



**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

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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.**

**JUNE 12, 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 May 22, 2012, regular meeting.
- VIII. NEW BUSINESS *(five minutes per person)*
  - A. Public Hearing
    1. **Resolution Serial No. 12-11:** Approving Conditional Use (CU #12-01), which allows construction of a 10,400 square feet building in the Commercial Zoning District. The property is located on Lot 5,

Block 1, Overlook Business Park Subdivision; generally located on the north side of the Parks Highway just west of Hermon Road.

- 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, June 12, 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. Doug Miller, Seat D  
Mr. Clark Buswell, Seat F  
Mr. Robert Webb, Seat G

Commissioners excused and absent were:

Mr. Patrick Brown, Seat A  
Mr. Steven DeHart, Seat C  
Ms. Glenda Ledford, Seat E

Staff in attendance were:

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

**III. PLEDGE OF ALLEGIANCE**

A. Ms. Crawford led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as changed:

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

A. Public Hearing

1. **Resolution Serial No. 12-1142-09:** Approving Conditional Use (CU #12-01), which allows construction of a 10,400 square feet building in the Commercial Zoning District. The property is located on Lot 5, Block 1, Overlook Business Park Subdivision; generally located on the north side of the Parks Highway just west of Hermon Road.

## V. REPORTS

### A. City Deputy Administrator

Mr. Cottle stated that:

- the property for the new Wasilla Library and the Lake Lucille Park transfer will be introduced at the next Borough Assembly meeting on June 28, 2012, and then up for approval at the first meeting in July 2012; and
- he and Mayor traveled to Fairbanks last week to meet with the Mayors for North Star Borough, North Pole, and the City of Fairbanks. During which time the move of the F-16s were discussed. They also met with General Post at Eielson Air Force base who then stated that approximately 3,500 would be effected directly in the move to Anchorage. This move will have an indirect effect on the Wasilla area.

### B. City Public Works Director

Mr. Giddings stated that:

- Bristol Construction finished paving Apron D, the northern most apron on the west side of the runway at the Wasilla Airport, which is Phase 2 of the construction contract;
- the City will be bidding out the road contract for the Aviation Avenue extension to S. Mack Drive, which hopefully will be done this fall;
- the Community Garden across the street from City Hall is ready and already has some users;
- they have a couple small road projects, which includes repaving Nelson Avenue along IditaPark and installing about 1,000 feet of bike path that will now connect a gap in the existing bike path along the west side of Lucille Street;
- the City will do some strip paving on Susitna to the condominiums; and
- the City plans to have the downtown water station building, located at the corner of Weber Street and Nelson Street, operational by the end of the summer.

### C. City Attorney

No report given.

### D. City Planner

Ms. Crawford stated the City Council adopted the Hazard Mitigation Plan on June 11, 2012, and although parliamentary procedure training was scheduled for June, the training will be rescheduled for July and since Commissioner DeHart will be absent for both meetings in June.

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

Mr. Garvin Bucaria stated that:

- he represents himself and the Iditaway Park Subdivision, which has nine lots;
- the notice sent out by the Borough asking for input on the land acquisition for the new site for the Iditarod school was supported by the property owners; and

- he provided a copy of his letter requesting that the Wasilla Planning Commission approve a resolution asking the Matanuska-Susitna Borough and the School Board to coordinate with the property owners during the design process to minimize negative impacts on the neighborhood.

Commissioner Miller asked if there a conflict with the design from the Borough.

Mr. Bucaria stated they have not seen a design but have had problems with actions on that property.

Ms. Crawford asked the Commission to come to a general agreement to have staff bring forward a resolution addressing Mr. Bucaria's concerns.

Commissioner Kelly asked the staff to bring forth a resolution for support of these items in the letter presented by Mr. Bucaria.

Mr. Giddings stated that when the Borough sends a site plan out for review, they must involve the City and then the City provides feedback.

Chair Buswell closed Public Participation with no one else present to speak.

## **VII. CONSENT AGENDA**

A. Minutes of May 22, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 12-11:** Approving Conditional Use (CU #12-01), which allows construction of a 10,400 square foot building in the Commercial Zoning District. The property is located on Lot 5, Block 1, Overlook Business Park Subdivision; generally located on the north side of the Parks Highway just west of Hermon Road.

a. City Staff:

Ms. Crawford introduced Resolution Serial No. 12-11 and provided an additional resolution that contained three conditions that were in the staff report and requested that the Commission adopt that resolution.

b. Applicant

Mr. Andrew Gumley, owner of Special Events Alaska, discussed his intentions for development of the site.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal  
Chair Buswell opened the public hearing on Resolution Serial No. 12-11.

Mr. Bucaria stated that Sun Mountain Avenue runs all along that road from Lowes to Cottonwood Creek and he has concerns that State of Alaska Department of Transportation has not reduced drainage and pollution into the creek. He stated that the site plan showed the drainage from this site going toward the road, which would add additional runoff into the creek.

With no one else present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-11.

d. Applicant  
No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to approved Resolution Serial No. 12-11 with the conditions, as amended.

VOTE: The motion moved to adopt Resolution Serial No. 12-11, as amended, passed unanimously.

#### **IX. UNFINISHED BUSINESS**

None.

#### **XI. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

#### **XII. AUDIENCE COMMENTS**

Mr. Bucaria stated that there is a real problem in this town regarding drainage and DOT has not alleviated the problem with Cottonwood Creek and Wasilla Lake. He said that the City of Wasilla needs to try help improve the situation.

#### **XIII. STAFF COMMENTS**

No comments.

#### **XIV. COMMISSION COMMENTS:**


Commissioner Kelly stated that it was interesting that Mr. Bucaria brought up the drainage problem and he noticed all of the water in the parking lot at the Mat-Su Regional Medical Center and wondered where it was going.

Mr. Giddings explained that they have an on-site drainage site.

Chair Buswell thanked everyone for attending tonight's meeting.

**XV. ADJOURNMENT**

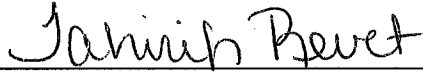
The regular meeting adjourned at 7:38 PM.



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A.C. BUSWELL, III, Chairman

ATTEST:



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TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission June 26, 2012.

