

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

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**REGULAR MEETING  
THURSDAY, October 21, 2010  
7:00 P.M. - COUNCIL CHAMBERS**

A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Kerslake at 7:03 p.m.

B. ROLL CALL, DETERMINATION OF QUORUM:

Present and constituting a quorum were Chairman Kerslake, Commissioners Madar, Kircher, Preslar, and Weir. Commissioners Bower and Silva were not in attendance. Also present were Sandra Garley, Community Development Director, and Ron Anderson, Recording Secretary. A quorum was established.

Also Present:

Doug Griffin      City Manager  
Delena Johnson    Mayor

C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Madar.

D. APPROVAL OF AGENDA: The agenda was approved as presented.

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the Regular Meeting of August 19, 2010 were approved.

F. PERSONS TO BE HEARD: None.

G. PUBLIC HEARING: None.

H. UNFINISHED BUSINESS: None.

I. NEW BUSINESS:

1. Discussion of the first draft of the proposed F-Fairgrounds Zoning District.

Mrs. Garley briefly explained to the Planning and Zoning Commission the option of entering into Committee of the Whole. This process is designed to afford a simplified way to consider an issue effectively. There are no motions and this allows for a thorough discussion by all parties.

COMMISSIONER KIRCHER moved to enter into Committee of the Whole, and was seconded by COMMISSIONER MADAR.

The Commission entered into Committee of the Whole at 7:07 p.m.

Mrs. Garley briefly introduced the draft Ordinance and explained the history of why such an ordinance was necessary. This ordinance is meant to allow the Alaska State Fair, Inc. to operate in the most efficient manner while maintaining oversight of all activities to ensure the continued best interest of the City of Palmer and the surrounding community is served. At the present time, any 'new' event the Fair Board might wish to incorporate into their schedule requires an application for a Conditional Use Permit. This ordinance will hopefully streamline this process.

While in Committee of the Whole, the commission reviewed the first draft proposal for this F-Fairgrounds Zoning District.

Discussion focused on:

- How best to encourage the Fair Board to expand operations in this new district, but how best to provide oversight as well.
- Noise has always been a major concern for the community. A way is needed to ensure the impact of noise on the surrounding community is reduced.
- Hours of operation both during the Fair and for activities scheduled during non-fair times needed to be addressed.
- Concern over the definition of 'games' was addressed. How best to prevent gambling or other similar activities.
- Is this granting a special privilege to the Alaska State Fair? Does this provide them with an advantage in competing with local businesses?
- RV Parks and camping at the Fair Grounds should be addressed.
- Fireworks outside of normal Fair Time.
- Construction of new 'permanent' buildings.
- Should future development or construction be limited or directly tied to State Fair events, (no carwash, e.g.).

A brief summary discussion ensued and ended with plans to address this draft proposal again at the next regularly scheduled Planning and Zoning Commission meeting in November.

COMMISSIONER MADAR moved, seconded by COMMISSIONER PRESLAR, to leave the Committee of the Whole. There were no objections.

The commission exited Committee of the Whole at 8:43 p.m.

## 2. Board of Economic Development Report

Mrs. Garley reported the Board of Economic Development meeting. The current organization, with structured subcommittees is due to sunset in December. The Council hopes to refine its structure and settle on a workable solution. The Economic Development Council will hold a Strategy Forum open house on November 8, 2010 at the Palmer Depot. This open house would be advertised for 2 weeks in the Anchorage Daily News and have a unique format. A series of tables would be manned by board members, each addressing a specific interest.

Commissioner Madar asked if more than 3 Planning and Zoning Commission members could attend. Mrs. Garley offered to research this issue and provide an answer.

J. PLAT REVIEWS: None.

K. PUBLIC COMMENTS: None.

L. STAFF REPORT:

Ms. Garley reported on the following:

- A brief recap of the Economic Development Forum and its future meeting.
- Thanks to the Commission for its help in developing this draft Ordinance and a revised draft would be ready for consideration during the next meeting.
- An effort would be made to contact the Alaska State Fair Board to ensure they had a representative present during the next discussion of the proposed draft F-Fairgrounds District Ordinance.

M. COMMISSIONER COMMENTS:

Several Commissioners expressed concern about the height of the computer monitors. The current configuration of the room is hindered by these monitors. The monitors seem to obstruct a person's view of the audience and impede the communication between the Commission members during a discussion. Perhaps a solution would be a different mounting system or type of computer such as an iPad?

COMMISSIONER MADAR mentioned that the local Moose lodge was holding a 'Mooster Mash' for adults over 21, as a fund raiser for the Palmer High School hockey team. The public is invited.

COMMISSIONER WEIR expressed concern and regret that the Planning & Zoning Commission was unable to establish a quorum for the scheduled joint meeting with the City Council.

Mrs. Garley noted that the Election of officers for the Planning and Zoning Commission was scheduled to be held during the November Planning and Zoning Commission meeting. She also mentioned that Commissioner Kerslake was scheduled to attend the next Economic Development Council meeting on November 1, 2010. As chair of the Planning and Zoning Commission, Commissioner Kerslake also was required to submit a yearend report to the City Council addressing the accomplishments of the Commission. Mrs. Garley also offered her assistance in preparing this report. Mrs. Garley also indicated that she and the city clerk were working to re-schedule the missed joint Planning Commission meeting with the City Council.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:42 p.m.

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William B. Kerslake, Sr., Chairman

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Ron Anderson, Recording Secretary