



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

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

CITY OF WASILLA
PLANNING COMMISSION MEETING AMENDED 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 9, 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: October 26, 2010
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. **AM No. 10-12:** A request for the Planning Commission to review and interpret the District Use Chart in Subsection 16.20.020 of the Wasilla Municipal Code regarding the use of residential structures

in the R-2, Residential, zoning district for short-term rentals (less than 30 days). Request submitted by Larry Ficek.

2. **Resolution Serial No. 10-18:** Amending the Wasilla Planning Commission By-Laws to change the regular meeting time from 7:00 P.M. to 6:00 P.M.
3. **Resolution Serial No. 10-19:** Approving Conditional Use Permit No. 10-03 to increase the permitted square footage of an existing office building from 25,122 square feet to 36,052 square feet by expanding the second story and adding two new two-story additions on approximately 1.75 acres in the Commercial zoning district, located at 600 E. Railroad Avenue, Block 5B, Floyd 2010 Subdivision.
(Generally located south of the Parks Highway and east of Knik-Goose Bay Road)
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

B. Legislative Recommendations

1. **Resolution Serial No. 10-20:** Recommending that the City Council amend WMC 16.32.030, Definitions; amend WMC 16.32.050, Signs Prohibited, to provide clarification of electronic message center signs.

IX. UNFINISHED BUSINESS

A. Public Hearing (continued from October 26, 2010)

1. **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

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7 PM on Tuesday, November 9, 2010, in 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

Commissioners absent and excused were:

Mr. Robert Webb, Seat G

Staff in attendance were:

Mr. Marvin Yoder, Deputy Administrator
Ms. Tina Crawford, City Planner
Ms. Sandi Connolly, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Mr. Yoder led the pledge of allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended by moving Old Business before New Business.

V. REPORTS

A. City Attorney
No report given.

B. City Council
Mr. Yoder:

- provided a brief summary of the City Council meeting of November 8, 2010.

- stated the Planning Commissioner duties on reporting when attending City Council meetings.
- stated who received notification of the Public Workshop Comprehensive Plan Update.

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)*

John Dewar:

- stated his opinion regarding the Comprehensive Plan; and
- stated that the City needs to look at the City of Wasilla as a larger City and plan the growth in that direction.

VII. CONSENT AGENDA

A. Regular Meeting Minutes: October 26, 2010.

GENERAL CONSENT: Minutes were approved as presented.

VIII. UNFINISHED BUSINESS

A. Public Hearing (continued from October 26, 2010)

1. **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 that the property had been posted properly; and
- stated that she believes the Planning Commission can continue with the public hearing on the variance.

b. Applicant
No comments.

c. Private person supporting or opposing the proposal

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

John Dewar:

- stated his concerns regarding setbacks from the high water mark; and
- stated the City should be consistent when approving variances for setbacks from the high water mark.

Stan Caldrow:

- stated that he owns property across the street from the property in question;
- stated his concerns with safety and congestion on the corner of S. Lake Street and Susitna Avenue;
- stated that he believes the City should move the boat launch; and
- stated that he is in opposition to the granting of the variance.

d. Applicant

Stephan Frommer:

- stated that he has had discussions with the Mat-Su Borough regarding the high water mark;
- stated that he was told that surveyors that have worked in the area agree on the location of the high water mark is on Lucille Lake; and
- stated that he plans to follow all the requirements made by the City of Wasilla.

Discussion moved to the Commission.

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

MOTION: Commissioner Ledford moved to approve Resolution Serial No. 10-17 as presented.

Discussion moved to the Commission

VOTE: The motion to approve Resolution Serial No. 10-17 passed unanimously.

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

A. Public Hearing

1. **AM No. 10-12:** A request for the Planning Commission to review and interpret the District Use Chart in Subsection 16.20.020 of the Wasilla Municipal Code regarding the use of residential structures in the R-2, Residential, zoning district for short-term rentals (less than 30 days). Request submitted by Larry Ficek.

Ms. Crawford:

- stated that information regarding the interpretation is in the packet; and
- stated what the City code stated about different uses in residential areas.

Ms. Jacqueline Ficek, Applicant:

- provided a brief background on why they have requested a interpretation; and
- stated that she believes the definition that suits their use is vacation rentals.

Chair Buswell opened the public hearing on AM No. 10-12.

Ms. Dianne Woodruff:

- stated that she is not representing the City Council;
- stated that her concern would be the application process and how to best notify the neighborhood when this type of use is being applied for.

Mr. Larry Ficek:

- stated he is in favor of this request; and
- stated that there are other uses in the area and it is only residential.

There being no others present who wished to speak, Chair Buswell closed the public hearing on AM No. 10-12.

MOTION: Commissioner Kelly moved to approve the interpretation that short-term rental of dwelling units is a permitted use in the R-2 zoning district.

Discussion moved to the Commission.

VOTE: The motion to approve the interpretation that short-term rental of dwelling units is a permitted use in the R-2 zoning district passed unanimously.

2. **Resolution Serial No. 10-18:** Amending the Wasilla Planning Commission By-Laws to change the regular meeting time from 7:00 P.M. to 6:00 P.M.

