

**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA
REGULAR MEETING
THURSDAY, MARCH 17, 2016
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 Lucas at 7:00 p.m.
- B. ROLL CALL:
Present and constituting a quorum were Commissioners:
 Dan Lucas, Chairman
 David Petty, Vice Chairman
 William Kerlake, Sr.
 Michael Kircher
 Merry Maxwell
 Douglas Cruthers
 David Fuller
Excused absence(s):
Also present were:
 Sandra S. Garley, Community Development Director
 Kimberly A. McClure, Planning and Code Compliance Technician
 Nathan Wallace, City Manager
 Pam Whitehead, Recording Secretary
- C. PLEDGE OF ALLEGIANCE: The Pledge was led by Commissioner Petty.
- D. APPROVAL OF AGENDA: The agenda was approved as presented.
- E. MINUTES OF PREVIOUS MEETING(S):
The minutes of the **January 21, 2016** Regular Meeting were approved as presented.
- F. PERSONS TO BE HEARD:
There were no persons wishing to speak on a topic not on the agenda.
- G. PUBLIC HEARING(S): There were no public hearings.
- H. UNFINISHED BUSINESS: There was no unfinished business.
- I. NEW BUSINESS: There was no new business.
- J. PLAT REVIEWS:
1. **IM 16-002:** An application for an Interim Materials District (IMD) under MSB 17.28
 -- Interim Materials District has been submitted for the removal of 12,140,000 cubic

yards of material, with extraction activities concluding in 2055 for Tax Parcels D005 & D006 in Section 1, Township 17 North, Range 1 East, Seward Meridian and Tax Parcels A007 & B006 in Section 12, Township 17 North, Range 1 East, Seward Meridian, located outside Palmer city limits.

Director Garley reported that these properties are located adjacent to 155 acres leased by the City on France Road. City department head comments are in the packet noting no changes necessary. Brief questions and discussion ensued. Ms. Garley gave an historical overview of the 155-acre leased property located outside city limits. Originally, it was intended to be the city landfill but plans changed and the city continues to hold it in reserve.

Commissioner Kircher commented that he has worked on the Crevasse Moraine Trail in the area and noted that this has been planned for a long time and is nothing new. The idea was to open up a new cell and the trail head would move from where it is now closer to Palmer for easier access. The Borough also planned to move its pavilion.

Commissioner Cruthers commented that consideration be given to when they want to start extracting the 12,140,000 cubic yards of material and will it affect any of the nearby residential zones; noted it is relatively quiet there now, but it could get quite noisy and dusty with gravel trucks in and out of the area on a daily basis.

Chairman Lucas noted a discrepancy in the stated year of extraction conclusion, referencing "extraction activities concluding in 2055" (Mark Whisenhunt, MSB, transmittal memo) and the Application itself stating "estimated final year extraction will occur approximately 2020."

Commissioner Fuller commented regarding traffic impact – tractor trailers pulling gravel out. Would the trucks be coming through Palmer and dumped at the gravel pit to be loaded on a train and how will that impact the traffic down the road, especially for the next couple of decades?

Commissioner Maxwell noted the answers to these questions might very well be contained in the Mining Plan. Ms. Garley informed the MSB multi-page support packet is posted on the City's website.

2. **IM 16-003:** Preliminary Plat Review: The request is to create six lots from Parcel #2, MSB Waiver 77-56 recorded as 77-123w, Tax Parcel A29 in Section 32, Township 18 North, Range 2 East, Seward Meridian, to be known as Sunlit Fields, located outside Palmer city limits.

Director Garley reported the request is as above-described, located outside city limits on the South side of Scott Road. The plat has been reviewed by city staff and comments are in the packet (page 25). The proposed lots meet the requirements for required width and minimum lot area for R-1 in the event the lots are ever annexed into the city and access is appropriate. Public Works commented that the water main extension will

require a Utility Extension Agreement with the City. Developers should design finish grade and drainage structures accordingly. See map on page 28 of the packet. The developer should be advised that this property is the natural drainage course for upland areas and under certain precipitation and/or thaw events (usually in the Spring), large amounts of surface water flow across this property in a north-to-south direction.

Commissioner commented raising concerns about drainage and whether it would impact neighborhoods. Brief further discussion followed.

3. **IM 16-004:** Palmer-Wasilla Hwy Center Left Turn Lane Widening ROW Acquisition Plat: The request is for Right-of-Way Acquisition Plat approval for HSIP: Palmer-Wasilla Highway Center Left Turn Lane Widening Project No. Z518290000/HHE-0441(8); the project begins at the west end of Palmer-Wasilla Hwy at N. Betts Street and ends on the east end of N. Loma Prieta Drive, located outside Palmer city limits.

Director Garley directed attention to the map in the packet (page 49) showing the ROW acquisition located outside city limits. Staff has reviewed subject plat and both Community Development and Public Works note it appears to follow the original Palmer-Wasilla Highway Improvement Plan.

The Commission had no additional comments.

- K. PUBLIC COMMENTS: There were no persons to speak on a topic not on the agenda.
- L. STAFF REPORT: Director Garley reported:
- City received a small Arbor Day Grant from Alaska Community Forestry Council; announced Monday, May 16, which coincides with Alaska Arbor Day, there will be a ceremony at the Visitor's Center Garden. The grant will allow the purchase of four new trees for the area, of which one will be planted that day. The day before, Sunday, May 15, another tree will be planted at the Arboretum – the first tree planted in the Arboretum in over 45 years.
 - P&Z Special Meeting April 14, 2016 – Appeal of Mountain Rose Estates from the P&Z Commission's Decision approving the PUD, Resolution No. 15-008. Distributed on the table is a copy of the Hearing Officer's Decision. Please review and bring back for the special meeting.
- M. COMMISSIONER COMMENTS: There were no further Commissioner comments.
- N. ADJOURNMENT:
There being no further business, the meeting adjourned at 7:23 p.m.

Dan Lucas, Chairman

Kimberly A. McClure, Planning and Code Compliance Technician