



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**

Patrick Brown, 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.**

**APRIL 10, 2012**

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. REPORTS

- A. City Deputy Administrator
- B. City Public Works Director
- C. City Attorney
- D. City Planner

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

VII. CONSENT AGENDA

- A. Minutes of March 27, 2012, regular meeting.

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

- A. Public Hearing
  - 1. **Resolution Serial No. 12-06:** Approving the clearing of more than 70 percent of the vegetation from Lots B-1 and B-2, Lakewood Business Park Resubdivision per WMC 16.33.050(a)(2), generally

located at the northwest corner of Crusey Street and the Parks Highway.

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

2. **Resolution Serial No. 12-07:** Approving the clearing of more than 70 percent of the vegetation from Lot 2, Block 1, Kohring Subdivision per WMC 16.33.050(a)(2), generally located at the northeast corner of Flag Circle and Lucille Street north of the Parks Highway.

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

3. **Resolution Serial No. 12-08:** Recommending that, pursuant to WMC 2.60.010(b)(4), the Wasilla City Council forward a Resolution to the Alaska Department of Transportation and Public Facilities regarding the proposed Parks Highway Lucas Road to Big Lake Cutoff reconstruction expressing concerns that the proposed four-lane divided highway has not adequately addressed the concerns expressed at the February 28, 2012, Planning Commission meeting that was held pursuant to AS 35.30.010.

- 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 (*five minutes per person*)

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, April 10, 2012, 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. 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

Commissioners excused and absent were:

- Mr. Patrick Brown, Seat A

Staff in attendance were:

- Mr. Bert Cottle, Deputy Administrator
- Mr. Archie Giddings, Public Works Director
- Ms. Tina Crawford, City Planner
- Ms. Tahirih Revet, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Miller led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

**GENERAL CONSENT:** The agenda was approved as amended to remove item #2 under Section VIII, New Business, since the applicant withdrew the request.

**V. REPORTS**

A. City Deputy Administrator

Mr. Cottle reported that the City just received a copy of the proposed Governor's budget and provided a statement of the projects that are being allocated money for improvements. They include Cottonwood Creek park trail head, Iditapark pavillon, Lake

Lucille Park dam improvements, Lake Lucille Park dock and walkway upgrades, Knik-Goose Bay Road, Lucas Road, Fairview Loop, Bogard Road extension toward the east, and road development for planning. He also stated a proposal was passed at the last City Council meeting to develop two community gardens within the City that would allow the members of the community to plant vegetables and/or flowers.

**B. City Public Works Director**

Mr. Giddings stated the capital budget that had the projects list for the City was from the Senate, not the Governor.

**C. City Attorney**

No report given.

**E City Planner**

Ms. Crawford stated that the sign code committee is in progress and there have been two meetings to date and they will continue to meet every two weeks until the end of July. She also stated that once they finish their meetings, they will prepare a summary of their recommendations that will be presented to the Planning Commission for consideration and then we would schedule public workshops and public hearings.

**F. City Council**

Commissioner Kelly asked Mr. Cottle to provide a brief statement regarding the Goose Creek correctional facility that was discussed at the City Council meeting.

Mr. Cottle stated that the Goose Creek facility will be opening in the next 90 days. They currently have minimum security prisoners there to see how things are going to operate. He also stated there should be approximately 250 new jobs and should hold approximately 1,500 prisoners.

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

No public participation.

**VII. CONSENT AGENDA**

A. Minutes of March 27, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 12-06:** Approving the clearing of more than 70 percent of the vegetation from Lots B-1 and B-2, Lakewood Business Park Resubdivision per WMC 16.33.050(a)(2), generally located at the northwest corner of Crusey Street and the Parks Highway.

a. City Staff

Ms. Crawford stated that our code has a requirement that you are only allowed to clear 70 percent of the vegetation. However, it has a provision that allows the Planning Commission to approve clearing of more than 70 percent if a request is brought before them and it is reviewed on a case by case basis. She also stated that the vacant lot north of the existing building is totally cleared and the lot where McDonald's is currently located is approximately 85 percent cleared. McDonald's submitted an application requesting to be allowed to clear 75 percent of the vegetation since they will only be allowed to provide vegetation on 25 percent of the two lots.

b. Applicant

Ms. LaQuita Chmielowski, Project Manager for Enterprise Engineering, Inc., provided a summary of the redevelopment of McDonald's and how they are planning to landscape the lots.

