



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.

MAY 24, 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 April 12, 2011, meeting.
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. **Resolution No. 11-09:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for Lot A9, Section 19; Lot B4, Section 20, and Lot 2, Roger's Rooste Subdivision; Township 17 North, Range 1 West, Seward Meridian,

Alaska. Generally located at mile 3.5 on the north side of Knik-Goose Bay Road.

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

2. **Resolution No. 11-10:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for Lots A14, A15, A16, A17 and D10, Township 17 North, Range 1 West, Section 10, Seward Meridian, Alaska. Generally located on the north side of Palmer-Wasilla Highway and south of the Parks 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, May 24, 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
- 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, Temporary Deputy Administrator
- Ms. Tina Crawford, City Planner
- Ms. Tahirih Klein, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Ledford 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
Mr. Giddings provided a brief summary of the City Council regular meeting.

C. City Planner
No report given.

D. City Public Works Director

Mr. Giddings stated the legislators are almost done with their project discussions and there were two projects that are high priorities that were passed in regards to updates to major right-of-ways.

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 April 12, 2011, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearings

1. **Resolution No. 11-09:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for Lot A9, Section 19; Lot B4, Section 20, and Lot 2, Roger's Rooste Subdivision; Township 17 North, Range 1 West, Seward Meridian, Alaska. Generally located at mile 3.5 on the north side of Knik-Goose Bay Road.

Chair Buswell and Commissioner Miller recused themselves from discussion and voting due to family and work conflicts.

Chair Buswell passed the duties of the chair to Commissioner King at 7:20 PM.

MOTION: Commissioner Kelly moved to postpone Resolution Serial No. 11-09 until a meeting in July 2011.

Discussion moved to the Commission.

VOTE: The motion to postpone Resolution Serial No. 11-09 failed with Commissioner Kelly in favor and Commissioner's Ledford, Webb, Dehart, Miller, King opposed.

a. City Staff

Ms. Crawford provided a summary of the applicant's submittal and background information on the proposed rezone.

Discussion moved to the Commission.

b. Applicant

Mr. Paul Gardner handed out a letter to the Planning Commission and then read it into the record.

Mr. Jeff Holler provided a statement why he believes this rezone should be approved and stated his concerns with traffic and how this may help slow it down.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Commissioner King opened the public hearing for Resolution Serial No. 11-09.

Mr. George Ball stated he is not against the rezone or development of the property as long as a stop light is installed to help with traffic.

Ms. Ronnie McKenzie stated she is an adjacent property owner and she is against the rezone, she then handed out her comments and then read them into the record.

With no one else present to speak, Commissioner King closed the public hearing on Resolution Serial No. 11-09.

d. Applicant

Mr. Gardner addressed comments about traffic, drainage, development of property, and junk.

MOTION: Commissioner DeHart moved to adopt Resolution Serial No. 11-09 as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 11-09 as presented passed unanimously.

Chair Buswell resumed with the duties of the chair at 8:03 PM.

(The regular meeting recessed at 8:03 PM and resumed at 8:08 PM.)

2. **Resolution No. 11-10:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for Lots A14, A15, A16, A17 and D10, Township 17 North, Range 1 West, Section 10, Seward Meridian, Alaska. Generally located on the north side of Palmer-Wasilla Highway and south of the Parks Highway.

a. City Staff

Ms. Crawford stated that staff found this request consistent with the criteria.

b. Applicant

Mr. Terry Ellis stated that he was present to answer questions from the Commission.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing for Resolution Serial No. 11-10 for public input.

With no one present to speak, Chair Buswell closed the public hearing on Resolution Serial No. 11-10.

d. Applicant

No comments.

MOTION: Commissioner Webb moved to adopt Resolution Serial No. 11-10 as presented.

VOTE: The motion to approve Resolution Serial No. 11-10 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

Ms. Crawford provided an update on the electronic message signs.

XII. COMMISSION COMMENTS

Commissioner Ledford opined that it was an informative meeting.

Commissioner Kelly congratulated the Commission on passing the two rezones and extended his appreciation for the input received by the public.

Commissioner Webb stated he thought it was important to get more commercial zoning along Knik-Goose Bay and noted that it was a good meeting.

Commissioner DeHart stated he concurs with Commissioners Webb's comments and added that he is still learning.

Commissioner Miller asked about the progress with Vine Road.

Mr. Giddings stated it is on the long range transportation plan.

Commissioner King stated it was a good meeting and agrees that Knik-Goose Bay Road will be a major through way.

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

XIII. ADJOURNMENT

The regular meeting adjourned at 8:17 PM.

ATTEST:



A.C. BUSWELL, III, Chairman



TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission June 14, 2011.