

**CITY COUNCIL WORK SESSION**  
**6:30 P.M. TUESDAY, APRIL 12, 2005**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**

**REGULAR CITY COUNCIL MEETING**  
**7 P.M. TUESDAY, APRIL 12, 2005**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**  
[www.cityofpalmer.org](http://www.cityofpalmer.org)



[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](#)

**"Alaska at its Best!"**

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**A WORK SESSION WILL BE HELD AT 6:30 P.M. THE SUBJECT OF THE WORK SESSION  
IS A PRESENTATION BY ALASKA GAS LINE PORT AUTHORITY**

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### **AGENDA**

- A. Call to Order
- B. Roll Call
- C. Approval of Agenda
  - 1. Approval of Consent Agenda
    - a. Introduction – [Ordinance No. 05-020](#): Amending Section 2.04.110 (Order of Business) of Title 2 (Administration and Personnel) of the Palmer Municipal Code (IM 05-037)
    - b. Action Memorandum 05-028: Authorize Advertisement for Bids for S. Chugach St. Street and Water Improvements
    - c. Action Memorandum 05-029: Liquor License Review – Klondike Mike's Dancehall & Saloon
  - 2. Minutes of Previous Meetings
    - a. [March 22, 2005](#), Regular Meeting
    - b. [March 29, 2005](#), Special Meeting
- D. Pledge of Allegiance
- E. Special Order of Business
  - 1. Mayor's Proclamation – [National Public Safety Telecommunications Week](#)
- F. Communications and Appearance Requests
  - 1. Kathy Petrie – Fetal Alcohol Resource Project
  - 2. Steve Gallagher, ARRC – Alaska Farmland Trust
  - 3. Sara Jansen, Community Development Coordinator – Formation of Comprehensive Plan Planning Team
  - 4. Palmer Museum of History and Art – Museum Proposal
- G. Audience Participation

#### H. Action Memorandums

1. Action Memorandum 05-023: Authorizing Mutual Aid Agreement
2. Action Memorandum 05-024: Determination of Written Appeal Initiated by the Property Owner Concerning a Map Amendment
3. Action Memorandum 05-025: Authorizing City Manager to Approve an Extension of a Lease with the Federal Aviation Administration for Palmer Airport Antenna Site
4. Action Memorandum 05-026: Review and Approve Scope of Work for Urban Revitalization Project Phase I
5. Action Memorandum 05-027: Authorizing Donation to Valley Community Recycling Solutions
6. Action Memorandum 05-030: Authorizing Request for Bids – Southwest Utility Extension Project
7. Action Memorandum 05-031: Authorizing City Manager to Enter Into Negotiations with Timothy and Else Smith for the Purchase of Property Located on Dahlia St., Tax 5035000T00A

#### I. Public Hearings on Ordinances and Resolutions

1. **Public Hearing – [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)
2. **Public Hearing – [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)
3. **Public Hearing – [Ordinance No. 05-018](#)**: Amending Section 17.08 (Definitions) of Title 17 (Zoning) to Add Definition for District (IM 05-023)
4. **Public Hearing – [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)
5. **[Resolution No. 05-007](#)**: Authorizing Thomas Healy, City Manager, and George A. Castaneda, City Finance Director, to Issue Instructions Regarding the Investment, Safekeeping and Withdrawal of Funds (IM 05-034)
6. **[Resolution No. 05-008](#)**: Supporting Governor Murkowski's Proposed Use of Amerada Hess Settlement Fund Proceeds to Improve the State's Transportation System and to Complete Other State and Municipal Capital Improvements (IM 05-038)
7. **[Resolution No. 05-009](#)**: Requesting the Alaska Legislature to Reappropriate State Fiscal Year 2006 Alaska Department of Environmental Conservation Water and Sewer Matching Grant Projects (IM 05-039)

#### J. Bids

#### K. Unfinished Business

1. **[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)
2. 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)
3. 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)

4. 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)
5. Motion to Amend Something Previously Adopted: Ordinance No. 05-004: Enacting Chapter 17.27, R4 High-Density Residential District (IM 05-032)

L. New Business

1. Report to Council Regarding Police Department Staffing Levels (IM 05-036)

M. City Manager's Report

N. City Clerk's Report

O. Record of Items Placed on the Table

P. Audience Participation

Q. Council Member Comments

R. Executive Session

1. Matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity – To discuss the purchase, including price, of property located on Dahlia St., Tax 5035000T00A

S. Adjournment

**FUTURE PALMER CITY COUNCIL MEETINGS:**

<b>Date:</b>	<b>Type of Meeting:</b>	<b>Time:</b>	<b>Notes:</b>
April 18, 2005	Work Session	6:00	Joint Work Session with the City's of Houston, Palmer and Wasilla
April 19, 2005	Work Session	6:30	Re: Economic Development
April 26, 2005	Regular	7:00	
April 28, 2005	Work Session	6:00	Joint Work Session with the City's of Houston, Palmer and Wasilla and the Mat-Su Borough re: Transportation Issues
May 10, 2005	Regular	7:00	
May 24, 2005	Regular	7:00	