



- B. Committee of the Whole
  - 1. Matanuska-Susitna Borough Long Range Transportation Plan Update - Brad Sworts, MSB Transportation Manager
  - 2. Presentation by Gary Toth regarding proposed Knik-Goose Bay Road improvements
  - 3. Review of Comprehensive Plan Chapter 3 – Transportation

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS (*three minutes per person*)

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

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**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:04 PM on Tuesday, August 12, 2014, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A (arrived at 6:16 PM)  
Daniel Kelly Jr., Seat B  
Jessica Dean, Seat C (via teleconference)  
Loren Means, Seat D  
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Archie Giddings, Public Works Director  
Ms. Tina Crawford, City Planner  
Mr. Richard Payne, City Attorney  
Ms. Sandi Connolly, Public Works Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Means led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator  
No report given.

B. City Public Works Director  
Mr. Giddings provided a report on major road projects within the City.

C. City Attorney  
No report given.

D. City Planner  
Ms. Crawford stated that there are no applications for next meeting and that she would schedule a Committee of the Whole discussion to discuss proposed revisions to Title 16. She also stated that a training session could be included if they provided a topic that felt would be helpful.

**VI. PUBLIC PARTICIPATION** *(Three minutes per person for items not on agenda)*

No one stepped forward to make a comment.

**VII. CONSENT AGENDA**

A. Minutes of July 8, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

*(The regular meeting recessed at 6:10 PM to allow Commissioner Pinard time to make it to the meeting. The meeting reconvened at 6:16 PM)*

**VIII. NEW BUSINESS** *(five minutes per person)*

A. PUBLIC HEARINGS

1. Item: **Conditional Use Permit #14-08** (Reso. #14-20)  
Request: Approval to use an existing 30,000 square foot building for retail, office, storage, and Alaska Railroad uses (previously the Kenai Supply building.)  
Applicant/Owner: Alaska Railroad Corporation  
Total Area: 12.72± acres (Lot 3: 0.75 ac. – Lot 4: 11.97 ac.)  
Location: 630 Old Matanuska Road  
Lots 3 & 4, ARR-DOT/PF Subdivision  
Zoning: Commercial

a. City Staff:

Ms. Crawford provided a brief summary on the request for Conditional Use permit #14-08 and recommending approval of the request with five conditions of approval as identified in the staff report. She also requested that they approve a revision to Condition #5 at the end of the second sentence to add the words "and other commercial" after "Railroad" and before "uses".

Discussion moved to the Commission.

Commissioner Means recused himself from this matter due to ex parte communication with the applicant.

b. Applicant:

Mr. Paul Farnsworth, Director of Facilities & Energy Management with the Alaska Railroad, provided a brief statement on the project.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing for Conditional Use Permit #14-08 at 6:40 PM.

Mr. Loren Means stated he is a Wasilla Planning Commissioner but speaking as a City resident and that he doesn't believe the Commission has adequate information to make a decision regarding Conditional Use Permit #14-08.

Discussion moved to the Commission.

With no other comments, Chair Ledford closed the public hearing at 6:57 PM.

Ms. Crawford provided additional information regarding the research done by staff when addressing the access issue and the sidewalk along with clarification regarding the water line extension. She stated that the water line extension is not an issue since anyone can pay to extend a line. The sidewalk issue wasn't brought up during meeting but it was discussed with the Railroad. A sidewalk wasn't required by code and therefore wasn't requested due to the constrained crossing, poor connectivity if using the north side of the crossing, and that the cost was disproportionate to their request (per Supreme Court). It would also only be required to the property line which is significantly west of the railroad crossing and wouldn't connect anywhere. She also clarified intent of Comprehensive Plan regarding connectivity between commercial uses and that the Comprehensive Plan must be looked at as a whole. The issue of connectivity wasn't discounted or overlooked, which was why a condition was added to the resolution to address future connectivity and requires an access study by the Railroad to determine appropriate and safe usage of the railroad crossing.

d. Applicant:

Mr. Farnsworth stated the Alaska Railroad will have a professional feasibility study done and it will be available to be viewed by anyone who wants to see it.

MOTION: Commissioner Kelly moved to approve Conditional Use Permit #14-08 (Resolution Serial #14-20), including the revision to Condition #5 that will read as follows:

5. Connectivity with the adjoining commercial lot C21 will be allowed by the Alaska Railroad Corporation, over the subject lots, to the extent feasible that is both harmonious with the use of the subject lots and appropriate and safe for the existing railroad crossing to the east of the subject lots. The Alaska Railroad will prepare an access study to determine such feasibility and further define the conditions under which such connectivity is compatible with Railroad **and other commercial** uses. Future connectivity from the E. Parks Highway, across the subject lots, to E. Susitna Ave, will be allowed by the Alaska Railroad Corporation subject to a comprehensive area wide planning effort addressing the transportation needs and safety of the E. Parks Highway – E. Palmer Wasilla Highway – S. Kink Goose Bay Road triangle, Alaska Railroad right-of-way, and local traffic patterns.

VOTE: The motion to approve Conditional Use Permit #14-08 (Resolution Serial #14-20), as amended passed unanimously.

2. Item: **Conditional Use Permit #14-09** (Reso. #14-21)  
Request: Approval to add a portable building (800 square feet) to expand the childcare area for Denali Gymnastics.  
Applicant: Denali Gymnastics  
Owner: Criterion Properties LLC  
Total Area: 2± acres  
Location: 300 E. Kalli Circle  
Lot 8A, Haley Hills Park RSB Subdivision  
Zoning: Commercial

a. City Staff:

Ms. Crawford provided a brief summary of the applicant's request and the staff report and findings. She also provided information on the applicant's request to be allowed to clear more than 70% since the lot previously complied with the code until the DOT acquired additional right-of-way for the Wasilla-Fishhook roadway improvements.

b. Applicant:

Mr. Lynn Reynolds, owner of Denali Gymnastics, provided a summary of his request for the additional space for a daycare and why he doesn't believe the parking requirements in Title 16 should apply to his use of the facility.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing for Conditional Use Permit #14-09 at 7:24 PM

With no one commenting, Chair Ledford closed the public hearing at 7:24 PM.

d. Applicant

No comment.

MOTION: Commissioner Kelly moved to approve Conditional Use Permit #14-09 (Resolution Serial #14-21), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Conditional Use Permit #14-09 (Resolution Serial #14-21), passed unanimously.

## IX. UNFINISHED BUSINESS

No unfinished business.

**X. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

**XI. AUDIENCE COMMENTS (three minutes per person)**

No comments.

**XII. STAFF COMMENTS**

Ms. Crawford reinforced that staff is always available prior to the meeting to answer factual questions regarding any item on the agenda so that the Commissioners have all the information necessary to make an informed decision.

**XIII. COMMISSION COMMENTS**

Commissioner Dean stated that she thinks City staff does a great job getting the Commission the information they need to make an informed decision.

Commissioner Kelly reiterated what Commissioner Dean stated and that traffic studies done in the past should be taken into consideration by the Commission.

Commissioner Means stated that he believes traffic studies have a shelf life and that current information is better than historical. He also stated that the Commission should also look at cost and public safety.

Commissioner Pinard stated that she would also like to see a better building design for buildings within the City and consider pedestrian safety.

Chair Ledford stated that she has always asked staff for information and they have answered her questions or provided the information.

**XIV. ADJOURNMENT**

The regular meeting adjourned at 7:36 PM.


 9/23/14  
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 GLENDA LEDFORD Chairman Date

ATTEST:

  
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 TAHIRIH REVET, Planning Clerk

September 23, 2014

Adopted by the Wasilla Planning Commission -, 2014.