



MAYOR **CITY PLANNER**
Verne E. Rupright Jim Holycross

WASILLA PLANNING COMMISSION

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

**CITY OF WASILLA
PLANNING COMMISSION MEETING AGENDA
WASILLA CITY COUNCIL CHAMBERS**

Wasilla City Hall, 290 E. Herning Avenue, Wasilla, AK 99654 / 907-373-9020 phone

REGULAR MEETING 7 P.M. NOVEMBER 10, 2009

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. City Attorney
 - B. City Council
 - C. City Planner
 - D. City Public Works Director
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Minutes of October 27, 2009 meeting.
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. **Resolution Serial No. 09-22:** 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.

2. **Resolution Serial No. 09-26:** A Resolution of the Wasilla Planning Commission to amend WMC 16.04.070 adding a definition for “Buildings in the Commercial Zone”.

B. Committee of the Whole

1. Discuss Mat-Su Borough’s proposed Gravel Extraction Ordinance Serial No. 09-110.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Calendar Review December 2009 for City Council meetings
- B. Planning Commission meeting calendar for 2010
- C. Permit Information
- D. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURN

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 10, 2009, in Council Chambers of City Hall, Wasilla, Alaska by Stan Tucker, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Mr. Daniel Kelly, Jr., Seat B
Mr. Brandon Wall, Seat C
Mr. Stan Tucker, Seat E
Mr. Clark Buswell, Seat F
Mr. Robert Webb, Seat G

Commissioners absent and excused were:

Mr. Gary Hall, Seat A
Ms. Jessie Laub-Elkins, Seat D

Staff in attendance were:

Mr. Jim Holycross, City Planner
Ms. Amanda Charles, Deputy Clerk
Mr. Marvin Yoder, Deputy Administrator
Mr. Richard Payne, City Attorney

III. PLEDGE OF ALLEGIANCE

A. Commissioner Webb led the pledge of allegiance.

IV. APPROVAL OF AGENDA

Chair Tucker requested that the Committee of the Whole be moved prior to Public Participation.

GENERAL CONSENT: The agenda was approved as amended.

VI. REPORTS

A. City Attorney

Mr. Payne, City Attorney:

- Spoke regarding a residence within the City which appeared to be a junkyard until the time that the cars were registered;
- Spoke to possible code amendments that made be needed; and
- Commented on the Municipality of Anchorage's code as it pertains to junkyards and junk within city boundaries.

B. City Council

Mr. Yoder, Deputy Administrator:

- Commented on the upcoming informational annexation meeting schedule;
- Noted that they would bring back reports to the Planning Commission; and
- Spoke regarding an upcoming land acquisition.

C. City Planner

Mr. Holycross, City Planner:

- Spoke regarding a survey which was distributed to 350 City residents;
- Commented on the upcoming annexation meeting schedule;
- Reported on the future plans for the comprehensive plan update;
- Stated that there were four or five pending code enforcement issues; and
- Noted that the new movie theatre is currently arranging for financing, that they will be going out to bid this winter, and that the developers plan to begin construction in the spring.

D. City Public Works Director

- None.

VII. NEW BUSINESS

A. Committee of the Whole

1. Discuss Mat-Su Borough's proposed Gravel Extraction Ordinance Serial No. 09-110.

Chair Tucker asked if there was any objection to moving into a Committee of the Whole.

GENERAL CONSENT: There was no objection noted and the Planning Commission moved into a Committee of the Whole at 7:15 p.m.

Discussion ensued regarding the Mat-Su Borough's proposed Gravel Extraction Ordinance Serial No. 09-110.

The Planning Commission exited the Committee of the Whole at 7:37 p.m.

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

1. Dianne Woodruff,

Ms. Dianne Woodruff:

- Spoke regarding her recollection of the City Council's direction to the Planning Commission;
- Noted that the City will be annexing a large area of land in the future which will include portions large enough to hold a gravel extraction site;
- Stated that the City code lacks the proper restrictions necessary to deny an application for gravel extraction; and
- spoke to the assumed costs of reclamation.

2. Kathy Wells, Director of Friends of Mat-Su,

Ms. Kathy Wells, Director of Friends of Mat-Su:

- Spoke regarding water quality within the Matanuska-Susitna Borough;
- Commented on Wasilla Lake Appreciation Day; and
- Noted that the Friends of Mat-Su will be doing a series of meetings with the residents around Wasilla Lake regarding how to be responsible users of the lake and the surrounding area.

