
REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:01 PM on Tuesday, August 13, 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
Jessica Dean, Seat C
Simon Brown, Seat D
Nikki Velock, Seat E

Commissioner absent and excused was:

Darrell Breese, Seat B

Staff in attendance were:

Archie Giddings, Public Work Director
Tina Crawford, City Planner
Leslie Need, City Attorney (via teleconference)
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

No report given.

5.2 City Public Works Director

Mr. Giddings reported that the Mat-Su Transportation Fair will be held on September 12, 2019 from 3-7 at Raven Hall and will have information on state and borough road projects. He gave an update on the airport expansion that will include 28 new aircraft tie downs at the airport and the police station development that should be open in April 2020. He also stated that the wastewater treatment plant is treating 28,000 gallons a day.

[CLERK'S NOTE: Commissioner Dean arrived at 6:05 PM]

5.3 City Attorney

No pending litigations in regards to planning or planning commission decisions.

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 July 9, 2019, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. Item: Rezone #19-01 (Reso. #19-07)
Applicant: City of Wasilla
Owners: Weld Air Alaska, Northern Enclosures LLC, James & Jamie Bagley, BP-Six Investments LLC, Air Liquide America LP, and City of Wasilla
Request: Rezone lots from Commercial (C) to Industrial (I)
Location: 380, 340, 341 & 301 E. Centaur & 340 E. Lake View
Lots 1 & 2, Block 1, Century Park 2 S/D; Lots 1 & 2, Fellar S/D; Lot 1A, Block 2, Century Park 2 RSB S/D; and Lot 6A, Carter & #1/Century Park 2 S/D
Lot Area: Total lot area is 21.32+/- acres
Zoning: Commercial
 - a. City Staff/Applicant

Ms. Crawford provided her staff report and provided a brief summary of the request.

b. Private person supporting or opposing the proposal
Mr. Shell Ewing, owner of Weld Air, not a city resident, provided history on the development of the lots and stated that he is in favor of the rezone.

Mr. Brian Benson, Air Liquide American, not a city resident, stated that he is one of the business owners and is in favor of the rezone.

The following individuals spoke in opposition to the proposed rezone:

- Ms. Pamela Gjertson, City resident
- Ms. Maureen Clayton, City resident
- Ms. Diane Tresham, City resident
- Mr. Ronald Tresham, City resident
- Mr. Rick Wernofsky, City resident

c. Applicant
No additional information was provided by the City.

MOTION: Commissioner Dean moved to approve Rezone #19-01 (Resolution Serial #19-07), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Rezone #19-01 (Resolution Serial #19-07), passed unanimously.

2. Item: Elevated AA Permit #19-103 (Reso. #19-08)
Applicant: True North Recovery
Owner: Goldman Global LLC
Request: Outpatient treatment and counseling center providing one-on-one client services including initial assessment and case management sessions.
Lot Area: 0.64+/- acres
Location: 545, 559, 575, and 591 S. Knik-Goose Bay Road
Lots 11-14, Block 3, Kennedy Addition Wasilla Subdivision
Zoning: Commercial
 - a. City Staff

Ms. Crawford provided her staff report and provided a brief summary of the request.

- b. Applicant

Mr. Karl Soderstrom, Executive Director for True North Recovery, provided an overview of his request.

- c. Private person supporting or opposing the proposal

No comments.

- d. Applicant

No comments.

MOTION: Commissioner Brown moved to approve elevated AA Permit #19-103 (Resolution Serial #19-08), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve to approve the elevated AA Permit #19-103 (Resolution Serial #19-08), passed unanimously.

The Chair called for a two-minute recess at 7:04 PM.

The Chair called the meeting back to order at 7:06 PM.

