

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on November 13, 2007, at 7 p.m. in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 7:07 p.m.

B. ROLL CALL

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

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| Mike Chmielewski | Richard Best | Brad Hanson |
| Kathrine Vanover | Ken Erbey | Tony Pippel |
| John Combs | | |

Also in attendance were the following:

Bill Allen, City Manager
Michael Gatti, City Attorney
Janette Bower, City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Erbey.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. Introduction – Ordinance No. 07-028: Amending Palmer Municipal Code 2.05.040 to Adjust Mayoral Duties; Repealing Section 2.05.045, Remedies Regarding Performance; and Amending Section 2.05.050 to Establish the Amount of Mayoral Compensation (IM 07-049)
 - b. Introduction – Ordinance No. 07-030: Amending Palmer Municipal Code 17.16.010, District Establishment and Zoning Map, to add the Airport Mixed Use District (IM 07-051)
 - c. Introduction – Ordinance No. 07-031: Adopting a Current Zoning Districts Map in Accordance with Palmer Municipal Code 17.16.040, Map Replacement (IM 07-052)
 - d. Introduction – Ordinance No. 07-032: Amending Palmer Municipal Code Section 17.64.021 Parking Lot Design Standards, to Delete 17.64.021.J.5 Regarding No Accessible Parking Space Required (IM 07-053)
 - e. Introduction – Ordinance No. 07-033: Amending Palmer Municipal Code Section 17.08.038, Bed and Breakfast Definition and Enacting Palmer Municipal Code, Title 17.88 Bed and Breakfasts (IM 07-054)

2. Minutes of Previous Meetings
 - a. October 16, 2007, Special Meeting
 - b. October 23, 2007, Regular Meeting
 - c. October 30, 2007, Special Meeting

E. COMMUNICATIONS AND APPEARANCE REQUESTS

1. George Collum – Palmer Municipal Golf Course

Mr. Collum reported on the following items:

- Summer employees and their performance;
- Course conditions;
- Closing procedures;
- 2007 Capital Project and Improvements;
- Revenues and Expenses;
- Goals and Objectives for 2008; and
- Rasmuson Foundation Grant Funding.

2. Dan Contini – City of Palmer Fire and Building Departments

Chief Contini reported on the following items:

- Future volunteer firefighters;
- Building department report contained within the packet; and
- Chief’s “Trumpet” Report.

F. AUDIENCE PARTICIPATION

Don Benson:

- voiced the City’s need to retain the current form of government intact;
- stressed that letting the Manager take any of the mayoral duties was inappropriate;
- noted the Mayor’s election by the people;
- commented on the contacts made by Mayor Combs in State government;
- urged the council to leave the system as is; and
- spoke of increased population and infrastructure.

G. PUBLIC HEARINGS

H. BIDS

I. ACTION MEMORANDA

Item 1 – Action Memorandum 07-100: Repeal Action Previously Taken Regarding the Institution of a \$20 Fee for Non-City Resident Users of the Palmer Municipal Library

| | | |
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| MOVED BY: | Pippel | To authorize action memorandum 07-100 |
| SECONDED BY: | Erbey | |

City Manager Allen:

- highlighted the previous agreement reached with the City of Wasilla regarding fees for non-City residents;
- spoke of the action taken by the City of Wasilla to defeat the fee;
- stated it was unfair to institute the fees for Palmer Library patrons;

- commented on the cohesion within the Borough-wide Library system;
- highlighted his meeting with area Library Directors regarding the approach to Library funding;
- commented on the withdrawing of financial support by the Mat-Su Borough;
- expanded on his meeting with Borough Manager Duffy;
- voiced the need to conduct a cost/needs assessment of Library services; and
- stated the issue could be brought to a close by the beginning of February.

Mayor Combs:

- highlighted his attendance and the discussion held at previous library meetings.

Council Member Chmielewski:

- voiced concern regarding the timeframe to address the issue; and
- asked of income generated by the library fees.

