



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.

AUGUST 9, 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 July 12, 2016 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. Item: Rezone #16-01 (Reso. #16-09)
Applicant: Michael D. Smith
Owner: Smith-Hagen Family Trust
Request: Rezone a portion of Lot 1, David Smith Subdivision, consisting of approximately 8.93 acres from Rural Residential/Commercial to Commercial (eastern 1.11± acres are currently zoned Rural Residential).
Total Area: 8.93 acres +/-

Location: 1515 S. Knik-Goose Bay Road
Lot 1, David Smith Subdivision

Zoning: Commercial/Rural Residential

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

2. Resolution Serial No. 16-10: Amendment to WMC 16.16.060(B) and WMC 16.20.020(A), District Use Chart, to allow day care facilities with more than twenty-five people in the Rural Residential zoning district as a Conditional Use.

B. Committee of the Whole

1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

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, August 9, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Debra Barrett, Seat B
Jessica Dean, Seat C
Brian Mayer, Seat E

Commissioners absent and excused were:

Claudia Pinard, Seat A
Loren Means, Seat D

Staff in attendance were:

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

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

Ms. Carden stated that the City is hosting the Alaska Municipal League summer conference at the Menard Sports Center and the attendees will be given a tour of the City. She also stated that the City Library will be closing on August 22, 2016 to move everything over to the new location and will reopen September 22, 2016 and that early voting will be available this Saturday and Sunday for the primary election.

B. City Public Works Director

Mr. Giddings reiterated when the Library will start moving items and reopening and that the City Staff met with DOT regarding the Main Street Couplet and that they were receptive to designing the couplet consistent with the Downtown Overlay.

C. City Attorney

Ms. Need stated that the appeal regarding the Wasilla Lake variance is still pending and that they are waiting for the court to set pretrial dates.

D. City Planner

Ms. Crawford stated that Commissioner Pinard will be not present at that the next meeting as well due to training and that the agenda would contain a conditional use for a day care facility and another Committee of the Whole discussion regarding landscaping and land clearing regulations.

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

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of July 12, 2016, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: Rezone #16-01 (Reso. #16-09)

Applicant: Michael D. Smith

Owner: Smith-Hagen Family Trust

Request: Rezone a portion of Lot 1, David Smith Subdivision, consisting of approximately 8.93 acres from Rural Residential/Commercial to Commercial (eastern 1.11± acres are currently zoned Rural Residential).

Total Area: 8.93 acres +/-

Location: 1515 S. Knik-Goose Bay Road
Lot 1, David Smith Subdivision

Zoning: Commercial/Rural Residential

a. City Staff

Ms. Crawford provided an overview of the staff report and recommendation of approval.

b. Applicant

The applicant did not make a presentation but was present for questions.

c. Private Person supporting or opposing the proposal

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

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

d. Applicant

No comments.

MOTION: Commissioner Mayer moved to approve Rezone #16-01 (Resolution Serial #16-09), as presented.

VOTE: The motion to approved Rezone #16-01 (Resolution Serial #16-09) as presented, passed unanimously.

2. **Resolution Serial No. 16-10:** Amendment to WMC 16.16.060(B) and WMC 16.20.020(A), District Use Chart, to allow day care facilities with more than twenty-five people in the Rural Residential zoning district as a Conditional Use.

a. City Staff

Ms. Crawford provided an overview of the reason for the proposed code change.

Discussion moved to the Commission.

b. Private Person supporting or opposing the proposal

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

Ms. Kira Thompson stated that she is the individual that requested a day care facility that would provide care for more than 25 children in the Rural Residential zoning district. She provided the area needed for each child (35 SF) and stated that there is a need for large day care facilities within the City.

With no others stepping forward, Chair Dean closed the public hearing.

MOTION: Commissioner Mayer moved to approve Resolution Serial #16-10, as presented.

Discussion moved to the Commission.

VOTE: The motion to approved Resolution Serial #16-10 as presented, passed unanimously.

B. Committee of the Whole

MOTION: Commissioner Barrett moved to enter into the Committee of the Whole at 6:28 PM.

Entered into the Committee of the Whole for the following item:

1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

Discussion ensued.

MOTION: Commissioner Mayer moved to exit the Committee of the Whole at 7:19 PM.

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

Ms. Carden stated that the Wasilla Centennial Committee had ordered lapel pins and provided one to each Commissioner and that she is looking forward to seeing everyone at the year-long celebrations.

Ms. Need stated that it is very important to have a good purpose statement for the landscape code and that the Commission should look back at previous land clearing waiver requests when drafting new code language.

XIV. COMMISSION COMMENTS


Commissioner Barrett stated that she appreciates the City Attorney's perspective and is looking forward to working on the landscape plan.

Commissioner Mayer stated there will be differences in option regarding the landscape plan and that it will take a while for this process to go forward, but he is enjoying working on something that will shape the future of Wasilla.

Chair Dean stated she concurs with Commission Mayer.

XV. ADJOURNMENT

The regular meeting adjourned at 7:24 PM.



 JESSICA DEAN, Chair 9/27/16
Date

ATTEST:



 TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission September 27, 2016.