



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**

J. Dan King, 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.**

**OCTOBER 26, 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: September 28, 2010
- VIII. NEW BUSINESS (*five minutes per person*)
  - A. Public Hearing
    1. **Resolution Serial No. 10-16:** Approving new 30-year Wasilla Airport Leases on Lots 17 and 18 in order to construct a 15,000 square feet T-Hangar type shade port structure on each Lot;

generally located south of the Parks Highway off of Aviation Avenue.

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

2. **Resolution Serial No. 10-17:** Approving Variance #V10-01 allowing a five-foot reduction of the 25-foot front yard setback from the Lake Street right-of-way and a 35-foot reduction of the 75-foot shoreline setback for Lots 1 and 2, Block 8, Kennedy Addition to Wasilla Townsite Subdivision to allow for the construction of a single-family dwelling; generally located west of Knik-Goose Bay Road off of Lake Street (pending Matanuska-Susitna Borough Platting Division replat combining Lots 1 and 2, Block 8, Kennedy Addition to Wasilla Townsite Subdivision).

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7 PM on Tuesday, October 26, 2010, in the Council Chambers of City Hall, Wasilla, Alaska by A.C. Buswell, III, Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

- Mr. J. Dan King, Seat A
- Mr. Daniel Kelly, Jr., Seat B
- Vacant, Seat C
- Mr. Doug Miller, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Staff in attendance were:

- Ms. Tina Crawford, City Planner
- Mr. Richard Payne, City Attorney
- Ms. Tahirih Klein, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Miller led the pledge of allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Attorney

Mr. Payne provided a summary of the appeals regarding the conditional use permit for the outdoor firing range.

B. City Council

No report given.

C. City Planner

No report given.

D. City Public Works Director  
No report given.

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

Mr. John Dewar:

- stated that he was in favor of the City of Wasilla taking over platting authority from the Matanuska-Susitna Borough;
- stated that he is in support of the LED signs that are within the City of Wasilla; and
- stated that he is in support of the Comprehensive Plan Update.

Ms. Taffina Katkus:

- stated that she is on the City Council but speaking as a concerned citizen;
- stated that she appreciates the work that has been done on the Comprehensive Plan Update; and
- stated that she is now speaking as a City Council member and would like to make herself available to help out with the Comprehensive Plan Update.

**VII. CONSENT AGENDA**

A. Regular Meeting Minutes: October 12, 2010

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 10-16:** Approving new 30-year Wasilla Airport Leases on Lots 17 and 18 in order to construct a 15,000 square feet T-Hangar type shade port structure on each Lot; generally located south of the Parks Highway off of Aviation Avenue.

a. City Staff

Ms. Crawford:

- provided a brief history on the approval process regarding leases at the Wasilla Airport; and
- provided a summary of the request on the leases.

b. Applicant

Mr. Matthew Goettemoeller provided a brief summary of his proposal and changes that have occurred from the time of his first application submittal.

Discussion moved to the Commission.

- c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 10-16.

With no one present Chair Buswell closed the public hearing on Resolution Serial No. 10-16.

- d. Applicant

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 10-16 as presented.

*[CLERK'S NOTE: changed wording in the title block from "A Resolution of the Wasilla Planning Commission approving new 30-year Wasilla Airport..." to read "A Resolution of the Wasilla Planning Commission recommending approval of 30-year Wasilla Airport..." to be consistent with previous legislation.]*

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 10-16 as presented passed unanimously.

2. **Resolution Serial No. 10-17:** Approving Variance #V10-01 allowing a five-foot reduction of the 25-foot front yard setback from the Lake Street right-of-way and a 35-foot reduction of the 75-foot shoreline setback for lots 1 and 2, block 8, Kennedy Addition to Wasilla Townsite Subdivision to allow for the construction of a single-family dwelling; generally located west of Knik-Goose Bay Road off of Lake Street (pending Matanuska-Susitna Borough Platting Division replat combining Lots 1 and 2, Block 8, Kennedy Addition to Wasilla Townsite Subdivision).

- a. City Staff

Ms. Crawford:

- stated per Wasilla Municipal Code the physical posting of the property was not done;
- stated her recommendation would be to open the public hearing to hear from the applicant and the public and then continue the public hearing for Resolution Serial No. 10-17 to November 9, 2010;
- advised that no action can be taken tonight; and
- handed out an updated Resolution Serial No. 10-17 and stated that the changes were not substantive but were only to correct the format of the resolution.

- b. Applicant

Mr. Steffan Frommer:

- provided a brief history of himself;

- stated that he doesn't have any issues with the conditions recommended by the Planning staff; and
- provided a brief summary of his intent of use on the subject properties.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 10-17.

Mr. Dan Easley:

- stated that he is the neighbor immediately north of the subject lots;
- stated his concerns regarding the clear-cutting of Mr. Frommer's lot;
- stated his concern regarding the public notice and incorrect lot size information; and
- stated that he is not opposed to the variance – just the size of the proposed structure.

Mr. Dewar:

- stated that he is a neighbor two lots to the north; and
- stated that he is opposed to the variance request.

There being no others present who wished to speak, Chair Buswell closed the public hearing on Resolution Serial No. 10-17.

d. Applicant rebuttal

Mr. Frommer:

- stated that his tree contractor cleared the lot inconsistent with his directions; and
- stated that he is working with the City Planner to develop a landscape plan to re-vegetate the lots.

MOTION: Commissioner Kelly moved to postpone Resolution Serial No. 10-17 to a time certain of November 9, 2010.

VOTE: The motion to postpone Resolution Serial No. 10-17 to a time certain passed unanimously.

**IX. UNFINISHED BUSINESS**

There was no unfinished business.

**X. COMMUNICATIONS**

- A. Permit Information
- B. Enforcement Log

## **XI. AUDIENCE COMMENTS**

Mr. Dewar stated there doesn't seem to be enough enforcement within the City limits and that additional code compliance staff should be hired.

## **XII. STAFF COMMENTS**

### **A. Staff Comments**

Ms. Crawford:

- commented on the October 23, 2010, Comprehensive Plan Update Workshop;
- stated that the joint meeting with City Council to discuss the draft Comprehensive Plan is scheduled for November 23, 2010;
- stated that she is drafting clarification language for the sign code and the revisions are tentatively scheduled to be on the next agenda for discussion; and
- introduced the recommendation to change the Planning Commission meetings times from 7 PM to 6 PM and that this item will be placed on the next agenda for discussion.

## **XIII. COMMISSION COMMENTS**

### **A. Commissioner Comments**

Commissioner Webb:

- stated that he will be absent for the November 9, 2010, Planning Commission meeting; and
- stated that he would appreciate keeping the meetings at 7 PM.

Commissioner Kelly stated his opinion on the Comprehensive Plan Update workshop and advertisement for the workshop.

Commissioner Miller:

- stated that he attended the Comprehensive Plan Update workshop; and
- stated his opinion regarding the workshop.

Commissioner Ledford:

- stated that she did not attend the workshop;
- stated that she appreciates the efforts of the current Commissioners and is looking forward to having the vacant seat on the Planning Commission filled; and
- stated that the meeting tonight was very informative.

Commissioner King stated that he attended the workshop and was surprised at the diverse participation.

Chair Buswell:


- stated that the City Council changed the Commissions' term limits; and
- stated his opinion on getting the vacant seat filled soon.

#### XIV. ADJOURNMENT

The regular meeting adjourned at 8:26 PM.

ATTEST:

  
A.C. BUSWELL, III, Chairman

  
TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission November 9, 2010.