
REGULAR MEETING

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, October 11, 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
Melvin Sage-EL, Seat C
Todd Stafford, Seat E

Commissioner absent and excused were:

Timothy Burney, Seat D

Staff in attendance were:

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

3. PLEDGE OF ALLEGIANCE

Mr. Stafford 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 the upcoming CEDs plan, city business licenses, and upcoming City events.

5.2 City Public Works Deputy Director

No report given.

5.3 City Attorney

No report given.

5.4 City Planner

Ms. Crawford provided brief update regarding the ongoing Landscape Standards Review Committee meetings, Downtown Overlay District parking study, and items on next month's agenda.

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

7. CONSENT AGENDA

7.1 Minutes of June 14, 2022, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 New Business

1. Item: Conditional Use Permit #22-03 (Reso. #22-03)
Applicant: Tim Alley, The Boutet Company
Owner: Mat-Su Industrial Group, LLC
Request: Approval to construct a 22,000 square foot building containing 24 condominium garage units for personal use and storage, including large recreational vehicles and boats.
Lot Area: 6.97 +/- acres
Location: 950 E. Horvath Drive
Township 17 North, Range 1 West, Section 10, Lot A16
Zoning: RR

a. City Staff

Ms. Crawford provided an overview of the request and the findings of fact and recommended conditions of approval in the staff report.

b. Applicant

Mr. Tim Alley, The Boutet Company, provided an overview of the request.

c. Private person supporting or opposing the proposal

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

Mr. Larry Ficek, city resident, owns property at the end of Horvath stated that he supported the project but wanted to know if the proposed development will construct a road turnaround as part of this project.

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

d. Applicant

Mr. Alley provided additional information regarding the development and the plan to create a turnaround at the end of Horvath.

Discussion moved to the Commission.

MOTION: Commissioner Seals moved to approve Conditional Use Permit #22-03 (Reso. #22-03), as presented.

VOTE: The motion to approve Conditional Use Permit #22-03 (Reso. #22-03) as presented, 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*)

Mr. Ficek inquired about the tunnel from Railroad Avenue to Wasilla Lake and whether it will be opened for public access.

12. STAFF COMMENTS


No comments.

13. COMMISSION COMMENTS

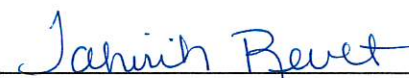
Chair Bushnell stated the Commission is looking for another member as he will no longer be on the Commission after December.

14. ADJOURNMENT

The regular meeting adjourned at 6:43 PM.


DAVID SEALS, Vice-Chair 11/3/22
Date

ATTEST:


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission November 3, 2022.

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