Mr. Doug Bates, representative for McDonald's Corporation, provided a summary of the McDonald's plans to redevelop the property and enhance safety on the site.

Commissioner Miller asked Ms. Chmielowski to clarify her statement made about the landscaped area between the McDonalds and the Parks Highway and whether they were calculating it towards the percentage of landscaped area.

Ms. Chmielowski stated they if they will be allowed to include the landscaped area between McDonald's and the Parks Highway, it would provide 70 percent vegetation on the site.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 12-06.

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-06.

d. Applicant

No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 12-06 as presented.

Discussion moved to the Commission.

VOTE: The motion moved to adopt Resolution Serial No. 12-06 as presented, passed unanimously.

Item 2 removed from agenda. Applicant withdrew their request.

2. ~~Resolution Serial No. 12-07:~~ Approving the clearing of more than 70 percent of the ~~vegetation from Lot 2, Block 1, Kohring Subdivision per WMC 16.33.050(a)(2), generally located at the northeast corner of Flag Circle and Lucille Street north of the Parks Highway.~~
- a. ~~City Staff~~
  - b. ~~Applicant~~
  - c. ~~Private person supporting or opposing the proposal~~
  - d. ~~Applicant~~

3. **Resolution Serial No. 12-08:** Recommending that, pursuant to WMC 2.60.010(b)(4), the Wasilla City Council forward a Resolution to the Alaska Department of Transportation and Public Facilities Cutoff reconstruction expressing concerns that the proposed four-lane divided highway has not adequately addressed the concerns expressed at the February 28, 2012, Planning Commission meeting that was held pursuant to AS 35.30.010.

- a. City Staff
- b. Applicant

Mr. Giddings explained that the resolution was crafted to address an issue in the Alaska Statutes that requires the AKDOT&PF submit plans to the Planning Commission for their review and comment. If the City does not respond within 90 days, they are allowed to assume that the City approves and they can proceed with the project. He also stated this is a guard against that and is not intended to be the final decision for the project.

Commissioner Miller raised an issue regarding a potential conflict between the title of the resolution and the recommendation to the City Council. He felt that the title did not clearly state that the Planning Commission would be recommending that the City Council disapprove the project.

Mr. Cottle stated the intent of the resolution is not to disapprove the proposed Parks Highway design but to let the City have more time for review of the design and to receive comments.

Mr. Giddings stated that in the Alaska Statutes, it states you have to disapprove the design or its approved.

Commissioner DeHart asked for a clarification on the intent of the Resolution, if the Resolution is disapproved, then that means its not denied but gives the City more time to gather information to make a decision.

Mr. Giddings stated that it is correct.

Mr. Cottle stated that Administration would like to see the resolution passed as presented and also stated there is approximately two years before they start construction which will give more time for comments.

c. Private person supporting or opposing the proposal  
Chair Buswell opened public testimony on Resolution Serial No. 12-08.

Mr. Bill Kramer stated that he is in favor of the Resolution Serial No. 12-08 if it states that they are in favor of future discussions with the ADOT&PF.

Chair Buswell clarified what the Commission is approving in Resolution Serial No. 12-08.

Mr. Ken Amundsen verified that the State will work with the City, Borough, and residents as the project develops. He also stated that he would like the Planning Commission to realize what they are approving and reviewing. He also stated they are working with the Borough in making the design a very safe highway.

Mr. Paul Gardner stated that:

- he owns a lot of property on the Parks Highway and that he is not in favor of the four-lane divided highway road project; and
- he appreciates that the Wasilla Planning Commission is taking an interest in the road project.

Ms. Dianne Woodruff stated that:

- she is on the City Council but speaking as a citizen;
- she is not in favor of the five-lane highway and provided information on the number of accidents between Wal-Mart and Spenard Builders Supply after the upgraded of the road to a five-lane highway;
- there was a meeting discussing the couplet and provided information about how many accidents have occurred between Yenlo Street and Main Street; and
- she believes that safety and business access are not incompatible with a four-lane divided highway.

