



building to manufacture aircraft parts; generally located south of the  
Parks Highway off of Aviation Avenue.

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, July 26, 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  
Mr. Doug Miller, Seat D  
Mr. Clark Buswell, Seat F  
Mr. Robert Webb, Seat G

Commissioners absent and excused were:

Ms. Glenda Ledford, Seat E

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 Webb led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as amended to add the Matanuska-Susitna Borough Staff as Report Item #F.

**V. REPORTS**

A. Matanuska-Susitna Borough Staff  
Ms. Cindy Bettini, Borough Assembly member:

- Stated that she is not the Assembly Seat member that is the representative of Wasilla;
- Stated that the Borough and City both worked together to upgrade Fern Street;

- Stated that there have been transportation projects on the ballot that have not passed and the Borough is still working on getting them brought forward again and passed; and
- Stated that legislation was passed placing a moratorium on the subdivision rules for land leases longer than 10 years for industrial and commercial land, including lands within the City of Wasilla.

Discussion moved to the Commission.

Mr. Brad Swortz, Borough Transportation Planner:  
 Provided a brief summary of the following projects:

- Port MacKenzie rail extension;
- Mack/Museum Road extension;
- Reconnaissance study was conducted for Lucille Street (between Spruce and Seldon) – determined that three lanes were needed; and
- MSB and Municipal of Anchorage are working on a regional transit authority.

Discussion moved to the Commission.

Ms. Christine Nelson, Borough Planning Director:

- Provided additional information regarding the subdivision regulations for commercial and industrial zoned properties;
- Stated that the Assembly is considering repealing Title 27 and replacing it with a revised version of the old Title 16;
- Provided more information regarding the development of the Port;
- Stated there has been a Lidar project (imagery) for the entire Borough and that it will be available soon for use by the Borough and cities; and
- Stated that they are working on a build- out project that identifies growth and new school locations.

Discussion moved to the Commission.

B. City Attorney  
 No report given.

C. City Council  
 No report given.

D. City Planner

Ms. Crawford stated that the Hazard Mitigation Plan, Phase I, is in the final stages of edits and that Phase II is in the beginning stages of being updated and the Comprehensive Plan will be introduced to the Borough Planning Commission on August 1, 2011 and adoption on August 15 and will then be forwarded to the Borough Assembly.

E. City Public Works Director

Mr. Giddings provided a statement regarding the project at the Port and how involved the City will be in getting the infrastructure developed.

F. City Deputy Administrator

Mr. Cottle:

- Stated that the Lake Lucille Park lease is moving along well;
- Stated that the State is working on a temporary fix for the Lake Lucille dam so it doesn't break loose;
- Handed out a copy of the ordinance and provided a brief summary on why the Borough is creating a wastewater and septage advisory board;
- Handed out a flyer posted on the City website seeking volunteers for the sign code re-write subcommittee; and
- Stated that the Fern road project is on the 2012 project list.

Discussion moved to the Commission.

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

No audience comments.

**VII. CONSENT AGENDA**

A. Minutes of July 12, 2011, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 11-12:** Recommending approval of 30-year lease of Lot 7, New Wasilla Airport, to construct a 4,000 square feet building to manufacture aircraft parts; generally located south of the Parks Highway off of Aviation Avenue.

Mr. Giddings provided a brief summary of the request and that the tenant is currently operating outside of the City limits but would like to move into a more convenient location.

Chair Buswell opened the public hearing on Resolution Serial No. 11-12.

With no one present the public hearing was closed.

MOTION: Commissioner Webb moved to approve Resolution Serial No. 11-12 as presented.

Discussion moved to the Commission.

VOTE: The motion to approved Resolution Serial No. 11-12 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 audience comments

**XII. STAFF COMMENTS**

Ms. Crawford stated there we haven't received any applications for the vacant Planning Commission seat and advised the Commissioners that the August 9, 2011 regular Planning Commission meeting was cancelled to allow for a joint meeting with the Parks and Recreation Commission at 6 PM on August 9.

**XII. COMMISSION COMMENTS**

Commissioner Webb stated it was good to hear about the Fern Street project.

Commissioner Kelly stated this was a good meeting and thanked Mr. Cottle for getting the members from the Borough.

Chair Buswell stated he appreciates every one that attended and it was a good meeting.

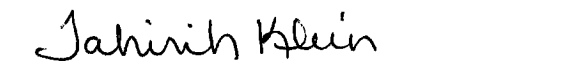
**XIII. ADJOURNMENT**

The regular meeting adjourned at 8:07 PM.

ATTEST:



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A.C. BUSWELL, III, Chairman

  
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TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission August 23, 2011.