

substation on Hay Street generally south and then west to the Herning substation at S. Denali Street located within the Wasilla city limits.

Total Area: Approximately 3.73 miles within the city limits

Location: A corridor generally extending west from S. Seward Meridian Parkway, through the gully area south of the Alaska Railroad tracks and then north within an existing utility easement to the existing Herning substation (see maps depicting the three proposed routes (one preferred route and two alternative routes submitted by MEA) in the agenda packet or online at www.cityofwasilla.com/meatransmissionlines.)

Zoning: Commercial (C), Rural Residential (RR), Industrial (I), and Single-Family Residential (R1) zoning districts

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

- ~~2. Committee of the Whole~~
 - ~~a. Landscaping Regulations~~
 - ~~b. Farm Animals~~

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 6:00 PM on Tuesday, November 10, 2015, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D
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 DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Mr. Means led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator

Ms. Lyn Carden provided a brief report on City Business and what activity will be done tomorrow on Veteran's Day.

B. City Public Works Director

Mr. Giddings provided a summary of a meeting with DOT.

C. City Attorney

No report given.

D. City Planner

No report given.

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

Mr. Eugene Haberman stated his concerns about how the public hearings are being held by the City's Planning Commission.

VII. CONSENT AGENDA

A. Minutes of October 13, 2015, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: **Administrative Approval #15-109 and Use Permit #15-04** (Reso. #15-20)

Applicant: Matanuska Electric Association

Request: Permit to construct new 60-100 feet tall 115 kV double Circuit transmission lines with three-phase underbuild distribution circuit, within a 100 feet wide right-of-way easement, extending from the Lazelle substation on Hay Street generally south and then west to the Herning substation at S. Denali Street located within the Wasilla city limits.

Total Area: Approximately 3.73 miles within the city limits

Location: A corridor generally extending west from S. Seward Meridian Parkway, through the gully area south of the Alaska Railroad tracks and then north within an existing utility easement to the existing Herning substation (see maps depicting the three proposed routes (one preferred route and two alternative routes submitted by MEA) in the agenda packet or online at [www.cityofwasilla.com/meatransmissionlines.](http://www.cityofwasilla.com/meatransmissionlines))

Zoning: Commercial (C), Rural Residential (RR), Industrial (I), and Single-Family Residential (R1) zoning districts.

a. City Staff

Ms. Crawford provided a summary of the request for the transmission lines.

b. Applicant

Ms. Julie Estey, representative for MEA, provided a brief summary on the history on how they choose the three routes that they submitted with the permits to the City.

Mr. Gary Kuhn, Directory of Engineering with MEA, provided a presentation on the requested transmission lines.

Mr. Dan Beardsley, consultant for MEA, provided more history for the request of the transmission lines.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public comment portion of the public hearing.

Mr. Richard Smith stated that he owns property inside the city and outside of the city and that he is against the Preferred and Alternative 1 routes.

Mr. Gary Peters stated that he is a property owner in the Preferred route and that he is against the route. He also stated that he is in favor of Alternative 1.

Mr. Michael Phillips stated that he is a property owner along Alternative 1 and explained why he is against the route. He also stated that he is in favor of a route that is not in front of the Planning Commission tonight but if he had to choose it would be the Preferred route.

Mr. Jason Crockett stated his concerns with the routes and how the routes would affect his property. He also stated that if he had to choose it would be Alternative 2.

Ms. Evelyn Horden stated she is a property owner off of Bay View Drive and shared her concerns with the proposed gully route. She also stated that she is not in favor of any of the three routes.

Mr. Eugene Haberman stated his concerns regarding the public process and his concerns with MEA.

Mr. Ronald Baird stated that he is an attorney for Gloria McColl D trust and the property owned by his client is affected by one of the MEA routes. He also stated that he doesn't believe the Commission should try and figure out a new route tonight and that his client is against the Alternative 1 and Preferred routes and would be in favor of Alternative 2.

Mr. Dan Phillips stated that he owns property along Alternative 1 and that he is against the route. He provided an alternative route for the Commission to consider tonight. He stated that he would be in favor of Alternative 2.

Mr. Jeff Preheim stated that he is not in favor of any of the routes as it will affect his neighborhood and agreed with making another alternate than being proposed tonight.

Ms. Melody Camarge stated that she is a property owner within 1,200 feet of the proposed routes She stated her concerns and indicated that she is not in favor of any of the routes.

Mr. Robert Fox stated he owns property off of Bay View and expressed his concerns with the proposed routes. He is against all three routes and is in favor of it being buried underground.

Ms. Kathy Preheim stated that she is off of Bay View and that she is against any of the routes that affect residential properties.

Ms. Bonnie Cavanugh stated her concerns about not knowing which route MEA is going to choose.

Mr. Stu Graham stated that he is a city resident and that he is in favor of a decision being made as he has been following the process for the last four years.

Ms. Autumn Bentz stated that she is a property owner that will be affected by the routes and that she is not in favor of any of the routes and shared her concerns. She also stated that if she had to choose a route that it would be Alternative 1.

Mr. Clinton Thomas stated he is a property owner on Bay View Drive and that he is against the routes being proposed. He expressed his concerns with an overhead route and stated that he would like to see a partial underground and partial overhead for their route. He also stated that he would be in favor of Alternative 1.

With no further comments, Chair Ledford closed the public comment portion of the public hearing.

d. Applicant

Mr. Beardsley provided more information regarding the public comments made tonight.

Discussion ensued.

MOTION: Commissioner Dean moved to approve Alternative 2, Administrative Approval #15-109 and Use Permit #15-04 (Reso. #15-20), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend the main motion to add a condition that the color of the poles be rust colored.

Discussion ensued.

VOTE: The motion to add the condition passed unanimously.

Discussion ensued.

VOTE: The motion to approve Administrative Approval #15-109 and Use Permit #15-04 (Reso. #15-20) as amended, passed with Commissioner Barrett, Dean and Ledford in favor and Commissioner Means opposed.

- ~~2. Committee of the Whole~~
- ~~a. Landscaping Regulations~~
- ~~b. Farm Animals~~

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

A. Permit Information

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

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

Mr. Haberman stated that the process for public hearing by the Planning Commission should be reviewed.

Ms. Hargo stated that she is not in favor of the Commission's decision tonight.

Mr. Graham stated that he appreciates the Commission's dedication and time.

XIII. STAFF COMMENTS

Ms. Crawford stated that the regularly scheduled December meeting would be cancelled since there were no applications submitted for that meeting.

Ms. Carden thanked Commissioner Ledford for her service.

XIV. COMMISSION COMMENTS

Commissioner Barrett thanked everyone for attending the meeting tonight and the information that was provided by MEA.

Commissioner Dean thanked MEA for their effort in providing the information tonight and work behind their decisions.

Commissioner Means thanked MEA for their effort and appreciates the public comments.

Commissioner Ledford thanked MEA for their effort and lives within the City and also works within the City and believes in the economic development of the City. Also, she stated that she has enjoyed serving on the Commission.

XV. ADJOURNMENT

The regular meeting adjourned at 8:40 PM.

ATTEST:


JESSICA DEAN, Chairman 1/14/16
Date


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission January 12, 2016.