

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, February 13, 2018, in Council Chambers of City Hall, Wasilla, Alaska by Brian Mayer, Vice-Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Eric Bushnell, Seat A
Darrell Breese, Seat B (via teleconference)
Simon Brown, Seat D
Brian Mayer, Seat E

Commissioners absent and excused were:

Jessica Dean, Seat C

Staff in attendance were:

Lyn Carden, Deputy Administrator
Archie Giddings, Public Works Director
Tina Crawford, City Planner
Leslie Need, City Attorney (via teleconference)
Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Brown led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

A. City Deputy Administrator

Ms. Carden gave an update on the City's plastic bag ban, bag bans enacted by other Alaskan cities, and legislation being considered in Juneau to tax bags statewide. She also reported that the City had 28 new or renewed business licenses in January.

B. City Public Works Director

Mr. Giddings reported on the status of the planned wastewater treatment plant upgrades and he stated that notices would go out to neighbors advising them of the project.

C. City Attorney

Ms. Need stated that there is no pending litigation and that they worked with the City on tonight's legislation.

D. City Planner

Ms. Crawford stated that the Brownsfields' planning study is looking at the railroad depot site and the connection to downtown and the consultants should begin work by the end of this month. Upon completion, the draft report will be provided to the Commission for their review.

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

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of January 13, 2018, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Resolution Serial No. 18-01: recommending that the City Council amend Wasilla Municipal Code Section 16.04.070, Definitions, to add definitions for "Beehives", "Exotic animal", "Pet animal", "Poultry", and "Wild animal"; amend Section 16.04.070, Definitions, to revise the definitions for "Agriculture", "Animal husbandry", and "Farm animal"; amend 16.16.060, specific approval criteria, to revise the criteria that regulates farm animals, poultry, and beehives; amend Section 16.20.020, District Use Chart, to identify the appropriate zoning and permit types for beehives, exotic animals, poultry, and wild animals; and other minor revisions.

a. City Staff

Ms. Tina Crawford provided a brief summary of the proposed amendment the farm animal provisions in Title 16 to allow poultry on lots less than 40,000 square feet in size. She provided copies of the comments received after the packet was prepared along with a handout outlining the changes to the farm animal regulations that were included in the draft resolution and also gave them other possible amendments that could address the citizens' comments.

The Vice-Chair called for a recess for five minutes at 6:30 PM, so that the Commission could read the public comments provided tonight. The Vice-Chair called the meeting back to order at 6:35 PM.

c. Private Person supporting or opposing the proposal.

Vice-Chair Mayer opened the public comment portion of the public hearing.

Mr. Ron Ringel stated that he lives within the city limits and is a bee keeper. He had questions regarding the beehive screening and thanked the City Planner for the clarifications regarding bee hives and had some questions and recommendations regarding the setbacks and screening for the beehives along with the need to provide water for the bees on site.

Ms. Krystal Mitchell, President of the Alaska Rabbit and Cavy Breeder's Club, stated that she would like the city to increase the number of rabbits allowed on a lot to allow adequate numbers to allow for safe breeding and for use as meat animals.

Ms. Lisa Hampton, Secretary of the Alaska Rabbit and Cavy Breeder's Club, stated she does not live within the city limits but agrees with Ms. Mitchell.

Ms. Amy Kaylor stated she is a city resident expressed concerned about the prohibition of chicken coops in the front yard.

Vice-Chair Mayer allowed everyone an additional three minutes of testimony.

Mr. Ringel stated that he doesn't believe he abuts a right-of-way and thanked Ms. Crawford for her clarification.

Ms. Mitchell stated that the fee for a conditional use permit would be too expensive for most hobby breeders.

Vice-Chair Mayer closed the public hearing portion.

MOTION: Commissioner Brown moved to approve Resolution Serial #18-01, as presented.

Discussion moved to the Commission.

[CLERKS NOTE: All proposed amendments are shown with the deleted words ~~stricken~~ and the new language underlined.]

Amendment No. 1

MOTION: Commissioner Bushnell moved to amend Resolution Serial No. 18-01, WMC 16.04.070, Definitions, to revise the definition of "Pet animal" as follows:

"Pet animal" means any animal that has commonly been kept as a pet in family households in the United States, such as, but not limited to, dogs, cats, guinea pigs, rabbits, and hamsters. This term excludes farm, exotic, and wild animals as defined in this section.

