

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, May 8, 2018, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Eric Bushnell, Seat A
Darrell Breese, Seat B
Jessica Dean, Seat C
Simon Brown, Seat D

Commissioners absent and excused:

Brian Mayer, Seat E

Staff in attendance were:

Lyn Carden, Deputy Administrator
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

Ms. Carden provided a statement regarding new business licenses for April, new business opening Wing Stop, registering vehicle fees have gone up, reminder about vendors will no longer be allowed to use plastic bags after July 1st, and an update on bill 76, alcohol bill.

B. City Public Works Director

No report given.

C. City Attorney

No report given.

D. City Planner

Ms. Crawford stated she is still putting together the write up on food trucks and will have it on the agenda in the fall and items for the next meeting will be elevated permits, one is a personal kennel and the other thing will a shop in the downtown area that sells all things hemp.

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

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of March 13, 2018, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: **Conditional Use Permit #18-02** (Reso. #18-04)

Request: Approval to build a 10,136 square foot addition (three theaters containing 409 seats) to an existing 36,350 square foot movie theater (12 theaters containing 1,450 seats).

Applicant: John Schweiger

Total Area: 7.67 acres ±

Location: 3331 E. Old Matanuska Road
Lot A9, Township 17N, Range 1W, Section 13

Zoning: Commercial

a. City Staff

Ms. Tina Crawford provided a brief summary of the proposed approval to build a 10, 136 square foot addition to an existing theater.

b. Applicant

Mr. Marty Mativa, representative for Valley Cinema, provided a brief summary of the submittal for the addition to Coming Attractions movie theatre.

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 hearing.

d. Applicant

MOTION: Commissioner Brown moved to conditional use permit #18-02 (Resolution Serial #18-04), as presented.

Commissioner Breese stated he called the City Planner and asked about the parking requirements for the movie theatre.

Ms. Crawford stated that the fun center was required to have 100 parking spaces and has 222 parking spaces so 122 parking space can be used for the movie theatre addition.

VOTE: The motion to approve conditional use permit #18-02 (Resolution Serial #18-04) as presented, passed unanimously.

2. Item: **Conditional Use Permit #18-01** (Reso. #18-03)
Request: Approval to build a 185,623 square foot of commercial retail space with a phased development plan over a five-year period.
Applicant: Cameron Johnson, AMG & Associates
Total Area: 32.57 acres ±
Location: Generally, east of S. Maney Drive and north of E. Sun Mountain Avenue.
Tracts F, N1, K1A, J1, Creekside Town Square Addition No. 2 Subdivision; Tracts I, L, M Creekside Town Square Addition No. 1 Subdivision and Lot 1, Theo Acres Subdivision.
Zoning: Commercial

a. City Staff

Ms. Crawford provided a brief summary of the proposed approval to build a 185,623 square foot of commercial retail space with a phased development plan over a five-year period.

b. Applicant

Mr. Tyson Johnson, The Boutet Company Inc., stated that they have changes to the landscape plan and if a variance is required they will apply for it and is available for any questions.

Discussion moved to the Commission.

Mr. Andrew Ingram provided a brief statement of the proposed development.

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 hearing.

d. Applicant

MOTION: Commissioner Bushnell moved to conditional use permit #18-01 (Resolution Serial #18-03), as presented.

MOTION: Commissioner Bushnell moved to amend the main motion of condition #2 to read as follows:

2. All lots and tracts must be re-platted into one parcel during 2018. Tracts I, J1, K1A, L, M, and a portion of Tract N1 (as shown on Sheet 2 of 9 in the plans submitted with the application) must be re-platted into one parcel during 2018.

VOTE: The motion to amend the main motion to condition #2, passed unanimously.

MOTION: Commissioner Bushnell moved to amend the main motion of condition #11 to read as follows:

11. Sidewalks along S. Maney Drive and S. Hermon Road must be installed at the time of development of the land abutting that roadway. Sidewalks along S. Maney Drive and S. Hermon Road must be installed at the time of development of the land abutting that roadway. Future development must install appropriate connections to the existing pathway along E. Sun Mountain Avenue and must provide adequate internal pedestrian sidewalks/access substantially consistent with Sheet 2 of 9 of the submitted plans attached to Resolution Serial No. 18-03.

VOTE: The motion to amend the main motion to condition #11 , passed unanimously.

Discussion moved to the Commission.

VOTE: The motion to approve conditional use permit #18-01 (Resolution Serial #18-03) as amended, passed unanimously.

B. Committee of the Whole

1. Review of the Farm Animals regulations in WMC 16.16.060.E to determine the appropriate number of larger sized animals (e.g. horses, cows, sheep, goats, pigs).

MOTION: Commissioner Breese moved to enter into the Committee of the Whole to discuss Title 16 approval at 6:36 PM.

Discussion moved to the Commission.

MOTION: Commissioner Bushnell moved to exit the Committee of the Whole at 7:02 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

Mr. Giddings stated that Hermon Road has been on and off the list for improvements and the Cities priority to help with traffic.

Commissioner Dean asked what the City is going to do with the building that use to be used by the Borough for ambulances and services for them.

Mr. Giddings stated they will get a bid to demo the building.

Commissioner Brown asked about the Parks Highway and

Mr. Giddings provided a comment on improvement.

XIV. COMMISSION COMMENTS

Commissioner Dean said she will be gone for about 7 months but will be able to attend the meetings via teleconference.

XV. ADJOURNMENT

The regular meeting adjourned at 7:07 PM.


BRIAN MAYER, Vice-Chair 6-13-18
Date

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission June 12, 2018.