

REGULAR MEETING

1. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, October 30, 2018, in Council Chambers of City Hall, Wasilla, Alaska by Brian Mayer, Vice-Chair.

2. ROLL CALL

Commissioners present and establishing a quorum were:

Darrell Breese, Seat B (via teleconference)
Jessica Dean, Seat C (via teleconference)
Simon Brown, Seat D (present as of 7:00 PM)
Brian Mayer, Seat E

Commissioner absent and unexcused are:

Eric Bushnell, Seat A

Staff in attendance were:

Lyn Carden, Deputy Administrator
Tina Crawford, City Planner
Anna Crary, City Attorney
Ashley Loyer, Public Works Clerk

3. PLEDGE OF ALLEGIANCE

Ms. Lyn Carden led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

5. REPORTS

5.1. City Deputy Administrator stated that two City Council members were re-elected and took the oath of office at the last council meeting. She also reported that there were 37 new/renewing business licenses last month, a Halloween Spooktacular would be held at the Menard tomorrow, there will be a Veterans' Day celebration at the new location of the Veterans' Wall on November 11 at 11 AM and the tree lighting will take place at the Wasilla Museum on December 1, 2018 at 2:00 PM. She also stated that the site for The Shoppes at Sun Mountain has been cleared and the developer has had several meetings with prospective businesses.

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*)
Mr. Stu Graham stepped forward to state his concerns regarding the current wall sign regulations and requested that the Commission considering reviewing them for revisions.

7. CONSENT AGENDA
Minutes of September 11, 2018, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. Item: Elevated AA Permit #18-152 (Reso. #18-16)
Applicant: Karl Soderstrom, True North Recovery Center
Owner: Leon Clugston, Seed to Scale Academy LLC
Request: Approval to operate an outpatient treatment center and counseling office.
Location: 124 W. Swanson Avenue
Block 2, Lot 18, Snider #3 Subdivision
Zoning: Commercial

a. City Staff

Ms. Crawford provided her staff report regarding the request to operate an outpatient treatment center and counseling office.

b. Applicant

Mr. Karl Soderstrom, True North Recovery Center, thanked the Commissioners for the opportunity to let him speak and provided an overview of their request.

c. Private person supporting or opposing the proposal

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

Vice-Chair Mayer closed the public comment portion of the public hearing as no one stepped forward.

d. Applicant

The applicant did not provide any additional comments.

MOTION: Commissioner Dean moved to approve Resolution Serial No. 18-16 as presented.

VOTE: The motion to approve Resolution Serial No. 18-16, passed unanimously.

2. Item: Rezone Permit #R18-01 (Reso. #18-17)
Applicant: Jesse Olson, Blue Glacier, LLC
Owner(s): Blue Glacier LLC and HM Properties LLC
Request: Rezone Lots 2, 3, 4, 5, and 6 in Blue Glacier No. 2 Subdivision from RR-Rural Residential to I-Industrial. The lots total approximately 10.17+/- acres.
Location: 1291, 1321, 1330, 1340, and 1341 W. Shalynn Circle.
Lots 2, 3, 4, 5, & 6, Blue Glacier No. 2 Subdivision
Zoning: Rural Residential

a. City Staff

Ms. Crawford provided her staff report regarding the request to rezone Lots 2, 3, 4, 5, and 6 in Blue Glacier No. 2 from Rural Residential to Industrial.

b. Applicant

Mr. Jesse Olson stated that Ms. Crawford covered everything and that he is here to answer any questions.

c. Private person supporting or opposing the proposal

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

Vice-Chair Mayer closed the public comment portion of the public hearing as no one stepped forward.

d. Applicant

The applicant did not provide any additional comments.

MOTION: Commissioner Dean moved to approve Resolution Serial No. 18-17 as presented.

VOTE: The motion to approve Resolution Serial No. 18-17, passed unanimously.

3. Item: Conditional Use Permit #18-04 (Reso. #18-18)
Applicant: Kings Cathedral & Chapels
Request: Conditional use approval to allow the overall height of a new church building to be 61 feet 11 inches from the average elevation of the finished grade at the foundation of the building, which exceeds the maximum height of 35 feet (WMC 16.24.030.A.6). The highest point of the roof will be 44.5 feet from the finished elevation with a cross structure extending an additional 17.42 feet from the highest point of the roof.
Location: The property is located at the eastern end of E. Sun Mountain Avenue
Lot D14, Township 17 North, Range 1 West, Section 12
Zoning: Commercial

a. City Staff

Ms. Crawford provided her staff report regarding the request to allow the overall height of a new church building to be 61 feet 11 inches and the additional height of 17.42 feet for the cross structure.

b. Applicant

Mr. John Paletti, Kings Cathedral & Chapels, provided a statement in regard to the request for height of the building and the cross. He mentioned that the cross itself is more important to the church than the light itself, if it is the light that is a problem.

c. Private person supporting or opposing the proposal

Mr. Brian McMillen, Architect, stated that the request for the height of the steeple is not what they have had to address in previous developments of churches in other part of the country and that the cross structure is a part of the church.

