

REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, March 9, 2021, 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
David Seals, Seat B
Melvin Sage-EL, Seat C
Vacant, Seat D

Commissioner absent and excused was:

Alina Rubeo, Seat E

Staff in attendance were:

Glenda D. Ledford, Mayor
Archie Giddings, Public Work Director
Tina Crawford, City Planner
Mike Schwarz, City Attorney (via teleconference)
Tahirih Revet, Planning Clerk

3. PLEDGE OF ALLEGIANCE

Commissioner Seals led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved, as amended.

Chair Bushnell moved Election of Officers after Item 9 on the agenda without objection.

5. REPORTS

5.1 City Deputy Administrator

Ms. Ledford stated that the governor announced today that anyone over the age of 16 can get the Moderna vaccination and anyone over the age of 18 can get any of the three vaccinations. This went into effect at 5 PM today.

5.2 City Public Works Director

Mr. Giddings stated that the creation of a Metropolitan Planning Organization for the Borough is being created and the Mayor will serve as the City's representative.

5.3 City Attorney

No report given.

5.4 City Planner

Ms. Crawford stated that there will be several Committee of the Whole discussions regarding proposed revisions to the landscaping regulations.

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

Mr. Trail Wills, city resident, recommended the requirement of a disclosure on real estate transactions to notify the owner that there are landscaping regulations within the city limits for all uses except single-family and duplex uses.

7. CONSENT AGENDA

7.1 Minutes of December 8, 2020, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

[8. ELECTION OF OFFICERS was moved to be after Item 9.]

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

9.1 Public Hearing

1. Item: Conditional Use #21-01 (Reso. #21-01)
Applicant: Tim Alley, The Boutet Company
Owner: Sun Mountain Development Group, LLC
Requests: (1) Amend Conditional Use Permits #18-01 and #19-01 to reduce the total retail commercial square footage by 41,700 SF to allow construction of a 107-room hotel on Unit H and a 3,000 SF bank on Unit F; and
(2) Allow a hotel with a maximum building height of 54 feet, which is 19 feet taller than the maximum building height of 35 feet (WMC 16.24.030.A.6).

Lot Area: 19.61 +/- acres
Location: Shoppes at Sun Mountain located at the northeast corner of E. Sun Mountain Avenue and S. Maney Drive
The Shoppes at Sun Mountain Phase 2 Condo Plat, Units F and H (previously Lots 1-6 Sun Mountain Subdivision)

Zoning: Commercial
a. City Staff

Ms. Crawford provided an overview of the request and the findings of fact.

b. Applicant

Mr. Hans Hill, The Boutet Company, provide information regarding the requests and stated they have no objection to the conditions of approval after clarifying the requirements for paving Maney Drive.

Mr. Tim Alley (via teleconference), The Boutet Company, stated that the two items on the agenda tonight are together since they are connected to the development as a whole.

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 stepped forward.

Recess for five minutes for City Staff to discuss the question regarding Maney Drive at 6:38 PM.

Returned from recess at 6:41 PM.

d. Applicant

MOTION: Commissioner Seals moved to approve Conditional Use #21-01 (Reso. #21-01), as presented.

MOTION: Chair Bushnell moved to amend the main motion to change the total retail commercial square footage number from 411,700 SF to 41,700 SF.

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

MOTION: Chair Bushnell moved to amend the main motion as amended, to change condition #5 to read as follows:

- 5. Maney Drive must be ~~fully operational~~ **paved** to City standards ~~with walking routes at~~ **by** the same time Hermon Road Extension road project is completed.

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

VOTE: The main motion to approve Conditional Use #21-01 (Reso. #21-01) as amended, passed unanimously.

- 2. Item: Variance #21-01 (Reso. #21-02)
 Applicant: Tim Alley, The Boutet Company
 Owner: Sun Mountain Development Group, LLC
 Requests: Three variances to the maximum height of 30 feet for a wall sign: (a) 51.5' height for wall sign on the west facing wall; (b) 48' height for wall sign on the south facing side (front); and (c) 48' height for wall sign on the east facing wall (WMC 16.32.050.G). (Note: Initial request included a variance request to reduce the required hotel parking from one parking space per guest room plus 3 additional spaces to 0.9 spaces per room plus three additional spaces. This was incorporated into the hotel approval in CU #21-01 above.)
 Lot Area: 19.61 +/- acres
 Location: Shoppes at Sun Mountain located at the northeast corner of E. Sun Mountain Avenue and S. Maney Drive
 The Shoppes at Sun Mountain Phase 1 Condo Plat
 (previously Lots 1-6 Sun Mountain Subdivision)
 Zoning: Commercial

a. City Staff

Ms. Crawford provided an overview of the request and the findings of fact.

b. Applicant

Mr. Hans Hill, The Boutet Company, stated how the signs shown in the Anchorage Home2Suites example will be the same for the Wasilla 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 stepped forward.

d. Applicant

MOTION: Commissioner Seals moved to approve Variance #21-01 (Reso. #21-02).

VOTE: The motion to approve Variance #21-01 (Reso. #21-02) passed unanimously.

9.2 Committee of the Whole

1. Discuss revisions to landscape regulations for industrially zoned lots and other minor amendments.

MOTION: Commissioner Seals moved to enter the Committee of the Whole to discuss revisions to the landscape regulations at 6:57 PM.

MOTION: Commissioner Seals moved to exit the Committee of the Whole at 7:32 PM.

8. ELECTION OF OFFICERS

Nominations were opened for Chairman.

Commissioner Seals nominated Commissioner Bushnell for Chairman. With no other nominations for Chairman, Commissioner Bushnell closed the nominations.

VOTE: The nomination for Commissioner Bushnell as Chairman passed unanimously.

Nominations were opened for Vice-Chairman.

Commissioner Bushnell nominated Commissioner Rubeo for Vice-Chairman. With no other nominations for Vice-Chairman, Commissioner Bushnell closed the nominations.

VOTE: The nomination for Commissioner Rubeo as Vice-Chairman passed unanimously.

10. UNFINISHED BUSINESS

No unfinished business.

11. COMMUNICATIONS

No statements made regarding the following items.

11.1 Permit Information

11.2 Enforcement Log

11.3 Matanuska-Susitna Borough Planning Commission agenda

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

No comments.

13. STAFF COMMENTS

No comments.

14. COMMISSION COMMENTS

Chair Bushnell thanked Commissioner Seals and Sage-EL for volunteering to serve on the Planning Commission.

15. ADJOURNMENT

The regular meeting adjourned at 7:35 PM.

ATTEST:


ERIC BUSHNELL, Chair Date


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission April 27, 2021.