VOTE: The amendment passed unanimously (Amendment No. 1).

Amendment No. 2

MOTION: Commissioner Bushnell moved to amend Resolution Serial No. 18-01, WMC 16.16.060, Specific approval criteria, as follows:

1. Amend WMC 16.16.060(E)(1)(g) to read as follows:
 - g. In the Industrial zoning district, farm animals are only allowed as an accessory use to a primary agricultural industrial use; and

2. Amend WMC 16.16.060(E)(2)(a) to read as follows:
 - a. Excessively noisy poultry including, but not limited to, roosters, turkeys, guinea fowl, peacocks, or geese are prohibited unless the total lot area is a minimum of 80,000 square feet and the animals and supporting structures and pens are a minimum of 100 feet from an adjoining residential dwelling lot;

3. Amend WMC 16.16.060(E)(2)(b)(iii) to read as follows:
 - iii. Chicken coops or other shelters may not be located in a front yard or side yard that abuts a street in the R1, R2, and RM zoning districts.

4. Amend WMC 16.16.060(E)(2)(f)(i) to read as follows:
 - f. On lots with a total area less than 40,000 square feet, the following additional standards apply:
 - i. Maximum of 6 poultry (any age six months of age or older) on lots up to 20,000 square feet and a maximum of 12 poultry (any age six months of age or older) on lots greater than 20,000 square feet and less than 40,000 square feet;

5. Amend WMC 16.16.060(E)(2)(g)(i) to read as follows:
 - g. On lots with a total area of 40,000 square feet or greater, the following additional standards apply:
 - i. Maximum of 15 poultry (any age six months of age or older) on lots between 40,000 square but less than 50,000 square feet; an additional three poultry (any age six months of age or older) are allowed for each additional full 10,000 square feet of lot area. No proration of the number of poultry is allowed for lots with less than a full 10,000 square feet of lot area.

6. Amend WMC 16.16.060(E)(2) to add a new subsection (h) to read as follows:
 - h. In the Industrial zoning district, poultry is only allowed as an accessory use to a primary industrial use.

7. Amend WMC 16.16.060(E)(2)(b)(i) to read as follows:
 - i. Maximum height of structures, coops, enclosures, or runs is eight 15 feet in height;

Discussion moved to the Commission.

VOTE: The amendment passed unanimously (Amendment No. 2).

Amendment No. 3

MOTION: Commissioner Bushnell moved to amend Resolution Serial No. 18-01, WMC 16.16.060, Specific approval criteria, as follows:

1. Amend WMC 16.16.060(E)(1)(e) to read as follows:
 - e. All facilities shall be kept in good repair, maintained in a clean and sanitary condition, and be free of vermin, obnoxious smells and substances, to the greatest extent feasible. The facilities may not create a nuisance or disturb neighboring residents due to excessive noise, odor, damage, or threats to public health. No storage of manure or other waste materials shall be permitted within 50 feet of any exterior lot line;

2. Amend 16.16.060(E)(3)(f) in its entirety:
 - f. ~~Beehives shall not be located in a front yard or side yard that abuts a street:~~

Discussion moved to the Commission.

VOTE: The amendment passed unanimously (Amendment No. 3).

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial #18-01 as amended, passed unanimously.

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. Michael Kaylor stated he is a city resident and if the Planning Commission recommends approval to the City Council is there any data in regards to how many animals are allowed before they affect the water on someone's lot. Also, asked where the direction the City is going with development as a sustainable use of property.

XIII. STAFF COMMENTS

Ms. Crawford asked if the Commission had any work items they wished to add to the March agenda since there were no public hearing items for that meeting or if they wished to cancel the meeting.

XIV. COMMISSION COMMENTS

Commissioner Bushnell asked about the calendar designating which month each Commissioner provides a report to the City Council.

Commissioner Mayer thanked the Commission and staff for their patience and help in tonight's meeting.

XV. ADJOURNMENT

The regular meeting adjourned at 8:03 PM.

 3/14/18
JESSICA DEAN, Chair Date

ATTEST:

TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission March 13, 2018.