

existing six foot planter in the Commercial Drive Right-of-Way (ROW) to replace a ten foot required perimeter planter.

2. **Resolution Serial No. 09-23:** A Resolution of the Wasilla Planning Commission for a CUP by DOWL HKM for Coming Attractions Theaters to site a 12-plex cinema.
3. **Resolution Serial No. 09-24:** A Resolution of the Wasilla Planning Commission supporting the Goals and Initiatives for the five Year Capital Improvement Program.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Calendar Review October/November 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, October 27, 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
- Ms. Joanna Gray, City Administrative Aide

III. PLEDGE OF ALLEGIANCE

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

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

VI. REPORTS

- A. City Attorney

Mr. Payne, City Attorney:

- Stated he has been working with Mr. Holycross regarding signage located on the Parks Highway and in dealing with the individuals it was very amicable.

B. City Council

Mr. Yoder, Deputy Administrator:

- Stated an animal control ordinance was on the agenda and the City of Wasilla has a contract with the Borough regarding animal control within the City Limits;
- Stated other items were regarding the library;
- Stated the Planning Commission at the Borough adopted their gravel extraction ordinance and the City Council believes the City should look at creating there own gravel extraction ordinance;
- Stated the Borough's ordinance started out non-areawide now it has changed with comments from the public on how expensive it would be; and
- Stated the City Council will discuss with the Planning Commission regarding platting powers within the City of Wasilla.

C. City Planner

Mr. Holycross, City Planner:

- Welcomed Joanna Gray; and
- Discussed items on the Planner's report that was handed out.

D. Dara Glass, USKH, Inc.

Ms. Glass:

- Provided an update to the comprehensive plan and handed out two draft maps for review;
- Stated the survey has been finalized and will be mailed out tomorrow to 350 household within the City of Wasilla; a call survey will be done; and the survey will be located on the comprehensive plan web site as well. The survey will include all ages;
- Stated they attended the Matanuska-Susitna Borough transportation fair and stated there was a large turnout;
- Stated the Wasilla - Big Lake trail update is also located on the web site and in early December they will have their first public meeting with the stake holders; and
- Stated the current airport master plan is being worked on with Public Works.

E. City Public Works Director

Mr. Archie Giddings:

- Stated in the packet is a Resolution regarding the goals and initiatives for the five year capital improvement program;

- Stated the CIP process has been narrowed down and still receiving nominations up through the beginning of the year;
- Stated they are looking at their lobbying efforts with Juneau for roads located with the City Limits; and
- Stated the Mayor met with the Governor and believes the meeting went well.

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

1. Ms. Jean Brown

Ms. Brown:

- Stated she has a situation regarding a ROW development near their home on Peck Street to Wasilla Lake for a boat launch which the trail will be non-motorized;
- Stated they have other areas around the lake where boat or canoes can be launched;
- Stated the trail is on a 90 degree curve and believes it's a hazard. She also stated their driveway and neighbors driveway may be an issue as well;
- Stated wildlife is located near the area that would be developed for a trail and boat launch;
- Stated the Borough has done a background review and research showed that the area would not be acceptable for this use; and
- Stated they had a meeting with the City of Wasilla Public Works department and opposes the ROW.

Discussion followed to the Commission.

Mr. Giddings provided some background information.

VIII. CONSENT AGENDA

- A. Minutes of October 13, 2009 meeting

GENERAL CONSENT: Minutes were approved as presented.

IX. NEW BUSINESS

- A. Public Hearing

1. **Resolution Serial No. 09-21:** A Resolution of the Wasilla Planning Commission to allow Alaska Industrial Hardware (AIH) to utilize an existing six foot planter in the Commercial Drive Right-of-Way (ROW) to replace a ten foot required perimeter planter.

Mr. Holycross provided background information and he stated that the City does not oppose the application.

Discussion moved to the Commission.

Mr. Tucker asked if there was a representative from AIH present to speak on the application.

1. Mr. Mike Kangas, Manager of AIH

Mr. Kangas:

- Stated they are willing to work with the City on a beautification project;
- Stated they are willing to work with the Yamaha shop as well;
- Stated they have been in the building for a while and the City put the planter in approx. 5-7 yrs; and
- Showed an aerial of the current foot print and what they are planning on doing with the addition and landscape plan.

Mr. Tucker opened the public hearing on Resolution Serial No. 09-21.

1. Mr. Jay Marshall, Owner of Yamaha Shop

Mr. Marshall:

- Stated if a solid planter was built it would create an access issue with his customers and that they would still park in the parking lot AIH has and walk over the planter.

