

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on May 10, 2005, at 7 p.m. in the council chambers, Palmer, Alaska.

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

B. ROLL CALL

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

Kathrine Vanover	
Ken Erbey	Tony Pippel
Jim Wood	Steve Carrington
John Combs	

Also in attendance were the following:

Tom Healy, City Manager
Jack Snodgrass, City Attorney
Janette Bower, City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Carrington.

D. APPROVAL OF AGENDA

The following items were approved with the approval of the consent agenda.

1. Approval of Consent Agenda
 1. Introduction – Ordinance No. 05-026: Amending Chapter 17.28 (CL, Limited Commercial District) of Title 17 (Zoning) to Downzone its Residential Uses to No More Than single Family Residences with the Exception of Uses Which Are In Conjunction with Ground Floor Commercial Use (IM 05-047)
 2. Introduction – Ordinance No. 05-027: Amending Chapter 17.32 (CG, General Commercial) of Title 17 (Zoning) to Downzone its Residential Uses to No More Than Single Family Residences with the Exception of Uses Which Are in Conjunction with Ground Floor Commercial Use (IM 05-048)
 3. Introduction – Ordinance No. 05-025-Z-6-SL: Rezoning Tract 1, T.A. Smith Subdivision From R2 (Medium Density Residential District) to CG (General Commercial District) (IM 05-050)
 4. Action Memorandum 05-043: Authorize the City Manager to Enter Into a Joint Purchase Agreement with Alaska Safety, Inc. for the Purchase of Self-Contained Breathing Apparatus Equipment

5. Action Memorandum 05-044: Authorize the City Manager to Enter Into a Joint Purchase Agreement with ProComm for the Purchase of Portable Radios
2. Minutes of Previous Meetings – *the minutes were amended and approved.*
 - a. April 26, 2005, Regular Meeting

E. SPECIAL ORDER OF BUSINESS

Item 1 – Mayor’s Proclamation – Methamphetamine Awareness Month

Mayor Combs commented on the proposed legislative bill regarding methamphetamine use and identity theft.

F. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Video Presentation of Matanuska-Susitna Borough School District Programs

Ms. Kim Floyd presented a video highlighting the activities of the district. Ms. Floyd thanked the City of Palmer for its continued support to the District.

2. George Castaneda – City of Palmer Finance Director

Mr. Castaneda reported on the following items:

- The institution of credit cards as a form of payment for utility services began at the beginning of May;
- A resolution will be placed before the council addressing the averaging of summer water/sewer consumption at the next meeting, the summer months will be June, July and August;
- Direct Deposit program – employees are being polled to identify the interest in a direct deposit payroll program;
- The auditors will be in attendance at the next council meeting, Mr. Ossakow will be in attendance as well;
- Thanked Mr. Ossakow for keeping the accounting system current;
- Council Member Pippel also thanked Mr. Ossakow for his work, he stated his favor of the water/sewer program for the summer, asked that in the future the month of May be included in the program, stated that he is thrilled to see the credit card program instituted and stated that he would like to see it instituted for the payment of sales tax;
- Council Member Vanover welcomed Mr. Castaneda back; and
- Mayor Combs welcomed Mr. Castaneda back and commented on the institution of credit cards.

G. AUDIENCE PARTICIPATION

Keith Morebird stated that he has been asked by several residents of Mountain Rose Estates to address the council regarding the upcoming expansion of Mountain Rose Estates. He stated that it is important that a connection between the existing Mountain Rose Estates and the proposed expansion not be developed. The plan proposes to access Mountain Rose Estates through the same road as the current residents use. He stated that N. Thuma could be improved to provide access and explained the secondary access gained by S. Sitka Rose Drive. Mr. Morebird encouraged council members to recognize the issue and stated that he would be happy to participate in any work sessions that may be held.

City Manager Healy explained the council’s approval of the property’s rezone and the special limitations placed in the adopted ordinance. He stated that the developer indicated access as

Thuma Dr. The Borough approved the access through Sitka Drive. City Manager Healy explained the approval as inconsistent with council approval. He stated that contact will be made with the developer and the PUD will not proceed without the access on N. Thuma Road as stated in the special limitations.

