

A. CALL TO ORDER

A regular meeting of the Palmer City Council was held on October 26, 2004, at 7:00 p.m. in the council chambers, Palmer, Alaska.

Mayor Combs called the meeting to order at 7:00 p.m.

B. ROLL CALL, DETERMINATION OF A QUORUM

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

Kathrine Vanover	Brad Hanson
Ken Erbey	Jim Wood
Tony Pippel	
John Combs	

Also in attendance were the following:

Tom Healy, City Manager
Jack Snodgrass, City Attorney
Pam Whitehead, Recording Secretary

C. APPROVAL OF AGENDA

The agenda was approved as presented.

D. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Vanover.

E. APPROVAL OF MINUTES

Item 1 – October 11, 2004, Special Meeting – The minutes were approved as presented.

Item 2 – October 12, 2004, Regular Meeting – The minutes were approved as presented.

F. CONSENT AGENDA

G. COMMUNICATIONS AND APPEARANCE REQUESTS

1. Allan Ossakow – Finance Director, City of Palmer

Reported on the following:

- Presented a printout of revenue and expense versus budget as of September 30, 2004;
- Also presented a year to date report, this year versus last year, for the same time period;

- The variations primarily related to the addition of personnel in 2004. Brief questions and discussion followed concerning dispatch, Mat-Maid, internet technology and software.

H. BOROUGH REPRESENTATIVE’S REPORT

I. AUDIENCE PARTICIPATION

J. HEARINGS, ORDINANCES AND RESOLUTIONS

Item 1 – Public Hearing –Ordinance No. 645-Z-76: Rezoning Tax Parcel Palmer West, Lot 14, Block 1 (810 N. Helen Drive), from R-1, Single Family Residential District, to R-2, Medium Density Residential District, Subject to Special Limitations

Mayor Combs stated that this item was postponed from a previous meeting.

MOVED BY:	Pippel	To adopt Ordinance No. 645-Z-76.
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing on Ordinance No. 645-Z-76. The following members of the public testified:

Mike Madar, testified in opposition to R-2; stated it would be spot-zoning; noted the surrounding area is Agriculture and R-1E; suggested in order to be consistent, the best course would be for the owners to subdivide their land; that there is no need to put one R-2 in the midst of Agricultural and R-1E.

Cherie Tomlinson, neighbor across the street from subject parcel, opposed R-2, regardless of special limitations; spoke to the water problem in area and the added traffic; that it would not be good for their neighborhood.

Julie Blankenship, property owner, testified in support; noted that they have spent nearly \$5,000 on the property prior to being annexed; that they have presented their plans and wish to continue; that they have agreed to the special limitations; that they have reduced their plans and will build only one unit as opposed to two; that they can't afford to lose the money they've already invested.

There being no other persons to testify, Mayor Combs closed the public hearing and brought the matter back before the council.

Council Member Wood argued in opposition; pointed out that the area had been developed into larger size lots for larger size homes befitting the R-1E category; that to interject an R-2 property would destroy the effect of the zoning. He suggested that the owners have the option to subdivide in order to build the additional house. Council Member Wood pointed out that the Planning & Zoning (P&Z) Commission had a problem with the issues as well, noting the issue of granting a special privilege.

At the request of Council Member Wood, Attorney Snodgrass addressed the issue of special privilege, noting it was not clear to him that it would be a special privilege with the special limitations attached; that technically the property is still R-1 with nonconforming use status; that R-2 with special limitations, which the owner has agreed to, is an attempt to reach a reasonable accommodation based on the owner's prior expenditure. Mr. Snodgrass voiced concern at the

suggestion of re-subdividing; cautioned that in the worst-case scenario the property owners could legally subdivide the property into six to eight lots. He suggested that the R-2 with special limitations may be significantly more restrictive and have less of an impact on the neighborhood than R-1 subdivided.

Council Member Pippel inquired as to expected waterline service to the area – approximately October of next year. Mr. Healy was not sure that subdividing would work in this case because of DEC requirements for onsite utilities and minimum lot size of 40,000 sf..

Council Member Hanson commented that this is one of those agonizing decisions where the city must do what is best for the neighborhood versus how the property owner wants to develop their property and work that had begun prior to annexation. He argued in opposition to R-2 for the reason that the city is trying to promote the benefits of the zoning code for protection of the neighbors.

