue and Airport projects are going well; still waiting on the street lights for Eagle Avenue; was able to get the extra work done at the Airport in terms of paving the roads;
- Review of RFP's for engineering for Felton Drive is scheduled for this week; expects to have a recommendation at next council meeting;
- Budget work session is scheduled for Tuesday, October 19<sup>th</sup>, at 6:30 p.m.

## P. CITY CLERK'S REPORT

### Q. AUDIENCE PARTICIPATION

1. Ron Payne, Clarion Investments

Mr. Payne stated that by the end of this fiscal year, they will have multiple millions of dollars invested in the City of Palmer and from this point forward, he will become much more active than he has been in the past. He apologized for the harshness when he spoke earlier. He has not encountered the same type of problems in other cities. He understands that the city has growing pains. Their plans were to continue the development process within the city with acquisitions of properties that they've made. He still hopes that can happen but it remains to be seen. He encouraged the City to have a more forward-looking approach. Palmer is unique in that there are very few cities that are acquiring properties through the annexation process. Said the problem is there is no zoning for properties being annexed. He spoke to the necessity for the city to have a 5-year, 10-year, 20-year plan.

2. Bill Pippel

Mr. Pippel was pleased to hear that the Mayor's priority is zoning. He encouraged the creation of a buffering requirements to go with the zoning. He hopes that St. John's will put in bushes instead of grass.

## R. COUNCIL COMMENTS

**Council Member Vanover** expressed appreciation for Mr. Payne's comments; noted the last thing we want to do is put the City at risk because they've done something wrong; suggested having meetings with specific time frames to sit down and do some pre-planning in terms of zoning; thanked Mayor Combs for his first meeting. She applauded the service by Mr. Rogers on the P&Z Commission and very important to thank him for the time served. Mayor Combs said he was on top of it.

**Council Member Erbey** commented that he is glad to get the St. John's matter resolved and he hopes that all parties are happy.

**Council Member Pippel** commented concerning his attendance on behalf of the City at the dedication of the Glenn/Parks Highway Interchange; thanked Janet Kincaid for housing 13 people, basically out of her own pocket, during the visit by the University of Washington team; believes she should be recognized for her contribution; thanked the voters of the city of Palmer for overwhelmingly approving the bond issue for the water/sewer extension; encouraged that an adjustment be made to the length of the minutes in support of Ms. Persinger's request; stressed that Mr. Rogers be properly recognized for his approximate 10 years of service; congratulated Mayor Combs on his election and complimented him on his first meeting.

**Council Member Hanson** echoed congratulations to Mayor Combs; thought he did a great job tonight; appreciated having Mr. Payne in the audience tonight to slap us around a little bit; thinks he is sadly mistaken on a lot of issues but appreciated his comments; hopes that we can address his concerns and put him back on the right track.

**Council Member Wood** described his first meeting as being a dynamic exercise with a very dynamic group in front of a bunch of dynamic people; noted that he is happy to be here and will do his best to live up to the prior councilman that occupied this seat; echoed appreciation for Janet Kincaid, appreciated the voters' approval of the bond issue; appreciated Mayor Combs' capable leadership tonight and in the future, and thanked city staff for its support.

**Mayor Combs** expressed appreciation for the celebration last night; noted that he certainly lucked out with people like Jim and Sheri Cooper; thanked staff and everyone who helped put it together. In addition he reminded council of the budget work session and to keep in mind the various projects going on in terms of priority; echoed the accolades for Janet Kincaid; noted the minutes issue will be addressed with the City Clerk; noted he thinks it would be helpful to have a Manager's staff report with brief explanations of the issues; stated that he will make sure that Mr. Rogers is duly recognized; that he has done a tremendous amount of work on the comp plan and has been a genuine asset to the community.

## **S. ADJOURNMENT**

With no further business before the Council, the meeting adjourned at 10:00 p.m.

**APPROVED THIS 26<sup>th</sup> day of October, 2004.**

\_\_\_\_\_/s/\_\_\_\_\_  
John C. Combs, Mayor

\_\_\_\_\_  
Janette M. Persinger, City Clerk