

Location: 501 E. Carpenter Cir. & 1001 N. Wasilla-Fishhook Rd.
Lot C21, Township 17 North, Range 1 West, Section
3 and Tract A, PJC Subdivision

Zoning: Rural Residential (RR)/Residential Multi-Family (RM)

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

2. Item: **Variance #14-05** (Reso. #15-02)

Request: Variance of 10 feet to the maximum 35 feet height for
an architectural roof monitor feature on the proposed
Iditarod Elementary School.

Applicant: Matanuska-Susitna Borough School District

Total Area: 20.32 acres +/-

Location: 501 E. Carpenter Cir. & 1001 N. Wasilla-Fishhook Rd.
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B. Committee of the Whole

- 1. Draft Downtown Overlay District discussion.

X. UNFINISHED BUSINESS

XI. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS

XIII. STAFF COMMENTS

XIV. COMMISSION COMMENTS

XV. ADJOURNMENT

SPECIAL MEETING

I. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, January 20, 2015, 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
Debra Barrett, Seat B (arrived at 6:01 PM)
Jessica Dean, Seat C
Loren Means, Seat D
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Archie Giddings, Public Works Director
Ms. Tina Crawford, City Planner
Ms. Lyn Carden, Deputy Administrator
Mr. Richard Payne, City Attorney
Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Pinard 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 stated that the City has started the process to seek bids for construction of the new City Library.

C. City Attorney
No report given.

D. City Planner
No report given.

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 December 9, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

VIII. ELECTION OF OFFICERS

Commissioner Dean nominated Ms. Ledford for Chair.

Commissioner Ledford was elected Chair by a unanimous vote.

Commissioner Means nominated Ms. Dean as Vice-Chair.

Commissioner Dean was elected Vice-Chair by a unanimous vote.

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

A. Public Hearing

1. Item: Use Permit #14-04 (Reso. #15-01)
Request: Build a new 50,677 square foot Iditarod Elementary School.
Applicant: Matanuska-Susitna Borough School District
Total Area: 20.32 acres +/-
Location: 501 E. Carpenter Cir. & 1001 N. Wasilla-Fishhook Rd.
Lot C21, Township 17North, Range 1 West, Section 3 and Tract A,
PJC Subdivision.
Zoning: Rural Residential (RR)/Residential Multi-Family (RM)

a. City Staff

Ms. Crawford explained why the Use Permit was elevated to the Planning Commission and then provided an overview of the criteria that must be considered by the Commission when determining whether to approve, approve with conditions, or deny the Use Permit and/or Variance. She outlined the criteria that were not met by the applicant but stated that the proposed conditions in the draft resolution would substantively resolve the inconsistencies.

Commissioner Pinard disclosed that she may apply for a job at the McCool Carlson Green firm and stated she will recuse herself if the Commission believes she should not vote on the Use Permit or Variance for the new Iditarod Elementary School.

Mr. Payne stated that he believed Commissioner Pinard's situation was not a conflict of interest and that she could participate if there were no objections from the Planning Commission. None of the Commissioners objected to her participation.

b. Applicant

A brief presentation regarding the proposed school was provided by Mr. Jeff Walden – Project Manager for the Matanuska-Susitna Borough; John Weir – Architect for McCool Carlson Green; Doug Kinley, civil engineer with PND Engineers; and Luke Fulp – Assistant Superintendent of Business and Operations for the MSB School District.

c. Private person supporting or opposing the proposal
Chair Ledford opened the public hearing.

Mr. Garvin Bucaria stated that he is a City resident and lives on Carpenter Circle and that he supports the exit route onto Wasilla Fishhook Road and one entrance from Carpenter Circle.

Discussion moved to the Commission.

Mr. Larry Henry stated that he is a City resident and lives on Carpenter Circle and supports Mr. Bucaria's suggested new entrance routes and new exit route but is opposed to just using Carpenter Circle as an exit and entrance from Wasilla Fishhook Road. He also would like to see the pathway/sidewalk kept as narrow as possible to minimize removal of vegetation.

