

**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**7 PM, THURSDAY, JULY 17, 2014**  
**CITY COUNCIL CHAMBERS**  
**231 W. EVERGREEN AVENUE, PALMER**  
[www.cityofpalmer.org](http://www.cityofpalmer.org)



CHAIRMAN MIKE MADAR  
VICE CHAIRMAN MICHAEL KIRCHER  
COMMISSIONER DAN LUCAS  
COMMISSIONER WILLIAM KERSLAKE, SR.  
COMMISSIONER DAVID PETTY

## **AGENDA**

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Agenda
- E. Minutes of Previous Meetings
  - 1. Regular Meeting of May 15, 2014
- F. Persons to be Heard
  - 1. Lloyd Smith, Chief Appraiser for Matanuska-Susitna Borough to speak about assessments.
- G. Public Hearings
  - 1. Resolution No. 14-004: A Resolution of the Palmer Planning and Zoning Commission Recommending City Council Approve a Zoning Map Amendment for Lot 3, Raven's Ridge to be rezoned from R-1E, Single-family Residential Estate to CG-General Commercial, Located in Section 5, Township 17 North, Range 2 East, Seward Meridian, Alaska
- H. Unfinished Business
  - 1. IM 14-011 Review Expanded Boundary of Central Business District as Described in Resolution No. 12-003
  - 2. Continue discussion of the Central Business District
- I. New Business
  - 1. IM 14-012 Review Text Amendment to Palmer Municipal Code sections 17.26.068, Fencing requirements in R-3 Medium Density Multifamily Residential District; 17.27.068, Fencing Requirements in R-4 High Density Residential District; 17.28.068, Fencing Requirements in C-L Limited Commercial District and 17.32.068, Fencing Requirements in C-G General Commercial District
  - 2. IM 14-015 Revise language to establish an appeals process to an administrative Decision
  - 3. IM 14-016 Discussion of Proposed Kennel Ordinance and Current Zoning Districts
- J. Plat Reviews
  - 1. IM 14-010 Plat Review - To create a seven - ten acre tract at the northern end of

- Tract 2, Brasil Springs Survey and create 20 one-acre lots out of the remainder, located outside Palmer city limits.
2. IM 14-013 Preliminary Plat Review – To combine Tax Parcel A34 in Section 4, Township 17 North, Range 2 East, Seward Meridian with Lot 1, Block 1, Egtvet #2, located inside Palmer city limits.
  3. IM 14-014 Plat Review – To create a 2 phase Master Plan of 60 lots from Tract B Hidden Ranch Phase III, (Plat #2005-25), located inside Palmer city limits and to request a Variance from MSB 43.20.055(A)(3) to allow for 50' wide right-of-ways.
  4. IM 14-017 Plat Review - To divide Lot 4, Springer Crossing 2013, Plat No. 2013-51 into a 2-phase master plan of 23 lots to be known as Springer Park, located outside Palmer city limits.
  5. IM 14-018 – Plat Review - To create four lots from Tract 3, Kopperud subdivision, Plat No. 2001-71 to be known as Kopperud Commercial Park, located outside Palmer city limits.

K. Public Comments

L. Staff Report

M. Commissioner Comments

N. Adjournment