Council Member Pippel spoke in opposition; acknowledged the property owner's good faith investment of \$5,000 in a septic system that predate annexation, however, questioned whether it constitutes a substantive investment. He stated that when weighed against protection of the surrounding neighborhood; thinks the proposed development would be out of character and that it could impact the area for a long time to come; suggested there are other ways that the property owner could recover the investment through judicious use of their property.

Council Member Erbey concurred with the opposition to R-2; that it was like trying to put a square peg in a round hole; added that he believes property values will appreciate if the area is zoned R-1E, possibly allowing the property owner to recoup their investment.

Mayor Combs spoke in support; acknowledged that P&Z was not in favor for reason that it would create spot-zoning, which the city must avoid if at all possible. He explained that because of the extensive list of special limitations that very closely meets R-1E requirements that thinks it is the right thing to do in this situation; stated that it doesn't fit, and it's not going to fit, but it is there, and the investment has been made.

Questions of staff and discussion ensued regarding existence of other rental properties in the area and the status of the rezoning of the other parcels in Palmer West Subdivision. Ms. Jansen stated it would progress through P&Z in November and expects it would come before the council at its first meeting in December.

VOTE ON MAIN MOTION:	Failed by 4/2 (Vanover; Combs in favor) voice vote.
-----------------------------	---

K. BIDS

L. UNFINISHED BUSINESS

Item 1 – Ordinance No. 637-Z-69: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning an Amendment to the Zoning Map Instituted by the Commission to Rezone Tax Parcel 17N02E04D005 from R-1, Single Family Residential District, to R-2, Medium Density Residential

Mayor Combs stated this item was postponed from the September 28 meeting to allow staff and the applicant to provide more detail on the proposed development.

[Motion on table, restated for convenience]:

MOVED BY:	Pippel	To adopt Ordinance No. 637-Z-69.
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing on 637-Z-69. The following persons testified:

Lance Smith, project manager for DG Smith Builders on the recently completed Mountain Rose Estates, testified that he believes Carleson Custom Homes will continue the same quality of work; presented a letter from Susan W. Sevilla, one of the homeowners in Mountain Rose Estates.

There being no other persons to testify, Mayor Combs closed the public hearing. Questions of staff and the applicant ensued regarding the site plan.

M/M by Pippel, to amend to the proposed ordinance to attach the following special limitations:

- (1) Require development according to the submitted site plan;
- (2) Retain vegetation on property boundaries to the extent practicable;
- (3) Coordinate street intersection on Thuma north of the railroad tracts with developer of property to the east to provide an aligned intersection.

Seconded by Hanson. **Motion carried** by unanimous voice vote.

M/M by Wood, **Seconded** by Pippel, to further amend to include an additional special limitation, that two-family dwellings, and insofar as practical single-family dwellings, shall be constructed in the style of adjacent Mountain Rose Estates. Following further discussion and inquiries of the applicant, Council Member Wood **withdrew** his amendment, with Council Member Pippel concurring.

M/M by Pippel, **Seconded** by Hanson, to add the standard attorney-recommended special limitations:

- (4) The above limitations are minimal limitations and are subject to any greater restrictions and limitations required by law; and
- (5) In accordance with PMC 17.80.040 B.2.b, this rezoning ordinance becomes effective only upon the written consent of all the owners of the property, and the fully signed consent form being delivered to the city clerk within 60 days of Council action; otherwise, this ordinance is not effective and the property is not rezoned.

Motion carried by unanimous voice vote.

VOTE ON MAIN MOTION:	Motion as amended with special limitations, carried by unanimous voice vote.
----------------------	--

Item 2 – Ordinance No. 639-Z-71: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning an Amendment to the Zoning Map Instituted by the Commission to Rezone Tax Parcels 17N02E04D024 and 17N02E04D026 from R-1, Single Family Residential District, to C-L, Limited Commercial

Mayor Combs noted that this ordinance was postponed from the September 28 meeting to allow staff and the applicant to provide more detail on the proposed development and consider special limitations.

[Motion on table, restated for convenience]:

MOVED BY:	Pippel	To adopt Ordinance No. 639-Z-71.
SECONDED BY:	Erbey	

Mayor Combs opened the public hearing. The following person testified:

Connie Vann, of Sundance Construction Co., submitted a written letter in support of the proposed zoning to C-L; stated she was present to respond to any questions the council may have.

There being no others wishing to testify, the public hearing was closed and the matter brought back before the council.