Mr. Dan Kelly stated that he is a City resident and that he is concerned about the traffic issues and design designated factors off of Wasilla-Fishhook Road to Carpenter Circle.

Mr. David Nyberg stated that he is a City resident and lives on Carpenter Circle and that he is not in favor of the three access points on Carpenter Circle. He stated that he is in favor of the exit route onto Wasilla Fishhook Road from the parking lot of the new school.

With no other comments, Chair Ledford closed the public hearing.

d. Applicant

Mr. Weir provided answers regarding the bus drop off and pick up, new sidewalk, and the parking lot exit. Mr. Fulp provided answers from the MSBSD point of view on the safety concerns, the drop-off and pick-up rules for the new Iditarod Elementary, and the bus entrance.

Discussion moved to the Commission.

Discussion ensued.

(The Chairman called for a 10 minute recess at 7:52PM)

(Returned from recess at 8:01PM)

Mr. Weir stated the MSB School District would be willing to compromise by accepting the condition that they re-design the site with one driveway access point for drop-off/pick-up and parking and one for the bus stop and submit the revised site plan to the Planning and Public Works Department.

MOTION: Commissioner Dean moved to approve Use Permit #14-04 (Resolution Serial No. 15-01), as presented.

MOTION: Commissioner Means moved to amend Resolution Serial No. 15-01 to add a condition that the bus loop entrance be re-designed with an entrance from the eastern property line.

Discussion moved to the Commission.

VOTE: The motion to amend Resolution Serial No. 15-01, failed with Commissioner Means in favor and Commissioner Dean, Pinard, Barrett and Chair Ledford in opposition.

MOTION: Commissioner Dean moved to amend Resolution Serial No. 15-01 Condition No. 2 to state:
2. The sidewalk or separated pathway along the north side of E. Carpenters Circle must be extended to the eastern property line of the subject property and must minimize the impact on existing vegetation.

VOTE: The motion to amend Resolution Serial No. 15-01, passed with Commissioner Dean, Pinard, Barrett, and Chair Ledford in favor and Commissioner Means opposed.

VOTE: The motion to approve Use Permit #14-04 (Resolution Serial No. 15-01) as amended, passed unanimously.

2. Item: Variance #14-05 (Reso. #15-02)
Request: Variance of 10 feet to the maximum 35 feet height for an architectural roof monitor feature on the proposed Iditarod Elementary School.
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MOTION: Commissioner Pinard moved to approve Variance #14-05 (Resolution Serial No. 15-02), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Variance #14-05 (Resolution Serial No. 15-02), passed unanimously.

B. Committee of the Whole

MOTION: Commissioner Means moved to enter into the Committee of the Whole at 8:28 PM.

Entered into the Committee of the Whole for the following item:

1. Draft Downtown Overlay District discussion.

MOTION: Commissioner Dean moved to exit the Committee of the Whole at 8:41 PM.

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

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

No comments.

XIII. STAFF COMMENTS

Ms. Crawford stated the only item on February 10 is the downtown overlay district and a special meeting on March 5, 2015, MEA will provide a presentation asking for input from the City and Planning Commission.

XIV. COMMISSION COMMENTS

Commissioner Dean thanked everyone for their patience and help.

Commissioner Means asked about Mr. Dan Kelly's recommendation regarding beautification with in the City and when it will be brought to the Commission.

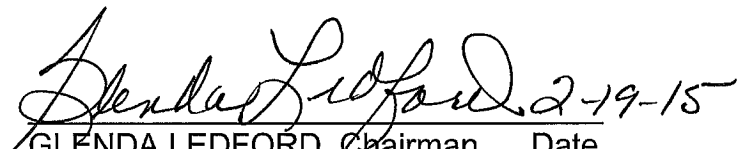
Commissioner Pinard welcomed the new Commissioner Debra Barrett.

Commissioner Barrett stated she is looking forward to being on the Commission.

Chair Ledford thanked everyone for their participation tonight and those in attendance.

XV. ADJOURNMENT

The regular meeting adjourned at 8:46 PM.



GLENDA LEDFORD, Chairman Date

ATTEST:



TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission February 10, 2015.