



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

SPECIAL MEETING

6 P.M.

NOVEMBER 12, 2015

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. PUBLIC PARTICIPATION (*five minutes per person, for items not scheduled for public hearing*)
- VI. NEW BUSINESS (*five minutes per person*)
 - A. Committee of the Whole
 1. Discussion with Downtown Overlay District Committee regarding draft Downtown Overlay Zoning District regulations and design criteria.
- VII. AUDIENCE COMMENTS
- VIII. STAFF COMMENTS
- IX. COMMISSION COMMENTS
- X. ADJOURNMENT

SPECIAL MEETING

I. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Thursday, November 12, 2015, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A
Debra Barrett, Seat B
Loren Means, Seat D
Glenda Ledford, Seat E

Commissioner absent and excused is:

Jessica Dean, Seat C

Staff in attendance were:

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

III. PLEDGE OF ALLEGIANCE

A. Ms. Carden led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

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

No one stepped forward to make a comment.

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

B. Committee of the Whole

1. Discussion with Downtown Overlay District Committee regarding draft Downtown Overlay Zoning District regulations and design criteria.

MOTION: Commissioner Means moved to enter into the Committee of the Whole at 6:02 PM.

Ms. Crawford provided a brief statement regarding tonight's meeting.

Chair Ledford stated that they will continue discussing the recommended changes and ask who is in favor of them or opposed.

The following items were discussed:

-Reduce area of Downtown Overlay boundary (see alternative boundaries)

The Planning Commission (Commission) and Downtown Overlay District Committee (Committee) discussed three different proposed boundaries.

-Revise prohibited use list, if desired (e.g. allow funeral home, gas station, pawn shop, mini-warehouse as Conditional Use)

The Commission and Committee stated they would allow gas stations with Ms. Raisanen, Ms. Wright, Commissioner Pinard and Means in favor and Mr. Payne, Chair Ledford and Commissioner Barrett opposed

The Commission and Committee all agreed to have funerals homes, pawn shop, and mini-warehouse prohibited.

-Allow offices on ground-level (unless small core area boundary adopted – then require Conditional Use for Main, Yenlo, Herning, and Swanson frontage)

The Commission and Committee agreed with Ms. Raisanen, Ms. Wright, Mr. Payne, Commissioner Barrett, Means, and Chair Ledford in favor and Commissioner Pinard opposed.

-Change 25% thresholds for improvements to only apply to exterior additions greater than 25% of building footprint – Ensure roof replacement is considered “maintenance” and not an improvement – Remove any references to 25% of property value

-Consider changing improvement threshold (current code is 0%; 25% is proposed)

The Commission and Committee all agreed.

Mr. Payne stated that he would like to see a buffer from E. Herning Ave. if a gas station is developed.

Commissioner Pinard asked about planting trees along the Parks Highway and having them spaced 20 feet apart.

Ms. Crawford was asked to bring back more information on gas station development and planting trees along the Parks Highway.

MOTION: Commissioner Pinard moved to exit the Committee of the Whole at 7:54 PM.

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

Mr. Dan Kelly stated that he is a city resident and asked about information on turning radius of large vehicles from the Parks Highway onto side streets and research on capacity of the roads should be provided to the Commission.

Mr. Carey Wright stated that he doesn't believe having large vehicles in the proposed downtown overlay district will be an issue.

Mr. Kevin Baker stated that he believes Wasilla is already a destination for many and doesn't believe creating a downtown overlay district will improve the area.

VIII. STAFF COMMENTS

No comments.

IX. COMMISSION COMMENTS

Commissioner Pinard stated that the comments made by the public regarding only looking at what will attract tourists to the area, was incorrect as he hasn't attended very many meetings to understand the reasoning behind the decisions being made.

Commissioner Means stated that he believes we used a lot of time ineffectively and it has been hard work and when we got back on track was great discussion. Also, he stated that the City will benefit in 20 – 30 years' time.

X. ADJOURNMENT

The regular meeting adjourned at 8:13 PM.


JESSICA DEAN, Chairman 1/14/16
Date

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission January 12, 2016.