Discussion ensued regarding private versus public driveways. Manager Healy addressed questions that were raised at last meeting: noted airport noise does not appear to be an issue; that the proposed street meets city width requirements but does not meet right-of-way requirements. He stated that the code requires all buildings to be served by a public or private roadway; that approval of a private roadway would have to be contingent upon P&Z Commission approval. City Manager Healy emphasized the fact that if a private roadway is approved; conditions must be imposed requiring that it remain a private roadway. He stated the number one concern is for safety where the site plan shows the road entering Thuma Street immediately adjacent to the railroad track. He suggested that the special limitations outlined in his memo be imposed.

Council Member Wood spoke against any type of commercial zoning designation for the parcels and stated that everything proposed in the residential project can be accomplished under R-3, including the proposed mini-storage as an "other compatible use" per the code. He stated that it is his understanding that part of what the council wants to accomplish is the removal of residential uses from commercial zones because of their incompatibility. He stated that he noticed some things on the site plan that would need to be adjusted such as room for snow removal and insufficient setbacks on the rear yards. Council Member Wood stated that on the whole, he likes the site plan, thinks it is progressive, and that it fits in with the comp plan calling for more diversified housing.

Council Member Pippel concurred that R-3 would be more appropriate for the residential project, but disagreed as to the mini-storage not being a commercial business, for which C-L is the most appropriate. He questioned whether it would be fair or reasonable to ask the owner to delay their project by two or three months to begin the process over with a new request for R-3 when the same thing can be accomplished by imposing special limitations on a C-L class. He encouraged a vote for approval with special limitations.

Brief discussion ensued as to the time involved and the process to change the request from C-L to R-3. The applicant stated that they began the process in good faith a year ago and that it would be preferable to change the site plan to comply with city requirements rather than start the process over.

M/M by Hanson, **Seconded** by Pippel, to amend the ordinance as to parcel D24, attaching the following special limitations:

- (1) Require development according to a site plan approved by the city;
- (2) Require setbacks of at least 25' on the west and north sides of the property;
- (3) Require vegetation buffers on the north and west property boundaries;

- (4) Require construction of a 6-foot solid fence on the west property boundary, unless it can be proven that a vegetation buffer is sufficient;
- (5) Require Planning Commission approval of a private roadway;
- (6) Require location of the entry road a safe distance from the railroad track, at a location that is agreeable to the owner and the city;
- (7) The above limitations are minimal limitations and are subject to any greater restrictions and limitations required by law; and
- (8) In accordance with PMC 17.80.040 B.2.b, this rezoning ordinance becomes effective only upon the written consent of all the owners of the property, and the fully signed consent form being delivered to the city clerk within 60 days of Council action; otherwise, this ordinance is not effective and the property is not rezoned.

[The meeting recessed for a break at 8:30 p.m.; called back to order at 8:43 p.m.]

Council Member Hanson explained, regarding the fence and vegetation, that to the north properties are zoned C-L, a compatible zoning district, but properties to the west are not compatible. He stated that at the western boundary he would like to see a vegetation buffer as well as a solid fence incorporated, unless it can be proven to Mr. Healy that a vegetation buffer is sufficient.

Council Member Pippel spoke to concerns surrounding private roadways, not only in terms of maintenance and clearing snow, but emergency vehicle traffic. He argued that he is not convinced a private roadway will meet city needs; that he sees no reason why the developer shouldn't be required to provide roads and access to the standards required of everyone else. He stated that if the ordinance was adopted, the city would be set a precedent that would be regretted in the future.

Mr. Healy explained the standard requirements for residential city streets; pointed out that this development, as well as any development is required to meet code requirements in terms of fire protection, access, etc. and these details would be worked out before the development can be approved.

Council Member Hanson spoke in support; stated this is an attractive development, complete with green space, play area for kids, a community building, better parking accommodations and a better development plan than previous development plans. He stated that he believes the city is moving in the right direction to assure compatibility with neighborhoods and the standards the council is working towards are close to being accomplished with the development. Council Member Hanson stated that he understands the concern about the roadway, but believes an acceptable agreement can be reached and encouraged a vote in favor.

Motion on Amendment (parcel D24): Carried by unanimous voice vote.

M/M by Pippel, **Seconded** by Hanson, to amend the ordinance, as to parcel D26, attaching the following special limitations:

- (1) Require development according to a submitted site plan approved by the city;
- (2) Require development to be limited to a mini-storage facility; and
- (3) Standard special limitations related to minimal limitations subject to greater restrictions required by law, and subject to prior written approval of all owners of the property.

Motion on Amendment (parcel D26): Carried by unanimous voice vote.