3. Item: Design Exception #19-01 (Reso. #19-09)
Applicant: Vince Spezialy, agent for EVSPEZ, LLC
Request: Approval of two design exceptions to the Downtown Overlay District Design Standards for an addition to an existing building. The first exception is to allow less than 60 percent of the primary building façade to be composed of transparent windows. The applicant is seeking approval to have only 18 percent of the primary building façade be glass, which is 42 percent less than the required 60 percent. The second exception is to allow the use of a pressed-wood material as the exterior building siding, which is listed as a prohibited exterior building material.
- Location: 221 and 231 E. Herning Avenue
Lots 8-9, Block 6, Wasilla Townsite Subdivision
- Lot Area: 0.32+/- acres
Zoning: Commercial/Downtown Overlay District
- a. City Staff

Ms. Crawford provided her staff report and provided a brief summary of the request.

b. Applicant

Mr. Vince Spezialy, agent for EVSPEZ, LLC, provided an overview of the project and his requested design exceptions to the Downtown Overlay District Design Standards.

c. Private person supporting or opposing the proposal

Ms. Nola Wernofsky, a city resident, spoke in favor of the request.

Mr. Kenneth Probst, nearby property owner, spoke in favor of the request and stated that he would be interested in the reviewing the Downtown Overlay District so he can see how he can develop his property.

Mr. Mike Kaylor, a city resident, spoke in favor of the requested Design Exemption.

d. Applicant

Mr. Spezialy provided additional information on the request.

MOTION: Commissioner Dean moved to approve Resolution Serial #19-01, approving Design Exemption, as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend the main motion to strike the word "two" on the first line, remove the "s" after exceptions on the second line; strike "first" from the third line; strike the sentence "The second exception is to allow the use of a pressed-wood material as the exterior building siding, which is listed as a prohibited exterior building material." To read as follows:

A resolution of the Wasilla Planning Commission approving design exception to the downtown overlay district design standards for an addition to an existing building. The exception is to allow less than 60 percent of the building façade to be composed of transparent windows. Lots 8 and 9, Block 6, Wasilla Townsite Subdivision.

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

The Chair called for a five-minute recess at 8:08 PM.

The Chair called the meeting back to order at 8:16 PM.

Discussion ensued.

MOTION: A motion to the amended motion to the fourth line to add “no” before less than and to strike “60” and add “40” in its place to read as follows:

The first exception is to allow no less than 40 percent of the building façade to be composed of transparent windows.

VOTE: The motion to amend the amended motion passed with Commissioners Bushnell, Dean, and Velock in favor, and Commissioner Brown opposed.

VOTE: The motion to pass the main motion as amended, passed with Commissioner Bushnell, Dean, and Velock in favor, and Commissioner Brown opposed.

Ms. Crawford stated that the Commission will need to draft findings of fact that indicate that the applicant met at least one of the criteria as part of the approval.

(4)(a)

Finding: The criteria is met because its consistent with the other surrounding businesses nearby and that it creates an art district.

(4)(b)

Finding: The criteria is met since the project brings an element that is consistent and unique to the area because the building design supports the music and dance studio.

(4)(c)

Finding: The criterion is not met

[CLERK’S NOTE: The Commission’s intent has been stated on the record and all agreed that the Chair would review the final language and signing the resolution without additional review by the Commission.]

4. Item: V19-02 (Reso. #19-10)
Applicant: Robert D. Yundt, II
Owner: Trenitie Yundt
Request: Variance of 41.8 feet to the required 75-foot shoreline setback from the water's edge to allow a 33.2-foot shoreline setback that will be retained with existing native vegetation. The variance will allow the area that was clear-cut of native vegetation during construction to remain cleared and only be replanted with grass and enclosed with a four-foot fence.
- Lot Area: 0.32+/- acres
Location: 1165 E. Westpoint Drive
Lot 3, Block 2, Lakeshore 1960 Subdivision
Zoning: Residential Multifamily (RM)
- a. City Staff

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

b. Applicant

Mr. Robert Yundt provided information regarding the requested variance.

c. Private person supporting or opposing the proposal

The following individuals spoke in favor of the requested variance:

- Mr. Floyd Dollarhide, not a city resident
- Mr. Sam Goldman, not a city resident
- Mr. Noel Lowe, City resident

Mr. Joel Starn, City resident, stated that his property on Wasilla Lake was approved for a shoreline setback variance and that he wanted to see how the Commission addressed this request.

Ms. Suzanne Chapel, not a city resident, stated she lives across the way and that the Planning Commission is setting a precedence if the Commission approves the variance since other owners on the lake will just clear their lots and then ask for forgiveness later.

Mr. Alex Kopperud, city resident, is in favor of staff's recommended revegetation plan.

d. Applicant

Mr. Yundt provided additional information regarding comments about the requested variance.

