

REGULAR CITY COUNCIL MEETING
7 P.M. TUESDAY, MARCH 22, 2005
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.cityofpalmer.org



“Alaska at its Best!”

[MAYOR JOHN COMBS](#)
[COUNCIL MEMBER STEVE CARRINGTON](#)
[COUNCIL MEMBER KEN ERBEY](#)
[COUNCIL MEMBER BRAD HANSON](#)
[COUNCIL MEMBER TONY PIPPEL](#)
[COUNCIL MEMBER KATHRINE VANOVER](#)
[COUNCIL MEMBER JIM WOOD](#)

[CITY MANAGER TOM HEALY](#)
CITY ATTORNEY JACK SNODGRASS
[CITY CLERK JANETTE BOWER](#)

AGENDA

- A. Call to Order
 - B. Roll Call
 - C. Approval of Agenda
 - 1. Approval of Consent Agenda
 - a. Introduction – [Ordinance No. 05-016](#): Amending Section 17.68.030 (Non-Conforming Lots of Record) of Title 17 (Zoning) to Remove the Stipulation Continuous Frontage Lots in Single Ownership Be Considered an Unsubdivided Parcel for Purposes of the Zoning Code (IM 05-021)
 - b. Introduction – [Ordinance No. 05-017](#): Amending Section 17.64.020 (Development Requirements for Parking Lots) of Title 17 (Zoning) to Require Landscaping to Occupy the First Five Feet From the Property Line (IM 05-022)
 - c. Introduction – [Ordinance No. 05-018](#): Amending Section 17.08 (Definitions) of Title 17 (Zoning) to Add Definition for District (IM 05-023)
 - d. Introduction – [Ordinance No. 05-019-Z-4](#): Rezoning Tax Parcel Palmer West Subdivision, Lot 9, Block 1, From R-1 (Single Family Residential District) to the Adopted R-1E (Single Family Residential Estate District) (IM 05-024)
 - e. Liquor License Review – Palmer Municipal Golf Course (AM 05-021)
 - 2. Minutes of Previous Meetings
 - a. [March 8, 2005](#), Regular Meeting
- D. Pledge of Allegiance
- E. Communications and Appearance Requests
 - 1. Palmer High School Girls Fast Pitch Softball Team
 - 2. Rick Koch, Director – Palmer Public Works Department
 - 3. Sergeant Lance Ketterling – Byrne Grant
- F. Audience Participation
- G. Action Memorandums
 - 1. Action Memorandum 05-019: Authorizing the Extension of Water Utility Service to Mountain Ranch Subdivision
 - 2. Action Memorandum 05-020: Authorizing City Manager to Extend an Agreement for Insurance Brokerage Services with Willis of Alaska
 - 3. Action Memorandum 05-022: Approving Lease Rate Increase for Palmer Airport Lease Nos. 77-1, 92-1, 92-2, and 97-2

H. Public Hearings on Ordinances and Resolutions

1. **Public Hearing – [Ordinance No. 05-014](#)**: Amending Section 17.80.030 (Public Hearings) of Title 17 (Zoning) to Increase Notification Requirements for Zoning Map Amendments From 300 Feet to 600 Feet (IM 05-19)
2. **Public Hearing – [Ordinance No. 05-015](#)**: Amending Section 17.80.081 (Property Owner's Protest) of Title 17 (Zoning) to Increase the Property Owner's Protest Vicinity Definition From 300 Feet to 600 Feet (IM 05-020)
3. [Resolution No. 05-006](#): Designating Authorized Signatures for Check Signing Affecting Any and All Disbursements of City Monies (IM 05-025)

I. Bids

J. Unfinished Business

1. [Ordinance No. 05-008](#): Amending Chapter 2.24 (Fire Department) of the Palmer Municipal Code (IM 05-009)
2. [Ordinance No. 05-013](#): Amending Chapter 2.20 (Planning Commission) of Title 2 (Administration and Personnel) of the Palmer Municipal Code (IM 05-016)

K. New Business

1. Report of Proposed Council-Initiated Special Assessment District for Water Utility Extension to Helen Drive and Palmer West Subdivision (IM 05-027)
2. Review of Southwest Utility Extension Project Funding and Determination on Use of City Utility Reserves (IM 05-028)
3. Review and Discussion of Current Commercial and Public Parking Requirements within the City of Palmer as Required by [Palmer Municipal Code Chapter 17.64 Off-Street Parking and Loading](#) (IM 05-026)
4. Motion to Amend Something Previously Adopted: Ordinance No. 05-001: Amending Chapter 17.20 (R1 Single Family Residential District) Increasing Minimum Lot Size (IM 05-029)
5. Motion to Amend Something Previously Adopted: Ordinance No. 05-002: Amending Chapter 17.24 (R2 ~~Low Medium~~ Density Residential Zone), Changing its Title, Downzoning its Uses To No More Than Four Dwelling Units Per Lot, Removing Mobile Home Courts and Hospitals as a Conditional Use, Increasing Minimum Lot Width, Decreasing Density, Decreasing Maximum Lot Coverage, and, For Buildings Built After June 30, 2005, Increasing Side Yard Setbacks (IM 05-030)
6. Motion to Amend Something Previously Adopted: Ordinance No. 05-003: Amending Chapter 17.26 (R3 Medium Density Residential District), Downzoning its Uses To No More Than Eight Dwelling Units Per Lot, Increasing Minimum Lot Width, Decreasing Density, and, For Buildings Built After June 30, 2005, Increasing Side Yard Setbacks (IM 05-031)
7. Motion to Amend Something Previously Adopted: Ordinance No. 05-004: Enacting Chapter 17.27, R4 High-Density Residential District (IM 05-032)

L. City Manager's Report

M. City Clerk's Report

N. Record of Items Placed on the Table

O. Audience Participation

P. Council Member Comments

Q. Executive Session

1. Matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity – To discuss counter-proposal for purchase of property for Dogwood Avenue/Glenn Highway Intersection project

R. Adjournment

FUTURE PALMER CITY COUNCIL MEETINGS:

Date:	Type of Meeting:	Time:	Notes:
March 24, 2005	Work Session	6:30	Joint work session with the City's of Houston and Wasilla. The work session will be held at the Palmer Community Center (Railroad Depot)
April 12, 2005	Regular	7:00	
April 26, 2005	Regular	7:00	
May 10, 2005	Regular	7:00	
May 24, 2005	Regular	7:00	