
REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:02 PM on Tuesday, June 9, 2020, 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)
Micah D. Weinstein, Seat C (via teleconference)
Simon Brown, Seat D (via teleconference)
Alina Rubeo, Seat E (via teleconference)

Staff in attendance were:

Lyn Carden, Deputy Administrator
Tina Crawford, City Planner
Leslie Need, City Attorney (via teleconference)
Tahirih Revet, Planning Clerk

3. PLEDGE OF ALLEGIANCE

Ms. Carden 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 provided a summary of the City Council meeting from June 8, 2020. She also reminded everyone that there will be no city-sponsored events over the Fourth of July, the Wasilla City Airshow will be this weekend at the Menard Sports Center, and tomorrow will be the ribbon cutting for the new Wasilla Police Station.

5.2 City Public Works Director

No report given.

5.3 City Attorney

Ms. Need stated there is no pending litigation.

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 May 12, 2020, 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 #20-03 (Reso. #20-19)
Applicant: Michael D. Smith
Owner: Smith-Hagen Family Trust
Request: Approval of a screening plant for processing sand and gravel, and a storage area for material and equipment for an 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 her staff report for the request.

b. Applicant

Mr. Michael Smith provided information about his request.

c. Private person supporting or opposing the proposal

Chair Bushnell opened the public comment portion of the public hearing.

Mr. Steve Smith, not a city resident, spoke in opposition to the request.

Chair Bushnell closed the public comment portion of the public hearing as no one else asked to speak via teleconference or stepped forward.

d. Applicant

Mr. Michael Smith provided information about the screening plant and steps they take to minimize noise and dust.

MOTION: Commissioner Breese moved to approve Elevated Use Permit #20-03 (Reso. #20-19), as presented.

Discussion moved to the Commission.

MOTON: Commissioner Breese moved to amend condition #2 to read as follows:

2. Hours of operation for ~~crushing and~~ screening are limited to Monday through Friday from 8 AM to 6 PM during the months of ~~April~~ **May** through October in the location shown in the site plan attached as Exhibit B.

VOTE: The motion to amend the main motion to amend condition #2, passed unanimously.

Discussion ensued.

VOTE: The motion to approve Elevated Use Permit #20-03 (Reso. #20-19), as amended, passed unanimously.

2. Item: Elevated Administrative Approval Permit #20-33 (Reso. #20-20)
Applicant: Pacific Northwest Adult & Teen Challenge DBA Life Renewal
Owner: City Center Wasilla LLC
Request: Approval to allow an outpatient substance disorder treatment facility and administrative offices at 705 S. Knik-Goose Bay Road located at Unit 1A, Wasilla Center Condos. This is a proposed expansion of the Teen Challenge facility located at 546, 560, 576, & 590 S. Knik-Goose Bay Road.
Lot Area: 1.18 +/- acres
Location: 705 S. Knik-Goose Bay Road
Unit 1A, Wasilla Center Condos
Zoning: Commercial
 - a. City Staff

Ms. Crawford provided her staff report for the request.

b. Applicant

Mr. Doug Wever, State Executive Director of Teen Challenge and a city resident, provided information regarding the request to open another administrative office and counseling location.

c. Private person supporting or opposing the proposal.

Chair Bushnell opened the public comment portion of the public hearing.

Chair Bushnell closed the public comment portion of the public hearing as no one asked to speak via teleconference or stepped forward.

d. Applicant

Mr. Wever stated the landlord spoke with the other tenants in the area and none of them had any concerns.

MOTION: Commissioner Brown moved to approve Elevated Administrative Approval Permit #20-33 (Reso. #20-20), as presented.

Discussion moved to the Commission.

VOTE: Elevated Administrative Approval Permit #20-33 (Reso. #20-20), passed unanimously.

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*)

No comments.

12. STAFF COMMENTS

No comments.

13. COMMISSION COMMENTS

Chair Bushnell mentioned how he would like to have more company and asked a.

14. ADJOURNMENT

The regular meeting adjourned at 6:54 PM.

 9-8-2020
ERIC BUSHNELL, Chair Date

ATTEST:



TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission September 8, 2020.