



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.

SEPTEMBER 8, 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 August 11, 2015 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 - 1. Item: **Planned Unit Development #15-01** (Reso. #15-16)
Request: Approval to develop an 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units.
Owner: Fuller Properties, LLC
Total Area: 8.05 acres +/-
Location: Spruce Avenue (generally located on the south side of Spruce Avenue just east of N. Lacy Loop.

Lot A14, Township 17 North, Range 1 West, Section
3, Seward Meridian
Zoning: Rural Residential (RR)

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

2. Item: **Conditional Use Permit #15-01** (Reso. #15-17)
Request: Approval for a faith-based residential discipleship program for men in existing commercial buildings.
Owner: Pacific Northwest Adult and Teen Challenge
Total Area: 1.28 acres +/-
Location: 545, 575, 591, & 555 S. Knik Street and 546, 560, 576, & 590 S. Knik-Goose Bay Road
(generally located at the NW corner of S. Knik St & S. Knik-Goose Bay Road)
Lots 1-4, 11, & 12A, Block 4, Kennedy Addition Subdivision
Zoning: Commercial (C)
- a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

3. Committee of the Whole
- a. Discussion regarding land clearing waivers and possible amendments to the landscaping regulations in Title 16 of the Wasilla Municipal Code.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

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 6:05 PM on Tuesday, September 8, 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
- Jessica Dean, Seat C
- Loren Means, Seat D (via teleconference)
- Glenda Ledford, Seat E

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 presented.

V. REPORTS

A. City Deputy Administrator

Ms. Carden stated that the Mayor has finished the interviews of the 12 applicants for the Downtown District Overlay Committee and will forward the names onto the City Council for approval. Also, Administration is working on putting together some material on the City of Wasilla for the International Economic Development Council (IEDC) Conference that will be held in Anchorage in October.

B. City Public Works Director

Mr. Giddings provided a brief summary of road projects and the Main Street Couplet updates.

C. City Attorney

No report given.

D. City Planner

Ms. Crawford stated that MEA's application for transmission lines maybe on the November Planning Commission agenda.

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

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of August 11, 2015, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

[CLERK'S NOTE: Chair Ledford recused herself, for the PUD, as the applicant is her son. Commissioner Dean stepped up to be Chair for the PUD 15-01.]

A. Public Hearing

1. Item: **Planned Unit Development #15-01** (Reso. #15-16)
Request: Approval to develop an 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units.
Owner: Fuller Properties, LLC
Total Area: 8.05 acres +/-
Location: Spruce Avenue (Generally located on the south side of Spruce Avenue just east of N. Lacy Loop.)
Lot A14, Township 17 North, Range 1 West, Section 3, Seward Meridian.
Zoning: Commercial (C)

a. City Staff

Ms. Crawford provided a summary of the request for the Planned Unit Development.

Discussion moved to the Commission.

b. Applicant

No comments.

c. Private person supporting or opposing the proposal

Vice-Chair Dean opened the public hearing.

With no one present, Vice-Chair Dean closed the public hearing.

d. Applicant

No comments.

MOTION: Commissioner Barrett moved to approve Planned Unit Development #15-01 (Reso. #15-16), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Planned Unit Development #15-01 (Reso. #15-16), as presented, passed with Commissioner Barrett, Dean and Means in favor with Commissioner Pinard opposed.

[CLERK'S NOTE: Vice-Chair Dean stepped aside and Chair Ledford resumed the public hearing]

2. Item: **Conditional Use Permit #15-01** (Reso. #15-17)
Request: Approval for a faith-based residential discipleship program for men in existing commercial buildings.
Owner: Pacific Northwest Adult and Teen Challenge
Total Area: 1.28 acres +/-
Location: 545, 575, 591, & 555 S. Knik Street and 546, 560, 576, & 590 S. Knik-Goose Bay Road
(generally located at the NW corner of S. Knik St. & S. Knik-Goose Bay Road)
Lots 1-4, 11, & 12A, Block 4, Kennedy Addition Subdivision
Zoning: Commercial (C)

a. City Staff

Ms. Crawford provided a summary of the request for the Conditional Use Permit #15-01.

b. Applicant

No comments.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

Ms. Colleen Cottle stated that she lives in the neighborhood of the planned facility and also stated her concerns in regards to the size of the parcel, age of buildings, and neighborhood.

