



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
Brian Mayer, 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.** **MARCH 8, 2016**

- 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 February 9, 2016 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. **Resolution Serial No. 16-04:** Recommending that the Wasilla City Council amend Title 16 of the Wasilla Municipal Code to add section 16.20.040, Downtown Overlay District, that establishes a downtown overlay district and adopts design standards for development and redevelopment on properties within the downtown overlay district.
- 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, March 8, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A (present as of 6:04pm)

Debra Barrett, Seat B (present as of 6:01pm)

Jessica Dean, Seat C

Loren Means, Seat D

Brian Mayer, Seat E

Staff in attendance were:

Mr. Archie Giddings, Public Works Director

Ms. Tina Crawford, City Planner

Ms. Leslie Need, City Attorney (via teleconference)

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. REPORTS

A. City Deputy Administrator

No report given.

B. City Public Works Director

Mr. Giddings provided a brief report on the construction of the new library.

C. City Attorney

No report given.

D. City Planner

No report given.

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

No one stepped forward to speak.

VII. CONSENT AGENDA

A. Minutes of February 9, 2016, regular meeting

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

A. Public Hearing

1. **Resolution Serial No. 16-04:** Recommending that the Wasilla City Council amend Title 16 of the Wasilla Municipal Code to add section 16.20.040, Downtown Overlay District, that establishes a downtown overlay district and adopts design standards for development and redevelopment on properties within the downtown overlay district.

a. City Staff/Applicant

Ms. Crawford provided a brief overview of the history of the proposed downtown overlay and then went over the changes that were recommended by the Planning Commission and Downtown Overlay District Committee.

b. Private person supporting or opposing the proposal
Chair Dean opened the public hearing.

Mr. Thomas Imlach stated that his father owns the building he has a business in the downtown overlay and had questions regarding the threshold for triggering compliance with the new regulations.

Mr. Seth Scavette, P3 Automotive, stated that he is a business owner in the proposed overlay and requested that the downtown overlay be amended to allow automotive uses as a conditional use.

Mr. David Martin, Valley Chiropractic, stated his concerns regarding the elimination of parking spaces on Main Street when the Main Street Couplet is completed. He asked that there be on-street parking in front of his business to offset the loss of parking spaces.

Ms. Cindy Bettine stated that she is a property and business owner in the proposed overlay and is in favor of the overlay. She also stated that she would like to have the Commission consider signs along the Parks Highway that direct drivers to businesses not located on the Parks Highway.

Mr. Kevin Baker stated his concerns regarding the proposed downtown overlay boundary and would like to see the western boundary moved to N. Knik Street and the eastern boundary be moved to N. Crusey Street to include the new library.

Mr. Stu Graham stated his concerns regarding the landscaping requirements in the parking areas and other areas of a business since the regulations do not mandate the type of trees, which allows trees that do not always stay healthy.

Mr. Richard Payne stated he is a business owner within the Downtown Overlay District but not a city resident. He stated that the proposed overlay district doesn't have a

reasonable threshold to require existing business owners to come into compliance with the design standards.

Ms. Beth Wright stated her support of the downtown overlay with the proposed amendments.

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

MOTION: Commissioner Means moved to approve Resolution Serial No. 16-04, as presented.

MOTION: Commissioner Mayer moved to amend the main motion to revise the Section 16.20.040(E)(33) to be consistent with the legal definitions and terms as prescribed in Wasilla Municipal Code Section 9.40, as follows:

(33) Marijuana clubs, retail stores, and/or cultivation facilities.

VOTE: The motion to amend the main motion, passed unanimously.

VOTE: The motion to approve Resolution Serial No. 16-04 as amended, passed unanimously.

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*)

No comments.

XII. STAFF COMMENTS

Ms. Crawford stated that adopting the downtown overlay is a start in the right direction and that it is a working document that can be changed as needed in the future.

Ms. Need stated that they are looking forward to the training session at the next meeting and to let them know if there any specific issues that the Commission would like to have covered during the training.

XIII. COMMISSION COMMENTS

Commissioner Means asked about questions regarding the Clapp Road project and why the alignment changed from Mack Road to Clapp Road.

Commissioner Barrett thanked the public that showed up tonight and stated that it was a good meeting tonight.

Commissioner Pinard stated that the Commission and task force worked hard to come to an agreement regarding the downtown overlay.

Chair Dean stated that she appreciates all the work that was put into the downtown overlay.

XIV. ADJOURNMENT

The regular meeting adjourned at 8:15 PM.

 5/17/16

JESSICA DEAN, Chairman Date

ATTEST:



TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission May 10, 2016.