Marilyn McRae handed out a petition regarding the Planned Unit Development. She stated that the residents are not in opposition to the development but are in opposition to the use of Sitka Dr. She explained that its use could cause accidents.

Debbie Daniels asked of the council's awareness of the National Historic Society research which indicates that only \$.06 of every dollar earned in a community, remains in the community. She stated that Wal-Mart "sucks the money" out of communities. Ms. Daniels explained her ownership of Northern Fruits and stated that her business will no longer exist due to the Wasilla Wal-Mart. She voiced her desire to keep Wal-Mart out of the community.

Evie McNamee highlighted national news articles regarding the Wal-Mart stores. She stated the People for Palmer organization is not going away and stated that they must be listened to.

Stacy Stigar spoke to AM 05-047, authorizing a donation to Friday Fling for the purchase of rack cards. She stated that the group created a campaign to reach out to vendors and to date there are 29 vendors who have signed participation agreements for Friday Fling events. She explained advertising funds obtained from the State of Alaska for \$3000 and the relationships established with KMBQ, *Anchorage Daily News* and the *Frontiersman* to receive dollar-for-dollar advertising. Ms. Stigar stated that \$9,000 worth of advertising would be received through the grant and dollar-for-dollar program. She explained the use of the rack cards and their placement throughout the State at Bed and Breakfast locations.

Gary Buchholtz stated that he is a suburban resident from Sutton. He voiced his opposition to Wal-Mart and stated that the Palmer community can do better.

Maryann Cockle stated that she has been investigating ways to "tighten up" the Large Retail Establishment portion of the code. She explained the development of Wal-Mart within lower 48 communities. She addressed the issue of Steve Gallagher working with the Alaska Rural Rehabilitation program and the suggestion that assistance with his program be placed in an ordinance. Ms. Cockle stated that programs have been developed with Wal-Mart such as an acre-for-acre program which could be used to support the neighborhood parks program.

Rick Shields stated that the People for Palmer have a contingency plan for dealing with the addition of Wal-Mart. He asked the council to prove that a Wal-Mart is good for the community and stated that just letting things happen is not good for the community. He asked when it became illegal for decisions to be made based on moral issues. He asked why the council is not on the side of small businesses and asked that the council reconsider their position. He asked of what the harm would be if a Wal-Mart is built within the Borough instead of the City and that when annexation occurs, the city will gain the tax anyway.

Jim Moore commented on a Wal-Mart store in Canada, in which the employees decided to unionize. He stated that once the action began Wal-Mart left the community. He asked that if the store didn't agree with a Palmer policy – will they just pull out.

Rachel Williams stated that she has seen a lot of changes in Palmer and stated that she likes that Palmer has beautiful landscaping and a wonderful library. She stated that it is about time for her

to voice her opinion and take action. She stated that she doesn't feel that she is opposed to large retail establishments but would like to preserve the assets of the town, such as its charm. She stated that she likes the direction Palmer is heading but would like to see its charm preserved.

Delaina Johnson stated that since the council is looking at the general commercial requirements, that the requirements for large retail establishments be addressed. She spoke of the requirements of landscaping and traffic within the code. Ms. Johnson stated that they council should establish within the code objectives for large retail establishments for both now and for the future.

Carol Clemmons stated that she has been in the area for 30 years and thinks that Palmer is a wonderful place and stated her desire to keep Palmer as it is. She stated that she doesn't want any type of large retail establishment in the community. Ms. Clemmons stated that Fred Meyer was the beginning of the end in Palmer. She said that it seems that you can see less and less trees and more and more buildings. She said that enough is enough. She stated that she enjoys the downtown activity and explained her participation in the Friday market.

