

**PLANNING & ZONING COMMISSION
CITY OF PALMER, ALASKA**

**REGULAR MEETING
THURSDAY, APRIL 17, 2014
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 Madar at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were:

Michael W. Madar, Chairman
Michael Kircher, Vice Chairman
Dan Lucas, Commissioner
William Kerslake, Sr., Commissioner
David Petty, Commissioner

Also present were:

Sandra S. Garley, Community Development Director
Kimberly A. McClure, Planning and Code Compliance Technician
Pam Whitehead, Recording Secretary

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

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

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the March 20, 2014 Regular Meeting were approved as presented.

F. PERSONS TO BE HEARD: There were no persons to be heard.

G. PUBLIC HEARING(S): There were no public hearings.

H. UNFINISHED BUSINESS:

1. Continue Discussion of Central Business District.

Ms. Garley explained the updates and notations inserted into the Central Business District worksheet per commissioner comments from the meeting of March 20. In addition, she explained the notebook containing CBD Maps and Background Information which has been provided for the commissioners' use and to keep all the information together as work on the CBD progresses.

Commissioner Kircher moved, seconded by **Commissioner Kerlake**, to enter Committee of the Whole to continue general discussion of the Central Business District.

VOTE ON MOTION: Carried Unanimously.

[The Commission entered Committee of the Whole at 7:10 p.m.]

While in Committee of the Whole, the commission continued discussion at length on CBD intent, boundaries, setbacks, permitted uses, conditional uses, definitions, and parking. Members of the audience were invited to participate. Chris Herberger/REM Data and Lorie Koppenberg/Vagabond Blues contributed to the discussion. Commissioner Kerlake expressed appreciation for their attendance and participation.

[Upon declaration by the Chairman Madar, the Commission exited Committee of the Whole at 8:50 p.m.]

I. NEW BUSINESS: There was no New Business.

J. PLAT REVIEWS:

1. **IM 14-008** Preliminary Plat Review – To create 34 lots and 1 tract from Tract B, Hidden Ranch Phase III, located inside Palmer city limits.

Mr. Garley explained the stated request noting that the lots are 20,000 sf and served by City water and septic, located inside the city limits of Palmer. Comments noted by Community Development were that this property is zoned R-1E, that the minimum lot area requirements pursuant to PMC 17.52.080 have been met, that access for the proposed subdivision will be from North Esty Drive with a secondary access from East Hidden Ranch Loop. Comments by the Fire Chief were that the required minimum cul-de-sac radius is 60' and it appears that the plat shows it at 50', and that the temporary cul-de-sac to be located at the west end of North Esty needs be shown on the proposed plat. [See packet p. 21 for Community Development-recommended options that were discussed with the developer].

Questions of staff and discussion ensued regarding code and subdivision requirements. It was noted that a subdivision waiver to curb and gutter had been granted by the city council several years ago. Commissioner comments/recommendations included:

- For safety reasons, children need to be able to move through a neighborhood without having to go into the street; provide sidewalks; also, trails along the back of the lots;
- 60' street should be required;
- Reduce number of lots by one in favor of a 60' roadway;
- For safety reasons, provide street lights – it will be a residential neighborhood with tons of kids and it's dark for six months out of the year;
- 60' radius cul-de-sac at a minimum should be required;

- Provide places for snow removal.

Further discussion continued regarding R-1 versus R-1E and variance requirements. Ms. Garley will pass on the commission's questions and comments.

K. PUBLIC COMMENTS: There were no public comments.

L. STAFF REPORT:

Ms. Garley reported on:

- Conditional Use Permits for the two gas-fired cogeneration power plants at the Fairgrounds; the City has been notified by the project manager that the project has been cancelled and the permits are no longer needed. Notations will be made in the permit files and officially closed at the time of the annual October review.

M. COMMISSIONER COMMENTS:

There were no additional commissioner comments.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:19 p.m.

Michael W. Madar, Chairman

Kimberly A. McClure
Planning and Code Compliance Technician