
REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:02 PM on Tuesday, May 10, 2022, 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
Timothy Burney, Seat D
Vacant, Seat E

Commissioner absent and excused are:

Melvin Sage-EL, Seat C

Staff in attendance were:

Crystal Nygard, Deputy Administrator
Tina Crawford, City Planner (via teleconference)
Michael Schwartz, City Attorney (via teleconference)
Tahirih Revet, Planning Clerk

3. PLEDGE OF ALLEGIANCE

Mr. Burney 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 provided a report on City events.

5.2 City Public Works Deputy Director

Ms. Nygard provided information on Wasilla Airport projects.

5.3 City Attorney

No report given.

5.4 City Planner

Ms. Crawford stated that the Landscape Standards Review Committee will be confirmed by the City Council on May 23, 2022 and the first meeting will be in June.

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

7. CONSENT AGENDA

7.1 Minutes of March 22, 2022, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. Item: Elevated Use #22-02 (Reso. #22-02)

Applicant/ K&H Civil Constructors, LLC

Owner:

Requests: Approval to amend previously approved Use Permits #U16-02 and #U17-02 to: 1) Extend extraction approval period; 2) Allow clearing/excavation of additional 9.5± acres; 3) Allow excavation within 4 feet of water table; 4) Increase hours of operation for sales, rock crushing, and gravel extraction; 5) Amend clearing setback from Lake Lucille Creek from 200 feet to allow a 75 foot setback; 6) remove the reclamation requirement to add topsoil and seed for future development; and 7) clear up to an additional 15 percent of the lot. Property is located at 1614 S. Clapp Street, Lot A4, Township 17 North, Range 2 West, Section 13. The subject property is zoned Industrial, which requires approval of a Use Permit for a gravel extraction in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

Lot Area: 63.48 +/- acres

Location: Township 17 North, Range 2 West, Section 13, A4
1614 S. Clapp Street

Zoning: Industrial

a. City Staff

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

b. Applicant

Mr. Matt Ketchum, K&H Civil Constructors, LLC provided a summary of the request to amend previously approved Use Permits.

c. Private person supporting or opposing the proposal

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

Mr. Dan Kennedy stated he is in support of the elevated use permit.

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

d. Applicant

Mr. Ketchum stated that this is their sixth season of operation, and they sell to the general public and government agencies. He said that they expect to supply aggregate for the Knik-Goose Bay Road project for the next five to six years.

Discussion moved to the Commission.

MOTION: Commissioner Seals moved to approve Elevated Use Permit #22-02 (Reso. #22-02), as presented.

MOTOIN: Commissioner Bushnell moved to amend the main motion to amend the title of Resolution Serial #22-02 on the second line as follows:

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER 22-02 AMENDING PREVIOUSLY APPROVED USE PERMITS #U16-02...

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

MOTOIN: Commissioner Bushnell moved to amend the main motion to amend the title of Resolution Serial #22-02 to add the following clarifying language:

2) ALLOW CLEARING/EXCAVATION OF ADDITIONAL 9.5+ ACRES, WHICH INCLUDES CLEARING WITHIN 10 FEET OF THE SOUTHERN LOT LINE;

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

MOTOIN: Commissioner Bushnell moved to amend the main motion to amend Condition #1 to remove "in ~~strikethrough/underline~~ format" at the end of the sentence, as indicated below:

1. The following conditions of approval adopted in Planning Commission Resolution Serial No. 16-05(AM), as amended by Resolution Serial No. 17-02(AM) and AA Permit #21-16, are still in effect for this gravel extraction operation, ~~except as amended below in strikethrough/underline format.~~

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

MOTOIN: Commissioner Bushnell moved to amend the main motion to amend Condition #6 to add the following clarifying language:

6. Hours of operation for gravel extraction are limited to Monday through Friday from 7 AM to 8 PM and Saturday from 8 AM to 5 PM.

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

MOTOIN: Commissioner Bushnell moved to amend the main motion to amend Condition #8 to add the following language at the end of the condition as indicated below:

8. A minimum of 15% of the parcel must remain in natural vegetation in the areas shown on the approved site plan dated April 11, 2022, included as Exhibit B to Resolution Serial No. 22-02. **In addition to the areas shown on the site plan, a 10-foot-wide vegetative buffer along the entire length of the southern lot line must remain undisturbed (not indicated on site plan).**

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

MOTION: Commissioner Bushnell moved to amend the main motion to amend Condition #10 to strike the second sentence in its entirety and then replace with "However, if the site has not been redeveloped within five years the City of Wasilla may require the floor be covered with topsoil and seeded during the final reclamation phase after all reclamation phases have been completed.", to read as follows:

~~However, instead of leaving the pit floor as gravel, the floor must be covered with topsoil and seeded with grass during final reclamation after all phases are completed.~~ **However, if the site has not been redeveloped within five years the City of Wasilla may require the floor be covered with topsoil and seeded during the final reclamation phase after all reclamation phases have been completed.**

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

VOTE: The motion to approve Elevated Use Permit #22-02 (Reso. #22-02) as amended, 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

Ms. Crawford thanked everyone for their patience with staff presenting telephonically.

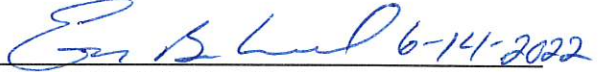
13. COMMISSION COMMENTS

Commissioner Bushnell thanked everyone for their hard work.

14. ADJOURNMENT

The regular meeting adjourned at 7:01 PM.

ATTEST:


ERIC BUSHNELL, Chair Date


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission June 14, 2022.