



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Jim Holycross

**WASILLA PLANNING COMMISSION**

Vacant, Seat A  
Daniel Kelly Jr., Seat B  
Brandon Wall, Seat C  
Doug Miller, Seat D  
Glenda Ledford, Seat E  
Clark Buswell, Seat F  
Robert Webb, Seat G

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**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.**

**MAY 11, 2010**

- 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. Regular Meeting Minutes: April 27, 2010
- VIII. NEW BUSINESS (*five minutes per person*)
  - A. Public Hearing
    1. **Resolution Serial No. 10-09:** A Resolution of the Wasilla Planning Commission reaffirming the previous decision of the Planning Commission to approve the City of Wasilla request to site an outdoor firing range in the Industrial (I) zoning district; Lot 1, New

Wasilla Airport Addition No. 1, generally located near the Curtis D. Menard Memorial Sports Center, after finding that the three conditions of the administrative hearing officer have been met.

B. Committee of the Whole

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

A. Calendar Review August 2010

B. Permit Information

C. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

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**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was held on Tuesday, May 11, 2010, at the Wasilla City Hall Council Chambers, Wasilla, Alaska. Chair Clark Buswell called the meeting to order at 7 p.m.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

- Mr. Daniel Kelly, Jr., Seat B
- Mr. Brandon Wall, Seat C
- Mr. Doug Miller, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Commissioners absent and excused:

- Ms. Cameron Sharick, Seat A

Staff in attendance were:

- Mr. Jim Holycross, City Planner
- Ms. Sandi Connolly, Public Works Clerk
- Mr. Marvin Yoder, Deputy Administrator
- Mr. Archie Giddings, Public Works Director

**III. PLEDGE OF ALLEGIANCE**

- A. Commissioner Ledford led the pledge of allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

- A. City Attorney

There was no report provided.

- B. City Council

There was no report provided.

C. City Planner

Mr. Holycross stated that he wanted to welcome Cameron Sharick to the Planning Commission.

Mr. Yoder stated Ms. Sharick declined the appointment to the Planning Commission.

D. City Public Works Director

There was no report provided.

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

VII. **CONSENT AGENDA**

A. Regular Meeting Minutes: April 2, 2010

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 10-09:** A Resolution of the Wasilla Planning Commission reaffirming the previous decision of the Planning Commission to approve the City of Wasilla request to site an outdoor firing range in the Industrial (I) zoning district; Lot 1, New Wasilla Airport Addition No. 1, generally located near the Curtis D. Menard Memorial Sports Center, after finding that the three conditions of the administrative hearing officer have been met.

Mr. Holycross provided a brief background report.

Mr. Earl Mullins, PE with Mullins Acoustics [*CLERK's NOTE: Mr. Mullins was present via teleconference*):

- provided a summary on the shooting range noise analysis;
- advised on his four recommendations to reduce the amount of noise; and
- provided a summary of the responses.

Mr. Holycross:

- stated that notices were mailed to several agencies and property owners surrounding the proposed firing range;
- stated he would like to enter into the record public comments received after the deadline date and provide a summary of those comments; and
- stated the Planning Department would like to adopt by reference the "Best Management Practices for Lead at Outdoor Shooting Ranges."

Chair Buswell opened the public hearing on Resolution Serial No. 10-09.

Mr. James York:

- stated that he is not a resident of the City of Wasilla;
- stated that he is in favor of the Outdoor Firing Range; and
- stated that he is in favor of restricting the property use around the range.

Mr. Eric Beckmann:

- stated that he is not a resident of the City of Wasilla; and
- stated that he is in favor of the Outdoor Firing Range.

Mr. Merle Frank:

- stated that he is a resident of the City of Wasilla; and
- stated that he is not in favor of the Outdoor Firing Range.

Ms. Barbara Beckmann:

- stated that she is not a resident of the City of Wasilla; and
- stated that she is in favor of the Outdoor Firing Range.