Mr. Tim Swezey, President of the Meadow Lakes Community Council:

- stated that he is not speaking on behalf of the Community Council but as a citizen; and
- presented a bar chart that was developed by the State, he then showed a map of a drawing he did that showed the traffic accidents from the bar chart which have occurred along a portion of the Parks Highway between Wasilla and Big Lake.

Mr. William Brew stated that:

- he is not a resident of the City but he has an airplane at the Wasilla City Airport and that he travels a lot on the Parks Highway; and
- he is in favor of a four-lane highway for safety reasons.

Ms. Taffina Katkus stated that:

- she is on the City Council but speaking as a private citizen; and

- she hopes the dialogue between the agencies continues to improve and that they keep the best interest of the residents of Wasilla in mind when deciding on a design form the Parks Highway project.

Mr. Conrad Holler stated he just found out about the information regarding the 90-day period from the State and that he is in favor of the four-lane highway development.

Ms. Margaret Billinger stated that:

- she lives in Big Lake but drives to Wasilla for work on the Parks Highway every day;
- she is in favor of the development of a four-lane highway; and
- the safety of the public and our family is the most important thing to consider when making decisions on new development of the Parks Highway.

Mr. Bert Cottle stated that:

- he is speaking as an citizen and not a City employee;
- he believes the way to save lives is to slow down traffic; and
- he believes that there is still work to be done.

Chair Buswell closed public hearing.

d. Applicant

No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 12-08 as presented.

Discussion moved to the Commission.

MOTION: Commissioner Miller moved to postpone Resolution Serial No. 12-08 to May 8, 2012.

Discussion ensued.

VOTE: The motion to postpone Resolution Serial No. 12-08, failed with Commissioners Miller and DeHart in favor and Chair Buswell, Commissioners Kelly, Ledford, and Webb in opposition.

VOTE: The motion moved to adopt Resolution Serial No. 12-08 as amended, passed with Chair Buswell, Commissioners Kelly, Ledford, and Webb in favor and Commissioners Miller and DeHart in opposition.

## **IX. UNFINISHED BUSINESS**

None.



## **XI. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

## **XII. AUDIENCE COMMENTS**

Ms. Katkus stated she brought forward an idea to the City Council for a community garden and has gotten their approval to proceed. She plans to bring to the information to the Parks and Recreation Commission and then the Planning Commission for their review and recommendation.

Mr. Gardner thanked the Planning Commission for passing Resolution Serial No. 12-08.

## **XIII. STAFF COMMENTS**

Mr. Giddings provided verification on the State Statue and how he believes that it's not very clear on how the communication between the State and local Planning approval should be handled.

## **XIV. COMMISSION COMMENTS:**

Commissioner Ledford stated that she resents the fact that Mr. Holler stated the Planning Commission is not active when the open meetings act prohibits more than three members of the Commission from attending a meeting at the same time.

Commissioner Kelly stated he has attended quite a few of different meetings in regards to the Parks Highway and he doesn't agree with the statement made by the representative from the AKDOT&PF. He went on to state what he believes the State looks at when they are determining how to upgrade a road. He also stated he agreed with Mr. Cottle that if you are trying to control accidents you lower the speed limit and have traffic lights. He also said that he reviewed the future Borough Transportation Plan and doesn't agree with how they are planning for future road development.

Commissioner Webb stated that he believes having a four-lane highway or five-lane highway won't matter but if they installed lights along the highway like they did on the Glenn Highway between Wasilla and Eklutna, the number of accidents would decrease.

Commission DeHart stated that he agrees with Commission Miller's statement and believes that speed alone will not take care of traffic accidents. He also stated there are a lot of factors to be considered when developing a new traffic pattern.

Commissioner Miller stated he is concerned with how the resolution was approved and wanted to make sure the intent of approving the resolution was to keep the line of communication open with AKDOT&PF. He also described what he believes will happen when a five-lane highway is developed and is looking forward to attending the April 30 public meeting.

Chair Buswell stated that he believes that tonight's meeting went well. He also stated that he believes that the traffic will speed up with more lanes and agrees with the decision to allow more time to discuss the Parks Highway plan and thanked everyone for attending tonight's meeting.

**XV. ADJOURNMENT**

The regular meeting adjourned at 8:52 PM.

  
A.C. BUSWELL, III, Chairman

ATTEST:

  
TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission May 8, 2012.