With no other audience comments, Mr. Tucker closed the public hearing on Resolution Serial No. 09-21.

MOTION: Commissioner Buswell moved to adopt Wasilla Planning Commission Resolution Serial No. 09-21.

Discussion moved to the Commission.

MOTION: Commissioner Buswell moved to include three planters that will be added to north side of the existing planters.

Discussion moved to the Commission.

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

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

2. **Resolution Serial No. 09-23:** A Resolution of the Wasilla Planning Commission for a CUP by DOWL HKM for Coming Attractions Theaters to site a 12-plex cinema.

Mr. Holycross provided a brief background on the application submitted by DOWL HKM for the theater.

Mr. Tucker asked about the items brought up that weren't listed in the Resolution.

Mr. Holycross stated he would like to see an amendment to the Resolution by the Planning Commission to add an RV space and deliveries in front of building rather than a loading dock in the back of the building.

Mr. Tucker asked if there was a representative from DOWL HKM present to speak on the application.

1. Mr. Tim Potter, Planner with DOWL HKM

Mr. Potter:

- Introduced staff that attended the meeting;
- Stated he appreciates the staff, Mr. Holycross, has been a great help;
- Discussed the RV parking and loading birth;
- Discussed overnight parking and the area designated for a RV host located on site;
- Stated Coming Attraction Theatre is looking forward to building in Wasilla and discussed the design of the theatre; and
- Stated the requirement for landscaping and parking are being met.

Discussion moved to the Commission.

Mr. Tucker opened the public hearing on Resolution Serial No. 09-23.

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

MOTION: Commissioner Buswell moved to adopt Wasilla Planning Commission Resolution Serial No. 09-23.

MOTION: Commissioner Hall moved add conditions 9 and 10 which will state:
9. Allow one RV parking space shall be permitted.
10. Loading docking requirement is hereby waived to all for van delivers at the front entrance.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to amend condition 5. to add "before permit is issued" to the end of the sentence.

Mr. Kelly withdrew motion.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to amend his motion to strike condition 5 and 6, then number accordingly.

VOTE: Voting on secondary amendment, it passed unanimously.

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

3. **Resolution Serial No. 09-24:** A Resolution of the Wasilla Planning Commission supporting the Goals and Initiatives for the five Year Capital Improvement Program.

Mr. Giddings stated this is the city's goals for improvements.

Mr. Tucker opened the public hearing on Resolution Serial No. 09-24.

With no audience comments, Mr. Tucker closed the public hearing on Resolution Serial No. 09-24.

MOTION: Commissioner Laub-Elkins moved to adopt Wasilla Planning Commission Resolution Serial No. 09-24.

Discussion moved to the Commission.

VOTE: Voting on motion, it passed unanimously.

V. UNFINISHED BUSINESS

- None.

XI. COMMUNICATIONS

- A. Calendar Review October/November 2009

Mr. Wall November

Mr. Tucker December

No comments were made regarding the following items.

- B. Permit Information
- C. Enforcement Log

XII. AUDIENCE COMMENTS

- Dara Glass, stated there will be Planning Commissioner training in mid November and can get the information to the Commissioners; and
- Stated the map showing the multi zoning layer has some discrepancies and will need to determine which layer is correct.

XIII. STAFF COMMENTS

A. Staff Comments

Mr. Holycross:

- Included a description of a metropolitan planning organization.

Mr. Yoder:

- None.

Mr. Payne:

- Stated he is grateful of the thoroughness of the Commissioners.

Mr. Giddings:

- None

XIV. COMMISSION COMMENTS

A. Commissioner Comments

Commissioner Webb:

- Thought it was good meeting and looking forward to the theatre.

Commissioner Hall:

- Thanked Mr. Holycross for the proposal.

Commissioner Kelly:

- Thought it was a good meeting and looking forward to the next round of events.

Commissioner Buswell:

- Thought it was a good meeting.

Commissioner Tucker:

- Thanked the Commissioners for attending; and
- Stated the when you have a property in existence for a while and they upgrade they have to follow the strict rules and believes the Commission for the decision made.

Commissioner Laub-Elkins:

- Thanked the Commissioners for giving AIH the waiver.

Commissioner Wall:

- None

XV. ADJOURNMENT

The regular meeting adjourned at 9:00 PM.

ATTEST:



STAN TUCKER, Chairman



TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission November 10, 2009.