

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, November 24, 2009, in Council Chambers of City Hall, Wasilla, Alaska by Stan Tucker, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Mr. Gary Hall, Seat A
- Mr. Daniel Kelly, Jr., Seat B
- Mr. Brandon Wall, Seat C
- Ms. Jessie Laub-Elkins, Seat D
- Mr. Stan Tucker, Seat E
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Staff in attendance were:

- Mr. Jim Holycross, City Planner
- Ms. Tahirih Klein, Planning Clerk
- Mr. Marvin Yoder, Deputy Administrator
- Mr. Archie Giddings, Public Works Director
- Mr. Richard Payne, City Attorney

III. PLEDGE OF ALLEGIANCE

- A. Mr. Giddings led the pledge of allegiance.

IV. APPROVAL OF AGENDA

Mr. Holycross asked to have and item F. added to include Fran Seager-Boss from the Matanuska-Susitna Borough to give a presentation on historic building preservation in the City of Wasilla.

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

- A. City Attorney
Mr. Payne, City Attorney:
 - None

B. City Council

Mr. Yoder, Deputy Administrator:

- Provided a brief summary of the City Council meeting; and
- Stated there will be a presentation on historic properties and a resolution will be on the next Planning Commission agenda.

C. City Planner

Mr. Holycross, City Planner:

- Provided a summary of the permit activity and upcoming events.

D. USKH Consultant Discuss Comp Plan Update Chapter on Annexation

Pat Coleman, USKH:

- Pat Coleman provided a summary of public comments that was handed out and then discussed Annexation community meetings.

Discussion moved to the Commission.

E. City Public Works Director

Mr. Giddings:

- Provided an update on projects within the City Limits.

F. Fran Seager-Boss, Matanuska-Susitna Borough, Cultural Resources

Ms. Seager-Boss:

- Discussed the background of the historic preservation and provided a handout regarding preserving historic places.

Discussion moved to the Commission.

VI. PUBLIC PARTICIPATION (*five minutes per person, for items not scheduled for public hearing*)

1. Rob Renihardt

Mr. Renihardt:

- Stated he is here in support of the historic preservation by the Matanuska-Susitna Borough for the overall economic plan for the City of Wasilla.

2. Jeff Arentz

Mr. Arentz:

- Stated his is against the annexation the City of Wasilla is proposing.

3. Gerald Carr

Mr. Carr:

- Stated he believes that the representative from USKH provided an accurate summary but was opposed to the annexation.

VII. CONSENT AGENDA

- A. Minutes of November 10, 2009 meeting

GENERAL CONSENT: Minutes were approved as presented.

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

- A. Presentation by Mark Roberts and Ervin Petty of State Haz Mat Office regarding Wasilla's Haz Mat Plan update.

Mark Roberts:

- Provided a general overview of the update to the Hazard Mitigation Plan and a background of why there is a need for one.

Ervin Petty:

- Provided a background of different projects and discussed the grants and programs that are available.

- B. Work Session

1. Hazard Mitigation Plan

MOTION: Mr. Kelly moved to moved into the work session at 8:17 p.m.

VOTE: Motion to enter in a work session passed unanimously.

Mr. Holycross summarized the Hazard Mitigation Plan update project.

Discussion moved to the Commission.

MOTION: Mr. Wall moved to exit the work session 8:53 p.m.

VOTE: Motion to exit the work session passed unanimously.

- C. Public Hearing

1. **Resolution Serial No. 09-22 (SUB):** A Resolution of the Wasilla Planning Commission to amend WMC 16.16.060 (j) regarding the operation of catteries and make an exception to the prohibition of catteries in the R1 zone.

Mr. Tucker open the public meeting for Resolution Serial No. 09-22 (SUB).

1. Rhonda Weinrich,
Ms. Weinrich:

- Stated 30 cubic feet per cat is excessive and objects to Resolution Serial No. 09-22 (SUB).

Discussion moved to the Commission.

Mr. Tucker stated there is a clerical error and will put on the table and return to Resolution Serial No. 09-22 (SUB) after Resolution Serial No. 09-25.

