



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Claudia Pinard, Seat A
Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D
Glenda Ledford, Seat E

**CITY OF WASILLA
PLANNING COMMISSION MEETING AGENDA
WASILLA CITY COUNCIL CHAMBERS**

Wasilla City Hall, 290 E. Herning Avenue, Wasilla, AK 99654 / 907-373-9020 phone

REGULAR MEETING

6 P.M.

APRIL 14, 2015

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. City Deputy Administrator
 - B. City Public Works Director
 - C. City Attorney
 - D. City Planner
- VI. PUBLIC PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
 - A. Minutes of March 5, 2015 special meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. Item: **Land Clearing Waiver #15-01** (Reso. #15-04)
Request: Approval to clear 91 percent of the lot in order to develop an office/warehouse building.
Applicant: Pat Eder, Architect, Design Company
Owner: Igor Pavlus, Precision Homes LLC
Total Area: 1.25 acres +/-
Location: 1212 W. Mystery Avenue (SW corner Lucus/Mystery)

- Lot 4, Discovery Hill Subdivision, Phase II
- Zoning: Industrial (I)
- a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

B. **Resolution Serial No. 15-05:** Supporting a 45 mile per hour urban design section within the city of Wasilla for the Knik-Goose Bay Road reconstruction project.

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

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, April 14, 2015, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D (arrived at 6:01 PM)
Glenda Ledford, Seat E

Commissioner absent and excused was:

Claudia Pinard, Seat A

Staff in attendance were:

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

III. PLEDGE OF ALLEGIANCE

A. Commissioner Barrett led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

A. City Deputy Administrator

Ms. Carden stated she and the Mayor were in Juneau last week and provided a summary of the meetings that they attended and the lack of state funding for capital projects.

B. City Public Works Director

Mr. Giddings provided more information on the capital grants that were not approved by the State to pay for the City paving projects.

C. City Attorney

No report given.

D. City Planner

Ms. Crawford stated that the Downtown Overlay District is scheduled for introduction to the City Council on April 27, 2015 and the public hearing on May 11, 2015.

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

No one stepped forward to provide comment.

VII. CONSENT AGENDA

A. Minutes of March 5, 2015, special meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: Land Clearing Waiver #15-01 (Reso. #15-04)
Request: Approval to clear 91 percent of the lot in order to develop an office/warehouse building.
Applicant: Pat Eder, Architect, Design Company
Owner: Igor Pavlus, Precision Homes LLC
Total Area: 1.25 acres +/-
Location: 1212 W. Mystery Avenue (SW corner Lucus/Mystery)
Lot 4, Discovery Hill Subdivision, Phase II
Zoning: Industrial (I)

a. City Staff

Ms. Crawford provided a summary of the request for the land clearing waiver.

b. Applicant

Mr. Pat Eder, Architect, The Design Company, provided a report on the applicant's development and reason for the request for a land clearing waiver.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

With no one present, Chair Ledford closed the public hearing.

d. Applicant

No further comments by Mr. Eder.

MOTION: Commissioner Dean moved to approve Land Clearing Waiver #15-01 (Reso. #15-04), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Land Clearing Waiver #15-01 (Reso. #15-04), passed unanimously.

- B. **Resolution Serial No. 15-05:** Supporting a 45 mile per hour urban design section within the city of Wasilla for the Knik-Goose Bay Road reconstruction project.

Mr. Giddings proved a summary on the reason for the request to support the change in speed limit.

Discussion moved to the Commission.

Chair Ledford opened the public hearing.
With no one present, Chair Ledford closed the public hearing.

Discussion moved to the Commission

MOTION: Commissioner Means moved to approve Resolution Serial No. 15-05, as presented.

VOTE: The motion to approve Resolution Serial No. 15-05, passed unanimously.

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

Mr. Giddings stated that the task force suggested that ATVs aren't banned but will look at making restrictions as far as use.

Ms. Carden stated that the larger businesses of ATVs sales were invited to participate in the task force.

XIV. COMMISSION COMMENTS

Commissioner Means asked about annexation.

Ms. Carden stated that there is a property owner south of City boundary that has asked about being annexed into the City and the City is going through the beginning stages of the process.

Chair Ledford asked if Commission attendance at the neighborhood annexation meetings would be helpful.

Ms. Carden they the Commissioners would be welcome but that we always have a representative from the appropriate staff departments to answer questions.

XV. ADJOURNMENT

The regular meeting adjourned at 6:28 PM.


GLENDAL LEDFORD, Chairman Date 5/28/15

ATTEST:


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission May 26, 2015.