

REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Thursday, November 7, 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
Simon Brown, Seat D
Alina Rubeo, Seat E

Commissioner absent and excused was:

Darrell Breese, Seat B

Commissioner absent and unexcused was:

Jessica Dean, Seat C

Staff in attendance were:

Lyn Carden, Deputy Administrator
Archie Giddings, Public Work Director
Tina Crawford, City Planner
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 welcomed Commissioner Rubeo and provided a report on upcoming activities within the City.

5.2 City Public Works Director

Mr. Giddings provided a brief summary of E. Susitna Avenue and S. Roberts Street upgrades.

5.3 City Attorney

Ms. Needs stated there are no pending litigations and that she will be exiting the meeting after the completion of Item #1 under New Business.

5.4 City Planner

Ms. Crawford welcomed Commissioner Rubeo to the Commission.

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

No one stepped forward.

7. CONSENT AGENDA

7.1 Minutes of October 8, 2019, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. Item: Elevated Use Permit #19-03 (Reso. #19-18)
Applicant: Michael D. Smith
Owner: Smith-Hagen Family Trust
Request: Approval of a screening and crushing plant for processing sand and gravel and increased storage area for material and equipment for the existing concrete batch plant (located in the area zoned Commercial).

Lot Area: 30.96 +/- acres
Location: 1501/1551 S. Knik-Goose Bay Road
Lot 1, Smith-Hagen Subdivision
Zoning: Commercial/Rural Residential
 - a. City Staff

Ms. Crawford provided an overview of her staff report for the request.

b. Applicant

Mr. Mike Smith provided information regarding his request for a screening and crushing plant for processing sand and gravel and increased storage area for material and equipment for the existing concrete batch plant.

c. Private person supporting or opposing the proposal

Mr. Buzz Kelley stated that he is not in favor of the proposal.

Mr. Steve Smith stated that he is not in favor of the proposal.

Ms. Linda Stotler stated that she is not in favor of the proposal.

Ms. Charolet Nelson stated that she supports the proposal.

d. Applicant

Mr. Mike Smith provided additional information regarding comments made during the public hearing portion.

Discussion moved to the Commission.

MOTION: Commissioner Brown moved to approve elevated Use Permit #19-03 (Resolution Serial #19-18), as presented.

MOTION: Commissioner Brown moved to amend the main motion by deleting "ROCK CRUSHING AND" in the header to read as follows:

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER 19-03 TO ALLOW THE ADDITION OF A ~~ROCK CRUSHING AND~~ SCREENING OPERATION FOR SAND AND GRAVEL ON THE EXISTING BATCH PLANT SITE LOCATED ON LOT 1, SMITH-HAGEN SUBDIVISION.

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

Discussion moved to the Commission

VOTE: The motion to approve elevated Use Permit #19-03 (Resolution Serial #19-18), failed unanimously.

MOTION: Commissioner Brown moved to deny elevated Use Permit #19-03 (Resolution Serial #19-18), as presented.

Discussion ensued.

VOTE: The motion to deny elevated Use Permit #19-03 (Resolution Serial #19-18), passed unanimously.

[CLERK'S NOTE: City Attorney exited the meeting at 7:02 PM.]

2. **Resolution Serial No. 19-19:** A Resolution of the Wasilla Planning Commission supporting the goals and initiatives for the Annual Capital Improvement Program for Fiscal Year 2021.

a. City Staff

Mr. Giddings provided a brief summary of the request.

b. Private person supporting or opposing the proposal

No one stepped forward.

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

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

3. **Resolution Serial No. 19-20:** A Resolution of the Wasilla Planning Commission adopting an amended schedule of fees for Wasilla Land Development Code applications to add fees for short-term rentals and zoning verification letters, delete the fee for an enforcement order review hearing, and amend the fees for temporary uses and signs and repealing WPC Resolution Serial No. 16-12 (current schedule of fees resolution.)

a. City Staff

Ms. Crawford provided a brief summary of the request.

b. Private person supporting or opposing the proposal

No one stepped forward.

MOTION: Commissioner Brown moved to approve Resolution Serial No. 19-20, as presented.

VOTE: The motion to approve Resolution Serial No. 19-20, passed unanimously.

8.2 Committee of the Whole

1. Discussion regarding food trucks within city limits
2. Discussion regarding density in Rural Residential zoning

MOTION: Commissioner Brown moved to enter into the Committee of the Whole to discuss Title 16 revisions regarding food trucks and density in Rural Residential zoning at 7:24 PM.

MOTION: Commissioner Brown moved to exit the Committee of the Whole at 7:59 PM.

9. UNFINISHED BUSINESS

No unfinished business.

10. COMMUNICATIONS

No statements made regarding the following items.

- 10.1 2020 Planning Commission meeting calendar
- 10.2 Permit Information
- 10.3 Enforcement Log
- 10.4 Matanuska-Susitna Borough Planning Commission agenda

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

Mr. Lans Sexton requested that the city install a crosswalk across Crusey Street at the intersection with Swanson Avenue. He also provided comments regarding food truck regulations.

Mr. Stu Graham stated he that he is a City Council member but is speaking as a city resident and provided comments regarding food trucks.

12. STAFF COMMENTS

No comments.

13. COMMISSION COMMENTS

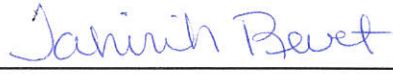
Commissioner Brown welcomed Commissioner Rubeo.

14. ADJOURNMENT

The regular meeting adjourned at 8:13 PM.

ATTEST:


ERIC BUSHNELL, Chair 12/10/2019
Date


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission December 10, 2019.