
SPECIAL MEETING

1. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:05 PM on Tuesday, July 31, 2018, in Council Chambers of City Hall, Wasilla, Alaska by Brian Mayer, Vice-Chair.

2. ROLL CALL

Commissioners present and establishing a quorum were:

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

Staff in attendance were:

Tina Crawford, City Planner
Leslie Need, City Attorney
Tahirih DesJardin, Planning Clerk

3. PLEDGE OF ALLEGIANCE

A. Commissioner Brown led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

5. REPORTS

5.1. City Deputy Administrator
No report given.

5.2. City Public Works Director
No report given.

5.3. City Attorney
No report given.

5.4. City Planner
No report given.

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

Ms. Marcia Wyman stated that she would like the Planning Commission to discuss adopting a noise ordinance for the City of Wasilla.

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

7.1. Public Hearing

1. Item: Use Permit #18-03 (Reso. #18-10)
Applicant: Jennifer Johnston
Request: Approval to have a commercial kennel with 20-30 dogs, 6 cats, and grooming.
Location: 1251 S. Togiak Avenue
Lot B7, Township 17 North, Range 1 West, Sec. 14
Zoning: Rural Residential

a. City Staff

Ms. Crawford requested additional time for staff and the applicant due to the extensive number of comments received from the public. She then provided a detailed staff report regarding the proposed commercial boarding kennel and grooming business.

The Vice-Chair Mayer called for a recess at 6:56 pm, to allow Commissioner Dean time to call in before the applicant provided their presentation.

The Vice-Chair Mayer called the meeting back to order at 7:04 pm.

b. Applicant

Ms. Jennifer Johnston provided a slide show of her plans for the commercial kennel.

c. Private Person supporting or opposing the proposal.

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

Individual speaking in opposition were:

- Mr. Bob Tucker (City resident)
- Ms. Marcia Wyman (Nonresident)
- Mr. Monte LaBrie (City resident)
- Ms. Vickie Hand (City resident)
- Mr. Craig Thorn (City resident)
- Mr. Lance Groundwater (City resident)
- Ms. Paula Groundwater (City resident)
- Mr. Bernd Richter (City resident)
- Mr. Jerry Swanson (City resident)
- Ms. Katherine Clark (City resident)
- Ms. Jill Carricaburu (City resident)
- Mr. Brian Bess (City resident)
- Ms. Cindy Wolfe (City resident)
- Mr. Roger Bliss (City resident)

Individual speaking in favor of proposed use were:

- Mr. Don Ruhoff (City resident)
- Mr. Karla Ruhoff (City resident)
- Ms. Renaye Lavin (City resident)

Mr. Wayne Whaley (City resident)

With no one else stepping forward Vice-Chair Mayer closed the public comment portion of the public hearing.

d. Applicant

Ms. Johnson provided answers to questions from the public portion of the hearing.

MOTION: Commissioner Breese moved to approve elevated use permit #A18-03 (Reso. #18-10), as presented.

MOTION: Commissioner Bushnell moved to amend the main motion and remove the last five words in the header to read as follows:
A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER 18-03 TO OPERATE A COMMERCIAL BOARDING KENNEL WITH NO MORE THAN 30 DOGS AND SIX CATS WITH GROOMING SERVICES PROVIDED TO THE ~~BOARDED ANIMALS.~~

VOTE: The motion to amend the main motion passed unanimously

MOTION: Commissioner Bushnell moved to amend the main motion to remove in condition #11, line 5, the word "conditional" and to read as follows:

1. Construction on the site must substantially comply with the site plan, landscape plan, and building/elevation drawings date stamped June 14, 2018, attached as Exhibit B to Resolution Serial No. 18-10. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended ~~conditional~~ use permit application, including application fee and Planning Commission review and approval.

VOTE: The motion to amend the main motion passed unanimously.

VOTE: The motion to approve elevated use permit #A18-03 (Reso. #18-10), as amended with Commissioner Brown, Bushnell, Dean, Mayer in favor and Commissioner Breese opposed.

8. AUDIENCE COMMENTS (*three minutes per person*)

Mr. Swanson asked for clarification regarding the number of dogs approved with the permit.

Mr. Richter stated that as a Planning Commission they missed asking an important question of the applicant and that is why would you want to buy a piece of property in a residential neighborhood and build a commercial kennel that the neighbors would hate.

[CLERK'S NOTE: At 9:50 PM Commissioner Dean exited the meeting]

Mr. Wayne Whaley stated his personal opinion about having a property developed instead of leaving the property vacant and used as a junk yard.

Mr. Brian Bess stated his disappointment about the Planning Commission decision.

Ms. Marcie Lyman stated that she appreciates the Commissioners' time and stated that she believes the vote was not consistent with the super majority language in the code.

9. STAFF COMMENTS

Mr. Crawford provided information on the Summer Block Party - Sudsy Slim Brews Again that was held on July 28, 2018 at the City Museum site. She stated that there were approximately 13 food trucks and 28 vendors, which made it a successful event. She also reported that the Planning Department had 62 people stop by the Planning booth and complete a survey regarding whether food trucks should be allowed within the city limits. The results of the survey will be provided to the Planning Commission at a future meeting.

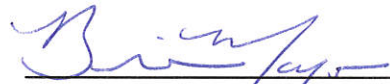
10. COMMISSION COMMENTS

Commissioner Brown stated he appreciated all the public comments that were given.

Commissioner Mayer stated he appreciated all the public comments that were given.

11. ADJOURNMENT

The regular meeting adjourned at 10:10 PM.

 8-14-18
BRIAN MAYER, Vice-Chair Date

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission August 14, 2018.