

REGULAR CITY COUNCIL MEETING
7:00 P.M. TUESDAY, JANUARY 11, 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 PERSINGER](#)

“Alaska at its Best!”

AGENDA

- A. Call to Order
- B. Roll Call, Determination of Quorum
- C. Approval of Agenda (With the approval of the agenda, the Consent Agenda is adopted as presented)
- D. Pledge of Allegiance
- E. Meeting Minutes
 - 1. [December 23, 2005](#), Special Meeting
 - 2. [December 28, 2004](#), Regular Meeting
- F. Consent Agenda (All ordinances introduced on the consent agenda will be scheduled for public hearing during the next regular council meeting)
 - 1. Introduction – [Ordinance No. 05-001](#): Amending Chapter 17.20 (R-1 Single Family Residential District) Increasing Minimum Lot Size (IM 05-001)
 - 2. Introduction – [Ordinance No. 05-002](#): Amending Chapter 17.24 (R-2 ~~Low Medium~~ Density Residential District), 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 05-002)
 - 3. Introduction – [Ordinance No. 05-003](#): Amending Chapter 17.26 (R-3 Medium Density Residential District), Downzoning its Uses To No More Than Eight Dwelling Units Per Lot, Removing Hospitals as a Conditional Use, Increasing Minimum Lot Width, Decreasing Density, and, For Buildings Built After June 30, 2005, Increasing Side Yard Setbacks (IM 05-003)
 - 4. Introduction – [Ordinance No. 05-004](#): Enacting Chapter 17.27, R-4 High-Density Residential District (IM 05-004)
 - 5. Introduction – [Ordinance No. 05-005-Z-1](#): Downzoning 162 Tax Parcels From R-2 (Medium Density Residential District) To The Adopted R-2 (Low Density Residential District) Ordinance (No. 05-002) Which Downzones Uses To No More Than Four Dwelling Units Per Lot, Removes Mobile Home Courts and Hospitals As a Conditional Use, Increases Minimum Lot Width, Decreases Density, Decreases Maximum Lot Coverage, and, for Buildings Built After June 30, 2005, Increases Side Yard Setbacks (IM 05-006)

6. Introduction – [Ordinance No. 05-006-Z-2](#): Rezoning 43 Tax Parcels From R-2 (Medium Density Residential District) To The Adopted R-3 (Medium Density Residential District) Ordinance (No. 05-003) Which Downzones Uses To No More Than Eight Dwelling Units Per Lot, Removes Hospitals As a Conditional Use, Increases Minimum Lot Width, Decreases Density, Decreases Maximum Lot Coverage, and, for Buildings Built After June 30, 2005, Increases Side Yard Setbacks (IM 05-007)
 7. Introduction – [Ordinance No. 05-007-Z-3](#): Rezoning 106 Tax Parcels From R-2 (Medium Density Residential District) To The Adopted R-4 (High-Density Residential District) Ordinance (No. 05-004) Which Enacts Chapter 17.27, R-4 High-Density Residential District (IM 05-008)
- G. Communications and Appearance Requests
1. Sara Jansen – City of Palmer Community Development Coordinator
- H. Borough Representative's Report
- I. Audience Participation
- J. Hearings, Ordinances and Resolutions
1. Public Hearing – [Ordinance No. 649-Z-77](#): Rezoning Tax Parcel Palmer West, Lots 1–8 and 10–25, Block 1, Lots 1–11, Block 2, Lots 1–5, Block 3 From R-1, Single Family Residential District to R-1E, Single Family Residential Estate District (IM 04-023)
 2. Public Hearing – [Ordinance No. 650-Z-78](#): Rezoning Tax Parcel T17N, R2E, S4, C-9 (518 E. Cope Industrial Way) From R-2, Single Family Residential District to BP, Business Park (IM 04-024)
 3. Public Hearing – [Ordinance No. 651-Z-79](#): Rezoning Tax Parcel T17N, R2E, S-4, D-24, (NHN N. Thuma St.) From R-1, Single Family Residential District to R-2, Medium Residential District (IM 04-025)
 4. Public Hearing – [Ordinance No. 652-Z-80](#): Rezoning Tax Parcel T17N, R2E, S4, D-26 (NHN N. Thuma St.) From R-1, Single Family Residential District to C-G, General Commercial (IM 04-026)
 5. Public Hearing – [Ordinance No. 653-Z-81](#): Rezoning Tax Parcel Palmer Municipal Airport, Lot 7, Block 1 From P, Public District to A-I, Airport Industrial District (IM 04-027)
 6. Public Hearing – [Ordinance No. 654-Z-82](#): Rezoning Palmer Municipal Airport, Lots 9–14, 19–21, 23–25 and 33, Block 3 From P, Public District to A-C, Airport Commercial District (IM 04-028)
 7. Public Hearing – [Ordinance No. 655-Z-83](#): Rezoning Tax Parcel E.J. LeDuc Subdivision, Lots 6–10, Block 13 From C-L, Limited Commercial District to R-2, Medium Density Residential District (IM 04-029)
 8. [Resolution No. 05-001](#): Supporting the Mat-Su Juvenile Assessment Center (IM 05-005)
- K. Bids
- L. Unfinished Business
- M. New Business
1. Approve Lease Rate Increase for Palmer Airport Lease Nos. 81-2, 81-3, 91-1, 91-2, 96-1, 97-1, 00-1 and 00-2 (AM 05-001)
 2. Authorize the City Manager to Enter Into a Joint Purchase Agreement with ProComm Alaska for the Purchase of Radios (AM 05-002)
- N. City Manager's Report

- O. City Clerk's Report
- P. Audience Participation
- Q. Council Comments
- R. Adjournment

FUTURE PALMER CITY COUNCIL MEETINGS:

Date:	Type of Meeting:	Time:	Notes:
January 20, 2005	Work Session	6:00	Joint work session with Borough, City of Wasilla and City of Houston regarding transportation issues. The meeting will be held at the Wasilla Sports Complex.
January 25, 2005	Regular	7:00	
January 27, 2005	Work Session	6:30	Joint work session with the Planning & Zoning Commission regarding the University of Washington project.
February 8, 2005	Regular	7:00	
February 15, 2005	Work Session	6:30	Joint work with the Planning & Zoning Commission regarding text amendments to commercial zoning designations.
February 22, 2005	Regular	7:00	