Mr. Yoder stated the reason for the suggestion on changing the meeting time from 7:00 P.M. to 6:00 P.M.

Chair Buswell opened the public hearing on Resolution Serial No. 10-18.

There being no one present who wished to testify, Chair Buswell closed the public hearing on Resolution Serial No. 10-18 and discussion moved to the Commission.

MOTION: Commissioner King moved to approve Resolution Serial No. 10-18 as presented.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 10-18 as presented failed unanimously.

3. **Resolution Serial No. 10-19:** Approving Conditional Use Permit No. 10-03 to increase the permitted square footage of an existing office building from 25,122 square feet to 36,052 square feet by expanding the second story and adding two new two-story additions on approximately 1.75 acres in the Commercial zoning district, located at 600 E. Railroad Avenue, Block 5B, Floyd 2010 Subdivision.

a. City Staff

Ms. Crawford provided a background summary of the request on Conditional Use Permit No. 10-03.

b. Applicant:

Mr. Dennis Smith:

- provided a summary on the history of the building; and
- stated his reason for the request to add additional square footage.

Commissioner Miller asked about the design.

Mr. Smith stated yes he believes the design is adequate.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 10-19.

There being no one present who wished to testify, Chair Buswell closed the public hearing on Resolution Serial No. 10-19 and discussion moved to the Commission.

d. Applicant

No comments.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 10-19 as presented.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 10-19 as presented passed unanimously.

B. Legislative Recommendations

1. **Resolution Serial No. 10-20:** Recommending that the City Council amend WMC 16.32.030, Definitions; amend WMC 16.32.050, Signs Prohibited, to provide clarification of electronic message center signs.

Ms. Crawford provided a summary of the legislative recommendation to provide clarification to WMC on signs.

Chair Buswell opened the public hearing on Resolution Serial No. 10-20.

Ms. Taffina Katkus asked to keep the appearance of signs nice and not loud and obnoxious.

Mr. John Dewar stated he is in favor of electronic message center signs as long as they are maintained.

There being no others present who wished to speak, Chair Buswell closed the public hearing on Resolution Serial No. 10-20.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 10-20 as presented.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 10-20 to include a sixth WHEREAS to read as follows:

“WHEREAS, after due consideration, the Wasilla Planning Commission determines that these proposed amendments provide further guidance to the public on existing ordinances. These amendments create no new rights nor do these amendments expand or create new restrictions. It is clear that these amendments provide explanation of the existing state of the law; and “

VOTE: The motion to amend Resolution Serial No. 10-20 passed with Commissioner Kelly, Ledford, Miller, Chair Buswell in favor and Commissioner King opposed.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 10-20 as amendment passed with Commissioner Kelly, Ledford, Miller, Chair Buswell in favor and Commissioner King opposed.

X. COMMUNICATIONS

- A. Calendar Review January/February 2011
- B. Permit Information

C. Enforcement Log

XI. AUDIENCE COMMENTS

John Dewar:

- stated that he is in favor of animated signs;
- stated that appointed Commissioners and elected Officials have a tough job with issues like the animated signs; and
- stated that poor attendance is not a bad sign.

Ms. Dianne Woodruff:

- stated that she appreciates the members of the Planning Commission and the value from informing the City Council of their commission meetings;
- stated that she believes the City Council might want to try again to get more public involved in the process of the Comprehensive Plan.

Ms. Katkus:

- stated that ordinances are in place to regulate the future with more signs like the one under discussion.

Audience comments closed.

XII. STAFF COMMENTS

A. Staff Comments

Ms. Crawford reminded the Planning Commission of the joint meeting with the City Council at 6:00 PM on November 23, 2010 and that the regularly scheduled 7 PM on November 23 was cancelled.

XIII. COMMISSION COMMENTS

A. Commissioner Comments

Commissioner Kelly:

- appreciates the comments of the council members present;
- stated his disagreement with Mr. Yoder and stated that Planning Commissioners should not voice personal comments; and
- asked City staff to create a Resolution to have another public hearing on the Comprehensive Plan and advertise it longer and send it to more organizations.

Commissioner Miller:

- stated that he is looking forward to the Comprehensive Plan update meeting; and
- asked if there a way we can advertise more than the normal advertisement in the newspaper.

Commissioner Ledford:

- stated that gas stations have animated signs and they are appearing more within the City Limits; and
- stated that the sign ordinance needs to be updated.

Commissioner King stated that he is looking forward to the Comprehensive Plan update and working with the City Council.

Chair Buswell:

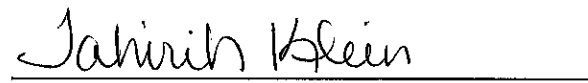
- asked about the status of a new Commissioner and any approval of new applications; and
- stated that the City of Wasilla is the leader in the Valley and people are satisfied with what is going on.

XIV. ADJOURNMENT

The regular meeting adjourned at 9:08 PM.

ATTEST:


A.C. BUSWELL, III, Chairman


TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission December 14, 2010.