

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

**REGULAR MEETING
THURSDAY, JUNE 18, 2015
7:00 P.M. - COUNCIL CHAMBERS**

A. CALL TO ORDER:

The regular meeting of the Planning and Zoning Commission was called to order by Vice Chairman Michael Kircher at 7:00 p.m.

B. ROLL CALL:

Present and constituting a quorum were Commissioners:

Michael Kircher, Vice Chairman
Dan Lucas
David Petty
Merry Maxwell
Douglas Cruthers

Excused absence(s):

William Kerslake, Sr., Chairman

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 Petty.

D. APPROVAL OF AGENDA:

The agenda was approved as amended. New Business item 1, City Clerk Janette Bower's presentation will be rescheduled to a time as yet to be determined.

E. MINUTES OF PREVIOUS MEETING(S):

The minutes of the May 21, 2015 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:

1. Continue Review of Safe Routes to School Plan.

Staff Report: Ms. Garley reminded at last meeting the Commission was presented with draft copies of Safe Routes to School Plan and asked to review and prioritize the ten proposed pathways (packet p. 15) and suggest additions and/or corrections to the final

document.

[The Commission entered Committee of the Whole at 7:04 p.m. for open discussion on the Safe Routes to School Plan. There were no objections.]

While in Committee of the Whole, the Commission debated priority of the proposed projects with most putting high priority on safe pedestrian passage across the Glenn Highway and those that are DOT-funded. Also of higher priority, adding a pathway on Inner and Outer Springer from Pope to Chugach. Discussion turned to the importance of crosswalks, painting them early in the season, and clearing vegetation to maintain clear sight. BED Chair, LaMarr Anderson, who was present in the audience, shared what the BED is doing on the subject of crosswalks. It was suggested there be a joint resolution concerning crosswalks throughout the city in addition to those that may be concerned with the Safe Routes to School Plan. Ms. Garley summarized the prioritization from her notes.

[The Commission exited Committee of the Whole at 7:50 p.m.]

Ms. Garley will prepare a prioritized list and suggested resolutions for approval at the next meeting. There were no objections.

I. NEW BUSINESS:

1. Presentation by Janette Bower, City Clerk – To be rescheduled.

J. PLAT REVIEWS:

1. **IM 15-015:** Abbreviated Plat Review – The request is to subdivide Parcel 2 MSB Waiver Resolution No. 86-40-PWm, also known as Tax Parcel B15 in Section 10, Township 17 North, Range 2 East, Seward Meridian, into two new lots to be known as McLain Estates, located outside Palmer city limits.

Staff Report: Ms. Garley reported these lots are located just south of the Golf Course and the Municipal Airport is just to the North and West. The Borough's criteria has been met for subdividing the parcel into two lots. The new lots are adequate in size for residential lots if they were located inside Palmer city limits. City departments commented no changes necessary.

The Commission had no additional comments.

2. **IM 15-016:** Abbreviated Plat Review – The request is to eliminate the common lot line between lot 11 and lot 12 to be known as Lot 11A, Block 6, Lucas Subdivision, located inside Palmer city limits.

Staff Report: Ms. Garley reported per City Manager that there are assessments billed and due, and Community Development noted the lots are zoned R-2, Low Density Residential, and the proposed lot 11A more than meets the minimum requirements for

lot size. Other city departments commented no changes necessary.

The Commission had no additional comments.

K. PUBLIC COMMENTS: There were no public comments.

L. STAFF REPORT:

Ms. Garley reported:

- Status of the new Fred Meyer's project; permission by the City has been granted for them to do its grading and drainage plan and a retention wall along the north slope as phase I of construction while they finalize the plat on the additional two acres they purchased to expand the size of their footprint. As soon as the plat is recorded, which they expect to be able to do by the end of August, a building permit will be issued for construction of the structure. They hope to be able to open by May of 2016.

M. COMMISSIONER COMMENTS:

Commissioner Maxwell had no comments.

Commissioner Cruthers had no comments.

Commissioner Petty had no comments.

Commissioner Lucas inquired as to the status of the Downtown Business Overlay project. Ms. Garley informed she is waiting on the City Council to schedule a meeting on it.

Vice Chairman Kircher had no comments.

N. ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:58 p.m.

Michael Kircher, Vice Chairman

Kimberly A. McClure
Planning and Code Compliance Technician