
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 19, 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
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Archie Giddings, Director of Public Works
Ms. Tina Crawford, City Planner
Ms. Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Ms. Crawford 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*)

Mr. Kevin Baker stated that if the Downtown Overlay District doesn't allow storage units in the City then please let the citizens know where they support them within the City Limits. Also, he believes the Downtown Overlay District will discourage development within the Downtown Overlay District, the opposite of what is being said by the City. He also stopped by DOT and they have a Main Street design plan and encourages the Commission to review the document when making rules for the Overlay. Also, that he doesn't believe the Overlay will be walkable as there are no one walking in the area now.

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.

MOTION: Commissioner Barrett moved to enter into the Committee of the Whole at 6:05 PM.

Ms. Crawford provided a brief summary of the previous meeting and the items to be discussed at tonight's meeting. She went over the proposed special approval criteria for approval of a gas station as a conditional use.

Discussion ensued.

Mr. Richard Payne stated that he was opposed to a gas station, but if allowed, then there should be a criterion that limits the encroachment from the Parks Highway into the downtown overlay district.

Mr. Sam Goldman stated that he agreed with all proposed changes and the original overlay boundary, but that he believes that a gas station should be allowed on a smaller size lot.

Ms. Randy Robinson stated that she agreed with Mr. Goldman's proposed changes and the original overlay boundary.

Ms. Beth Wright stated that she thought they should have input from property owner of the mini-warehouse storage units before including them in the downtown overlay boundary and she agreed with all the changes and the original overlay boundary.

Ms. Janice Raisanen was not present.

Commissioner Barrett stated that she was opposed to gas stations and that the downtown overlay district will not reduce property values. Also, she is okay with the other changes but would like to see more attractive signage and the sign height lower than 25 feet and that she is in favor of the original overlay boundary.

Commissioner Pinard stated that she has concerns with the spacing of the street trees (they should be 20 feet apart instead of 40 feet) and would like to see the sign height lower than 25 feet and that she is in favor of the original overlay boundary.

Commissioner Dean stated that she is not in favor of gas stations but will compromise especially since the group supports the original larger boundary that includes the Parks Highway properties. She would also like to make signage look different but still safe and visible and asked that staff bring back information on signage studies indicating the minimum size needed for safe viewing from the Parks Highway.

Commissioner Means stated he likes boundary #4 and is ok with gas stations.

Chair Ledford stated that she appreciates the Committee members and Commission for their work in resolving issues. Also, she agrees with the changes and thinks it's a good compromise.

MOTION: Commissioner Pinard moved to exit the Committee of the Whole at 8:03 PM.

MOTION: Commissioner Barrett moved to direct staff to bring forward a resolution at the January 12, 2016 meeting recommending approval of the downtown overlay zoning district and design standards that includes the changes discussed tonight.

VOTE: The motion passed unanimously.

B. Public Hearing

1. **Resolution Serial No. 15-21:** Supporting the goals and initiatives for the annual Capital Improvement Program.

Mr. Giddings provided a brief statement on the capital improvement program goals and initiatives.

Chair Ledford opened the public comment portion of the public hearing for Resolution Serial No. 15-21.

Ms. Colleen Cottle stated that she is in support of using the Iditarod Elementary for offices used by the City and State.

Ms. Diane Woodruff stated that she is in support of using the Iditarod Elementary for office used by the City and State.

With no one else stepping forward, Chair Ledford closed the public comment portion of the public hearing.

MOTION: Commissioner Barrett moved to approve Resolution Serial No. 15-21, as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend Resolution Serial No. 15-21, Item #5, Iditarod School, to add a condition that the Commission support the acquisition if there is a business plan be in place that shows viability for the project for at least 10 years.

VOTE: The motion to approve the amendment to the main motion passed unanimously.

VOTE: The motion to approve Resolution Serial No. 15-21, as amended, passed unanimously.

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

Mr. William Green stated that he doesn't think property within the Downtown Overlay District will develop as envisioned by the Commission.

Ms. Woodruff stated that she appreciates the time and effort by the Committee members and Commission.

VIII. STAFF COMMENTS

Ms. Crawford reminded the Commission that the next meeting is January 12, 2016, and she appreciates Ms. Ledford for all her years of service.

IX. COMMISSION COMMENTS

Commissioner Barrett thanked the Committee members for their time and effort. Also, thanked Chair Ledford for her time on the Commission.

Commissioner Dean thanked the Committee members for their time and effort. Also, thanked Chair Ledford for her time on the Commission.

Commissioner Pinard thanked the Committee members for their time and effort. Also, thanked Chair Ledford for her time on the Commission

Commissioner Means thanked Chair Ledford for her time on the Commission and also thought that the special meetings had progress.

Chair Ledford thanked the Committee members for their time and effort.

X. ADJOURNMENT

The regular meeting adjourned at 8:50 PM.

 2/29/16
JESSICA DEAN, Chairman Date

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission February 9, 2016.