2. **Resolution Serial No. 09-25:** A Resolution of the Wasilla Planning Commission to approve a rezone of properties from Rural Residential to Industrial; Township 17N, Range 01W, Section 18, lots A14, B4, and a portion of New Wasilla Airport Addition #2; Seward Meridian, Alaska.

1. Dan Kennedy,
Mr. Kennedy:

- Stated his is in favor of the annexation; and
- Stated there are some changes in Exhibit A and staff report to change the wording from developers to investors.

Mr. Tucker opened the public hearing on Resolution Serial No. 09-25.

1. Ms. Paulette Eichele,
Ms. Eichele:

- Stated she is against the rezone of the parcels.

2. Ms. Cindy Blanning,
Ms. Blanning:

- Asked what the difference between Rural Residential and Industrial uses;
- Stated she is against the rezone of the parcels.

Mr. Holycross read from what the differences are in Title 16.

With no other audience comments, Chair Tucker closed the public hearing on Resolution Serial No. 09-25.

MOTION: Commissioner Buswell moved to adopt Resolution Serial No. 09-25.

Discussion moved to the Commission.

Mr. Buswell called for the question.

VOTE: The motion to adopt Resolution Serial No. 09-25 as presented passed unanimously.

Mr. Tucker asked Mr. Payne if the Resolution Serial No. 09-22 (SUB) that Mr. Yoder printed was the correct version and Mr. Payne stated it was not.

IX. UNFINISHED BUSINESS

- None.

X. COMMUNICATIONS

- A. Calendar review December 2010

December Commissioner Tucker.

No Comments were made about the following items.

- B. Permit Information
- C. Enforcement Log

XI. AUDIENCE COMMENTS

1. Rhonda Weinrich,
Ms. Weinrich:

- Stated she would like to have the issue regarding catteries be resolved soon.

XII. STAFF COMMENTS

- A. Staff Comments

Mr. Payne:

- None.

Mr. Yoder:

- Stated the City will condense all the comments and forward to the boundary commission, who has the final authority on the boundaries. The City Council will set the boundaries and then forward their recommendations;
- Stated with the Comprehensive Plan needs to be reviewed to check zoning designations and get the public more information on designations; and
- Stated the Resolution on catteries only changes the particular zoning.

Mr. Holycross:

- Stated he would like the Planning Commissioners keep the Hazard Mitigation Plan to review and makes suggestions; and
- The zoning at the airport is industrial and residential and the City may want to look at the Comprehensive plan to look at zoning to buffer certain uses.

Mr. Giddings:

- None.

XIII. COMMISSION COMMENTS

A. Commissioner Comments

Commissioner Webb:

- Informative meeting and liked the Hazard Mitigation Plan and annexation information provided.

Commissioner Laub-Elkins:

- None.

Commissioner Hall:

- Liked the discussion on where we were taking property and was very informative; and
- Asked if we need to approve the zoning map.

Commissioner Wall:

- Stated we should look at changing rural residential.

Commissioner Buswell:

- Stated that some times you don't know what the public knows and change things with the majority not minority;
- Stated the zoning issue should also have buyer beware and the property owners should do some background checking to make sure they understand what they are buying into; and
- Stated he felt we had too many guest speakers.

Commissioner Kelly:

- Stated it would be a taking of land if you are changing the ownership of the land and the comprehensive plan is asking them to donate it;
- Stated regarding the catteries when discussing the matrix and under R2, he had a problem with it because you are changing it from a Conditional Use Permit to be excluded

and agreed with Mr. Webb in defining what a kitten is and add it to the Resolution;

- Stated the light industrial use versus industrial, stated to look at commercial for the buffering; and
- Stated it was a good night.

Commissioner Tucker:

- Stated that his perspective is for the future of Wasilla and its residents and not just certain individuals.
- Stated that he appreciates the full attendance for a long night.

XIV. ADJOURNMENT

The regular meeting adjourned at 10:25 PM.

ATTEST:


STAN TUCKER, Chairman


TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission December 8, 2009.