



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

REGULAR MEETING

7 P.M.

DECEMBER 13, 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 November 8, 2011, regular meeting.

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

A. Public Hearing

1. **Resolution Serial No. 11-04:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for a portion of Lot A4, within Section 7, and a portion of Lot B4, within Section 18, Township 17 North, Range 01 West, Seward Meridian, AK totaling approximately 36 acres. The parcels are generally located on the east and west side of Church Road north of the Parks Highway.
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant
2. **Resolution Serial No. 11-19:** Approving a waiver/modification per WMC 16.33.070 of the required 10 feet parking lot perimeter landscape requirement in WMC 16.24.040(D)(4)(b) to allow a transition from 10 feet to 0 feet along the north property line and approving the clearing of more than 70 percent of the vegetation from the lot per WMC 16.33.050(B)(2).
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant
3. Capital Improvements Plan Discussion

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Planning Commission meeting calendar for 2011
- B. Permit Information
- C. 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, December 13, 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. Doug Miller, Seat D
Mr. Clark Buswell, Seat F
Mr. Robert Webb, Seat G

Commissioners absent and excused were:

Mr. Steven DeHart, Seat C
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
Mr. Richard Payne, City Attorney

III. PLEDGE OF ALLEGIANCE

A. Mr. Payne led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

MOTION: Commissioner Kelly moved to amend the agenda to postpone the unfinished business to the next meeting.

VOTE: Motion to amend the agenda passed unanimously.

V. REPORTS

A. City Attorney
Mr. Payne stated that the shooting appeal was near settlement.

B. City Council

Mr. Cottle stated that:

- Borough assembly member Colligan will be in attendance to give a report on items that are being discussed at the Borough;
- the school selection committee is closer to making a decision on where Iditarod Elementary will be located; and
- Mr. Giddings has completed the paperwork for the Lake Lucille park and should have a ribbon cutting ceremony next spring.

C. City Planner

No report given.

D. City Public Works Director

Mr. Giddings provided a brief summary on the public works projects.

E. City Deputy Administrator

No report given.

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

Mr. John Dewar stated that:

- he appreciates the work done by public works on the roads within the City; and
- his concerns regarding large tents in the City and how they are a safety issue.

VII. CONSENT AGENDA

A. Minutes of November 8, 2011, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 11-04:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for a portion of Lot A4, within Section 7, and a portion of Lot B4, within Section 18, Township 17 North, Range 01 West, Seward Meridian, AK totaling approximately 36 acres. The parcels are generally located on the east and west side of Church Road north of the Parks Highway.

a. City Staff

Ms. Crawford:

- stated the findings of fact for an approval or denial have been addressed in the packet and also the resolution for approval needs to be voted on not the denial resolution per her conversation with the City Clerk; and

- discussed the findings of fact that she determined were not met and handed out a current zoning map along with a future land use map showing the subject properties.

Discussion moved to the Commission.

b. Applicant

Mr. Kevin Baker, owner's representative:

- discussed the property owner's decision on how the boundaries of the rezone were chosen;
- stated that he started the process for development with the Borough about a year ago; and
- stated that he submitted a subdivision application to the City and it has been approved.

Discussion moved to the Commission and questions were asked of the applicant.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 11-04.

Ms. Nancy Kerchoff stated that:

- her property is next to this rezone request;
- she believes the property will not be developed since the other commercial property in the area has not been developed;
- an environmental impact study was not done on the property; and
- the request should be denied.

Commissioner Miller asked about clear cutting on commercial property versus residential property.

Ms. Crawford stated the City code does not allow clear cutting on any properties.

Ms. Patricia Ryder stated that:

- the property developed commercial near the residential neighborhood was clear cut and would not like to see this property developed the same way;
- she believes the property will not be developed since the other commercial property in the area has not been developed;
- the air and noise quality will get worse;
- she believes the water table would change and force the neighborhood to hook up to the City water and sewer which would make it more expensive; and
- the Planning Commission should deny the rezone request.