Mr. Dennis Hamann:

- stated that he is not a resident of the City of Wasilla; and
- stated that he is in favor of the Outdoor Firing Range.

Mr. Josh Rogness:

- stated that he is a resident of the City of Wasilla; and
- stated that he is not in favor of the proposed location for the Outdoor Firing Range.

Ms. Judy Hills:

- stated that she is not a resident of the City of Wasilla; and
- stated that she is not in favor of the proposed location for the Outdoor Firing Range.

Mr. Neil Moss:

- stated that he is not a resident of the City of Wasilla; and
- stated that he is in favor of the Outdoor Firing Range.

Ms. Anne Kilkenny:

- stated that she is a resident of the City of Wasilla; and
- asked for stricter regulations on the Outdoor Firing Range.

Mr. Kevin Baker:

- stated that he is a resident of the City of Wasilla; and
- stated that he is not in favor of the proposed location for the Outdoor Firing Range.

Mr. John Katkus:

- stated that he is a resident of the City of Wasilla; and
- stated that he is not in favor of the proposed location for the Outdoor Firing Range.

Mr. Tom Moe:

- stated that he is not a resident of the City of Wasilla; and
- stated that he is not in favor of the Outdoor Firing Range.

Mr. John Maketa:

- stated that he is a resident of the City of Wasilla; and
- stated that he is not in favor of the Outdoor Firing Range.

Ms. Laurie Magiera:

- stated that she is a resident of the City of Wasilla; and
- stated that she is not in favor of the proposed location for the Outdoor Firing Range.

Mr. Brad Laybourn:

- stated that he is a resident of the City of Wasilla; and
- stated that he is not in favor of the Outdoor Firing Range.

Mr. Len Betts:

- stated that he is not a resident of the City of Wasilla; and
- stated that he is in favor of the Outdoor Firing Range.

Ms. Melissa Biggs:

- stated that she is a resident of the City of Wasilla; and
- stated that she is not in favor of the Outdoor Firing Range.

Mr. Michael Dault:

- stated that he is a resident of the City of Wasilla; and
- stated that he is not in favor of the proposed location for the Outdoor Firing Range.

Mr. Rich Erickson:

- stated that he is not a resident of the City of Wasilla; and
- stated that he is not in favor of the proposed location for the Outdoor Firing Range.

Mr. David Ashy:

- stated that he is not a resident of the City of Wasilla; and
- stated that he is in favor of the Outdoor Firing Range.

Mr. Ron Hill:

- stated that he is not a resident of the City of Wasilla; and
- asked questions regarding the noise level.

Mr. Mike Croner:

- stated that he is not a resident of the City of Wasilla; and
- stated that he is in favor of the Outdoor Firing Range.

Ms. Sharon Morris:

- stated that she is a resident of the City of Wasilla; and
- stated that she is not in favor of the Outdoor Firing Range.

Ms. Dianne Woodruff:

- stated that she is on the City Council but here as a citizen of Wasilla;
- stated that she is a resident of the City of Wasilla; and
- asked about tests for the sound decibels.

Ms. Taffina Katkus read into the record a letter from Ms. Maureen Clayton regarding her concerns for the Outdoor Firing Range.

There being no others present who wished to speak, Chair Buswell closed the public hearing on Resolution Serial No. 10-09 and discussion moved to the Commission.

MOTION: Commissioner Wall moved to adopt Resolution Serial No. 10-09.

MOTION: Commissioner Ledford moved for a primary amendment to add a final WHEREAS clause to read as follows:

WHEREAS, in accordance with WMC 16.36.060, any interested person adversely affected by a decision or order of the Planning Commission, may appeal the decision or order to an administrative hearing officer. The appeal application must be filed with the Office of the City Clerk within 15 calendar days after the date of the decision or order of the Planning Commission.

Discussion ensued.

VOTE: The motion to adopt the primary amendment to add a final WHEREAS clause passed unanimously.

