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, Chair    David Petty, Vice Chair
   Gena Ornquist      Richard Benedetto
   Andrew Corbin
   Rhonda Wohlbach

Excused Absence(s):
   Kristy Thom-Bernier

Also present were:
   Brad Hanson, 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 unanimously approved as presented by all members present. There were no objections.
[Corbin, Wohlbach, Ornquist, Benedetto, Petty, Lucas; Absent: Thom-Bernier]

E. MINUTES OF PREVIOUS MEETING:

The minutes of the January 17, 2019 Regular Meeting were unanimously approved as presented by all members present. There were no objections.
[Corbin, Wohlbach, Ornquist, Benedetto, Petty, Lucas; Absent: Thom-Bernier]

F. PERSONS TO BE HEARD:

There were no persons in the audience wishing to speak on a topic not on the agenda.

G. PUBLIC HEARINGS:

There were no public hearings.
H. **UNFINISHED BUSINESS:**

1. **Committee of the Whole to Continue Discussion of IM 19-004 Regarding PMC 17.28 CL-Limited Commercial District and PMC 17.32 CG-General Commercial District** (note: action may be taken by the Commission following the committee of the whole).

Director Hanson explained the updated Land Use Matrix and Commercial Zoning District revisions from the last meeting (see IM 19-004 in the packet (p. 11). There needs to be more work done concerning residential use within commercial and industrial districts. The Commission was asked to continue its discussion of Title 17 and make recommendations.

**Main Motion:** To Enter Committee of the Whole for open and ease of discussion of IM 19-004, PMC 17.28 CL and 17.32 CG.

<table>
<thead>
<tr>
<th>Moved by:</th>
<th>Petty</th>
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<tr>
<td>Seconded by:</td>
<td>Wohlbach</td>
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<tr>
<td>In favor:</td>
<td>Corbin, Wohlbach, Ornquist, Benedetto, Petty, Lucas</td>
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<tr>
<td>Opposed:</td>
<td>None</td>
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<tr>
<td>Absent:</td>
<td>Thom-Bernier</td>
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<td>Action:</td>
<td>Carried Unanimously by all persons present.</td>
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[The Commission entered Committee of the Whole at 7:04 p.m.; exited at 8:47 p.m.]

Committee of the Whole points of discussion included:
- Review and discussion regarding mixed use, open space requirements/considerations, setbacks, compatibility of uses;
- Intent language-Large Retail Establishments, consideration of performance-based standards for landscaping and screening;
- Review of language -- Industrial and Business Park Districts;
- Review of highlighted updates to the Land Use Matrix.

Staff will update and bring back additional information and/or corrections to a future meeting.

[The commission exited Committee of the Whole, without objection, at 8:47 p.m.]

I. **NEW BUSINESS:**

1. **IM 19-005:** Consideration of text amendment to Palmer Municipal Code Chapter 17.89 Short-Term Rentals.

Director Hanson reported the City Council has requested that the Commission review and amend PMC 17.89 Short Term Rentals to allow a Type-1 STR to be permitted by a Conditional Use Permit in the R-1, Single-family Residential District.

Following review and discussion,

**Main Motion:** To recommend approval of PMC Ordinance No. 19-00X, An Ordinance of the Palmer City Council Amending Palmer Municipal Code Section 17.89.060(E) and Section 17.89.070(F) Relating to Short Term Rentals and move forward to City Council for adoption.
Moved by: Benedetto
Seconded by: Corbin
In favor: Corbin, Wohlbach, Ornquist, Benedetto, Petty, Lucas
Opposed: None
Absent: Thom-Bernier
Action: Carried Unanimously by all persons present.

2. Committee of the Whole to Review and Discuss Palmer Municipal Code Chapter 17.27 R-4 High Density Residential District (note: action may be taken by the Commission following the committee of the whole).

Director Hanson introduced the R-4 High Density Residential District (packet pp. 57-60) for discussion. If anyone has questions, staff will research and bring back for further discussion at a future meeting.

It was the consensus of the Commission, without objection, that the item be placed on a future agenda to allow time for a more in-depth discussion.

J. PLAT REVIEWS:

1. IM 19-003: Abbreviated Plat Review – To adjust the common lot lines between Lots 2, 3 & 4, Homesite Tract No. 100 to create three new lots to be known as Homesite T/100 Lots 2A-4A, located outside Palmer city limits.

Director Hanson provided a staff report referring to written memo in the packet (p. 65) containing City Department comments regarding this 2nd review of the subject project. The lots are located outside Palmer city limits but would meet the minimums if they were located inside city limits. It was also noted these lots are located within the designated Airport Influence Area and a plat note should be added to the new plat reflecting this information.

The Commission had no additional comments.

K. PUBLIC COMMENTS: None.

L. STAFF REPORT:

Director Hanson:
- Offered to provide a current copy of Title 17 to those Commissioners who require one; staff will bring to the next meeting;
- Upcoming important dates to remember:
  - 03/14/2019 -- Stantec public presentation on area-wide planning; cautioned only 3 Commissioners can attend per Open Meetings Act;
  - 03/21/2019 -- Regular P&Z Meeting-Stantec telephonic presentation to the Commission;
  - 04/16/2019--6 pm, P&Z/City Council Joint Meeting.

M. COMMISSIONER COMMENTS:
There were no additional Commissioner Comments.
N. **ADJOURNMENT:**

There being no further business, the meeting adjourned at 9:13 p.m.

**APPROVED by the Planning and Zoning Commission this 21st day of March, 2019.**

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Dan Lucas, Chairman

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Kimberly A. McClure
Planning and Code Compliance Technician