Ms. Crawford provided information regarding the typical definition of a steeple and how the proposed cross structure is not considered a steeple.

The following individuals spoke in opposition to the request:

- Ms. Diane Firmani, not a city resident
- Mr. William Wood, city resident
- Ms. Wendy Hale, not a city resident
- Mr. Andy Reimer, city resident

The following individuals spoke in favor of the request:

- Mr. Tim Robinson, not a city resident
- Mr. Kirstin Davis, not a city resident
- Mr. Barry Haggerty, not a city resident
- Pastor Vince, not a city resident
- Mr. William Goodman, not a city resident
- Mr. Stu Graham, city resident
- Mr. Samuel Register, city resident
- Mr. Jim Hunt, not a city resident

City of Wasilla Mayor Bert L. Cottle clarified his comments regarding the height and the approval process.

d. Applicant

Mr. Paletti provided background information as to why the church took some time to build and why they changed the design of the building.

MOTION: Commissioner Breese moved to approve Resolution Serial No. 18-18, to read as follows:

"A RESOLUTION OF THE WASILLA PLANNING COMMISSION
APPROVING CONDITIONAL USE PERMITNUMBER 18-04 TO ALLOW
THE OVERALL HEIGHT OF A NEW CHURCH BUILDING TO BE 61 FEET

11 INCHES FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FOUNDATION OF THE BUILDING, WHICH EXCEEDS THE MAXIMUM HEIGHT OF 35 FEET (WMC 16.24.030.A.6) ALLOWING THE HIGHEST POINT OF THE ROOF TO BE 44.5 FEET FROM THE FINISHED ELEVATION; AND DENYING THE PROPOSED CROSS STRUCTURE EXTENDING AN ADDITIONAL 17.42 FEET FROM THE HIGHWST POINT OF THE ROOF, LOCATED ON LOT D14, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 12, IN THE COMMERCIAL ZOING DISTRICT.”

Discussion moved to the Commission.

MOTION: Commissioner Breese moved to amend the main motion to change the church building height from 61 feet 11 inches to 44.5 feet, to read as follows:

“A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMITNUMBER 18-04 TO ALLOW THE OVERALL HEIGHT OF A NEW CHURCH BUILDING TO BE ~~61 FEET 11 INCHES~~ **44 FEET 6 INCHES** FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AT THE FOUNDATION OF THE BUILDING, WHICH EXCEEDS THE MAXIMUM HEIGHT OF 35 FEET (WMC 16.24.030.A.6) ALLOWING THE HIGHEST POINT OF THE ROOF TO BE 44.5 FEET FROM THE FINISHED ELEVATION; AND DENYING THE PROPOSED CROSS STRUCTURE EXTENDING AN ADDITIONAL 17.42 FEET FROM THE HIGHWST POINT OF THE ROOF, LOCATED ON LOT D14, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 12, IN THE COMMERCIAL ZOING DISTRICT.”

VOTE: The motion to approve the amendment to the main motion passed unanimously.

Discussion ensued.

VOTE: The motion to approve Resolution Serial No. 18-18 as amended, passed with Commissioners Dean, Brown, and Breese in favor and Commissioner Mayer in opposition.

Vice-Chair Mayer called for a recess at 8:03 PM for five minutes.

[CLERK’S NOTE: At 8:06 PM Commissioner Dean exited the meeting]

Vice-Chair Mayer called the meeting back to order at 8:07 PM.

9. UNFINISHED BUSINESS

No unfinished business.

10. COMMUNICATIONS

No statements made regarding the following items.

- 10.1. Permit Information
- 10.2. Enforcement Log
- 10.3. Matanuska-Susitna Borough Planning Commission agenda

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

Mr. Graham thanked everyone for their time and provided comments on how the Commission handled the conditional use permit request.

12. STAFF COMMENTS

Ms. Carden provided a reminder about the Veterans’ Day celebration at the old Iditarod school at 11:00 AM on November 11, 2018.

Ms. Crawford stated that the Committee of the Whole items would be on the January 2019 agenda and provided clarification regarding the basis of her recommendation regarding the conditional use permit for the church.

13. COMMISSION COMMENTS

Commissioner Brown stated that after listening to the comments, it was a tough call. He has no problem denying a motion but after listening to both sides, he felt we were holding close to the code. He stated that he hopes no one feels they can build in violation of the code and expect the Commission to approve it in the future if it doesn’t meet the codes.

Commissioner Mayer stated that his term is up in December 2018, he is not going to seek a second term at this time. He also stated that he is excited to see the direction the Parks Corridor is going.

14. ADJOURNMENT

The regular meeting adjourned at 8:21PM.


 BRIAN MAYER, Vice-Chair 12/11/18
 Date

ATTEST:



 TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission December 11, 2018.