

Location: Leo M. Nunley Park (SE Corner Swanson and Willow)
– immediately south of the restrooms within the
platted alley.

Zoning: Commercial – Downtown Overlay District

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

B. Committee of the Whole

- 1. Discussion regarding food trucks regulations in WMC Title 16.
- 2. Discussion regarding requirement to provide foundation/footer as-built surveys as a permit requirement.

X. UNFINISHED BUSINESS

XI. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

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

XIII. STAFF COMMENTS

XIV. COMMISSION COMMENTS

XV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, December 12, 2017, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. 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
Brian Mayer, Seat E

Staff in attendance were:

Archie Giddings, Public Works Director
Lyn Carden, Deputy Administrator
Tina Crawford, City Planner
Leslie Need, City Attorney (via teleconference)
Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Breese led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator

Ms. Carden provided an update on the new and renewed business licenses in November and a summary of the annexation meetings for parcels located along Bogard Road between Peck Street and Everett's/Mat-Su Resort. She also reported on the proposed alcohol beverage rules, the proposed City plastic bag ban, and the New Year's fireworks and the City's 101st birthday (a 50's theme birthday party at the Menard Center).

B. City Public Works Director

Mr. Giddings stated that the City recently met with State of Alaska Department of Transportation Commissioner about a commuter rail between Wasilla and Anchorage.

C. City Attorney

Ms. Need stated that there is no pending litigation and that she is working with the City Planner on code revisions, as needed.

D. City Planner

Ms. Crawford stated that the Borough has a brownfields grant from the EPA that will pay for an area-wide plan for the proposed new train depot, adjoining lot, and downtown area. It will include a market study for these areas, a transportation study, and ways to connect the new depot to the downtown area.

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

No comments.

VII. CONSENT AGENDA

A. Minutes of November 14, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

VIII. ELECTION OF OFFICERS

Nominations were opened for Chairman.

Commissioner Bushnell nominated Commissioner Dean.

MOTION: With no other nominations for Chairman, Commissioner Brown made a motion to close nominations.

VOTE: The motion to elect Commissioner Dean as Chairman passed unanimously.

Nominations were opened for Vice-Chairman.

Commissioner Mayer nominated Commissioner Bushnell for Vice-Chairman.

Chair Dean nominated Commissioner Mayer for Vice-Chairman.

MOTION: With no other nominations for Vice-Chairman, Commissioner Brown made a motion to close nominations.

Commissioner Bushnell removed himself from the nomination.

VOTE: The motion to elect Commissioner Mayer as Vice-Chairman passed with Commissioner Bushnell, Dean, Brown and Breese in favor and Commissioner Mayer opposed.

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

A. Public Hearing

1. **Item:** **Design Exception #17-02** (Reso. #17-24)

Applicants: Kids Kupboard/City of Wasilla

Request: Design exception to the Downtown Overlay District Design Standards to allow an 8'x40' connex used by Kids Kupboard as a location to provide meals to hungry children.

Location: Leo M. Nunley Park (SE Corner Swanson and Willow) – immediately south of the restrooms within the platted alley.

Zoning: Commercial – Downtown Overlay District

a. City Staff

Ms. Crawford provided a brief summary of the requested design exception for Kids Kupboard.

Mr. Giddings provided a brief summary of the process for allowing the connex in a platted right-of-way (alley).

b. Applicant

Mr. Don Grimes stated he is on the board of Kids Kupboard and is representing Director Lynette Ortolano who was not available to attend the meeting tonight. He provided a summary of Kids Kupboard and the services they provide to children.

c. Private Person supporting or opposing the proposal

Mr. Kerry Wright stated he is concerned about an increase in the homeless problem with the new addition of the connex and the proposed use.

With no one else stepping forward, Chair Dean closed the public hearing.

d. Applicant

Mr. Grimes stated that he understood the locals' concerns but they haven't had any criminal activity at any of their other locations.

MOTION: Commissioner Breese moved to approve Design Exemption #17-02 (Resolution Serial #17-24), as presented.

Discussion moved to the Commission.

VOTE: The motion to approved Design Exemption #17-02 (Resolution Serial #17-24) as presented, passed unanimously.

B. Committee of the Whole

1. Discussion regarding food trucks regulations in WMC Title 16.
2. Discussion regarding requirement to provide foundation/footer as-built surveys as a permit requirement.

MOTION: Commissioner Bushnell moved to enter into the Committee of the Whole at to discuss Title 16 revisions at 7:11 PM.

Discussion moved to the Commission.

MOTION: Commissioner Bushnell moved to exit the Committee of the Whole at 7:24 PM.

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

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

No comments.

XIII. STAFF COMMENTS

Ms. Carden stated that the MSB joint meeting with the school district regarding the proposed Mat-Su sales tax is taking place tonight.

XIV. COMMISSION COMMENTS

Commissioner Breese wished everyone a Merry Christmas.

XV. ADJOURNMENT

The regular meeting adjourned at 7:30 PM.



 JESSICA DEAN, Chair Date 1/11/18

ATTEST:



 TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission January 9, 2018.