H. ACTION MEMORANDUMS

Item 1 – Action Memorandum 05-033: Authorize City Manager to Extend an Agreement for Information Technology Services with Valley Computer Consulting

MOVED BY:	Pippel	To authorize the city manager to extend an agreement for Information Technology Services with Valley Computer Consulting
SECONDED BY:	Erbey	

Council Member Carrington suggested that during the next budget season the City evaluate whether a full-time information technology employee should be hired. He voiced his support of Mr. Howatt's contract.

Council Member Pippel asked of the reasonableness of the rate. The rate was explained as being reasonable.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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Item 2 – Action Memorandum 05-037: Authorize A Donation to Friday Fling

MOVED BY:	Pippel	To authorize a donation to Friday Fling in the amount of \$1,600
SECONDED BY:	Vanover	

Council Member Pippel stated that the organization supports and benefits the community.

Council Member Wood stated that although Friday Fling has become widely attended, he voiced his opposition of donations to any private enterprise organization. He recognized the value of Friday Fling and stated that perhaps the 29 vendors involved in Friday Fling, the Chamber of Commerce and the downtown merchants could find the money to support Friday Fling's request. He voiced his opposition to City employee involvement in the program.

Council Member Carrington spoke in disagreement. He stated that in addition to the events planned by the organization which are of direct benefit to the City, City of Palmer business licenses are required by Friday Fling vendors. He spoke of sales tax generated by the vendors. He stated that the organization has been active for three years and explained his philosophy that donations should be given to organizations that are in the start up phase. He explained that the

outreach planned by Friday Fling begins a new phase for them which will be of direct benefit to the City.

Council Member Pippel stated that Friday Fling is included in the Chamber of Commerce and explained the history of City and Chamber involvement. Council Member Pippel explained the appropriateness of the city employee’s involvement in the program. He stated that economic development is the function of the city and voiced his pleasure with an outside organization taking on the task at a very small cost to the City.

Council Member Wood stated that he doesn’t think that it is fair and equitable that the city hands out free money to any private enterprise just because they ask. He stated that if there were built in controls such as grants, he would be in support of the City giving away money.

Council Member Erbey stated that previous discussions have been held regarding the benefit of the donation to the city and that the test has always been – how will the donation and organization benefit the city. He stated that he couldn’t think of anything better to do with city money than the donation which furthers the City with its advertising efforts.

Council Member Wood commented on council donation line item and other city needs such an additional police officer. He stated that there are other things that the City can expend funds on rather than giving the money away.

Mayor Combs explained the history of the council donation line item funds. He explained the direct correlation of a healthy city and a healthy economy. He stated that the requested donation speaks directly to what was discussed during the work session regarding economic development. He voiced his support of the request.

Council Member Pippel spoke of the previous history of council donations and explained the council donation line item fund as an opportunity for the council to fund items that come before them during the current fiscal year that are not included in the adopted budget.

Council Member Wood stated that the line item is listed as “donations” and stated that it means that it is money to be given away. He voiced his opposition to the line item.

VOTE ON MAIN MOTION:	Motion carried by 5-1 (Wood) voice vote.
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Item 3 – Action Memorandum 05-045: Authorize City Manager to Enter into Palmer Municipal Airport Lease 05-1 with KAE, Inc., for Lot 12, Block 3, Lease 05-2 with Palmer Hangar LLC, for Lot 11, Block 3 and Lease 05-3 with Aeroboat for Lot 33, Block 3

MOVED BY:	Pippel	To authorize the city manager to enter into Palmer Municipal Airport Lease 05-1 with KAE, Inc., for Lot 12, Block 3, Lease 05-2 with Palmer Hangar LLC, for Lot 11, Block 3 and Lease 05-3 with Aeroboat for Lot 33, Block 3
SECONDED BY:	Wood	

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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Item 4 – Action Memorandum 05-046: Authorize City Manager to Advertise and Accept Land Lease Applications for Lots 9, 10, 13, 14, 19, 20, 21, 23, 24 and 25, Block 3 at the Palmer Municipal Airport on a First-Come, First-Served Basis at the Annual Lease Rate of \$0.10/SF

MOVED BY:	Pippel	To authorize the city manager to advertise and accept land lease applications for lots 9, 10, 13, 14, 19, 20, 21, 23, 24 and 25, Block 3 at the Palmer Municipal Airport on a first-come, first-served basis at the annual lease rate of \$0.10/sf
SECONDED BY:	Vanover	

Council Member Pippel asked of the council’s process for approving the lease. City Manager Healy explained that the council is required to authorize the entering in of a lease.