Further discussion ensued regarding procedures if the motion is defeated and the timing involved in bringing a new application forward, public interest involved with private roadways, and concern over setting precedents.

Mayor Combs stated that he likes the concept of the site plan and the development, but doesn't believe there is enough room to accomplish what the developer wants and provide the needed access by the city regardless of whether it is a private or public road. He voiced his agreement with the concerns regarding emergency services and stated that he does not favor private roads within the city.

VOTE ON MAIN MOTION:	Motion on 639-Z-71, as amended with special limitations, Failed by voice vote of 5/1 (Hanson in favor).
----------------------	---

Item 3 – Ordinance No. 642-Z-74: Ratifying the Recommendation of the City of Palmer Planning and Zoning Commission Concerning an Amendment to the Zoning Map Instituted by the Commission to Rezone Tax Parcel 17NR2ES5A027 from R-1, Single Family Residential District, to C-G, General Commercial.

Mayor Combs explained that this item was postponed at last meeting at the request of the property owner because he was out of town at the time.

MOVED BY:	Pippel	To adopt Ordinance No. 642-Z-74 with Special Limitations.
SECONDED BY:	Vanover	

Mayor Combs opened the public hearing on 642-Z-74. The following person testified:

John Nolin, property owner, explained that he was initially going to request a C-L zoning designation, but changed to C-G, based on discussions with city administration regarding mini-storage facilities; stated he is in favor of imposing special limitations to protect the neighbors; noted he has provided a good buffer, leaving 25-30' of natural vegetation between his property and the neighboring residential area; plans to plant evergreens to mitigate the impact when there are no leaves on the trees in winter; noted he has approximately three-quarters of a million invested and is currently utilizing 2-1/2 acres out of a 6-acre parcel; expects that over the course of five or six years he will maximize the use of the parcel; assured that he will continue be a good neighbor and leave sufficient buffers; asked that he be allowed to continue his business; that it provides a needed service to the area; that 158 of the storage units are rented to people with Palmer addresses, comprising about 73 percent of the total units; asked the requested zoning be approved with special limitations.

Questions were posed to the property owner. Mr. Nolin voiced his agreement with the P&Z recommendation limiting development to mini-storage and related activities. Mr. Nolin defined "related activities" and spoke to hours of operation (8 am to 9 pm) and lighting (lights automatically turn off at 9 pm and the gate closes); spoke to access; noted he lives on the property.

There being no others to testify, the public hearing was closed.

Mayor Combs noted that the proposed ordinance already contains one special limitation, as recommended by the P&Z Commission:

- (1) To allow only mini-storage and related activities on subject parcel.

Council Member Wood stated that he has no objection to Mr. Nolin's business or its location but doesn't believe C-G is an appropriate classification in the middle of this residential area. He reiterated his argument that C-L is the more appropriate classification for mini-storages and since Mr. Nolin has no immediate plans for expansion, he doesn't feel that anything would be lost by defeating the motion and beginning the process for C-L.

M/M by Pippel, **Seconded** by Vanover, to amend the ordinance, adding the following special limitations:

- (5) The above limitations are minimal limitations and are subject to any greater restrictions and limitations required by law; and
- (6) In accordance with PMC 17.80.040 B.2.b, this rezoning ordinance becomes effective only upon the written consent of all the owners of the property, and the fully signed consent form being delivered to the city clerk within 60 days of Council action; otherwise, this ordinance is not effective and the property is not rezoned.

Motion on Amendment Carried by unanimous voice vote.

M/M by Pippel, **Seconded** by Erbey, to amend the ordinance to further add the following limitations based on the attorney's recommendation:

- (2) Require hours of operation to be limited to 7 am to 9 pm;
- (3) Require a 25' vegetative buffer on all sides of the property to be enhanced with evergreens over time;
- (4) Require that lighting not be operated outside the hours of operation

Motion on Amendment Carried by a voice vote of 5/1 (Hanson opposed).

VOTE ON MAIN MOTION:	Motion on 642-Z-74, as amended with special limitations, Carried by unanimous voice vote.
----------------------	---

Item 4 – Ordinance No. 644: Repealing Chapter 3.20 (Purchasing) and Adopting Chapter 3.21 (Purchasing and Contracts) of Title 3 (Revenue and Finance) of the Palmer Municipal Code

Mayor Combs stated it has been requested to postpone consideration of this ordinance until the first meeting in November to allow staff additional time on amendments.

