



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.

JULY 24, 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 July 10, 2012, regular meeting.

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

- A. Public Hearing
 - 1. **Resolution Serial No. 12-13:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for Lots 1-6, Pioneer Bluff Subdivision, Township 17 North, Range 1 West, Section 10, Seward Meridian, Alaska; generally located on

the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

- 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, July 24, 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. Richard Payne, City Attorney
- Ms. Tina Crawford, City Planner
- Ms. Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Mr. Payne led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator
No report given.

B. City Public Works Director
No report given.

C. City Attorney

Mr. Payne stated that the City is waiting on a decision in the lawsuit of Laybourn vs. the City regarding the promised road that was not developed near the Menard Sports Center. Also, he stated that the file is a public record and he can email it to any of the Commissioners if they are interested in viewing it.

D. City Planner

Ms. Crawford stated that parliamentary procedure training was scheduled for 6 PM at the next Planning Commission meeting and there will also be a resolution regarding annexation of properties around Jacobsen Lake.

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

No one present.

VII. CONSENT AGENDA

A. Minutes of July 10, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 12-13:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for Lots 1-6, Pioneer Bluff Subdivision, Township 17 North, Range 1 West, Section 10, Seward Meridian, Alaska; generally located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

a. City Staff

Ms. Crawford:

- introduced Resolution Serial No. 12-13 and stated there were a couple handouts. One was a map that showed the subdivision lot configuration and the other was a copy of comments submitted by Dianne Keller after the packet was created; and
- stated that she recommended approval of the rezoning since it was consist with the rezoning criteria, which is addressed in the staff report in their packet and is part of the official record.

Commissioner Kelly asked Ms. Crawford to verify that the resolution presented tonight is only regarding the rezone request and not how the property is being developed.

Ms. Crawford stated that he was correct.

b. Applicant:

Ms. Lenora Niesen explained how they developed the subdivision and left most of the vegetation.

Commissioner Kelly asked which lot is access by Glenwood Avenue.

Ms. Niesen stated that Lot 4 would be accessed by Glenwood Avenue.

Commissioner DeHart inquired about buffering between the proposed subdivision and the existing development.

Ms. Niesen stated there is a natural bluff so it cannot be cleared easily.

Commissioner Miller asked if they were going to sell the lots or develop the lots themselves.

Ms. Niesen stated they plan to sell the lots in the future and were not sure how they will be developed. However, they may retain Lot 4 and develop it themselves.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 12-13.

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-13.

d. Applicant

No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to approved Resolution Serial No. 12-13, as presented.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 12-13, as presented, passed unanimously.

IX. UNFINISHED BUSINESS

None.

XI. COMMUNICATIONS

No statements made regarding the following items.

A. Permit Information

B. Enforcement Log

XII. AUDIENCE COMMENTS

No audience comments.

XIII. STAFF COMMENTS

Ms. Crawford stated she forgot to mention during her staff report that a Parks & Recreation Commissioner provided a flyer from the Matsu Trails & Parks Foundation to be shared with the Planning Commission.

XIV. COMMISSION COMMENTS:

Commissioner Kelly expressed concerns about a church being built on commercially-zoned property since it does not generate sales tax revenue for the City.

Ms. Crawford clarified that the church did not need a rezone in order to develop since the existing Rural Residential zoning allows churches. The main benefit to the church would be the additional signage allowed in the Commercial zoning.

Chair Buswell thanked everyone for coming.

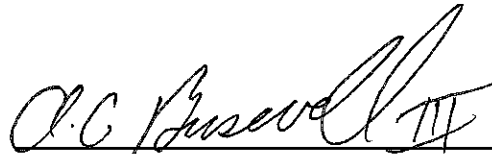
XV. ADJOURNMENT

The regular meeting adjourned at 7:17 PM.

ATTEST:



TAHIRIH REVET, Planning Clerk


A.C. BUSWELL, III, Chairman

Adopted by the Wasilla Planning Commission August 14, 2012.