Attorney Snodgrass asked of the council’s desire to reserve some lots for lease at a future date.

Council Member Pippel voiced his concurrence with Attorney Snodgrass. City Manager Healy explained the requirements of the leases.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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Item 5 – Action Memorandum 05-041: Authorize the Acceptance of a Department of Transportation Grant for Overtime Reimbursement Related to the Click It or Ticket Campaign

MOVED BY:	Erbey	To authorize the acceptance of a Department of Transportation grant for overtime reimbursement related to the Click It or Ticket Campaign
SECONDED BY:	Carrington	

Mayor Combs commented on the number of fatalities which could be prevented through the use of seat belts and headlights.

Council Member Vanover noted the accidents which have re-enforced her desire to wear a seatbelt.

VOTE ON MAIN MOTION:	Motion passed by unanimous voice vote.
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Item 6 – Action Memorandum 05-042: Authorize the Advertisement for Bids of the Helen Drive/Palmer West Subdivision Water Main Extension Project – was moved to item I.3.

I. HEARINGS, ORDINANCES AND RESOLUTIONS

Item 1 – Public Hearing – Special Assessment District: For the Construction of a New Water Main Along Helen Drive and the Roadways in Palmer West Subdivision and Related Improvements

Mayor Combs opened the public hearing for the special assessment district. The following persons testified:

Jim Ward of Palmer West stated that he was unable to attend the informational meeting and asked that the meeting be summarized.

Rick Koch, Public Works Director highlighted the meeting and stated that during the meeting a few questions were addressed. The first question was regarding those property owners who are within the boundary of the LID but do not want to hook up to water – are they still required to pay the assessment. The answer was yes. The second question was regarding the assessment methods. Mr. Koch explained the property sizes within Palmer West and on Helen Drive and the costs derived by the properties. He stated that another question arose over the completion date

and explained the expected completion date of 2006.

John Glaser asked of the placement of the new line. Mr. Koch responded by stating that along Helen Drive it will be on the south side of the road. He stated that on Esty, the line would be on the east side of the road. Mr. Glaser asked of the owner's responsibility to connect to the curb stop. Mr. Koch stated that because it is unknown at this time where the curb stops would go in on Helen Drive. Mr. Glaser asked of the type of pipe. Mr. Koch responded by stating that the mainline would be either high density polyethylene or ductile iron pipe. Mr. Glaser asked of the placement in Palmer West. Mr. Koch stated that curb stops would be placed at each property. Mr. Glaser asked of the remote meters. Mr. Koch stated that the properties would be remote metered in the same manner as the rest of the city.

Gloria Tokar spoke of her ownership of five acres and her family plans for retirement on the property. She stated that she does not need water and would like a fair cost if she is forced to take the water. Ms. Tokar asked of the assessment formula. Mr. Koch explained the various assessment methods and stated that the assessment was based on the square footage of the property. She suggested that she wouldn't be opposed to a contingency being placed on her property stipulating that if the property were sold, that a higher assessment would be placed on the property at that time.

Janet Jacob stated that she has deplorable water and has been hauling water for 20 years. She explained her ownership of three lots. She stated that she is thrilled that the water is coming to the area and thanked the council for annexing them into the City.

Darrin Hamming stated that his property is 330 feet from the water line and that he is happy to hook up to line. He stated that as far as the assessment method, a flat rate is the way to go as. He stated that the city has the ability to represent the homeowners where they are unable to and asked that the city continue to work to obtain additional grants. He asked what the citizens would pay per year and for how long. Mr. Koch explained the code language and the involved timeframes.

