

CITY COUNCIL WORK SESSION
6 P.M. TUESDAY, MAY 24, 2005
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER

REGULAR CITY COUNCIL MEETING
7 P.M. TUESDAY, MAY 24, 2005
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
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!"

**A WORK SESSION REGARDING CITY OF PALMER 2004 FINANCIAL STATEMENTS WILL
BE HELD AT 6 P.M.**

AGENDA

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
 - 1. Approval of Consent Agenda
 - a. Introduction – [Ordinance No. 05-028](#): Amending Subsection 2.58.145 B. (Nature, Form and Frequency of Reports) of Chapter 2.58 (Personnel Regulations) of the Palmer Municipal Code (IM 05-052)
 - b. Introduction – [Ordinance No. 05-029](#): Providing for Technical Amendments to Sections 17.20.030 (Conditional Uses), 17.20.060 (Set Back Requirements), 17.24.030 (Conditional Uses), 17.24.061 (Lot Area Restrictions), 17.26.030 (Conditional Uses), 17.26.061 (Lot Area Restrictions), 17.27.030 (Conditional Uses) and 17.27.060 (Lot Area Restrictions) of Title 17 (Zoning) (IM – 053)
 - 2. Minutes of Previous Meetings
 - a. [May 10, 2005](#), Regular Meeting
- E. Communications and Appearance Requests
 - 1. Pat Kilmain – Palmer Library Director
- F. Audience Participation
- G. Action Memorandums
 - 1. Action Memorandum 05-048: Authorize the City Manager to Amend a Lease Agreement with Kevin Frohling, Spring Creek Farm
 - 2. Action Memorandum 05-049: Authorize a Public Use Easement on Tract A-2, Patterson
 - 3. Action Memorandum 05-050: Placement and Installation of Web Cam(s) within the City of

Palmer

4. Action Memorandum 05-055: Approve a Non-Objection Regarding an Agreement Between Matanuska Telephone Association and the City of Palmer
 5. Action Memorandum 05-056: Authorize City Manager to Approve Subdivision Agreements Containing a Deed of Trust for the Performance Guaranty and to Accept the Engineer's Certificate Without Construction Drawings
 6. Action Memorandum 05-057: Authorize the Purchase of a Utility Easement on the Max Sherrod Subdivision
- H. Public Hearings on Ordinances and Resolutions
1. **Public Hearing** – [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)
 2. **Public Hearing** – [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)
 3. **Public Hearing** – [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)
 4. **Public Hearing** – [Resolution No. 1365 \(A\)](#): Amending the City of Palmer Fiscal Year 2005 Budget (IM 05-046)
 5. **Public Hearing** – [Resolution No. 05-012](#): Amending City of Palmer Utility Service Regulations by Allowing the Method of Certain Sewer Utility Fees for Irrigation Based on a Method of Averaging Utility Use for Residential Utility Customers and Providing for Separate Meters for Commercial Customers for Irrigation Purposes (IM 05-054)
 6. **Public Hearing** – [Resolution No. 05-013](#): Approving a Memorandum of Agreement with the Alaska Department of Transportation and Public Facilities for Maintenance of the Urban Revitalization Project (IM 05-055)
- I. Bids
- J. 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)
- K. New Business
1. Action Memorandum 05-051: Directing Administration to Draft 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"
 2. Action Memorandum 05-052: Directing Administration to Draft an Ordinance for Inclusion in Title 17 that Establishes Minimally, the Permitted, Conditional and Prohibited Uses, Standards, Square Footage and Permitting Process for Large Retail Establishments
 3. Action Memorandum 05-053: Directing Administration to Draft an Ordinance Enacting a Moratorium Within the City of Palmer for a Period of Six Months From May 24, 2005, on the Permitting or Construction of Large Retail Establishments for the Purpose of Organizing the Large Retail Establishment District Palmer Municipal Code
 4. Action Memorandum 05-54: Directing Administration to Develop and Implement a Community Design Manual

- 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. Adjournment

FUTURE PALMER CITY COUNCIL MEETINGS:

Date:	Type of Meeting:	Time:	Notes:
May 31, 2005	Special	7:00	
June 14, 2005	Regular	7:00	
June 28, 2005	Regular	7:00	
July 12, 2005	Regular	7:00	
July 26, 2005	Regular	7:00	