

REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:01 PM on Tuesday, May 14, 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)
Simon Brown, Seat D
Nikki Velock, Seat E

Commissioner absent and excused were:

Jessica Dean, Seat C

Staff in attendance were:

Lyn Carden, Deputy Administrator
Archie Giddings, Public Work Director
Leslie Need, City Attorney (via teleconference)
Tahirih Revet, Planning Clerk

3. PLEDGE OF ALLEGIANCE

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

Ms. Carden stated that City Hall has changed their hours to 8:00 AM to 6:00 PM and provided information on upcoming activities within the City.

5.2 City Public Works Director

Mr. Giddings stated that the air show is progressing and provided what activities that will be held on Saturday and Sunday. Also, the City submitted a request to Rasmuson Foundation for help with funding on the Veterans Wall and an update on the new police station.

5.3 City Attorney

Ms. Need provided a brief report and stated she is available for any questions.

5.4 City Planner

No report given.

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

Mr. Noel Kopperud provided a presentation and stated that he is not in favor of short-term rentals.

The following individuals spoke in favor of short-term rentals:

- Mr. Noel Lowe, city resident
- Mr. Chris McGinty, city resident
- Mr. Christian Lowe, city resident

Mr. Stu Graham stated that he is on the City Council but is speaking as a city resident. He asked the Commission if they would be interested in putting something in place that makes the City responsible to ensure that landscape waivers that were approved be followed up on.

Ms. Kate Lawton recommending limiting the number of guests allowed in a short-term rental.

Ms. Courtney Lowe stated she would appreciate the Planning Commission taking into account large families traveling together and how they wouldn't be able to stay together.

7. CONSENT AGENDA

7.1 Minutes of April 9, 2019 regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. **Resolution Serial No. 19-03:** Recommending that the City Council amend Wasilla Municipal Code Section 16.04.070, Definitions, to add a definition for "Domestic animal"; amend Section 16.04.070, Definitions, to revise the definition for "Farm animal"; amend Section 16.16.060, Specific Approval Criteria, to revise the criteria that regulates farm animals and poultry; amend Section 16.16.060, Specific Approval Criteria, to add a nonconforming use provision; amend Section 16.20.020, District Use Chart, to amend the permit approval required for farm animals and poultry in the industrial zoning district; and other minor revisions.

a. City Staff

Mr. Giddings provided a brief summary of the proposed recommendation to amend Title 16 regarding farm animals.

b. Private person supporting or opposing the proposal

No public comments.

MOTION: Commissioner Brown moved to approve Resolution Serial No. 19-03, as presented.

Discussion moved to the Commission.

MOTION: Commissioner Brown moved to amend the main motion to remove the strikethrough for the word "towards" on line 208 to read as follows:

16.16.060(E)(2)(g)

g. On lots with a total area of 40,000 square feet or greater, the following additional standards apply:

i. Maximum of 15 poultry on lots between 40,000 square feet but less than 50,000 square feet; an additional three poultry 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 an additional full 10,000 square feet of lot area. Poultry under the age of six months do not count towards ~~the allowed numbers~~ the maximum number of poultry permitted above for lots greater than 80,000 square feet in area. For lots less than 80,000 square feet, in addition to the maximum number of poultry allowed above, an additional 24 poultry under the age of six months may be approved as a temporary use for up to six months by the city planner; and

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

Discussion ensued.

VOTE: The motion to approve Resolution Serial No. 19-03 as amended, passed unanimously.

2. **Resolution Serial No. 19-04:** Recommending the Wasilla City Council approve the sale of Lot 2, Broadview Acres Subdivision to A & A Commercial LLC, consistent with Wasilla Municipal Code 5.32.060(B).

a. City Staff

Mr. Giddings provided a brief report on the proposed sale of City property.

MOTION: Commissioner Brown moved to approve Resolution Serial No. 19-04, as presented.

VOTE: The motion to approve Resolution Serial No. 19-04 as presented, passed unanimously.

3. **Resolution Serial No. 19-05:** Recommending the Wasilla City Council approve the sale of Lot 21, Block 1, Wasilla Airport Heights Subdivision, to Valentin Fonov, consistent with Wasilla Municipal Code 5.32.060(B).

a. City Staff

Mr. Giddings provided a brief report on the proposed sale of City property.

MOTION: Commissioner Velock moved to approve Resolution Serial No. 19-05, as presented.

VOTE: The motion to approve Resolution Serial No. 19-05 as presented, passed unanimously.

8.2 Committee of the Whole

1. Discussion regarding food trucks within city limits
2. Discussion regarding short term rentals within city limits

MOTION: Commissioner Brown moved to enter into the Committee of the Whole to discuss Title 16 revisions regarding food trucks and short-term rentals at 6:56 PM.

Discussion moved to the Commission.

MOTION: Commissioner Breese moved to exit the Committee of the Whole at 7:08 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

Ms. Need stated she took notes regarding short-term rentals and will follow up with the City Planner when she returns.

13. COMMISSION COMMENTS

No comments.

14. ADJOURNMENT

The regular meeting adjourned at 7:10 PM.

Eric Bushnell 6-28-2019
ERIC BUSHNELL, Chair Date

ATTEST:

Tahirih Revet
TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission June 18, 2019.