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**SPECIAL MEETING**

**1. CALL TO ORDER**

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, May 25, 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  
Alina Rubeo, Seat E (via teleconference)

Staff in attendance were:

Crystal Nygard, Deputy Administrator  
Archie Giddings, Public Work Director  
Tina Crawford, City Planner  
Mike Schwarz, City Attorney (via teleconference)  
Ashley Loyer, Finance Clerk II

**3. PLEDGE OF ALLEGIANCE**

Mr. Giddings 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. Nygard reported the current number of business licenses from the first of the year and that there have been several ribbon cuttings recently for new businesses. She also stated that there will be a Memorial Day celebration at 1:00 PM at the Veteran's Wall and there will be a Fourth of July parade this year.

5.2 City Public Works Director

Mr. Giddings reported that there are two projects out to bid right now; Wasilla Municipal Airport Pavement Maintenance Project and the Roads Paving Project 2021 – 2022, which includes 3.7 miles of gravel roads to be paved within the city limits.

5.3 City Attorney

No report given.

5.4 City Planner  
No report given.

**6. PUBLIC PARTICIPATION** (*Three minutes per person for items not on agenda*)  
No one stepped up to speak.

**7. CONSENT AGENDA**

7.1 Minutes of April 27, 2021, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. Item: Conditional Use #21-03 (Reso. #21-05)  
Applicant: Andrew Simasko, AIA, LEED SP  
Owner: CPB Alaska LLC  
Request: Approval to build an 12,571 sq. ft. three-story commercial office building with a maximum building height of 40.5 feet, which is 5.5 feet taller than the maximum building height of 35 feet (WMC 16.24.030.A.6)  
  
Lot Area: 1.74 +/- acres  
Location: 800 E. Railroad Avenue, Block 7A, Floyd Subdivision  
Zoning: Commercial
  - a. City Staff

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

b. Applicant

Mr. Andrew Simasko, AIA, LEED SP, provided a summary of the request for Conditional Use #21-03.

c. Private person supporting or opposing the proposal

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

The following people stated they were city residents and that they are opposed to the proposal:

Mrs. Janice Pritchard  
Mr. Tim Johnson  
Mr. Stu Graham

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

d. Applicant

Mr. Simasko addressed the concerns that were brought up during the public comment period.

MOTION: Commissioner Seals moved to approve Conditional Use #21-03 (Reso. #21-05), as presented.

VOTE: The motion to approve Conditional Use #21-03 (Reso. #21-05) as presented, passed unanimously.

8.2 Committee of the Whole

1. Continued discussion regarding revision to landscape regulations for industrially zoned lots and other minor amendments.

MOTION: Commissioner Seals moved to enter the Committee of the Whole to discuss Title 16 revisions regarding food trucks at 6:58 PM.

MOTION: Commissioner Seals moved to exit the Committee of the Whole at 7:31 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*)

Janice Pritchard provided additional comments regarding the proposed office building.

Tim Johnson requested that the Planning Commission focus their efforts on how to make Wasilla a Class A city, including appropriate infrastructure.

**12. STAFF COMMENTS**

Ms. Crawford stated that the June 15 Planning Commission meeting was rescheduled for June 22 and that the only item on the agenda currently is the landscaping revisions.

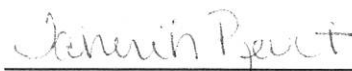
**13. COMMISSION COMMENTS**

No additional comments.

**14. ADJOURNMENT**

The regular meeting adjourned at 7:39PM.

ATTEST:

  
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TAHIRIH REVET, Planning Clerk

  
\_\_\_\_\_  
ERIC BUSHNELL, Chair                      Date

Adopted by the Wasilla Planning Commission June 22, 2021.