



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Eric Bushnell, Seat A
Darrell Breese, Seat B
Jessica Dean, Seat C
Simon Brown, 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.

MAY 16, 2017

- 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 April 13, 2017 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. **Item: Rezone #17-02 (Reso. #17-12)**
Applicant: Michael D. Smith
Owner: Smith-Hagen Family Trust
Request: A rezone from Rural Residential to Commercial for a 4.6± acre portion of Lot 1, Smith-Hagen Subdivision. (4.6± acres currently zoned RR adjacent to Commercial zoning to west)
Area: 4.6± acres (Total parcel acreage is 30.96± acres)
Location: Lot 1, Smith-Hagen Subdivision
Zoning: Commercial/Rural Residential
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

2. **Item: Rezone #17-01 (Reso. #17-09)**
Applicant: City of Wasilla
Owner: City of Wasilla
Request: Rezone from Commercial to Industrial zoning.
Total Area: 9.82+/- acres
Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9
Subdivision
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

B. Committee of the Whole

1. Discussion regarding site plan requirements for residential additions and detached accessory structures in Title 16.
2. 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 6:01 PM on Tuesday, May 16, 2017, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Darrell Breese, Seat B
Jessica Dean, Seat C
Simon Brown, Seat D
Brian Mayer, Seat E

Commissioners absent and excused were:

Eric Bushnell, Seat A

Staff in attendance were:

Archie Giddings, Public Works Director
Tina Crawford, City Planner
Matt Mead, City Attorney
Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Breese 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 stated that the budget passed and that the Borough Dispatch services will be locating in the Wasilla police station. The City has purchased the old Iditarod Elementary school property and the plan is to build a new police station and then use the old location for satellite offices for other agencies.

C. City Attorney

Mr. Mead provided an update on the Kopperud appeal. He stated that an oral argument is scheduled for May 19, 2017 to regarding the status of the settlement agreement.

D. City Planner

Ms. Crawford introduced Mr. Breese as a new Commissioner and then provided a summary of the Mat-Su Borough walkability study and an update on the business owners' meeting with AKDOT/PF regarding the Main Street couplet.

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

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of April 13, 2017, regular meeting (rescheduled from April 11, 2107)

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: **Rezone #17-02** (Resolution Serial #17-12)

Applicant: Michael D. Smith

Owner: Smith-Hagen Family Trust

Request: A rezone from Rural Residential to Commercial for a 4.6± acre portion of Lot 1, Smith-Hagen Subdivision. (4.6± acres currently zoned RR adjacent to Commercial zoning to west)

Total Area: 4.6 acres ±

Location: Lot 1, Smith-Hagen Subdivision

Zoning: Commercial/Rural Residential

a. City Staff

Ms. Crawford provided a summary of Rezone #17-02 (Resolution Serial #17-12) and provided aerial handouts of the property showed the proposed area to be rezoned to Commercial.

b. Applicant:

Mr. Michael Smith stated he is the property owner requesting the rezone and that he agreed with staff's presentation regarding the rezone.

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. Stu Graham stated he is a resident of the City and on the City Council but not representing the Council at this time. He stated that he is unsure of the use of the property and would like clarification on the use on the property and whether it was allowed in the proposed zoning district.

Ms. Crawford clarified that the property has approval for a batch plant, which is permitted as a Use Permit in the Commercial zoning district.

Mr. Smith stated the property has been used for a batch plant and will not be doing any resource extraction.

Discussion moved to the Commission.

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

d. Applicant
No other comments by applicant.

MOTION: Commissioner Simon moved to approve Resolution Serial #17-12, as presented.

Discussion moved to the Commission.

VOTE: The motion to approved Rezone #17-02 (Resolution Serial #17-12) as presented, passed unanimously.

2. Item: **Rezone #17-01** (Resolution Serial #17-09)
Request: A rezone of Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision, consisting of approximately 9.82+/- acres, from C-Commercial to I-Industrial
Applicant: City of Wasilla
Owner: City of Wasilla
Total Area: 9.82 acres ±
Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision
Zoning: Commercial

a. City Staff
Ms. Crawford provided a summary of Rezone #17-01 (Resolution Serial #17-09).

b. Applicant:
Mr. Giddings provided additional information regarding the need to rezone the lots to Industrial zoning.

c. Private person supporting or opposing the proposal
Chair Dean opened the public comment portion of the public hearing.

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

d. Applicant
No other comments.

MOTION: Commissioner Mayer moved to approve Rezone #17-01 (Resolution Serial #17-09), as presented.

VOTE: The motion to approve Rezone #17-01 (Resolution Serial #17-09) as presented, passed unanimously.

B. Committee of the Whole

MOTION: Commissioner Mayer moved to enter into the Committee of the Whole at 6:26PM.

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

1. Discussion regarding site plan requirements for residential additions and detached accessory structures in Title 16.
2. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

MOTION: Commissioner Mayer moved to exit the Committee of the Whole at 6:49 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*)

Mr. Stu Graham stated he is a resident of the City and on the City Council but not representing the Council at this time. He provided comments regarding the Committee of the Whole discussion regarding the site plan requirements for residential additions and detached accessory structures.

Ms. Gretchen O'Barr stated that the Planning Commission is doing a good job and thanked the Commission for the job they are doing.

XIII. STAFF COMMENTS

No comments.

XIV. COMMISSION COMMENTS

Commissioner Breese stated that he is looking forward to serving on the Commission.

Commissioner Mayer stated he attended the walkability public meeting and provided information about what was discussed at the meeting and what he learned.

XV. ADJOURNMENT

The regular meeting adjourned at 6:59 PM.



JESSICA DEAN, Chair

6/15/17

Date

ATTEST:



TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission June 13, 2017.