MOTION: Commissioner Dean moved to approve Variance #19-02 (Resolution Serial #19-10), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve the request for Variance#19-02 (Resolution Serial No. 19-10), failed with Commissioner Bushnell in favor, and Commissioners Brown, Dean, and Velock opposed.

MOTION: Commissioner Brown moved to deny Variance #19-02 (Resolution Serial No. 19-10). The motion passed with Commissioners Brown, Dean, and Velock in favor, and Commissioner Bushnell opposed.

5. Item: V19-03 (Reso. #19-11)
Applicant: Joshua Yundt
Owner: Judy Minnick
Request: Variance of 47 feet to the required 75-foot shoreline setback from the water's edge to allow a 28-foot shoreline setback that will be retained with existing native vegetation. The variance will allow the area that was clear-cut of native vegetation during construction to remain cleared and only be replanted with grass and enclosed with a four-foot fence.
Lot Area: 0.26+/- acres
Location: 1167 E. Westpoint Drive
Lot 2, Block 2, Lakeshore 1960 Subdivision
Zoning: Residential Multifamily (RM)

a. City Staff

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

b. Applicant

Mr. Robert Yundt spoke for his brother, Josh Yundt, applicant, who was unable to attend the meeting. He provided information regarding the requested variance.

c. Private person supporting or opposing the proposal

Mr. Kaylor provided a statement and said that he is in favor of the variance.

Mr. Starn, City resident, provided comments regarding the clearing of the lot.

Ms. Kathleen Koning, City resident, stated her concerns about the developments and not in favor of the variance request.

Mr. Goldman provided a statement regarding the revegetation plan.

Mr. Noel Lowe provided a statement in regards to landscaping and clearing along a water body and communication with applicants and the City.

d. Applicant

Mr. Yundt provided additional information regarding the clearing needed to build the triplex.

MOTION: Commissioner Brown moved to deny Variance #19-03 (Resolution Serial No. 19-11), as presented.

Discussion moved to the Commission.

VOTE: The motion to deny Variance #19-03 (Resolution Serial No. 19-11), passed with Commissioners Brown, Dean, and Velock in favor, and Commissioner Bushnell opposed.

[CLERK'S NOTE: As required in the Planning Commission by-laws, a motion was made at 10:43 PM by Commissioner Dean to allow consideration of a new item after 10 PM. The motion was approved unanimously.]

6. Item: V19-04 (Reso. #19-12)
Applicant: Joshua Yundt
Owner: Judy Minnick
Request: Variance of 45.6 feet to the required 75-foot shoreline setback from the water's edge to allow a 29.4-foot shoreline setback that will be retained with existing native vegetation. The variance will allow the area that was clear-cut of native vegetation during construction to remain cleared and only be replanted with grass and enclosed with a four-foot fence.
Lot Area: 0.21+/- acres
Location: 1191 E. Westpoint Drive
Lot 1, Block 2, Lakeshore 1960 Subdivision
Zoning: Residential Multifamily (RM)

a. City Staff

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

b. Applicant

The applicant's representative, Rob Yundt, did not provide any comments.

c. Private person supporting or opposing the proposal

Mr. Starn, City resident, stated that he appreciated the Commission discussing the variance requests.

d. Applicant

Mr. Yundt requested information regarding the types of documentation needed to present to the City regarding insurance and clearing requirements around building.

MOTION: Commissioner Dean moved to deny Variance #19-04 (Resolution Serial No. 19-12), as presented.

Discussion moved to the Commission.

VOTE: The motion to deny Variance #19-04 (Resolution Serial No. 19-12), passed with Commissioners Brown, Dean, and Velock in favor, and Commissioner Bushnell opposed.

8.2 Committee of the Whole

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

(Moved to the next regular Planning Commission meeting of September 10, 2019)

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*)

Mr. Chris McGinty asked about status of the short-term rentals draft and the date of the next discussion.

12. STAFF COMMENTS

No comments.

13. COMMISSION COMMENTS

Commissioner Bushnell thanked everyone for their participation.

14. ADJOURNMENT

The regular meeting adjourned at 11:00 PM.

 9-13-2019

ATTEST:

ERIC BUSHNELL, Chair

Date



TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission September 10, 2019.