



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

**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

CORRECTED

REGULAR MEETING

7 P.M.

OCTOBER 25, 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 October 11, 2011, regular meeting.
- VIII. NEW BUSINESS *(five minutes per person)*

- A. Public Hearing
 - 1. **Resolution Serial No. 11-16:** Approving permit no. AA 11-098 to allow construction of a 120 feet tall lattice cellular communication tower in the Commercial Zoning District, located on Lot 1, Creekside Town Square Subdivision, generally located on the west side of S. Hermon Road and north of the Parks Highway.
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant
 - 2. **Resolution Serial No. 11-17:** Recommending that the Wasilla City Council amend WMC 12.04, Street Classification and Design Standards, to revise the Street Classifications and Design Standards for streets within the City limits.
- B. Committee of the Whole
 - 1. Planning Commission training – Part 2

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, October 25, 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
- Ms. Tina Crawford, City Planner
- Mr. Richard Payne, City Attorney
- 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 to postpone the Planning Commission training.

V. REPORTS

- A. City Attorney

Mr. Payne provided a brief statement regarding the appeal of the Firing Range hearing and stated that the appellants are negotiating with the City about their future rights to bring the hearing back.

B. City Council

Mr. Giddings:

- stated that money was approved by the City to purchase wetland credits in the Big Lake area as part of the airport project;
- stated that the Parks Master Plan was adopted by Resolution and some debate on the Sports Complex being removed from the plan; and
- stated that the City Council is assigning a task force to create an ethics code and they are still in the process of getting a representative.

C. City Planner

No report given.

D. City Public Works Director

No report given.

E. City Deputy Administrator

No report given.

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

No one present.

VII. CONSENT AGENDA

A. Minutes of October 11, 2011, meeting.

GENERAL CONSENT: Minutes were approved as amended with minor corrections.

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

A. Public Hearing

1. **Resolution Serial No. 11-16:** Approving permit no. AA 11-098 to allow construction of a 120 feet tall lattice cellular communication tower in the Commercial Zoning District, located on Lot 1, Creekside Town Square Subdivision, generally located on the west side of S. Hermon Road and north of the Parks Highway.

a. City Staff

Ms. Crawford stated the permit was elevated to the Commission since there are no rules in Title 16 and stated in the Findings of Fact why criteria 16.16.050 was important to the look of the tower.

Commissioner DeHart stated his concerns regarding how many monopole towers will be allowed in the City Limits and asked if there were any other areas they can be placed.

Ms. Crawford stated the applicant can provide more information on the placement of the monopole.

Commissioner Kelly asked if the Mat-Su Borough would have any rules and regulations regarding cell towers that are located within the City Limits.

Mr. Giddings stated no they do not and he has been in meetings at the Borough as they have been going through their process to adopt a cell tower ordinance.

b. Applicant

Mr. Noah Grodzin, representing CELLCO

- stated that he appreciates the work from the City staff;
- stated that he has driven around the City looking at other towers and their locations;
- stated that Verizon is not in the State of Alaska and looking to provide service in Alaska;
- stated the reasoning for having a new tower instead of co-locating with another tower and the request of a 120 feet is because of funding;
- stated that he doesn't believe the location of the tower doesn't block the view of the scenery.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing for Resolution Serial No. 11-16 for public input.

With no one present to speak, Chair Buswell closed the public hearing on Resolution Serial No. 11-16.

d. Applicant

No comments from Applicant.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 11-16 as presented.

Discussion moved to the Commission.

MOTION: Commissioner Webb moved for a primary amendment to add a condition #3 to read as follows:

Provide the City a copy of the engineered stamped drawings for the tower.

VOTE: The motion to adopt the primary amendment to add a condition #3 passed unanimously.

MOTION: Commissioner Kelly moved for a secondary amendment to remove condition #2 on the construction of the tower.

Discussion moved to Commission.

VOTE: The motion to adopt the secondary amendment to remove condition #2 failed with Commissioner Kelly, Commissioner Webb, and Chair Buswell in favor; Commissioner DeHart, Commissioner Miller, and Commissioner Ledford in opposition.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 11-16 for housekeeping items as follows:

- 1) Remove LATTICE in the header of Resolution Serial No. 11-16;
- 2) Under the Findings of Fact 16.16.050(2) in Staff Finding; sentence two remove "However"; sentence three remove "lattice"; and remove the last sentence altogether and then add this sentence "The proposed monopole tower is consistent with the exiting monopole tower in the area."; and the finding will read as follows:

"The subject property is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business" and the Commercial zoning that implements the adopted Comprehensive Plan. Objective 4.2 in the Community Assets chapter of the City's Comprehensive Plan wants future development to "enhance the City's visual appearance and identity." The proposed 120' communication tower is located in an area along the Parks Highway that has open views of the mountain range. The proposed monopole tower is consistent with the existing monopole tower in the area."

- 3) Under the Findings of Fact 16.16.050(19) in Staff Finding, replace the words "lattice" with "monopole" and in the last sentence replace "more" with "less", and the finding will read as follows:

The proposed communication tower is proposed as a monopole tower and will be 20' taller than the other tower in the immediate area. Since the subject parcel and the parcel immediately south that fronts on the Parks Highway is clear of vegetation, the construction of a monopole tower will have less impact on the visual appearance of the City and the viewshed along this highway.

VOTE: The motion to adopt the three housekeeping items passed unanimously.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 11-16 as amended passed with Commissioners DeHart, Ledford, Miller, and Webb in favor, and Commissioner Kelly and Chair Buswell in opposition.

2. **Resolution Serial No. 11-17:** Recommending that the Wasilla City Council amend WMC 12.04, Street Classification and Design Standards, to revise the Street Classifications and Design Standards for streets within the City limits.

Mr. Giddings explained the reason for the changes to the minimum right-of-way widths.

Ms. Crawford stated these changes will make City Code consistent with the City Streets and Highways Plan.

Discussion moved to the Commission.

Chair Buswell opened the public hearing for Resolution Serial No. 11-17 for public input.

With no one present to speak, Chair Buswell closed the public hearing on Resolution Serial No. 11-17.

MOTION: Commissioner DeHart moved to adopt Resolution Serial No. 11-17 as presented.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 11-17 Passed unanimously.

Postponed until next regular meeting

B. Committee of the Whole

1. Planning Commission training – Part 2

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.

XII. STAFF COMMENTS

Ms. Crawford provided information on two potential commercial projects that may need approvals from the Commission in the near future.

XII. COMMISSION COMMENTS:

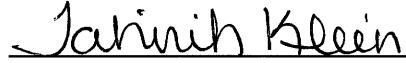
Chair Buswell when amending write down so it can be provided to the Clerk and thanked everyone that attended.

XIII. ADJOURNMENT

The regular meeting adjourned at 8:37 PM.

ATTEST:


A.C. BUSWELL, III, Chairman


TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission November 8, 2011.