Daniel Hanrahan asked of the lots outside of the area. He stated that he is just outside the area and asked of the process of hooking up. Mr. Koch stated that the waterline would stop approximately 200 feet from his property and explained that Mr. Hanrahan would need to provide the line to hookup. Mr. Hanrahan asked of the loop feed. Mr. Koch explained the process of hooking up to the line.

Danny Barnett spoke in favor of the waterline and the standard distribution of cost. He stated that due to right-of-way issues, he does not have access to the line. He explained that he currently accesses his property off of Patmar Street. Mr. Koch explained the public use easement and dedicated right-of-way and the location where construction is to take place. Mr. Koch explained that a six inch line would be stubbed into Patmar.

Julee Blankenship asked of the persons who desire to hook up but were not included in the LID and stated that should those persons should be included in the assessment thus decreasing the assessment amount for all involved. Attorney Snodgrass explained that the additional properties involved in the assessment would cause the overall project costs to rise and would not lower the amount for individual participation.

Myra Almandinger stated that the persons involved in the special assessment district still must pay to hook up their homes to the waterline. Mr. Koch explained the estimated costs of \$500 -

\$2,000 per home and that the house hookup will be born by the property owner.

Jim Ward spoke the gasline's installation and the homeowner's option to hookup to the line while in the construction phase. He asked that the City and contractor consider a provision that the waterline hookups be done by the contractor during the construction phase.

John Glasser asked of the placement of the waterline in relationship to placement of the saddle and curb stop. He asked that the contractor provide the saddle and curb stop.

Shelly DeBore explained that her property is not in need of water and stated that the citizens on Helen Drive are being penalized due to the fact that they had previously given up property for the road. She questioned the fairness of paying for a larger amount because she has a larger piece of property and stated that assessment method option two makes more sense than option one. She asked if A-15 and the other lots have been considered. Mr. Koch stated that those properties are outside of the city and within the development of Hidden Ranch Subdivision.

Item 2 – Public Hearing – Resolution No. 05-011: Establishing a Water Improvement District for Helen Drive and Palmer West Subdivision and Determining the Need and Necessity for Construction of Same (IM 05-049)

MOVED BY:	Pippel	To adopt resolution no. 05-011
SECONDED BY:	Vanover	

Mayor Combs opened for public hearing resolution no. 05-011. There were no persons who wished to testify.

Primary Amendment to Main Motion		
Moved by:	Pippel	To amend the resolution by striking the word “street” and inserting “water”
Seconded by:	Vanover	
Vote on Amendment:		Motion carried by unanimous voice vote.

Council Member Wood stated that he was pleased to see the per lot assessment method used.

Council Member Vanover voiced her concurrence with Council Member Wood.

Council Member Pippel voiced his pleasure with the attendance of the affected residents and the city's ability to provide the waterline. He stated that historically speaking the 75/25 split was a generous offer. He commented on the fairness of the assessment method and stated that the council strives for fairness and equity.

Mayor Combs commented on the insurance benefits provided by the special assessment district.

VOTE ON MAIN MOTION:	Motion carried by 5-1 (Pippel) voice vote.
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Item 3 – Action Memorandum 05-042: Authorize the Advertisement for Bids of the Helen Drive/Palmer West Subdivision Water Main Extension Project

MOVED BY:	Vanover	To authorize the acceptance the advertisement for bids of the Helen Drive/Palmer West Subdivision water main extension project
SECONDED BY:	Erbey	

VOTE ON MAIN MOTION:	Motion passed by unanimous voice vote.
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Item 4 – Public Hearing – Ordinance No. 05-021: Amending Palmer Municipal Code 18.15.010 to Clarify the Qualifications for Council Members (IM 05-041)