Council Member Pippel:

- spoke of the Borough's lack of funding for Borough residents and their interest in operating all of the Libraries; and
- described the projected income from library fees as \$2-3,000.

| | | | |
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| VOTE ON MOTION: Carried by unanimous voice vote. | | | |
| | Yes: | | No: |
| Pippel | Erbey | Vanover | |
| Chmielewski | Best | Hanson | |
| Combs | | | |

Item 2 – Action Memorandum 07-101: Authorize City Manager to Execute Amendment No. 2 to the Professional Services Agreement with Hattenburg, Dilley and Linnell in the Amount of \$8,000 for Preliminary Engineering Analysis of the Wastewater Treatment Plant

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| MOVED BY: | Pippel | To authorize action memorandum 07-101 |
| SECONDED BY: | Erbey | |

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| VOTE ON MOTION: Carried by unanimous voice vote. | | | |
| | Yes: | | No: |
| Pippel | Erbey | Vanover | |
| Chmielewski | Best | Hanson | |
| Combs | | | |

J. UNFINISHED BUSINESS

Item 1 – Ordinance No. 07-026: Amending Palmer Municipal Code Title 17, Zoning, By Enacting Section 17.08.006, Definition for Accessory Dwelling Unit, and Enacting Chapter 17.86, Accessory Dwelling Units (IM 07-047)

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|--------------|--------|-------------------------------|
| MOVED BY: | Pippel | To adopt ordinance no. 07-026 |
| SECONDED BY: | Hanson | |

| Primary Amendment #2 to Main Motion (from the October 23 meeting) | | |
|---|--------|--|
| Moved by: | Pippel | To amend section 17.86.030 A to read: |
| Seconded by: | | Original language: A. One ADU is permitted per residentially or agriculturally zoned lot. Amended language: A. One ADU is permitted per residentially or agriculturally zoned lot larger than 10,000 square feet. |

Community Development Coordinator Sara Jansen:

- reported on the lots 10,000 feet in size and over 10,000 feet;
- spoke of the permitted uses within residential zoning districts;
- indicated the affected properties on the City's zoning map;
- expanded on the language regarding attached and unattached;
- commented on the provision of the owner living on-site;
- stated that the ordinance provides for the parameters of an ADU and voiced the need to bring an additional ordinance before the council which would establish the districts in which the language would be applicable; and
- described the required parking spaces as being on the lot size.

Council Member Chmielewski:

- complimented the staff on the provision of the numbers; and
- stated discussion would be appropriate at the meeting in which the ordinance establishing the districts was held.

Council Member Pippel:

- inquired of the restrictive covenants in existing subdivisions;
- stated his ownership of three lots which were in excess of 10,000 feet;
- commented on the philosophical differences regarding single family residences;
- described the need for special needs housing;
- spoke of densification of the core areas; and
- commented on the problematic issues of parking.

Attorney Gatti:

- commented on the lack of financial benefit to Council Member Pippel;
- spoke of the underlying policy regarding ADUs;
- commented on hierarchy of the City zoning code;
- reported on the Municipality of Anchorage's language regarding ADUs; and
- spoke of affordable housing for seniors.

Mayor Combs:

- remarked on the location of his house and placement of an accessory dwelling unit on his property;
- asked of the 900 square foot living space;

- commented on the densification of single family residences; and
- stressed the applicability of the language in R1E and Agricultural zoning districts.

Council Member Best:

- referenced the code language referring to the protection of single family residential areas;
- spoke of the Municipality of Anchorage’s zoning code language; and
- questioned the regulation powers of the City.