Mr. Stu Graham stated that he is a city resident and lives nearby and also stated his concerns regarding the proposed use.

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

d. Applicant

Mr. Darin Van Dyken, manager with Teen Challenge International PNW Centers, answered questions regarding the Conditional Use Permit.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to approve Conditional Use Permit #15-01 (Reso. #15-17), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Pinard moved to open up the public hearing again to ask the applicant more questions.

VOTE: The motion to open up the public hearing, passed unanimously.

Discussion ensued.

Mr. VanDyken provided a more detailed summary on the program.

Mr. Graham stated his concerns about staff qualifications and how is the program going to integrate the facility into the community.

Ms. Colleen Cottle reiterated her concerns about having the facility in the neighborhood and on a small lot.

Discussion ensued.

Mr. VanDyken answered more questions from the Commission.

Mr. Gordon Bartell stated that he is one of the people that asked to have the Teen Challenge PNW program in Alaska and is in support of the program.

Discussion ensued.

Ms. Crawford stated that the Commission should add additional conditions.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #4 to state:

4. The age range will be between 18-80 for all students.

VOTE: The motion to amend the main motion to add a condition #4, passed unanimously.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #5 to state:

5. The maximum number of students residing onsite would be no more than 28, including transitional graduate students.

VOTE: The motion to amend the main motion to add a condition #5, passed with Commissioner Barrett, Dean, Ledford and Means in favor and Commissioner Pinard opposed.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #6 to state:

6. Supervision by staff or an intern within each building is required at all times that any student is present.

VOTE: The motion to amend the main motion to add a condition #6, passed with Commissioner Barrett, Dean, Ledford and Pinard in favor and Commissioner Means opposed.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #7 to state:
7. The staff ratio must be no less than one staff member to six students.

Discussion ensued.

VOTE: The motion to amend the main motion to add a condition #7, passed with Commissioner Barrett, Dean, Ledford and Means in favor and Commissioner Pinard opposed.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #8 to state:
8. No convicted sex offenders are allowed in the program or may not occupy the facility.

Discussion ensued.

VOTE: The motion to amend the main motion to add a condition #8, passed unanimously.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #9 to state:
9. Occupancy in the out buildings is limited to program graduates.

VOTE: The motion to amend the main motion to add a condition #9, passed unanimously.

Discussion ensued.

VOTE: The motion to approve Resolution Serial No.15-17 as amended, passed with Commissioner Barrett, Dean, Ledford and Means in favor, and Commissioner Pinard opposed.

3. Committee of the Whole.

MOTION: Commissioner Dean moved to enter into the Committee of the Whole to discuss the following: (8:06pm)

- a. Discussion regarding land clearing waivers and possible amendments to the landscaping regulations in Title 16 of the Wasilla Municipal Code.

MOTION: Commissioner Dean moved to exit the Committee of the Whole at 8:13 PM.

IX. UNFINISHED BUSINESS

No unfinished business

X. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

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

Ms. Leslie Need introduced herself as the new City Attorney.

Mr. Graham stated his concerns in the approval of the Conditional Use Permit by the Commission tonight.

XII. STAFF COMMENTS

Ms. Crawford asked the Commission about available dates to meet with Downtown Overlay District Committee.

XIII. COMMISSION COMMENTS

Commissioner Dean stated that her decision was not based on the Teen Challenge being purchased already and its proximity to local bars, but appreciated the answers given and comments by the Commissioners.

Commissioner Means stated his approval of the program by Teen Challenge.

Commissioner Pinard stated that she approves of community service and is in support of Teen Challenge. She also asked about the sign variance and whether they would need to amend their variance if they made significant changes to their design.

Ms. Crawford stated that if there is significant change then they will need to come back to the Commission.

Chair Ledford stated she lives in the area where the homeless people are and that they are not gone. Stated that she thinks Teen Challenge will be a great asset to the community.

XIV. ADJOURNMENT

The regular meeting adjourned at 8:33 PM.

ATTEST:



 GLENDA LEDFORD, Chairman Date



 TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission October 13, 2015.