MOVED BY:	Pippel	To adopt ordinance no. 05-021
SECONDED BY:	Vanover	

Mayor Combs opened the public hearing for ordinance no. 05-021. There were no persons who wished testify.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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Item 5 – Public Hearing - Ordinance No. 05-022: Enacting Subsection 8.36.020 (G) of Section 8.36.020 (Specific Acts Designated) of Title 8 (Health and Safety) of the Palmer Municipal Code (IM 05-044)

MOVED BY:	Pippel	To adopt ordinance no. 05-022
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for ordinance no. 05-022. There were no persons who wished testify.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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Item 5 – Public Hearing – Ordinance No. 05-023-Z-5: Rezoning Tax Parcel 17N02E06D029, From AG (Agricultural District) to R1E (Single Family Residential Estate District) (IM 05-042)

MOVED BY:	Pippel	To adopt ordinance no. 05-023-Z-5
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for ordinance no. 05-023-Z-5. The following persons wished to testify:

Daniel Hanrahan, property owner voiced his support of the ordinance and stated his availability to answer questions regarding the matter.

Maryann Cockle asked of the property’s location. The property location was explained to her.

Council Member Wood stated that his initial inclination was to oppose the action because of the unclear intent of the property owner. He stated that after an explanation was provided by Mr. Hanrahan, he no longer had an objection to the action.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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Item 6 – Public Hearing – Ordinance No. 05-024: Amending Section 17.84.020 (Permitted Locations for Planned Unit Development) of Title 17 (Zoning) to Include R3, Medium Density Residential District and R4, High Density Residential District (IM 05-043)

MOVED BY:	Pippel	To adopt ordinance no. 05-024
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing for ordinance no. 05-024. The following person wished to testify:

Janet Jacob asked of the property’s location. It was explained that the ordinance was a text change rather than a map amendment. Council Member Pippel explained the uses of a PUD.

Primary Amendment to Main Motion		
Moved by:	Wood	To remove agriculture from section 17.84.020
Seconded by:	Pippel	

Council Member Wood explained the use of a PUD as not being conducive to an agricultural setting.

Council Member Pippel voiced his agreement with Council Member Wood and stated that should a PUD be introduced on a property zoned AG; the property should first be rezoned before moving forward with the PUD.

Council Member Carrington stated that he understands the logic but that part of a PUD is to allow developers to come up with creative ideas and that perhaps a developer could come up with something interesting in an agricultural zone.

Attorney Snodgrass described his desire to have a PUD within an agricultural zone.

Vote on Amendment:	Motion carried by 5-1 (Carrington) voice vote.
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VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
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J. BIDS

K. UNFINISHED BUSINESS

L. NEW BUSINESS

M. CITY MANAGER’S REPORT

City Manager Healy reported on the following items:

- Parking regulations will be on the agenda for the next meeting;
- The special conditions regarding the PUD and the council required access;
- Dogwood Avenue/S. Chugach continues to move through the Department of Transportation;
- Attempting to organize a meeting with those interested in a museum in Palmer;
- Urban Revitalization Project – the contractor has finished the design, will meet with the contractor tomorrow;
- State Capital Budget – less than two hours to go, \$1.8 million is included through a DEC matching grant program for Southwest Utility, two grants were not reappropriated but continue to be funded as originally requested.

N. CITY CLERK’S REPORT

Ms. Bower reported on the following items:

- Webcam – asked that the subject be placed on the next agenda for council direction.

O. RECORD OF ITEMS PLACED ON THE TABLE

The following items were placed on the table:

- City Manager’s Memo;
- The Administration’s memo regarding the airport lease agreements;
- Special meeting notification; and
- Council Member Wood’s amendment regarding ordinance no. 05-015.

P. AUDIENCE PARTICIPATION

Mike Madar spoke of St. John’s Church obtaining a conditional use permit regarding parking spaces and the current code requirement which will require the church to pave half of its green lot. Mr. Madar stated that the parking for St. John’s requires 156 parking spots and if the church was located in Anchorage, the requirement would be 109 spots. He stated that the code should be changed to make parking minimal and the city council should examine the issue to grant a variance for the church. He asked that the council consider diagonal parking downtown. Council Member Pippel explained the previous use of the diagonal parking.