Council Member Hanson:

- expanded on the objective code language and the process for obtaining an ADU permit;
- commented on the mechanism for additional living spaces;
- stated the City should honor the exclusivity of a subdivision and its ability to enforce covenants; and
- asked of required numbers of parking spaces.

| Secondary Amendment #1 (passed at the October 23 meeting) | | |
|---|--------|---|
| Moved by: | Pippel | To strike the first sentence in 17.86.030 E. |
| Seconded by: | Erbey | Original language: E. One ADU may be developed on lots meeting the minimum lot size for the respective zoning district. Detached ADU’s not part of a garage may be developed only on lots of 20,000 square feet or larger. Amended language: E. Detached ADU’s not part of a garage may be developed only on lots of 20,000 square feet or larger. |

Vote: Motion carried by unanimous voice vote.

| Yes: | | | No: |
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| Pippel | Erbey | Chmielewski | |
| Best | Hanson | Vanover | |

Vote on Primary Amendment #2: Carried by 6-1 roll call vote.

| Yes: | | | No: |
|--------|-------|-------------|--------|
| Pippel | Erbey | Chmielewski | Hanson |
| Best | Combs | Vanover | |

Council Member Pippel:

- asked rhetorically of the need to pass the ordinance if it were not going to be applicable in the residential districts.

Council Member Hanson:

- voiced reservation regarding the ordinance’s applicability in the R1 and R1E districts.

Council Member Chmielewski:

- commented on the conceptual agreement regarding ADUs; and
- voiced the potential for a positive discussion with the passage of the ordinance and the continued discussion regarding the applicability in the residential zoning districts.

Council Member Best:

- spoke of the increase in minimum lot sizes; and
- commented on the changes made to the zoning code to allow for larger lots.

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| VOTE ON MAIN MOTION: Motion carried by 4-3 roll call vote. | | | | | |
| | Yes: | | | No: | |
| Pippel Hanson | Erbey | Chmielewski | Best | Vanover | Combs |

K. NEW BUSINESS

L. CITY MANAGER’S REPORT

City Manager Allen reported on the following items:

- Programs for Progress;
- Amendments to the 2008 Fiscal Year Operating Budget;
- Alaska Municipal League Award;
- Alaska Municipal Management Association meeting;
- SB 125 – PERS/TRS;
- Fire on Helen Drive;
- Airplane Crash Near Golf Course;
- Department of Labor Population Projections; and
- Snow Removal off City Sidewalks.

M. CITY CLERK’S REPORT

City Clerk Bower reported on the following:

- Thanked Community Development for the assistance with the council packet;
- November 20, Special Meeting;
- November 29, Joint Tri-Cities Meeting;
- Alaska Association of Municipal Clerks Association Conference; and
- Alaska Municipal League Conference.

N. MAYOR’S REPORT

Mayor Combs reported on the following:

- November 5, Palmer Awards Football Banquet;
- November 7, Greater Palmer Chamber of Commerce meeting;
- Pioneer Peak Elementary Platform regarding Government;
- Veterans Memorial.

O. RECORD OF ITEMS PLACED ON THE TABLE

- Chief Contini's Trumpet Report

P. AUDIENCE PARTICIPATION

Q. COUNCIL COMMENTS

Council Member Chmielewski:

- thanked the Clerk for her facilitation of his attendance at the Alaska Municipal League Conference;
- spoke of attendance by Mat-Su Borough Assembly Members, Representative Harris, Mayor Mark Begich, and Vic Fisher;
- highlighted the AML Resolution committee sessions;
- commented on the Governor's committee formed to address health insurance and PERS/TRS issues within the State; and
- spoke of the other municipalities facing similar issues.

Council Member Vanover:

- motioned to move the public hearing regarding ordinance no. 07-028 to the December 18 meeting – motion died for the lack of a second.

Council Member Best:

- thanked the council for their participation in the discussion of the ADU ordinance.

Council Member Pippel:

- thanked Council Member Chmielewski for his attendance and participation at AML; and
- recognized Council Member Hanson for his continuing duty to community as head hockey coach.

R. ADJOURNMENT

With no further business before the council, the meeting adjourned at 8:47p.m.

Approved this twenty-seventh day of November, 2007.

/s/

John C. Combs, Mayor

/s/

Janette M. Bower, CMC, City Clerk