
REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, March 12, 2019, in Council Chambers of City Hall, Wasilla, Alaska by Eric Bushnell, Chair.

2. ROLL CALL

Commissioners present and establishing a quorum were:

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

Staff in attendance were:

Lyn Carden, Deputy Administrator
Tina Crawford, City Planner
Leslie Need, City Attorney (via teleconference recused at 6:05 PM)
Tahirih Revet, Planning Clerk

3. PLEDGE OF ALLEGIANCE

Commissioner Velock led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

5. REPORTS

5.1 City Deputy Administrator

Ms. Carden reported that the State legislature is still going through the session and nothing has occurred with the alcohol legislation. She also provided information about upcoming events within the City.

5.2 City Public Works Director

Mr. Giddings provided a handout containing information on the new police station drawings and brief summary of the progress of the project.

5.3 City Attorney

Ms. Need provided a brief statement about her work with the City Planner on the Committee of Whole items. She then indicated that she needed to recuse herself from Conditional Use Permit #19-01 since the applicant is a client of her law firm and she will phone in after the conclusion of the public hearing to provide input on the Committee of the Whole items.

5.4 City Planner
No report given.

6. PUBLIC PARTICIPATION (*Three minutes per person for items not on agenda*)
No one stepped forward.

7. CONSENT AGENDA

7.1 Minutes of February 12, 2019 regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. Item: Conditional Use Permit #19-01 (Reso. #19-01)
Applicant: Cameron Johnson, AMG & Associates
Request: Approval to amend Conditional Use #18-01 for the Shoppes at Sun Mountain to reduce the total square footage for commercial, retail, and restaurant by 8,295 square feet in order to construct an eight-pump gas station, located on Lot 6, Sun Mountain Subdivision.
Location: Generally east of S. Maney Drive and north of E. Sun Mountain Avenue.
Zoning: Commercial

a. City Staff

Ms. Crawford provided her staff report and recommendation for Conditional Use 19-01.

b. Applicant

Mr. Tyson Johnson, Boutet Company Inc., provided information regarding the proposed gas station.

Mr. Charles Moseley, representative for Fred Meyers, provided information regarding proposed changes to the gas station structures.

Mr. Cameron Johnson, property owner and developer of the project, provided information regarding the proposed development, including changes to the development and the need for design flexibility from what was approved in Conditional Use #18-01.

c. Private person supporting or opposing the proposal
No public comments.

d. Applicant

No other applicant comments.

MOTION: Commissioner Brown moved to approve Conditional Use Permit #19-01 (Reso. #19-01), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend the main motion to strike condition #4 in its entirety and replace it with the following language:

4. Elevation drawings/renderings depicting the proposed gas station building and canopy design must be submitted to the City Planner for review and approval prior to construction. The revised design must incorporate a significant use of similar design components, building colors, and building materials that will ensure a cohesive appearance with the other building styles approved for the development in Resolution Serial #18-03 (Conditional Use Permit #18-01).

Discussion ensued.

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

VOTE: The motion to approve Conditional Use Permit #19-01 (Reso. #19-01) as presented, passed unanimously.

8.2 Committee of the Whole

1. Discussion regarding farm animal regulations in WMC Title 16
2. Discussion regarding food trucks within city limits
3. Discussion regarding short term rentals within city limits

MOTION: Commissioner Breese moved to enter into the Committee of the Whole at 6:53 PM.

Ms. Need called back into the meeting at 6:56 PM.

Discussion moved to the Commission.

MOTION: Commissioner Brown moved to relax the rules for public testimony to allow three minutes per speaker.

The following public provide comments regarding farm animals:

Ms. Tiana Thomas

Ms. Patricia Worrell

Ms. Michelle Sturgeon

Ms. Black Sturgeon

Ms. Marian Ramono

The Chair called for a five-minute recess at 7:52 PM.

The Chair called the meeting back to order at 7:57 PM.

The following public provide comments regarding short term rentals:

Mr. Chris McGinty

Ms. Tiana Thomas

[CLERK'S NOTE: Commissioner Dean excused herself from the meeting at 8:17 PM.]

MOTION: Commissioner Velock moved to exit the Committee of the Whole at 8:24 PM.

9. UNFINISHED BUSINESS

No unfinished business.

10. COMMUNICATIONS

No statements made regarding the following items.

10.1 Permit Information

10.3 Enforcement Log

10.3 Matanuska-Susitna Borough Planning Commission agenda

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

No comments.

12. STAFF COMMENTS

No comments.

13. COMMISSION COMMENTS

Chair Bushnell thanked everyone that provided comments.

14. ADJOURNMENT

The regular meeting adjourned at 8:25 PM.


ERIC BUSHNELL, Chair 4-9-2019
Date

ATTEST:


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission April 9, 2019.