



MAYOR
Verne E. Rupright

CITY PLANNER
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.

February 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
 - E. Guest Speaker: Mike Croner, Chimo Guns, Topic: Outdoor Shooting Range Construction and Operation.
- VI. PUBLIC PARTICIPATION
- VII. CONSENT AGENDA
 - A. Minutes of January 13, 2009 meeting
 - B. Minutes of January 27, 2009 meeting
- VIII. NEW BUSINESS
 - A. Public Hearings

1. **Resolution Serial No. 09-05:** Amending WMC 9.12.010, discharge of firearms prohibited; WMC 9.12.020, discharge of firearms permitted; WMC 16.04.070, definitions; WMC 16.020.020, district use chart; and WMC 16.16.060 TO ADD L, 1, 2, 3, 4, 5, to code provisions for outdoor shooting ranges in the City of Wasilla.
2. **Resolution Serial No. 09-07:** Amendments for Traffic Impact Analysis as follows: WMC 16.04.070 Definitions; WMC 16.16.050 A, General Approval Criteria to amend 7. Traffic; and to add "B. Table of Average Trip Generation Factors."
3. **Resolution Serial No. 09-04:** Amending WMC 16.24.030, setbacks and height; Section A(6) regarding building height in the (C) Commercial and (I) Industrial zoning districts.

B. Election of officers

1. Chair
2. Vice Chair

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Calendar Review February/March 2009
- B. Permit Information
- C. 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, February 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
- Ms. Jessie Laub-Elkins, Seat D
- Mr. Stan Tucker, Seat E
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Commissioners absent and excused.

- Mr. Gary Hall, Seat A

Staff in attendance were:

- Mr. Jim Holycross, City Planner
- Ms. Tahirih Klein, Planning Clerk
- Mr. Archie Giddings, Public Works Director
- Ms. Holly Suozzo, Assistant City Attorney

III. PLEDGE OF ALLEGIANCE

- A. Ms. Laub-Elkins led the pledge of allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

- A. City Attorney

Ms. Suozzo, Assistant City Attorney:

- None.

- B. City Council

Mr. Holycross:

- Stated that he was not present at the City Council meeting but as he understood there was a Resolution that was brought before Council last night on annexations in the future. The Council supported and approved a Resolution regarding annexations in the future and they will be brought to the Commission in the near future.

C. City Planner

Mr. Holycross, City Planner:

- Stated the Planning Department is in the process of hiring a planning consultant for our comprehensive plan update and the first item they would like to do is write the chapter for annexation. What the City Council adopted in support of last night will be something that will be on started immediately in the comprehensive plan.
- Stated there will be meetings in the community and public workshops where they are looking at annexing, and people that live in the neighborhoods will be invited to attend so we can get their feedback.

Mr. Kelly asked if Mr. Holycross received any more information on the Hazard Mitigation.

Mr. Holycross stated that he didn't but he would look into it tomorrow and have more information at the next meeting.

D. City Public Works Director

Mr. Giddings, Public Works Director

- Stated they did meet with our consultant and they gave an update on the contract. The TIA was completed and then reviewed by DOT and the one conclusion is the round about will not be selected because there is more through traffic. They are proceeding with a traffic signal design that will be ready to bid this summer but are short of funding and it's on the lobbying request for Juneau.

E. Guest Speaker: Mike Croner, Chimo Guns, Topic: Outdoor Shooting Range Construction and Operation.

Mr. Croner discussed how the construction and operation of an outdoor shooting range would be.

Discussion followed.

VI. PUBLIC PARTICIPATION

1. Bob Fassino

Mr. Fassino:

- Stated he is in favor of an outdoor shooting range and he believes it will benefit the community.

VII. CONSENT AGENDA

- A. Minutes of January 13, 2009 meeting
- B. Minutes of January 27, 2009 meeting

GENERAL CONSENT: The minutes were approved as presented.

VIII. NEW BUSINESS

- A. Public Hearings

1. **Resolution Serial No. 09-05:** Amending WMC 9.12.010, discharge of firearms prohibited; WMC 9.12.020, discharge of firearms permitted; WMC 16.04.070, definitions; WMC 16.020.020, district use chart; and WMC 16.16.060 TO ADD L, 1, 2, 3, 4, 5, to code provisions for outdoor shooting ranges in the City of Wasilla.

Mr. Holycross stated since he has been working for the City he has been asked by the community where they can go to shoot in the area.

Mr. Holycross also stated that Mayor Rupright is in favor of having an outdoor shooting range in the City limits.