IX. CONSENT AGENDA

A. Minutes of October 27, 2009 meeting

GENERAL CONSENT: Minutes were approved as presented.

X. NEW BUSINESS (continued)

B. Public Hearing

1. **Resolution Serial No. 09-22:** 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. Holycross provided a staff report.

Mr. Tucker opened the public hearing on Resolution Serial No. 09-22.

Ms. Rhonda Weinrich:

- Spoke to WMC 16.16.060;

- Stated that by being a cat rescue facility she is not operating as a cattery, but more specifically as an animal husbandry;
- Spoke to an organization that she would like to start for cat rescue.

(The regular meeting recessed at 7:58 p.m. and reconvened at 8 p.m.)

Chair Tucker asked if there was a pressing matter which required the resolution to be passed this evening.

Mr. Holycross:

- Stated that the resolution did not need to be passed this evening;
- Read the definition of "animal husbandry" into the record; and
- Clarified that an animal rescue does not meet this definition.

Mr. Yoder pointed out that there is a current violation if the code is not clarified.

Mr. Payne:

- Spoke to the prosecution of an ordinance which is up to the City;
- Stated that Ms. Weinrich has no current violations;
- Stated that there are legal issues with the resolution before the body this evening; and
- Noted that there is room for amendment within the resolution and spoke to the areas for amendment.

Chair Tucker requested clarification on the process to bring back amendments to the resolution.

Ms. Charles clarified that a substitute resolution would need to be brought back with a new public hearing if the resolution is to be substantially changed.

Ms. Weinrich stated that she does not want to be defined as a cattery.

Mr. Yoder clarified that this use is only prohibited in the R1 zone.

Chair Tucker noted that there may be room for improvement in the other zones as well as it pertains to animal rescues.

Ms. Dianne Woodruff spoke to her concerns with the resolution as written.

Chair Tucker closed the public hearing.

MOTION: Commissioner Wall moved to adopt Resolution Serial No. 09-22.

Discussion moved to the Commission.

MOTION: Commissioner Wall moved to postpone Resolution Serial No. 09-22 to a time certain of November 24, 2009, at which time a substitute resolution will be brought forward with a new public hearing.

VOTE: The motion to postpone Resolution Serial No. 09-22 to a time certain of November 24, 2009, at which time a substitute resolution will be brought forward with a new public hearing passed unanimously.

2. **Resolution Serial No. 09-26:** A Resolution of the Wasilla Planning Commission to amend WMC 16.04.070 adding a definition for "Buildings in the Commercial Zone".

Mr. Holycross provided a staff report.

Chair Tucker opened the public hearing.

With no audience comments, Chair Tucker closed the public hearing on Resolution Serial No. 09-23.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 09-26.

Discussion moved to the Council.

MOTION: Commissioner Webb moved a primary amendment to insert the words "the downtown core area; as defined as the area within Nelson St. to the Parks Hwy., and from Lucille to Crusey St." after the word "commercial" and before the word "shall" to read as follows: Building, Commercial Zone: all buildings in the downtown core area in the commercial; as defined as the area between Nelson St. to the Parks Hwy., and between Lucille St. to Crusey St.; shall have a foundation supporting the structure consisting of a footing and foundation system that is engineered for Alaska.

VOTE: The motion to adopt Resolution Serial No. 09-26 as amended passed unanimously.

XI. UNFINISHED BUSINESS

- None.

XII. COMMUNICATIONS

- A. Calendar Review December 2009 for City Council meetings
- B. Planning Commission meeting calendar for 2010
- C. Permit Information
- D. Enforcement Log

XIII. AUDIENCE COMMENTS

- None.

XIV. STAFF COMMENTS

A. Staff Comments

Mr. Payne:

- None.

Mr. Yoder:

- Spoke to the 2010 meeting calendar.

Mr. Holycross:

- Spoke to the consideration of the removal of plat notes on Lots 1, 2 and 3 onto East Lakeshore Drive, owned by Alaska USA.

Mr. Giddings:

- None.

XV. COMMISSION COMMENTS

A. Commissioner Comments

Commissioner Kelly:

- Spoke to concerns with the costs of reclamation as it pertains to gravel extract.

Commissioner Wall:

- Commented on the usefulness of the new comprehensive plan as the City moves forward.

Commissioner Webb:

- None.

Commissioner Tucker:

- Thanked the staff for their help.

XVI. ADJOURNMENT

The regular meeting adjourned at 8:58 PM.

ATTEST:



STAN TUCKER, Chairman



TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2009.

November 24, 2009