

**REGULAR MEETING**

**1. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, September 10, 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  
Jessica Dean, Seat C  
Simon Brown, Seat D  
Nikki Velock, Seat E

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 Breese 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 Commissioner Brown was recently promoted to Colonel last month. She also stated that the Mat-Su Transportation Fair will be on September 12, 2019 from 3-7 PM at Raven Hall. Other items of note included information regarding the beginning of the 2020 Census process, the Wings over Wasilla Airshow next year on June 12-14, 2020, the upcoming opening of Raising Cane's, and the planned location for Bearpaw River Brewing in the city limits.

**5.2 City Public Works Director**

Mr. Giddings reported on the status of the airport expansion, the wastewater treatment plant, and the police station.

**5.3 City Attorney**

No pending litigations in regard to Planning Commission decisions.

5.4 City Planner

Ms. Crawford reported that the City-initiated rezone of 15 parcels on Centaur was approved by the City Council on September 9, 2019.

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

Mr. Stu Graham stated he is a City Council member but is speaking as a resident. He requested that the draft food truck regulations include a permit that is issued annually based on the calendar year.

Ms. Nancy Racek, a city resident, provided recommendations regarding the proposed short-term rental resolution.

**7. CONSENT AGENDA**

7.1 Minutes of August 13, 2019, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

- 1. Item: Variance #19-05 (Reso. #19-13)
- Owners: Sara Hutchings, Crown Motors
- Request: Two variances to the minimum landscape requirements in WMC Chapter 16.33 that include: (1) a waiver of the required street trees and 10 feet wide site perimeter landscape planting bed along the W. Parks Highway right-of-way; and (2) a variance of five feet to the minimum 10 feet wide site perimeter landscape planting bed to allow a five feet wide planting bed along N. Tommy Moe Drive
- Lot Area: Total lot area is 0.25+/- acres
- Location: 201 W. Parks Highway  
Lot 5D, Block 1, Snider #3 RSB Subdivision
- Zoning: Commercial
- a. City Staff

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

b. Applicant

Mr. Jason Hutchings, representative for Crown Motors, provided a brief overview of the request.

c. Private person supporting or opposing the proposal

Mr. Graham stated he is a City Council member but is speaking as a resident and that he is not in favor of approving the requested variances.

d. Applicant

Mr. Hutchings stated that their plan is to have the same landscaping in the requested five-foot bed as required in the 10 foot bed along Tommy Moe Drive and that the variance would allow placement of additional vehicles.

MOTION: Commissioner Brown moved to approve Variance #19-05 (Resolution Serial #19-13), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Variance #19-05 (Resolution Serial #19-13), passed unanimously.

Recess for one minute for a question of the clerk at 6:46 PM.

Returned from recess at 6:47 PM.

## 8.2 Committee of the Whole

1. Discussion regarding short-term rentals within city limits
2. Discussion regarding food trucks within city limits
3. Discussion regarding density in Rural Residential zoning

MOTION: Commissioner Breese moved to enter into the Committee of the Whole to discuss Title 16 revisions regarding short-term rentals, food trucks, and Rural Residential density at 6:47 PM.

MOTION: Commissioner Dean moved to exit the Committee of the Whole at 8:57 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 stated that a Planning Commissioner position is opening up and asked the Commissioner's to reach out to others to serve on the Planning Commission.

Mr. Chris McGinty provided comments regarding the proposed short-term rental regulations for a duplex.

## 12. STAFF COMMENTS

Ms. Crawford stated she would provide information regarding the variance process in the next agenda packet.

Ms. Need stated she will work with Ms. Crawford on the items discussed at tonight's meeting.

**13. COMMISSION COMMENTS**

Commissioner Dean stated that she appreciated the Commission's patience with her tonight.

Commissioner Bushnell stated that he appreciated everyone's feedback and comments in the meetings.

**14. ADJOURNMENT**

The regular meeting adjourned at 9:10 PM.

  
ERIC BUSHNELL, Chair                      Date

ATTEST:

  
TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission October 9, 2019.