

**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA**

**REGULAR MEETING
THURSDAY, JULY 15, 2010
7:00 P.M. - COUNCIL CHAMBERS**

A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Kerslake at 7:01 p.m.

B. ROLL CALL, DETERMINATION OF QUORUM:

Present and constituting a quorum were Chairman Kerslake, Commissioners Madar, Kircher, Silva, and Bower. Commissioners Preslar and Weir were not in attendance. Also present were Sandra Garley, Community Development Director, and Pam Whitehead, Recording Secretary. A quorum was established.

C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Madar.

D. APPROVAL OF AGENDA: The agenda was approved as presented.

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the Regular Meeting of June 17, 2010 were approved as amended. Page 3 of 9, third paragraph, Commissioner Kircher corrected word to state "surrounding districts" not zones.

F. PERSONS TO BE HEARD: None.

G. PUBLIC HEARING: None.

H. UNFINISHED BUSINESS:

1. Discussion regarding Natural Resource Extraction Ordinance.

COMMISSIONER MADAR moved, seconded by COMMISSIONER BOWER, to enter Committee of the Whole at 7:04 p.m.

While in Committee of the Whole, the commission continued review of the draft amendment to ordinance PMC 17.36.030, proposed standards for Natural Resource Extraction CUP.

Discussion focused on at what distance to the neighboring property line could excavation take place, whether that should be 500 or 300 feet. It was suggested to follow state standards for screening, crushing, or processing operations. It was also

suggested specific language be inserted concerning the lay of slope to the property line.

Ms. Garley will research and revise the language to include following DEC standards concerning distance to the nearest residential property line, laying of the slope at no greater than 2:1 to the property line, details on equipment to be used if mineral processing is part of the application, and bring back to the next meeting for the commission's review. Her intent is to then take it as a working document to a joint meeting of the planning commission and the city council to determine if there was any further amendment prior to finalization and recommendation for adoption.

Commissioner Madar commented that he thinks over all the amendment is clear and concise, easy for people to understand, and that it protects the city.

Brief discussion ensued re hoping to schedule a joint meeting with the council prior to the commission's August meeting.

The commission exited Committee of the Whole at 7:37 p.m. There were no objections.

- I. NEW BUSINESS: None.
- J. PLAT REVIEWS: None.
- K. PUBLIC COMMENTS: None.
- L. BOARD OF ECONOMIC DEVELOPMENT REPORT:

Ms. Garley reported the Board of Economic Development met on June 28th, refining its Vision Statement and added three additional goals specifically addressing housing, industrial, and marketing the airport. Each of the eight goals will have its own subcommittee working on action steps between now and December to meet the goals. Dates to attend the BED regular meeting were discussed.

- M. STAFF REPORT:

Ms. Garley reported on the following:

- revision of Nonconforming Uses and Structures, section 17.68.050(C), concerning reconstruction after 60 percent destruction of a residential dwelling damaged by fire, flood or earthquake;
- Historic District buildings were not taken into consideration at the time the revision was drafted and she will add a new paragraph stating this provision does not apply to an historic structure located within the Historic District regardless of extent of destruction.
- Establishment of a new zoning district for the Fairgrounds. A working draft was provided for the commission's review over the next few weeks.

Brief questions followed.

N. COMMISSIONER COMMENTS:

COMMISSIONER KIRCHER inquired as to status of code enforcement since Dawn retired and asked if something could be done about the junk cars on Third Street and Eagle. Ms. Garley and David Meneses are filling in until a new person is hired.

O. ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:51 p.m.

William B. Kerlake, Sr., Chairman

Sandra Garley, Community Development Director