



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Dan King, Seat A
Daniel Kelly Jr., Seat B
Steven DeHart, Seat C
Doug Miller, Seat D
Glenda Ledford, 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.

MARCH 22, 2011

- 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. Minutes of March 8, 2011, meeting.
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. **Resolution Serial No. 11-07:** Approving Variance No. V11-01 allowing a 9' reduction from the required 25' front yard setback and a waiver of the required 10' parking lot perimeter planting bed for Tract A-3, Olson Subdivision 1999 Addition, to allow construction of

a 6,600 square feet commercial building on approximately 0.66 acres, generally located on the north side of the George Parks Highway just west of the Palmer-Wasilla Highway.

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

2. **Resolution Serial No. 11-08:** Approving Conditional Use Permit No. CU11-01 to allow the development of an 85,301 square foot Valley Native Primary Care Center on approximately 10 acres within a 34 acre site in the Commercial zoning district, on Tract A and Lot 1, Block 1, Rock Center Subdivision, Phase I, generally located on the northeast corner of Knik-Goose Bay Road and Palmer-Wasilla Highway.

- 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

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, March 22, 2011, 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
- Mr. Steven DeHart, Seat C
- Mr. Doug Miller, Seat D
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Commissioners absent and excused:

- Ms. Glenda Ledford, Seat E

Staff in attendance were:

- Mr. Archie Giddings, Public Works Director
- Ms. Tina Crawford, City Planner
- Ms. Tahirih Klein, Planning Clerk

III. PLEDGE OF ALLEGIANCE

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

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

- A. City Attorney
No report given.
- 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*)

There were no public comments.

VII. CONSENT AGENDA

A. Minutes of March 8, 2011, meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearings

1. **Resolution Serial No. 11-07:** Approving Variance No. V11-01 allowing a 9' reduction from the required 25' front yard setback and a waiver of the required 10' parking lot perimeter planning bed for Tract A-3, Olson Subdivision 1999 Addition, to allow construction of a 6,600 square feet commercial building on approximately 0.66 acres, generally located on the north side of the George Parks Highway just west of the Palmer-Wasilla Highway.

a. City Staff

Ms. Crawford provided a brief overview of the variance request.

b. Applicant

Mr. Joe Abegg, consultant with Livingston Slone, Inc., stated this is the last lot to be developed. Mr. Abegg stated when the State of Alaska/Department of Transportation widened the Parks Highway it changed the size of the parcel and that the development is consistent with what is currently in the area.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing for Resolution Serial No. 11-07 for public input.

With no one present to speak, Chair Buswell closed the public hearing on Resolution Serial No. 11-07.

d. Applicant

MOTION: Commissioner Webb moved to adopt Resolution Serial No. 11-07 as presented.

VOTE: The motion to approve Resolution Serial No. 11-07 as presented passed unanimously.

2. **Resolution Serial No. 11-08:** Approving Conditional Use Permit No. CU11-01 to allow the development of an 85,301 square foot Valley Native Primary Care Center on approximately 10 acres within a 34 acre site in the Commercial zoning district, on Tract A and Lot 1, Block 1, Rock Center Subdivision, Phase I, generally located on the northeast corner of Knik-Goose Bay Road and Palmer-Wasilla Highway.

a. City Staff

Ms. Crawford provided a brief summary and stated that the applicant met all of the conditional use criteria, that we received a letter from the Borough regarding the historical resources on the site, and recommended approval with conditions outlined in the resolution.

b. Applicant

Ms. Michelle Ritter, Dowl HKM, stated they are requesting approval of a Conditional Use Permit for the development of the Valley Native Primary Care Center and stated what services will be provided at this location and provided a summary of the traffic impact analysis.

Discussion moved to the Commission.

Mr. Giddings provided information regarding drainage on this site.

Mr. Kurt Hulteen, Dowl HKM consultant, provided information regarding the drainage and how they have looked into this issue on this site before it goes into the state drainage system.

Discussion ensued.

Mr. Hulteen provided more information regarding traffic in and out of the site.

Discussion ensued.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing for Resolution Serial No. 11-08 for public input.

Mr. Anthony Martinez stated he is the owner of the apartments across the Palmer-Wasilla Highway and was concerned about the traffic and drainage.

Moved into recess at 7:35 PM to fix computer screen.

Exited out of recess at 7:40 PM with computer fixed.

With no one else present to speak, Chair Buswell closed the public hearing on Resolution Serial No. 11-08.

d. Applicant

MOTION: Commissioner DeHart moved to approve Resolution Serial No. 11-08 as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 11-08 as presented passed unanimously.

X. UNFINISHED BUSINESS

There was no unfinished business.

IX. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

X. AUDIENCE COMMENTS

No one present.

XI. STAFF COMMENTS

- A. Staff Comments

Mr. Giddings stated Commissioner Miller asked a good question regarding the standards that can be used for downtown development.

XII. COMMISSION COMMENTS

Commissioner Miller asked about the sign ordinance and why the sign that is animated is still up.

Ms. Crawford stated that an in-house policy will be created and then we will bring these issues to the property owners.

Commissioner King asked about the sign code ordinance and Census numbers.


Ms. Crawford stated that the consultant is updating the comprehensive plan with the Census information and then it will be forwarded to the City Council for public hearing. The projected City population numbers were not significantly different from the actual Census data. She also stated that an updated copy of the Plan will be provided to the Planning Commission.

Chair Buswell stated that he appreciates all the members on the Commission and their views.

XIII. ADJOURNMENT

The regular meeting adjourned at 7:50 PM.

ATTEST:



A.C. BUSWELL, III, Chairman



TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission April 12, 2011.