Maryann Cockle asked to examine the document indicating the type of street lights to be installed in the downtown area. She spoke of the council donation process and suggested that a grant process be instituted. She further suggested a request process, accountability and stated that the lack of staffing is not a sufficient reason for not implementing the process. She explained that the grant process will allow the council make more equitable decision.

Delaina Johnson stated that she plans on writing letters regarding commercial zoning. She asked that the council look at the idea of a historic district or of a historic district overlay. She stated that the district could be addressed differently than the other zones.

Q. COUNCIL COMMENTS

Council Member Wood asked that the following items be placed on the next agenda:

- An ordinance amending Chapter 17.16 (District Establishment and Zoning Map) to establish large retail establishments as a distinct district within the city to be entitled “LRE, Large Retail Establishment District”
- An ordinance be drafted for inclusion in Title 17 that establishes, minimally, the permitted, conditional, and prohibited uses, standards, square footage and permitting process for large retail establishments
- A moratorium be enacted within the City of Palmer for a period of six months from May 24 on the permitting or construction of large retail establishments for the purpose of organizing the large retail establishment district with Palmer municipal ordinances
- The development and implementation of a community design manual that, minimally:
 1. Encourages better design and site planning so that new development will compliment Palmer’s existing character as well as allow for diversity and creativity;
 2. Facilitates early and ongoing communication among property owners, neighborhoods and the City;
 3. Increases public awareness of design issues and options;
 4. Provides an objective basis for decisions which address the visual impact of the City’s future growth; and
 5. Ensure that the intent of development standards established by Palmer’s Comprehensive Plan is met.

Mayor Combs sponsored the request.

Council Member Vanover explained her and her husband's drive to Talkeetna. She stated that Talkeetna was absolutely charming and she particularly enjoyed being able to park her vehicle and walk to various locations. She voiced her desire for Palmer to be similar. She explained that on her trip to the 48, those towns in which she could walk around in were the most enjoyable. She noted that most of those communities did not have large retail establishments. Council Member Vanover thanked the citizens of Palmer and Greater Palmer for their participation. She inquired of the downtown streetlights. She asked of police department staffing. City Manager Healy explained that the vacant police officer position had not been filled due to the lack of resolution regarding grant funds for the narcotics officer position. He explained the funding levels and stated that the levels would not be firm until the end of June. Council Member Vanover asked how the City is moving forward to create a mechanism to maintain the historic properties in Palmer. Council Member Pippel explained the available funding opportunities. Council Member Vanover voiced the need to pursue the topic. Mayor Combs stated that the process has begun of bringing the interested parties together. He expressed his desire to pursue the topic as well.

Council Member Carrington commented on the historic landmark status recommended by the University of Washington. He offered an explanation for his negative vote regarding the removal of AG within a PUD. He stated that although he didn't grow up with Palmer's history in farming and agriculture, he expressed his desire to not limit a property owner's ability to further their property as they see fit.

Council Member Pippel commented on the Little League opening at the Sherrod Ballfield. He stated that it was the largest crowd in history and the best opening as well. He thanked those in attendance at the council meeting and the two reporters who stayed until the end of the meeting. Council Member Pippel asked of the auditor's attendance and stated that the recently completed audit was very favorable.

Mayor Combs thanked Council Member Pippel for filling for him during his time of injury. He highlighted his participation in the Little League's opening day festivities and explained that Council Member Pippel raised over \$800 selling raffle tickets. Mayor Combs explained that Scott Gomez had been on the Little League team coached by Mayor Combs. He stated that the Little League festivities and the day itself was truly "Alaska at its Best!" Mayor Combs voiced his desire for meeting participants to stay for an entire meeting to view all of work accomplished by the council.

S. ADJOURNMENT

With no further business before the Council, the meeting adjourned at 10:55 p.m.

APPROVED THIS 24th day of May, 2005.

/s/

John C. Combs, Mayor

/s/

Janette M. Bower, City Clerk