

**REGULAR MEETING**

**1. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, December 13, 2022, in Council Chambers of City Hall, Wasilla, Alaska by David Seals, Vice-Chair.

**2. ROLL CALL**

Commissioners present and establishing a quorum were:

David Seals, Seat B  
Timothy Burney, Seat D (via teleconference)  
Todd Stafford, Seat E

Commissioners absent and excused were:

Eric Bushnell, Seat A  
Melvin Sage-EL, Seat C

Staff in attendance were:

Crystal Nygard, Deputy Administrator  
Tina Crawford, City Planner  
Michael Schwarz, City Attorney (via teleconference)  
Erich Schaal, Public Works Director  
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 an update on the CEDS and stated that the City is having a light up contest for residents and businesses.

**5.2 City Attorney**

No report given.

**5.3 City Planner**

Ms. Crawford reminded the Commission election of officers will occur at the January 2023 meeting and that currently the agenda contains two elevated Use Permit Applications (both are for short-term rentals) and a Conditional Use Permit to allow a medical office on the ground floor of a building in the Downtown Overlay District.

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

**7. CONSENT AGENDA**

7.1 Minutes of November 3, 2022, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 New Business

1. Item: Use Permit #22-12 (Reso. #22-06)  
Applicant/ Jaymie Gomez, Til Valhalla Working K9 Kennels  
Owner:  
Request: Personal dog kennel with up to eight dogs and a commercial dog training, boarding, and breeding kennel.  
Lot Area: 5.0 +/- acres  
Location: 2410 W. James T Circle  
Lot D34, Township 17 North, Range 1 West, Section 18  
Zoning: RR – Rural Residential

a. City Staff

Ms. Crawford provided an overview of the request, the general approval criteria findings of fact, and recommended conditions of approval.

b. Applicant

Ms. Jaymie Gomez provided an overview of the request.

c. Private person supporting or opposing the proposal

Vice-Chair Seals opened the public comment portion of the public hearing.

Individuals speaking in opposition were:

Ms. Gail Walden, City resident  
Mr. James Mack, City resident  
Mr. Ken Way, City resident  
Mr. Mark Binggeli, City resident  
Mr. Jamie Mack, City resident  
Ms. Antonina Gayvoronskiy, City resident  
Ms. Barbara Mack, City resident  
Ms. Christina Way, City resident

Individuals speaking in support was:

Ms. Brittany Fintel, Nonresident

Vice-Chair Seals closed the public comment portion of the public hearing as no one else stepped forward.

d. Applicant

Ms. Gomez provided responses to the public comment concerns.

MOTION: Commissioner Stafford moved to approve Use Permit #22-12 (Reso. #22-06), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Stafford moved, with concurrence of the applicant, to return the approval to the planner for further review as a new Use Permit application as permitted in WMC 16.16.020.B.

VOTE: The motion to return the approval to the planner for further review as a new Use Permit application, passed unanimously.

Recess for five minutes at 6:21 PM.

Returned from recess at 6:25 PM.

2. **Resolution Serial No. 22-07:** A Resolution of the Wasilla Planning Commission supporting the goals and initiatives for the Annual Capital Improvement Program for fiscal year 2024.

a. City Staff

Mr. Schaal provided an overview of the proposed annual Capital Improvement Program.

b. Applicant

c. Private person supporting or opposing the proposal

Vice-Chair Seals opened the public comment portion of the public hearing.

Vice-Chair Seals closed the public comment portion of the public hearing as no one else stepped forward.

d. Applicant

No comments.

MOTION: Commissioner Stafford moved to approve Resolution Serial No. 22-07, as presented.

VOTE: The motion to approve Resolution Serial No. 22-07 as presented, passed unanimously.

## 9. UNFINISHED BUSINESS

No unfinished business.

**10. COMMUNICATIONS**

No statements made regarding the following items:

- 10.1 2023 Planning Commission meeting calendar
- 10.2 Permit Information
- 10.3 Enforcement Log
- 10.4 Matanuska-Susitna Borough Planning Commission agenda

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

No comments.

**12. STAFF COMMENTS**

Ms. Crawford thanked the Commission for their patience with the technical difficulties and discussed the code regarding the use permit process.

**13. COMMISSION COMMENTS**

Commissioner Stafford thanked the City Planner for their help in addressing the citizens' concerns and stated that he appreciates what she does.

Commissioner Seals asked about certificate of occupancy for the church at the east end of Sun Mountain and water issues for other businesses in the area.

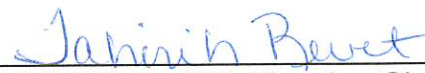
Ms. Crawford stated that the City Public Works Director would be the one to address the water issue and that the City does not issue certificates of occupancy. They are issued by the Matanuska-Susitna Borough Fire Marshal.

**14. ADJOURNMENT**

The regular meeting adjourned at 7:50 PM.

 1/13/2023  
 \_\_\_\_\_  
 DAVID SEALS, Vice-Chair                      Date

ATTEST:

  
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 TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission January 10, 2023.