

Zoning: Industrial (I)
Future Land Use: Generally Industrial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

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 6:02 PM on Tuesday, May 10, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A
Jessica Dean, Seat C
Loren Means, Seat D
Brian Mayer, Seat E

Commissioner absent and unexcused was:

Debra Barrett, Seat B

Staff in attendance were:

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

III. PLEDGE OF ALLEGIANCE

A. Commissioner 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. Carden provided a brief summary of the upcoming 2017 Wasilla Centennial Celebration events. She also reported that there has been a significant increase in the number of new business licenses due to the work of the new Sales Tax Auditor.

B. City Public Works Director

Mr. Giddings stated that the City expected to receive revised 30% drawings for the Main Street/Yenlo couplet project from AKDOT/PF in the near future.

C. City Attorney

Mr. Mead stated that the Kopperuds' filed a motion appealing the Hearing Officer's decision to the Superior Court regarding Variance #15-01.

D. City Planner

Ms. Crawford stated that the Commission will have a special Planning Commission meeting on May 24, 2016.

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

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of March 8, 2016, regular meeting

B. Minutes of April 12, 2016, regular meeting

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

A. Public Hearing

1. Item: Use Permit #16-02 (Reso. #16-05)
Petitioner: K&H Civil Constructors, LLC
Owner: Mountain Village LLC
Request: Approval of a gravel extraction operation with on-site material processing.
Total Area: Approximately 63.48 +/- acres
Location: 1614 S. Clapp Street
Lot A4, Township 17 North, Range 2 West, Section 13
Zoning: Industrial (I)
Future Land Use: Generally Industrial

Ms. Crawford explained the elevation of the use permit to the Commission and provided an overview of the staff report and recommendation and the proposed conditions of approval.

a. City Staff

b. Applicant

Mr. Matt Ketchum provided a presentation regarding the request of the use permit for gravel extraction.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

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

Mr. Mark Stigar stated his support for the gravel extraction project and that he is a property owner of 60 acres east of the subject property.

Mr. Dan Kennedy stated that he and his wife are the property owners of Lot A4 and expressed his support of the gravel extraction and his future plans for the lot. He also asked that the Commission revise three of the proposed conditions that limited the dates and times of operation.

MOTION: Commissioner Mayer motioned to keep the questions pertaining to the gravel pit property only.

Mr. Stu Graham stated that he is on the City Council but that he is not representing the City Council and that he is in favor of the gravel pit.

Ms. Gretchen O'Barr stated that she is on the City Council but she is not representing the City Council and that trees will re-grow on the property after it is reclaimed if left undeveloped.

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

d. Applicant

Mr. Ketchum reiterated some items that were brought up by Mr. Kennedy and stated that he supported the amended conditions.

Chair Dean asked for a five minute recess at 7:42 pm so she could have a conversation with the City Attorney.

Returned from recess at 7:47 pm.

MOTION: Commissioner Mayer moved to approve Use Permit #16-02 (Resolution Serial No. 16-05), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Mayer moved to amend Condition #5 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

5. Gravel extraction may only occur between May April and October November **and from December to March (Tuesday through Thursday only)**.

Discussion moved to the Commission.

VOTE: The motion to amend Condition #5, passed with Commissioner Pinard, Mayer, and Chair Dean in favor and Commissioner Means opposed.

MOTION: Commissioner Pinard moved to amend Condition #6 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

6. Hours of operation are limited to Monday through Friday from ~~7~~ 8 AM to ~~8~~ 7 PM.

VOTE: The motion to amend Condition #6, passed with Commissioner Pinard, Mayer, and Chair Dean in favor and Commissioner Means opposed.

Discussion moved to the Commission.

MOTION: Commissioner Mayer moved to amend Condition #10 to add the following language at the end of the paragraph:

A licensed surveyor will confirm the elevation of the site upon reclamation and must be consistent with the initial elevation.

VOTE: The motion to amend Condition #10, passed unanimously.

MOTION: Chair Dean moved to amend Condition #10 to add the following language at the end of the amended paragraph:

Excavation gravel may be used to fill and/or reclaim the site.

VOTE: The motion to amend Condition #10, passed unanimously.

MOTION: Commissioner Mayer moved to amend the finding for criteria 16.16.050(2) as follows (deleted language is ~~stricken~~ and new language is underlined):

~~However, with~~With the following conditions ~~proposed by staff~~ in this resolution, the project will be substantially consistent with the Comprehensive Plan since it ensures that the site can be redeveloped in the future with economically viable land uses that support the multi-modal transportation node (City airport) and are compatible with the Menard Sports Center and existing and future residential and commercial uses along the new Clapp Road extension.

VOTE: The motion to amend the finding for criteria 16.16.050(2), passed unanimously.

MOTION: Commissioner Means moved to amend the finding for criteria 16.16.050(3) as follows (deleted language is ~~stricken~~ and new language is underlined):

~~These criteria are adequately addressed provided that the Planning Commission approves with the conditions~~ in this resolution ~~proposed by staff and requires the applicant to comply with the information and reclamation plans included in the application materials submitted by the applicant.~~

VOTE: The motion to amend criteria 16.16.050(3), passed unanimously.

MOTION: Chair Dean moved to amend the finding for criteria 16.16.050(6) as follows (deleted language is ~~stricken~~ and new language is underlined):

Finding: There is an existing access onto Clapp Road that ~~should~~ will be adequate for access to the gravel pit.

VOTE: The motion to amend criteria 16.16.050(6), passed unanimously.

MOTION: Commissioner Pinard to amend the finding for criteria 16.16.050(7) as follows:

Finding: The proposed gravel pit ~~should~~ will not overload the street system with traffic or result in unsafe streets or dangers to pedestrians since Clapp Road is designated as a major collector roadway to the north of the site and a minor collector roadway to the south.

VOTE: The motion to amend criteria 16.16.050(7), passed unanimously.

VOTE: The motion to approve Resolution Serial No. 16-05 as amended, passed with Commissioner Pinard, Mayer, and Chair Dean in favor and Commissioner Means opposed.

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*)

No comments.

XIII. STAFF COMMENTS

No comments.

XIV. COMMISSION COMMENTS

Commissioner Mayer stated that the concerns Commissioner Means had were noted and asked that City Staff please review and provide more information.

Commissioner Means stated his concerns with the discussion regarding the item on the agenda tonight.

Ms. Crawford provided a statement regarding and the City Planner's responsibilities and the information they bring to the Commission.

Commissioner Pinard stated her concerns regarding not enough public attendance after having written comments that were against the project.

Chair Dean stated she appreciated the applicant's comments addressing the written comments from the public and expressed her thoughts were on the future development of the parcel.

XV. ADJOURNMENT

The regular meeting adjourned at 8:58 PM.


JESSICA DEAN, Chair Date 5/24/16

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission May 24, 2016.