

**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, FEBRUARY 19, 2009
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 Kircher at 7:00 p.m.

B. ROLL CALL, DETERMINATION OF QUORUM:

Present and constituting a quorum were Chairman Kircher, Commissioners Madar, Kerslake, Hamming, and Silva. Also present were Sandra Garley, Community Development Director, and Dawn Webster, Recording Secretary.

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

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

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the Regular Meeting of January 15, 2009 were approved as corrected.

F. PERSONS TO BE HEARD: None.

G. PUBLIC HEARING:

1. Request for Zoning Map Amendment, Lot 1A, Deneke Park, formerly known as Lot 1, Deneke Park, from C-L, Commercial Limited District to P, Public Use District.

Ms. Garley provided the staff report advising the public notice requirements were met and there were no objections received. The property is the former location of Valley Hospital, it is now owned by the State of Alaska. The property had been previously zoned P, then revised to C-L at the request of the hospital, and is now being used again for a public purpose and therefore should be rezoned to P. Currently the property has split zoning due to the combining of Lots 1 and 2 into one new lot.

The public hearing was opened and closed at 7:07 p.m. as there was no one present to speak to the rezone issue.

COMMISSIONER MADAR moved, seconded by CHAIRMAN KIRCHER, to rezone Lot 1A, Deneke Park, formerly known as Lot 1, Deneke Park, from C-L, Commercial Limited District, to P, Public Use District.

Commissioner Madar spoke in favor of the rezone and stated the use is compatible with the surrounding land uses.

Discussion of Findings of Facts:

Madar	Kerslake	Hamming	Cordero	Silva	Kircher
1. The proposed change is in accordance with the borough and city comprehensive plans.					
Y	Y	Y	A	Y	Y
2. The proposed change is compatible with the surrounding zoning districts and the established land use pattern.					
Y	Y	Y	A	Y	Y
3. Public facilities such as schools, utilities and streets are adequate to support the proposed change.					
Y	Y	Y	A	Y	Y
4. Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change.					
Y	Y	Y	A	Y	Y
5. The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).					
Y	Y	Y	A	Y	Y

Findings

- (1) The requested change is in accordance with Chapter 6 Land Use, Goal 3 of the Comprehensive Plan because it does support the continuation of institutional and appropriate industrial uses. Also it does provide for the continuation and expansion of Palmer’s traditional role as a center for institutional and governmental users for the Mat-Su Borough and State as referenced in Objective A of Goal 3.
- (2) The courthouse, borough offices, recreation areas are all public uses and they are located in the immediate vicinity.
- (3) It is not anticipated there will be any need for upgrades in public facilities because the site was previously used for Valley Hospital and public utilities and roads are already in place.
- (4) The conversion of the commercial activity, Valley Hospital, to a public use for state offices is the changed condition.
- (5) The public’s interest in the property will be protected by ensuring compatible public uses on the entire lot. The owner will be assured that the same zoning regulations will be applied to the entire lot.

VOTE ON MOTION: MOTION CARRIES UNANIMOUSLY

2. Request for Zoning Map Amendment, Lots 1 and 2, Raven’s Ridge Subdivision, from R-1, Single-Family Residential, to R-1E, Single-Family Residential Estate District

Ms. Garley provided the staff report and stated and stated all public notice requirements were met and no objections were received. The property was platted in 2006 and the property owners request the change to allow greater flexibility in the use of their land. The existing lot sizes exceed the minimum lot size required for an R-1E designation.

The public hearing was opened and closed at 7:17 p.m. as there was no one present to speak to the issue.

COMMISSIONER MADAR moved, seconded by COMMISSIONER KERSLAKE to rezone Lots 1 and 2, Raven’s Ridge Subdivision form R-1, Single-Family Residential District, to R-1E, Single-Family Residential Estate District.

Commissioner Madar spoke in favor of the requested rezone and stated he is in favor of larger lots with greater flexibility of use. Commissioner Kerslake concurred.

Findings of Fact:

Madar	Kerslake	Hamming	Cordero	Silva	Kircher	
1. The proposed change is in accordance with the borough and city comprehensive plans.						
Y	Y	Y	A	Y	Y	
2. The proposed change is compatible with the surrounding zoning districts and the established land use pattern.						
Y	Y	Y	A	Y	Y	
3. Public facilities such as schools, utilities and streets are adequate to support the proposed change.						
Y	Y	Y	A	Y	Y	
4. Changed conditions affecting the subject parcel or the surrounding neighborhood support the proposed change.						
Y	Y	Y	A	Y	Y	
5. The proposed change is consistent with the public welfare and does not grant a special privilege to the owner(s).						
Y	Y	Y	A	Y	Y	

- (1) The request meets the intent of the Comprehensive Plan, Chapter 6, Land Use, Goal 2 because it will maintain high quality residential neighborhoods; promote development of a range of desirable new places to live in Palmer and, Objective B states that there is a need to provide areas for single family housing appealing to the upper end of the housing market.
- (2) Land use in the surrounding zoning districts is primarily single-family residential, therefore the change is compatible with the area.
- (3) It is not anticipated there will be any need for upgrades in public facilities due to the requested change because the allowable residential density of both lots will be reduced.
- (4) There are no known changed conditions affecting these lots; it is the desire of the property owners to have more flexibility in the use of the lots.
- (5) No special privilege will be realized by the owners; they are seeking more flexibility in the use of their land.

H. UNFINISHED BUSINESS:

Draft Categories for Recommending CIP Projects

Ms. Garley provided a new matrix for the commissioner’s consideration when scoring the Capital Improvement Projects. The matrix addressed proposed timeframe considerations.

Chairman Kircher opened the discussion. COMMISSIONER MADAR moved, seconded by COMMISSIONER KERSLAKE, to enter into a Committee of the Whole.

VOTE ON MOTION: MOTION CARRIED UNANIMOUSLY

The Commission entered the Committee of the Whole at 7:35 p.m. and exited at 9:00 p.m. by unanimous vote.

The commissioners discussed their individual scoring methods on the five projects previously selected (Golf Course Clubhouse, Soccer Fields, Public Library Expansion, Storm Water Improvements, and Insulation Replacement).

Following the review of the scores, the following directions were received by staff:

1. Combine categories 8 and 9 into one category indicating whether the project has user support and public support;
2. Number the categories for ease of reference; Add category 16 addressing Land; Projects that "Require land acquisition", +5 for land that cannot be duplicated, +2 for Land with redesign can be duplicated, 0 for land can easily be duplicated, and -5 land is not ideal for the project; and
3. Both matrixes will be used to evaluate the projects; and
4. Make the matrix fit on one side of one page.

I. NEW BUSINESS: None

J. PLAT REVIEWS: None

K. PUBLIC COMMENTS: None.

L. STAFF REPORT:

Ms Garley advised of the annexation meeting to be held at 6:00 p.m., on March 2, 2009 with the consultant Chris Beck of Agnew::Beck and requested three members of the commission attend the meeting. Commissioners Madar, Kerlake and Chairman Kircher stated they would attend.

An additional meeting is scheduled for Wednesday, February 25, at 1:30 p.m.; Ms. Garley requested one member attend the meeting. Commissioner Silva advised she would attend.

Sara Jansen has requested questions be submitted for inclusion in the Conference Center RFP for the scope of work for the consultant.

M. COMMISSIONER COMMENTS:

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:34 p.m.

Michael A. Kircher, Chairman

Dawn U. Webster, Recording Secretary