
REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:13 PM (due to technical issues with recording equipment) on Tuesday, September 8, 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
Mike Schwarz, 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 statement in regards to the Caris grants with phase 1 and 2.

5.2 City Public Works Director

No report given.

5.3 City Attorney

Mr. Mike Schwarz introduced himself and his firm but had no reports.

5.4 City Planner

No report given.

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

Mr. Tom Harris, Knikatnu, stated that they are moving forward with their energy building and have been in communication with the Planning Department.

Mr. Chris Dockery, KI Energy, discussed a connex they put next to Knikatnu's TransAlaska building and how they have been working with the Planning Department. He also requested that the Planning Commission discuss amending the code regarding connex structures.

7. CONSENT AGENDA

7.1 Minutes of June 9, 2020, regular meeting

GENERAL CONSENT: Minutes were approved, as presented.

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

8.1 Public Hearing

1. Item: Conditional Use Permit #20-07 (Reso. #20-21)
Applicant: Tim Alley, The Boutet Company
Owner: Sun Mountain Development Group, LLC
Request: Approval of an additional one-year extension to the deadline to install the required perimeter landscaping for the Shoppes at Sun Mountain development from Summer 2020 to Summer 2021 (Condition of approval in Conditional Use Permits #18-01, #19-01, and #19-02).

Lot Area: 19.61+/- acres
Location: E. Sun Mountain Avenue
Shoppes at Sun Mountain Phase 1 Condos
Zoning: C - Commercial
 - a. City Staff

Ms. Crawford provided her staff report for the request.

- b. Applicant

Mr. Tim Alley, The Boutet Company, provided information regarding the request to extend the deadline to plant the perimeter landscaping.

- c. Private person supporting or opposing the proposal.

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

Mr. Harris spoke in favor of the request.

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

- d. Applicant

Mr. Alley addressed the public comment in the packet regarding dust from the undeveloped areas of the site and that it will be taken care of before the end of summer.

Discussion moved to the Commission.

Mr. Alley answered questions from the Commission.

MOTION: Commissioner Weinstein moved to approve Conditional Use Permit #20-07 (Reso. #20-21), as presented.

MOTION: Commissioner Breese moved to amend the main motion to add Condition #3 requiring the applicant to provide a landscaping status update to the Commission no later than June 30, 2021 that indicates whether they will be able to get the plants needed to install the perimeter landscaping by the end of summer 2021.

VOTE: The motion to amend the main motion to add Condition #3, as follows:
3. The applicant must provide an update to the Planning Commission no later than June 30, 2021, regarding the ability to obtain and install landscaping during 2021.

Discussion ensued.

VOTE: The motion to approve Conditional Use Permit #20-07 (Reso. #20-21), as amended, passed with Commissioner Breese, Brown, Rubeo and Weinstein in favor and Commissioner Bushnell opposed.

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

No comments

14. ADJOURNMENT

The regular meeting adjourned at 7:00 PM.

ATTEST:



TAHIRIH REVET, Planning Clerk

 11-5-2020

ERIC BUSHNELL, Chair Date

Adopted by the Wasilla Planning Commission November 5, 2020.