Mr. Fisk stated the new development would change the quality of life in the residential neighborhood and asked the Planning Commission to deny the rezone request.

Mr. William Ryder stated that he is against the rezone request and would like it denied as it could create higher traffic and more noise.

Mr. Paul Gardner stated for the record that Mr. Lundgren did not develop the property at the end of Kimberly nor did he clear the trees in that area.

With no other comments Chair Buswell closed the public hearing for Resolution Serial No. 11-04.

d. Applicant's Rebuttal

Mr. Baker discussed what is in the WMC regarding commercial property and how he has changed the rezone boundary because of the neighbors concerns.

MOTION: Commissioner Webb moved to adopt Resolution Serial No. 11-04 as presented.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to amend the main motion to add a condition to read as follows:

1. The rezone from RR – Rural Residential to C – Commercial will not take effect until the right-of-way acquisitions for Machen Road are completed.

VOTE: The motion to amend Resolution Serial No. 11-04 passed unanimously.

Discussion ensued.

VOTE: The motion to adopt Resolution Serial No. 11-04 as amended failed with Commissioner Kelly, Webb, and Chair Buswell in favor, and Commissioner Miller in opposition.

Commissioner Kelly asked for a reconsideration of the vote and the Planning Commission agreed.

The vote for the reconsideration of Resolution Serial No. 11-04 failed with Commissioner Kelly, Webb, and Chair Buswell in favor, and Commissioner Miller in opposition.

2. **Resolution Serial No. 11-19:** Approving a waiver/modification per WMC 16.33.070 of the required 10 feet parking lot perimeter landscape requirement in WMC 16.24.040(D)(4)(b) to allow a transition from 10 feet to 0 feet along the north property line and approving the clearing of more than 70 percent of the vegetation from the lot per WMC 16.33.050(B)(2).

a. City Staff

Ms. Crawford provided information on the waiver/modification.

b. Applicant

Michelle Ritter, DOWL, HKM, agent for AutoZone

Stated they agree with the staff findings and conditions of approval.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing for Resolution Serial No. 11-19 for public input.

With no one present to speak, Chair Buswell closed the public hearing on Resolution Serial No. 11-19.

d. Applicant

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 11-19 as presented.

Discussion moved to the Commission

VOTE: The motion to adopt Resolution Serial No. 11-19 passed unanimously.

3. Capital Improvements Plan Discussion – **Resolution Serial No. 11-20:** Recommending priorities for the City of Wasilla FY 2012 and 2013 Capital Improvement Program (CIP).

Mr. Giddings discussed new projects on the five-year CIP.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 11-20 as presented.

VOTE: The motion to adopt Resolution Serial No. 11-20 passed unanimously.

IX. UNFINISHED BUSINESS

Postponed Planning Commission training to the next meeting.

A. Committee of the Whole

1. Planning Commission training – Part 2 – Continued from November 8, 2011, meeting.

X. COMMUNICATIONS

No statements made regarding the following items.

A. Planning Commission meeting calendar for 2012

- B. Permit Information
- C. Enforcement Log

XI. AUDIENCE COMMENTS

Mr. Baker asked that the Commission please reconsider the rezone request submitted by Gary Lundgren.

Mr. Paul Gardner stated that:

- he is with Avanti, Corp. and talked about the different properties owned and managed by them;
- he would like to discuss how the State of Alaska/Department of Transportation is developing the Parks Highway right-of-way through the City of Wasilla; and
- he had a packet of information to hand out for the Commissioners to review.

XII. STAFF COMMENTS

No comments given.

XIII. COMMISSION COMMENTS:


Commissioner Kelly stated that he was disappointed in the voting process and the process regarding four votes to approve an item is flawed.

Chair Buswell thanked everyone for being here and with the voting it would have been nice to have another commissioner present.

XIV. ADJOURNMENT

The regular meeting adjourned at 9:34 PM.

ATTEST:


A.C. BUSWELL, III, Chairman


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission January 10, 2012.