



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.

JUNE 28, 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 June 14, 2011, meeting.
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. **Resolution Serial No. 11-11:** Recommending that the Wasilla City Council amend WMC 16.28.110, Variance, to include sign variances; and add WMC 16.32.260, Variance Provisions, to allow

variances to the sign code and create sign variance criteria and process requirements.

- B. Committee of the Whole
 - 1. Draft Wasilla Area Plans.

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, June 28, 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:

- Vacant, Seat A
- Mr. Daniel Kelly, Jr., Seat B
- Mr. Steven DeHart, Seat C
- Ms. Glenda Ledford, Seat E
- Mr. Clark Buswell, Seat F
- Mr. Robert Webb, Seat G

Commissioners absent and excused were:

- Mr. Doug Miller, Seat D

Staff in attendance were:

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

III. PLEDGE OF ALLEGIANCE

A. Commissioner Kelly led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

A. Chair Buswell called for a moment of silence to remember Commissioner King who passed away last week.

B. City Attorney
No report given.

C. City Council
Mr. Giddings stated the Rezone request for a parcel located off Knik-Goose Bay Road was denied and the other Rezone request was approved.

D. City Planner
No report given.

E. City Public Works Director
Mr. Giddings stated they are still waiting to hear from the Legislation on funding to go ahead with projects.

Mr. Cottle:

- Stated at the next Matanuska-Susitna Borough meeting, the moving of Iditarod Elementary will be discussed and there are three different locations being considered for the new school location;
- Stated the Borough is trying to get more schools built off of Knik-Goose Bay Road due to the need for another school in that area; and
- Stated on the Borough July 19, 2011, Assembly meeting the lease for Lake Lucille Park will be on the agenda for discussion.

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

No one present.

VII. CONSENT AGENDA

A. Minutes of June 14, 2011, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 11-11:** Recommending that the Wasilla City Council amend WMC 16.28.110, Variance, to include sign variances; and add WMC 16.32.260, Variance Provisions, to allow variances to the sign code and create sign variance criteria and process requirements.

Ms. Crawford stated currently there are no provisions for a business owner to request a variance and the new provisions will provide a way for any property to request a variance to signs.

Chair Buswell opened the public hearing on Resolution Serial No. 11-11.

With no one present the public hearing was closed.

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

MOTION: Commissioner Kelly moved for a primary amendment to add the words "displays on electronic message center signs," to read as follows:

16.32.260 Variance Provisions.

Variances to the setbacks, sign area, number of signs per parcel, displays on electronic message center signs, and height of signs may be requested by a property owner, or authorized agent. The application process, notice requirements, and variance standards shall be the same as those for variances in Section 16.28.110. In granting a sign variance, the planning commission may prescribe conditions and safeguards to assure conformity with the purpose and intent of this chapter and is consistent with the city comprehensive plan and any other applicable adopted city plans.

Discussion moved to the Commission.

VOTE: The motion for the primary amendment to Resolution Serial No. 11-11 failed with Commissioner Kelly in favor and Commissioners DeHart, Ledford, and Webb against.

Discussion ensued.

VOTE: The motion to approved Resolution Serial No. 11-11 passed unanimously.

B. Committee of the Whole

MOTION: Commissioner Ledford moved to enter into the Committee of the Whole at 7:31 PM.

VOTE: The motion to enter into the Committee of the Whole passed unanimously.

1. Draft Wasilla Area Plans.

The Planning Commission discussed the recommend goals and objectives for the Downtown Area Plan.

MOTION: Commissioner Kelly moved to exit the Committee of the Whole at 8:35 PM.

VOTE: The motion to exit into the Committee of the Whole 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

Ms. Dianne Woodruff:

- Stated that she is on the city council but is speaking as a member of the public; and
- Stated that she disagrees on the platting authority being given to the city of Wasilla because it is quite expensive, there are so few platting requests within the City, and that the Borough is doing a fine job.

Ms. Kelly Dau:

- Stated that she is a resident of Wasilla; and
- Stated that the rezone request was denied at the City Council and that the minimum requirements for mailings should be expanded to include the whole subdivision instead of just a few parcels within that subdivision.

XII. STAFF COMMENTS

Ms. Crawford stated that she will work with the Planning Commission in the future, as needed, to prepare detailed substitute findings of fact when the Planning Commission does not concur with staff's findings. This will help the City Council better understand why the Planning Commission made their recommendation.

XII. COMMISSION COMMENTS

Commissioner Kelly stated that he appreciated all those that attended the meeting tonight and that he attended the wake of Mr. King.

Commissioner DeHart stated that he appreciates the comments from the audience.

Chair Buswell stated that he appreciated everyone's attendance at the meeting and that Commissioner King will be missed.

XIII. ADJOURNMENT

The regular meeting adjourned at 8:46 PM.

ATTEST:

Tahiri Klein
TAHIRIH KLEIN, Planning Clerk

A.C. Buswell III
A.C. BUSWELL, III, Chairman

Adopted by the Wasilla Planning Commission July 12, 2011.

