

A. CALL TO ORDER

A joint meeting of the Palmer City Council and Planning and Zoning Commission was held on March 20, 2007, at 6 p.m. in the council chambers, Palmer, Alaska.

Mayor Pro-Tempore Hanson called the meeting to order at 6 p.m.

B. ROLL CALL

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

Ken Erbey James Wood Richard Best
Brad Hanson Kathrine Vanover – *arrived at 6:05 p.m.*

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

Kevin Brown Dusty Silva Guy ALee
William Kerslake Darrin Hamming Mike Madar
Michael Kircher – *left at 7:07 p.m.*

Also in attendance were the following:

Tom Healy, City Manager
Janette Bower, City Clerk
Sara Jansen, Community Development Coordinator

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Madar.

D. AUDIENCE PARTICIPATION

E. NEW BUSINESS

Item 1 – Ordinance No. 07-001: Amending Title 17, Zoning, of the Palmer Municipal Code to Enact Chapter 17.54, Rural Residential District, Adding 17.08.006 Definition for Accessory Dwelling Unit, Adding 17.08.039 Definition for Bed and Breakfast and Adding 17.08.217 Definition for Home Based Commercial Business (IM 07-001)

MOVED BY:	Wood	To enter into the committee of the whole discuss ordinance no. 07-001
SECONDED BY:	Best	

VOTE ON MOTION: Carried by unanimous voice vote.			
Yes:			No:
Erbey	Wood	Best	
Hanson	Brown	Silva	
ALee	Hamming	Madar	
Kerslake	Kircher		

The council entered into the committee of the whole at 6:02 p.m. and exited at 8:14 p.m.

MOVED BY:	Wood	To remand ordinance no. 07-001 to the Planning and Zoning Commission for review pending consideration of amendments
SECONDED BY:	Best	

Council Member Vanover:

- asked the Commission to “weigh in” on the conditional use process and minimum lot size.

Council Member Best:

- asked that “an eye is cast upon” the areas which pertain to a multi-phased annexation plan;
- requested the Commission examine current properties within the City to determine minimum lot sizes; and
- noted that the Commission as seated was one of the most thought out and diverse group that the City had seen in many years.

Council Member Wood:

- asked of the timeline involved; and
- requested the Commission to maintain as much flexibility as possible within the ordinance.

Mayor Pro-Tempore Hanson:

- explained the council’s pending motion and the necessity that the ordinance return to the council;
- expressed the importance of the expansion of commercial based business within the ordinance;
- asked that lot size be reviewed in relationship to use;
- commented on the values of the outlining areas and the City’s current values; and
- spoke of the uncertainty created through the conditional use process.

Community Development Coordinator Jansen:

- expanded upon the code requirement regarding Title 17 text amendments.

VOTE ON MOTION: Carried by unanimous voice vote.			
	Yes:		No:
Erbey	Wood	Best	
Hanson	Vanover		

F. ADJOURNMENT

With no further business before the council, the meeting adjourned at 8:23 p.m.

Approved this tenth day of April, 2007.

/s/

Brad Hanson, Mayor Pro-Tempore

/s/

Janette M. Bower, CMC, City Clerk