



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**

Vacant, 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

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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.**

**AUGUST 23, 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
  - E. City Deputy Administrator
- VI. PUBLIC PARTICIPATION (*five minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
  - A. Minutes of August 9, 2011, Joint special meeting.

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

A. Public Hearing

1. **Resolution Serial No. 11-14:** Recommending approval of a lease renewal for two additional 10-year terms for the Valley Performing Arts on Lot 1C, Block 2, Wasilla Airpark Subdivision; Generally located north of Swanson Avenue and west of Tommy Moe Drive.
  - 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, August 23, 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  
Ms. Glenda Ledford, Seat E  
Mr. Clark Buswell, Seat F  
Mr. Robert Webb, Seat G

Staff in attendance were:

Mr. Archie Giddings, Public Works Director  
Mr. Bert Cottle, Deputy Administrator  
Ms. Tina Crawford, City Planner  
Ms. Sandi Connolly, Public Works Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Ledford led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as amended to add the minutes from the July 26, 2011, meeting under consent agenda for approval.

**V. REPORTS**

A. City Attorney  
No report given.

B. City Council  
Mr. Giddings provided a report on the last City Council meeting and stated how the airport road will be a pioneer road.

C. City Planner

Ms. Crawford stated that staff met with FEMA to discuss Phase 1 and Phase 2 of the Hazard Mitigation Plans. Phase 2 is optional but staff plans to work to update the 2005 draft plan and bring forward to the Planning Commission at a future date.

E. City Public Works Director

Mr. Giddings provided a summary of the projects within the Public Works department and how they are progressing.

D. Deputy Administrator

Mr. Cottle stated Value Village will be having their grand opening August 24, 2011 and the Mat-Su Borough will be providing a tour of the prison and asked if any of the Planning Commissioners would like to go.

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

No one present.

**VII. CONSENT AGENDA**

A. Minutes of July 26, 2011, meeting.

B. Minutes of August 9, 2011, Joint special meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 11-14:** Recommending approval of a lease renewal for the Valley Performing Arts on Lot 1C, Block 2, Wasilla Airpark Subdivision; generally located north of Swanson Avenue and west of Tommy Moe Drive.

a. City Staff

Ms. Crawford stated that this is a renewal of a lease for 30 years that will assist VPA in obtaining financing for their proposed building expansion.

b. Applicant

Joint presentation by Sarah Wilson-Doyle and Gary Forester providing overview of VPA and future expansion plans.

Mr. Forester:

- Stated the Valley Performing Arts is growing significantly;
- Stated the revenue brings in on average \$250,000 to community by people attending shows;

- Stated it has heavy community involvement;
- Stated VPA gives back to the community; and
- Stated VPA is hampered by short term lease and need to be able to show longevity to help with funding by having a 30 year lease.

Ms. Wilson-Doyle stated VPA could be a draw for other types of businesses and that the current location is a workable site for VPA to develop.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 11-15.

With no one present the public hearing was closed.

d. Applicant  
No additional comments.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 11-15 as presented.

Discussion moved to the Commission.

VOTE: The motion to approved Resolution Serial No. 11-15 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 comments

## **XII. STAFF COMMENTS**

Mr. Cottle stated he attended the Borough Planning Commission meeting that recommended the Comprehensive Plan be approved.

## XII. COMMISSION COMMENTS

Commissioner Miller asked if the City was involved with the Borough's update to Title 27 and also asked about the Sign Code Committee and Mayor's noise task force.

Mr. Giddings stated that City staff does not have the time or staff to attend the Title 27 meetings.

Ms. Crawford stated that we received approximately ten volunteers to serve on the sign code re-write committee. Additional mailings will be sent to City business owners soliciting additional members and then will be brought to the Planning Commission.

Chair Buswell stated he appreciated everyone that attended and it was a nice meeting.

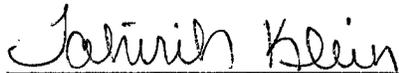
## XIII. ADJOURNMENT

The regular meeting adjourned at 7:55 PM.

ATTEST:



A.C. BUSWELL, III, Chairman



TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission September 13, 2011.