MOVED BY:	Pippel	To postpone consideration of Ordinance No. 644 until the next regular meeting in November.
SECONDED BY:	Wood	

Mr. Healy updated the council on the status of the ordinance and explained the proposed changes; noted he would present the revised version at the next meeting. Brief questions followed.

VOTE ON MAIN MOTION:	Motion carried by unanimous voice vote.
----------------------	---

M. NEW BUSINESS

Item 1 – Appointment to Fill Council Vacancy

Mayor Combs nominated Steve Carrington to fill the council vacancy.

MOVED BY:	Hanson	To accept the Mayor's nomination to appoint Steve Carrington to the vacant council seat.
SECONDED BY:	Erbey	

VOTE ON MAIN MOTION:	Motion Carried by unanimous voice vote.
----------------------	---

Item 2 – Authorize City Manager to Enter Into an Agreement with the Engineering Firm Selected in the Proposal Process for the Negotiated Amount and Authorize Expenditure of Funds for the Design Phase of the South Felton Street Project (AM 04-013)

MOVED BY:	Hanson	To authorize an agreement with the engineering firm selected in the proposal process for the negotiated amount and authorize expenditure of funds for the design phase of the South Felton Street Project.
SECONDED BY:	Erbey	

VOTE ON MAIN MOTION:	Motion Carried by unanimous voice vote.
----------------------	---

Item 3 – Authorize City Manager to Enter into a Professional Services Agreement in the amount of \$22,050.00 for Professional Design Services for Steel Water Main Replacement in South Chugach Street from East Fireweed Avenue to Cope Industrial Way (AM 04-014)

MOVED BY:	Pippel	To authorize the manager to enter into a PSA in the amount of \$22,050.00 for professional Design services for the steel water main replacement in South Chugach Street from East Fireweed to Cope Industrial Way.
SECONDED BY:	Hanson	

VOTE ON MAIN MOTION:	Motion Carried by unanimous voice vote.
----------------------	---

Item 4 – Authorize Change Order with Wolverine Construction for Bleacher Seating and Dasher Boards for the Palmer Ice Arena (AM 04015)

MOVED BY:	Pippel	To authorize the Change Order with Wolverine Construction for bleacher seating and dasher boards for the Palmer Ice Arena in an amount not to exceed \$140,690.00.
SECONDED BY:	Vanover	

VOTE ON MAIN MOTION:	Motion Carried by unanimous voice vote.
----------------------	---

Item 5 – Authorize Purchase of Wiederkehr Property (AM 04016)

MOVED BY:	Pippel	To authorize the purchase of the Wiederkehr property.
SECONDED BY:	Vanover	

City Manager Healy explained that the city's replat of the airport property involves the vacation of a section line easement that provides legal access to the 3.5-acre Wiederkehr property between the airport and the Matanuska River. He stated that a condition of the platting board in the approval of the final plat was that the City either provides the Wiederkehr property with alternative legal and physical access or purchase the property. He explained that due to difficulties of terrain and conflicts with the golf course in providing access, it is more cost-effective for the City to purchase the property. Mr. Wiederkehr has proposed a price of \$3,000.

M/M by Pippel to amend the motion to accept Mr. Wiederkehr's offer and increase the amount to \$3,250.

Seconded by Vanover. Motion on amendment carried by unanimous voice vote.

VOTE ON MAIN MOTION:	Motion, as amended, carried by unanimous voice vote.
----------------------	--

Item 6 – Discussion of October 19, 2004 Budget Work Session.

City Manager Healy explained that the item is on the agenda to give the council an opportunity

to acknowledge on the record the work session. He directed attention to his memo in the packet on the 2005 Budget Work Session. Brief discussion followed.

Item 7 – Reschedule November 9 Regular Meeting.

Mayor Combs explained that because several council members will be out of town on November 9th, it would be necessary to reschedule the regular meeting to November 16, 2004.

MOVED BY:	Pippel	To reschedule the November 9 regular meeting to November 16, 2004 at 7:00 p.m.
SECONDED BY:	Vanover	

VOTE ON MAIN MOTION:	Motion Carried by unanimous voice vote.
----------------------	---

Mr. Healy noted that a budget work session is also scheduled for November 16; suggested holding it one hour before at 6:00 p.m. It was determined that one hour was not enough time. Following discussion, the budget work session was rescheduled to Monday, November 15, 2004 at 6:30 p.m. There were no objections.

