

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on March 25, 2008, 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:

Michael Chmielewski	Richard Best – via teleconference
Brad Hanson	John Combs

Also in attendance were the following:

Dean Baugh, Deputy City Manager
Michael Gatti, City Attorney
Janette Bower, City Clerk

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Hanson.

D. APPROVAL OF AGENDA

1. Approval of Consent Agenda
 - a. Action Memorandum 08-013: Authorize the Purchase of Copier from Valley Business Machines, Inc. in the Amount of \$8179 for the Department of Community Development and Direct the City Manager to Prepare an Amendment to the 2008 Fiscal Year Budget to Appropriate the Funds
 - b. Action Memorandum 08-017: Mayor's Appointment of Erick Cordero to the Planning and Zoning Commission
2. Minutes of Previous Meetings
 - a. March 11, 2008, Special Meeting
 - b. March 11, 2008, Regular Meeting

E. COMMUNICATIONS AND APPEARANCE REQUESTS

F. AUDIENCE PARTICIPATION

Norman Kroening:

- described Alaska Digest and Technology's history of work within the state of Alaska;
- voiced concern regarding the wastewater treatment projections;

- stated his company would handle sewage from any given City within the current budget; and
- commented on the discussion with Department of Natural Resources regarding hatcheries.

Erick Cordero:

- thanked the council for his appointment to the Planning and Zoning Commission.

Patricia Boyer:

- invited the council to the celebration of the VCRS 10th Anniversary of Recycling on April 27, from 2-6 p.m.; and
- thanked the council for their \$5,000 donation.

G. PUBLIC HEARINGS

Item 1 – Ordinance No. 08-007: Amending Palmer Municipal Code Title 17, Zoning, by Enacting Section 17.56.030; Establishing Accessory Dwelling Units as Permitted Accessory Use and Structure in the Agricultural District (IM 08-006)

Mayor Combs opened the public hearing for ordinance no. 08-007. There being no one who wished to speak, the public hearing was closed and the matter was brought before the council.

MOVED BY:	Best	To adopt ordinance no. 08-007
SECONDED BY:	Chmielewski	

Special Assistant Sara Jansen:

- expanded on the passage of the ordinance enacting Accessory Dwelling Units;
- stated ordinance no. 08-007 designates the districts in which the use is permitted;
- commented on the Planning and Zoning Commissions discussion surrounding the intent of single family residential district;
- spoke of the discussion surrounding placement of the unit; and
- highlighted the affected areas on the map.

Council Member Hanson:

- inquired of the discussion surrounding the apprehension of granting the use in an R1E district; and
- inquired about the R1E district on the zoning map.
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Mayor Combs:

- commented on the size of an accessory dwelling unit.

Council Member Chmielewski:

- inquired of the number of affected units.

Council Member Best:

- commended the Planning and Zoning Commission for their attention to the intent of the R1 and R1E districts.

VOTE ON MOTION: Carried by unanimous roll call vote.

	Yes:		No:
Chmielewski Combs	Best	Hanson	

Item 2 – Ordinance No. 08-008: Amending Palmer Municipal Code Title 17, Zoning, By Amending Chapter 17.20, Chapter 17.52, and Chapter 17.56 to Allow Bed and Breakfast Establishments as a Permitted Use in the Single-Family Residential, Single-Family Residential Estate, and Agricultural Districts (IM 08-007)

Mayor Combs opened the public hearing for ordinance no. 08-008. There being no one who wished to speak, the public hearing was closed and the matter was brought before the council.

MOVED BY:	Chmielewski	To adopt ordinance no. 08-008
SECONDED BY:	Combs	

Special Assistant Sara Jansen:

- commented on the parameters and general provisions surrounding Bed and Breakfast Establishments;
- described the use as an extension of the home occupation; and
- expanded on the permitting process; and
- stated the issue of changing the no transfer process into a registration process could be addressed by the Planning and Zoning Commission.

Council Member Hanson:

- inquired of the transfer of property language;
- described a Bed and Breakfast as a business; and
- spoke against Bed and Breakfast establishments in the R1 district.

Council Member Best:

- spoke of the prohibition against cooking in the individual rooms; and
- inquired if the ordinance addressed the Borough bed tax language.

Attorney Gatti:

- described the permitting process as more of a registration process than a transfer process; and
- commented on the requirements of the Borough bed tax requirements.

Primary Amendment #1 to Main		
Moved by:	Hanson	To strike section 17.20.020
Seconded by:	Best	

Mayor Combs:

- provided his home as an example of an adequate property within an R1 district for a B & B;
- commented on the R1E district; and
- spoke of the increased traffic and lot sizes.

Council Member Hanson:

- commented on the issue of traffic and congestion;
- stated there were other adequate places within the City for Bed and Breakfast establishments; and
- described the intrusion on neighboring lots as intense.

Council Member Best:

- spoke of the additional traffic created in R1 areas; and
- stated the ordinance should be sent back to Planning and Zoning to study lot sizes.