Discussion ensued.

Chairman Buswell directed the discussion towards questions for Mr. Mullins.

Discussion ensued.

**MOTION:** Commissioner Miller moved a primary amendment to Resolution Serial No. 10-09 to the NOW, THEREFORE, BE IT RESOLVED clause, to add the words “and Best Management Practices for Lead at Outdoor Shooting Ranges as provided by the Environmental Protection Agency as outlined by Exhibit “B” as a management plan for the City of Wasilla Outdoor Firing Range” after the word “and” and before the word “for” to read as follows:

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission hereby reaffirms the decision of Planning Commission Resolution Serial No. 09-020 and adopts the Planning Commission Resolution Serial No. 10-09, which hereby approves this application with Findings Of Fact, Exhibit ‘A’ and Best Management Practices for Lead at Outdoor Shooting Ranges as provided by the Environmental Protection Agency as outlined by Exhibit “B” as a management plan for the City of Wasilla Outdoor Firing Range, for the City of Wasilla to construct an outdoor firing range located next tot the Curtis D. Menard Memorial Sports Center.

*(The regular meeting recessed at 9:28 p.m. and reconvened at 9:38 p.m.)*

Discussion ensued.

*[CLERK's NOTE: The following motion was made and voted on prior to the vote on the motion for a primary amendment to the NOW, THEREFORE, BE IT RESOLVED clause.]*

**MOTION:** Commissioner Wall moved a primary amendment to add a sixteenth WHEREAS clause to read as follows:

WHEREAS, the applicant shall actively seek to achieve the Certificate of Recognition for implementing the Best Management Practices for Lead at Outdoor Shooting Ranges.

Discussion ensued.

**VOTE:** The motion to ad a sixteenth WHEREAS clause passed unanimously.

Discussion resumed regarding the primary amendment on the NOW, THEREFORE, BE IT RESOLVED clause.

**VOTE:** The motion to amend the NOW, THEREFORE, BE IT RESOLVED clause passed unanimously.

*[CLERK's NOTE: When drafting the minutes it was discovered that clarification was required on the primary amendment to add a sixth WHEREAS clause. The maker of the motion was called to verify that the intent of the motion was regarding the “line of*



*fire” and not the “firing line” which was confirmed. This was then verified with the Chair and upon confirmation the resolution was corrected to read “line of fire”.]*

MOTION: Commissioner Wall moved a primary amendment to insert a new sixth WHEREAS clause to read as follows:

WHEREAS, the orientation of the line of fire will be in a north, north-west direction; and

Discussion ensued.

VOTE: The motion to add a sixth WHEREAS clause regarding the orientation of the firing range passed unanimously.

MOTION: Commissioner Miller moved a primary amendment to insert a seventh WHEREAS clause to read as follows:

WHEREAS, the design reflects 20 foot berms on all four sides; and

Discussion ensued.

VOTE: The motion to reflect 20 foot berms passed unanimously.

MOTION: Commissioner Miller moved a primary amendment to insert an eight WHEREAS clause to read as follows:

WHEREAS, the applicant shall design a roof over the firing lines to extend 15 feet or more beyond the firing points.

Discussion ensued.

VOTE: The motion to add the roof design above the firing lines passed with Commissioners Ledford, Miller, Wall, and Webb in favor and Commissioner Kelly in opposition.

Discussion ensued.

POINT OF ORDER: Commissioner Kelly called for a point of order stating that the discussion should revolve around the Administrative Hearing Officers three conditions.

*[CLERK’S NOTE: The Commission discussed the merits to revolving the discussion around the three conditions and there was no objection noted to the limitation of discussion. Chair Buswell directed discussion towards the fourth WHEREAS clause and the three points of consideration therein. The Commission chose to make formal motions regarding whether the conditions had been met.]*

MOTION: Commissioner Kelly moved to insert a thirteenth WHEREAS clause to read as follows:

WHEREAS, question No. 1 is resolved because the 20 acre requirement of the Wasilla Municipal Code has been met, the site may be used for other purposes as long as they are for recreational and City approved events.