N. CITY MANAGER’S REPORT

City Manager Healy reported on the following items:

- Southwest Water/Sewer Utility Extension –an application has been submitted to the railroad for a permit and are still negotiating some issues;
- Status of discussions with DEC regarding the waiver of less than 10' separation – not entirely resolved at this point; still working on design issues;
- Joliffe Water – almost finished with the agreement; the issue is what costs are reimbursable if the city should take over the utility;
- Status of MSB/Rescue Service Agreement – there has not been an agreement with borough in terms of rescue services; it recognizes the services the Palmer Fire Dept. is providing both inside Palmer and in the Greater Palmer Fire Service District; should expect to see some compensation for the services as a result of the agreement;
- Status of MSB/Dispatch costs – expects about \$180,000 from the borough in addition to what they have agreed to pay already as a way to recognize the 911 call taker function;
- Status of MSB/Memorandum of Agreement regarding Academy Charter School sewer line extension; explained the agreement involving a \$100,000 grant from the State basically to get the Charter School off a septic system; plans to send it back, as the city never agreed to do the project;
- Status of Ice Arena Manager position – have received 5 applications and will interview tomorrow;
- Status of Finance Director position –15 applications have been received, is pleased with the level of response; some are well-qualified from other established communities in the state;
- Reminder – Joint Work Session with P&Z on the R2/R3/R4 zoning districts, Thursday, October 28, 2004, 6:30 p.m.

Brief questions of the manager followed.

O. CITY CLERK’S REPORT

P. AUDIENCE PARTICIPATION

1. Mike Madar

Mr. Madar commented regarding rezoning issues; felt the council did a good job tonight. One thing he noticed was that everything seems to be a band-aid and stated that the city should put a moratorium on rezoning until all the tools are in place. Mr. Madar stated that in his opinion the designation of C-G for Mr. Nolin's property is wrong and that it should be C-L which is more conducive to a residential neighborhood. He stated that doesn't think Mr. Nolin would have objected to waiting and going through the process again. Mr. Madar voiced his belief that there will be issues with every property subject to rezoning and special limitations. He stated that it would be prudent to hold off until R-2 through R-4 is in place; to do it correctly the first time.

2. Bill Pippel

Mr. Pippel commented regarding buffers. He stated that it is his understanding that the administration is working on a vegetative buffer ordinance to deal with landscaping and that it is his hope that the ordinance will fix some of the inconsistencies as to what constitutes a vegetative buffer.

3. Guy AlLee, Planning & Zoning Commissioner

Mr. AlLee applauded the council for a job well done on often difficult tasks.

Q. COUNCIL COMMENTS

Council Member Hanson commented that he thinks the council made some mistakes on zoning tonight; that C-L could have been justified by taking a closer look at the property, that there could have been concessions with regard to the roadway; noted that he likes the special limitations concept but thinks that the council is getting carried away with it; stated that he was on the P&Z for a number of years and remembers always struggling with this graduated approach of R-1 next to R-2 next to C-L next to C-G , and in reality it doesn't always fit and there are other things that have to be done; special limitations would be good for certain situations; thinks we need to back off a bit and have better tolerance for things.

Council Member Vanover reported on her attendance at the Book Bonanza; spoke to the importance of getting the mini-storage issue settled; inquired as to the status of the Animal Control Board and asked for a report; thanked Mr. Madar and Mr. Pippel for their comments; stated she understands the need for consistency.

Council Member Erbey commented on the new garbage cans; that he had a couple of neighbors comment that they were impressed at how much garbage they hold; noted he agreed with Mr. Pippel's comments that buffering should be consistent between commercial and residential areas; that if the public knew what to expect, it would alleviate concerns.

Council Member Pippel commented that it is not practical to shut down zoning until all the proper tools are in place; suggested that the city keep track of those that are problems and when the proper zoning ordinances are in place, revisit those to fix the incongruities in the zoning map; reported on a phone call he received from the project manager of the Urban Revitalization Project; noted that if anyone on the council wanted oysters to let him know.

Mayor Combs reminded the council to read through the R-1 and R-2/R-3/R-4 ordinances in preparation for the joint work session; noted agreement with Mr. Madar that the council is band-aiding some things, but zoning is at the top of the list to get to a point where the band-aid approach will be unnecessary, but it will take some time, in the meantime growth and

development is not going to stop in the city of Palmer; reported on his dinner with the Consulate General of Japan in Anchorage.

R. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 10:30 p.m.

APPROVED THIS 16th day of November, 2004.

_____/s/_____
Janette M. Persinger, City Clerk

_____/s/_____
John C. Combs, Mayor