Mr. Holycross stated that he went to the City of Anchorage's website and researched their legislation regarding a shooting range and after reviewing their meeting minutes and public comments regarding a shooting range he believes what they have adopted is acceptable so he used the City of Anchorage's model for the City's code language draft.

Mr. Tucker asked if the City Attorney had a chance to review the draft.

Mr. Holycross stated that Mr. Klinkner legally reviewed the draft.

Mr. Holycross then read in Resolution Serial No. 09-05 and asked to have subdivisions changed to outdoor shooting ranges on the first page, second paragraph.

Ms. Suozzo suggested to have "- both written and verbal comments" removed to be more accurate, this is on the first page, seventh paragraph.

The Commission agreed to accept both changes.

Discussion moved to the Commission.

Mr. Tucker opened the public hearing on Resolution No. 09-05.

1. Bob Fassino

Mr. Fassino:

- Stated that an option would be to open up the outdoor shooting range on certain days for an outdoor archery clinic.

With no other audience comments, Mr. Tucker closed the public hearing.

MOTION: Commissioner Wall moved to adopt Wasilla Planning Commission Resolution Serial No. 09-05 as reworded.

Commissioner Kelly asked to have a definition of firearm added.

Mr. Holycross stated that he would.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to remove air rifle from Commission Resolution Serial No. 09-05.

VOTE: Voting on the primary amendment, it passed unanimously.

Discussion moved to the Commission.

Commissioner Buswell called for the question.

MOTION: Commissioner Wall moved to adopt Wasilla Planning Commission Resolution Serial No. 09-05 as amended and corrected.

VOTE: Voting on the main motion as amended and corrected, it passed unanimously.

2. **Resolution Serial No. 09-07:** Amendments for Traffic Impact Analysis as follows: WMC 16.04.070 Definitions; WMC 16.16.050 A, General Approval Criteria to amend 7. Traffic; and to add "B. Table of Average Trip Generation Factors."

Mr. Holycross stated that the TIA is referenced in the PUD code, which was approved for recommendation to City Council. It had some language for a traffic impact analysis and Mr. Giddings asked to have it in our code. Based upon Mr. Kelly's recommendation that we have it in our general review criteria, Mr. Giddings drafted language for the TIA to be added to the traffic provision in the 21 general approval criteria.

Mr. Holycross then read in Resolution Serial No. 09-07.

Discussion moved to the Commission.

Mr. Tucker opened the public hearing on Resolution No. 09-07.

1. Gary LoRusso

Mr. LoRusso:

- Stated that when a subdivision is being developed it shows a line on a map not the use and there can be multi-zones within that subdivision and also there is a problem at the Borough when they are trying to assess traffic impact on the subdivisions because they don't know what type of development will be going on. Mr. LoRusso then asked when a PUD is submitted for a 55 lot subdivision will the Planning Department and Planning Commission make an assumption on what will be developed. Mr. LoRusso stated that it shouldn't be an assumption but spelled out.

Discussion then followed.

With no other audience comments, Mr. Tucker closed the public hearing.

MOTION: Commissioner Kelly moved to adopt Wasilla Planning Commission Resolution Serial No. 09-07 as presented.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 09-02, WMC 16.16.050(A) 7. as follows:

7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians. When development is proposed and the volume of traffic is expected to exceed 100 vehicles during the peak hour **as estimated by the City Planner**, a licensed professional **traffic** engineer shall conduct an analysis of the vehicle trip generation characteristics of the development. The engineer may use the average trip generation factors in ~~Table (WMC 16.16.050(B) which are~~ based upon the Institute of Transportation Engineers Informational Report, Trip Generation, 3rd Edition, to determine anticipated traffic for establishing the number, size, and design of driveways, access roads and intersection improvements needed to accommodate the development.

Discussion moved to the Commission.

Mr. Kelly withdrew his motion.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 09-02, WMC 16.16.050(A) 7. as follows:

7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians. When development is proposed and the volume of traffic is expected to exceed 100 vehicles during the peak hour **as estimated by the City Planner**, ...

VOTE: Voting on the primary amendment, it passed unanimously.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 09-02, WMC 16.16.050(A) 7. as follows:

7. ... The engineer may use the average trip generation factors in ~~Table (WMC 16.16.050(B) which are~~ based upon the Institute of Transportation Engineers Informational Report, ...

Discussion followed to the Commission.

Mr. Kelly withdrew his amendment.

VOTE: Voting on the main motion as amended, it passed unanimously.