Discussion ensued.

VOTE: The motion to add a thirteenth WHEREAS clause passed with Chair Buswell, Commissioners Kelly, Miller, and Webb in favor, and Commissioners Wall and Ledford in opposition.

MOTION: Commissioner Kelly moved a primary amendment to add a fourteenth WHEREAS clause to read as follows:

WHEREAS, in response to question No. 2, that it is the opinion of the Commission that the vegetative buffer would help the sound in some degree, however, it is not needed to meet sound level attainment as per Mullins Acoustics' report; and

VOTE: The motion to add the fourteenth WHEREAS clause passed unanimously.

MOTION: Commissioner Kelly moved to extend the meeting to midnight.

VOTE: The motion to extend passed unanimously.

MOTION: Commissioner Kelly moved a primary amendment to add a fifteenth WHEREAS clause to read as follows:

WHEREAS, in response to question No. 3, the proposed use is harmonious with the activities allowed and character of the neighborhood when considering that the planned use of the area is outside sports and airport expansion. This is self evident because of the decibel levels under existing uses and is consistent with the acoustical engineer's report; and

Discussion ensued.

VOTE: The motion to add a fifteenth WHEREAS clause passed unanimously.

Discussion ensued.

*(The regular meeting recessed at 11:12 p.m. and reconvened at 11:20 p.m.)*

Discussion ensued.

VOTE: The motion to adopt Resolution Serial No. 10-09 as amended passed unanimously.

*[CLERK's NOTE: The motions were amended by the Secretary to add clarification as to their placement within the finalized resolution; specifically to what number the WHEREAS clause would appear as within the finalized version.]*

B. Committee of the Whole

There was no Committee of the Whole.

## **IX. UNFINISHED BUSINESS**

There was no unfinished business.

## **X. COMMUNICATIONS**

There were no comments regarding the items below:

- A. Calendar review August 2010
- B. Permit Information
- C. Enforcement Log

## **XI. AUDIENCE COMMENTS**

Mr. Kevin Baker stated that he thought the public hearing was inconsistent.

Mr. John Katkus expressed his concerns regarding the Planning Commission's consideration of the public comment provided this evening.

## **XII. STAFF COMMENTS**

A. Staff Comments

Mr. Payne:

- provided information on the appeal process; and
- expressed his appreciation to the Planning Commission for their time and effort tonight.

Mr. Yoder expressed his appreciation to the Planning Commission for their time and effort.

Mr. Holycross:

- expressed his appreciation to the Planning Commission for their time tonight; and
- stated that the next Planning Commission meeting will address the Hazard Mitigation Plan update.

### **XIII. COMMISSION COMMENTS**

#### **A. Commissioner Comments**

Commissioner Miller:

- expressed his appreciation that the City of Wasilla will be managing the outdoor firing range; and
- opined that the Planning Commission did well tonight.

Commissioner Wall stated that the Commission has certain guidelines that have to be followed when reviewing applications from the Planning Department and then they are brought forward for the City Council to review.

Commissioner Ledford stated that what was accomplished tonight was a good starting point.

Commissioner Kelly:

- reiterated that the Planning Commission was only allowed to address the three items on tonight's agenda;
- thanked Mr. Mullins for providing a detailed report; and
- asked about work sessions on updates to the Comprehensive Plan.

Commissioner Webb opined that the State of Alaska should implement a hunter's safety program before someone can get a hunters license.

Chair Buswell:

- opined that this was a good meeting;
- noted that he appreciates the decisions that were made by the Planning Commission; and
- thanked the public for their feedback.

### **XIV. ADJOURNMENT**

The regular meeting adjourned at 11:50 p.m.

ATTEST:

  
A.C. BUSWELL, III, Chairman



TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission June 8, 2010.