Council Member Chmielewski:

- voiced agreement with Council Member Best; and
- inquired of the manner in which to craft language regarding allowable uses in an R1.

Vote on Primary Amendment #1: Carried by unanimous roll call vote.		
Yes:	No:	
Chmielewski Combs	Best	Hanson

Council Member Hanson:

- inquired of the affected R1E properties; and
- stated R1E was more suitable for Bed and Breakfast Establishments.

VOTE ON MOTION: Carried by unanimous roll call vote.		
Yes:	No:	
Chmielewski Combs	Best	Hanson

H. BIDS

I. ACTION MEMORANDA

Item 1 – Action Memorandum 08-014: Authorize the City Manager to Prepare an Amendment in the Amount of \$23,000 to the 2008 Fiscal Budget to Appropriate Funds for Repair Work Completed on Well No. 5

MOVED BY:	Hanson	To authorize action memorandum 08-014
SECONDED BY:	Chmielewski	

Council Member Hanson:

- asked if there were additional funds to address the issue.

Dean Baugh, Director of Administration:

- spoke of the unusual repair and the lack of appropriated funds.

VOTE ON MAIN MOTION: Carried by unanimous roll call vote.		
Yes:	No:	
Chmielewski Combs	Best	Hanson

Item 2 – Action Memorandum 08-015: Authorize the City Manager to Prepare an Amendment in the Amount of \$25,000 to the 2008 Fiscal Budget to Appropriate Funds for the Completed Repair and Maintenance of the Steam Boiler

MOVED BY:	Hanson	To authorize action memorandum 08-015
SECONDED BY:	Chmielewski	

VOTE ON MAIN MOTION: Carried by unanimous roll call vote.		
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	Yes:		No:
Chmielewski	Best	Hanson	
Combs			

Item 3 – Action Memorandum 08-016: Authorize City Manager to Enter into a Purchase Agreements for Easement Acquisition for the Transmission Main Water System Improvement Project

MOVED BY:	Chmielewski	To authorize action memorandum 08-016
SECONDED BY:	Hanson	

Attorney Gatti:

- described the property as critical to the City;
- commented on the difficulty acquiring the easements;
- spoke of the successful effort to acquire the easements;
- described each circumstance when dealing with real property as unique;
- spoke of the condemnation process within the City;
- expanded on the condemnation process outside the City limits;
- stated that if the property had gone to condemnation it would have been uncertain if the project would have built during the 2008 season; and
- provided a rough estimate of attorney fees and stated that should the process turn to condemnation, the project would not be finished this year.

Council Member Hanson:

- referred to the policy regarding acquisition of right-of-way; and
- questioned whether condemnation was a better option.

Dave Lundin, Hattenburg, Dilley and Linnell:

- commented on the acquisition policy and its success when dealing with a cooperative landowner;
- described the complexity of the project;
- spoke of the importance of the water pipe;
- stated if there were a problem with the pipe, the lower elevation of the City would be without water; and
- expanded on the easement acquisition and the scope of the project.

VOTE ON MAIN MOTION: Carried by unanimous roll call vote.		
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	Yes:		No:
Chmielewski	Best	Hanson	
Combs			

Item 4 – Action Memorandum 08-018: Authorize the No Cost Land Lease Agreement, Contract Number DTFAAL-07-00050, between the Federal Aviation Administration (FAA) and the City of Palmer, and Authorize FAA to Establish, Operate, and Maintain Air Traffic Control, Navigation, Communication, and Weather Reporting Facilities at the Palmer Municipal Airport

MOVED BY:	Chmielewski	To authorize action memorandum 08-017
SECONDED BY:	Combs	

VOTE ON MAIN MOTION: Carried by unanimous roll call vote.

<p style="text-align: center;">Yes:</p> <p>Chmielewski Best Hanson Combs</p>	<p style="text-align: center;">No:</p>
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J. UNFINISHED BUSINESS

K. NEW BUSINESS

L. CITY MANAGER’S REPORT

M. CITY CLERK’S REPORT

City Clerk Bower reported on the following:

- Joint Borough/Tri-Cities meeting on March 27, 2008.

N. MAYOR’S REPORT

Mayor Combs reported on the following:

- Long Range Transportation Plan meetings;
- Donation to the Skateboard Park;
- April 24 public information meeting/membership regarding the Skateboard Park at the Depot;
- Meeting with Lobbyist Royce Weller;
- House Bill 369 and Senate Bill 303;
- Regional Wastewater Treatment Plant;
- Breakfast Prayer meeting with Governor Palin; and
- Palmer Mayor’s Cup for Japanese Speech Contest.

O. RECORD OF ITEMS PLACED ON THE TABLE

P. AUDIENCE PARTICIPATION

Q. COUNCIL COMMENTS

Council Member Chmielewski:

- provided an update on the improvements on the council chambers.

R. ADJOURNMENT

With no further business before the council, the meeting adjourned at 8:07 p.m.

Approved this eighth day of April, 2008.

/s/

John C. Combs, Mayor

/s/

Janette M. Bower, CMC, City Clerk