3. **Resolution Serial No. 09-04:** Amending WMC 16.24.030, setbacks and height; Section A(6) regarding building height in the (C) Commercial and (I) Industrial zoning districts.

Mr. Holycross stated that these are amendments to the existing code and then read in Resolution Serial No. 09-04.

Mr. Tucker opened the public hearing on Resolution No. 09-04.

1. Gary LoRusso

Mr. LoRusso:

- Stated that this is a good change and that the Borough is working on a tower plan which will be Borough wide and include all the cities. The Borough will be rewriting Title 17 of the Borough code which governs tall structures and that the City of Wasilla doesn't have anything in code that governs tall structures and should probably look at what the Borough is doing and keep it in mind for future development.

With no other audience comments, Mr. Tucker closed the public hearing.

MOTION: Commissioner Webb moved to adopt Wasilla Planning Commission Resolution Serial No. 09-04 as corrected.

Discussion moved to the Commission.

MOTION: Commissioner Buswell moved to postpone Resolution Serial No. 09-04.

Discussion moved to the Commission.

VOTE: Voting on motion to postpone failed unanimously.

VOTE: Voting on the main motion as corrected, it passed unanimously.

Mr. Tucker then asked for a motion to amend the motion made on Resolution Serial No. 09-07 to remove the wording, "- both written and verbal comments."

MOTION: Commissioner Kelly moved to amend the main motion for Wasilla Planning Commission Resolution Serial No. 09-07 to removed the wording, "- both written and verbal comments."

VOTE: Voting on the motion, it passed unanimously.

B. Election of officers

1. Chair

Mr. Tucker stated the nominations for Chair are Mr. Tucker and Mr. Kelly.

Mr. Kelly asked if the Commission would like to vote on paper.

Mr. Tucker asked if it was appropriate to do.

Ms. Suozzo stated that the way the Commission wanted to vote was up to them.

Ms. Klein read in a statement from the Clerk's office.

The Commission decided to vote by ballot.

Ms. Klein was handed the ballots and then stated that it was a tie vote, three to three.

Ms. Suozzo then researched in the Code book on what do to next.

2. Vice Chair

MOTION: Mr. Wall moved to postpone *election of officers*, until the City Attorney can provide a memorandum with the rules on how to deal with a tie vote.

VOTE: Voting on the motion, it passed unanimously.

VII. UNFINISHED BUSINESS

A. None.

X. COMMUNICATIONS

A. Calendar Review February/March 2009

Mr. Tucker stated that Mr. Kelly attended the meeting in February and that Mr. Wall will be attending a meeting in March.

No comments were made regarding the following items.

- B. Permit Information
- C. Enforcement Log

XI. AUDIENCE COMMENTS

1. Gary LoRusso

Mr. LoRusso:

- Stated a study was done on how many towers would be needed to communicate in the core area which is from Big Lake up to Cantwell then over to Glennallen and that number is over 5,000.

XII. STAFF COMMENTS

A. Staff Comments

Mr. Giddings

- Stated under general criteria it can be reviewed and have more rules regarding elevations so to address Mr. Buswell's concerns.

Mr. Holycross

- Thanked Mike Croner for his presentation on outdoor shooting ranges also asked Mr. Croner if he was interested in being present for future meetings.

Mr. Croner

- Stated that he would be.

XIII. COMMISSION COMMENTS

A. Commissioner Comments

Commissioner Webb

- No comment.

Commissioner Laub-Elkins

- Thanked Mike Croner for showing up and thinks the shooting range is a good idea. Would also like to see it City operated and maintained and its nothing but safety.

Commissioner Wall

- Thanked Mr. Croner for the presentation and discussion, and expertise and very excited about a shooting range.

Commissioner Kelly

- Stated he appreciates the small audience and good to have you back and attend these meetings and it's been a fun exercise tonight.
- Stated he was at the Council meeting last night and are excited about all the things we are trying to accomplish.
- Stated he is looking forward to the comprehensive plan coming aboard.
- Stated he is going to keep on top of the hazard mitigation because we are suppose to review it every two years and the state of Alaska has not done their due diligence and their approval is still pending of their last action and that's why he is asking for us to look into it. If the State isn't responding then we need to find out why. Tonight was a fun meeting.

Commissioner Buswell

- No comment.

Commissioner Tucker

- Thanked everyone for being here and their time.

XIV. ADJOURNMENT

The regular meeting adjourned at 9:04 PM.

ATTEST:



TAHIRIH KLEIN, Planning Clerk


STAN TUCKER, Chairman

Adopted by the Wasilla Planning Commission February 24, 2009.