



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.

SEPTEMBER 11, 2012

- 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 August 14, 2012, regular meeting.

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

A. Public Hearing

1. **Resolution Serial No. 12-15:** Request approval to clear more than 70 percent of lot for development to allow a new drive-through coffee stand on existing car wash site. (Generally located at the southwest corner of the Parks Highway and Palmer-Wasilla Highway)
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant
2. **Resolution Serial No. 12-16:** Recommending that the Wasilla City Council identify ways to encourage and assist the establishment of a chess club within the City of Wasilla.

IX. UNFINISHED BUSINESS

A. Public Hearing

1. **Resolution Serial No. 12-14:** Supporting Wasilla City Council Ordinance Serial No. 12-30 that authorizes the City to file a Petition for annexation of Lots 3C and 3D of the Olympic Subdivision (Plat No. 2006-86), Lots 3B-1 and 3B-2 of the Olympic Subdivision (Plat No. 2007-82), and Waiver Parcel No. 2 (refile Waiver 94-5w) to the City of Wasilla subject to review by the Division of Community and Regional Affairs – Local Boundary Commission for the State of Alaska.
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

REGULAR MEETING

7 P.M.

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, September 11, 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. Patrick Brown, Seat A
Mr. Daniel Kelly, Jr., Seat B
Mr. Doug Miller, Seat D
Mr. Clark Buswell, Seat F
Mr. Robert Webb, Seat G

Commissioners not present were:

Mr. Steven DeHart, Seat C
Ms. Glenda Ledford, Seat E

Staff in attendance were:

Ms. Tina Crawford, City Planner
Ms. Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Brown led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended to remove item #2 under Section VIII, Unfinished Business, as other property owners may be interested in being annexed into the City.

[CLERK'S NOTE: At 7:05 PM it was noticed the microphones were not turned on. Microphones were then turned on and meeting was continued.]

V. REPORTS

A. City Deputy Administrator
No report given.

B. City Public Works Director

Ms. Crawford provided a report from Mr. Giddings regarding the special meeting with the City Council on September 10, 2012, which was to discuss the new library and she also stated that the airport access road is underway.

C. City Attorney

No report given.

D. City Planner

Ms. Crawford stated that there is planning commissioner training offered at the Alaska Chapter of the American Planning Association Conference on November 10, 201, and if anyone is interested in going to contact her in the next week or two.

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

No one spoke.

VII. CONSENT AGENDA

A. Minutes of August 14, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 12-15:** Request approval to clear more than 70 percent of lot for development to allow a new drive-through coffee stand on existing car wash site. (Generally located at the southwest corner of the Parks Highway and Palmer-Wasilla Highway).

a. City Staff

Ms. Crawford provided a summary of the applicants' request.

b. Applicant

Ms. Mariah Mahoy, CEO of the coffee stand, stated that the owners have installed more trees and shrubs to upgrade the landscaping on the site and that with the lot being paved for the flow of traffic it would interfere with the placement of the coffee stand to allow for more vegetation.

Ms. Patricia Okeefe, Office Manager, stated she is here on behalf of the owner and stated that the owner has planted new trees and shrubs that are required to bring into compliance with the City's landscaping requirements.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 12-15

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-15.

Discussion moved to the Commission.

To make it clear the applicant is requesting the Commission to stay within their existing cleared limits.

d. Applicant

No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 12-15, as presented.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to approve an amendment to the title block of Resolution Serial No. 12-15 and Condition #1 to now read as follows:

[Deletions are show in ~~strikethrough~~ and additions are underlined]

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CLEARING OF ~~MORE THAN 70~~ UP TO 75 PERCENT OF THE VEGETATION FROM LOT 3, BLOCK 1, COTTONWOOD PARK SUBDIVISION PER WMC 16.33.050(A)(2). GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE PARKS HIGHWAY AND EAST OLD MATANUSKA ROAD.

Condition #1:

1. Landscaping and vegetation on 25 percent of the site must be installed and maintained in perpetuity as shown on the site plan, date stamped August 21, 2012, as required in WMC 16.33.060.

VOTE: The motion to amend the title block of Resolution Serial No. 12-15 and Condition #1, passed unanimously.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 12-15, as amended.

VOTE: The motion to adopt Resolution Serial No. 12-15 as amended, passed unanimously.

2. **Resolution Serial No. 12-16:** Recommending that the Wasilla City Council identify ways to encourage and assist the establishment of a chess club within the City of Wasilla.

Commissioner Kelly spoke in favor of the chess club and how it helps to encourage tourism and gives children and adults a safe place to go.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 12-16, as presented.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 12-16, passed unanimously.

IX. UNFINISHED BUSINESS

A. ~~Public Hearing~~

1. ~~**Resolution Serial No. 12-14:** Supporting Wasilla City Council Ordinance Serial No. 12-30 that authorizes the City to file a Petition for annexation of Lots 3C and 3D of the Olympic Subdivision (Plat No. 2006-86), Lots 3B-1 and 3B-2 of the Olympic Subdivision (Plat No. 2007-82), and Waiver Parcel No. 2 (refile Waiver 94-5w) to the City of Wasilla subject to review by the Division of Community and Regional Affairs—Local Boundary Commission for the State of Alaska.~~

a. ~~City Staff~~

b. ~~Applicant~~

c. ~~Private person supporting or opposing the proposal~~

d. ~~Applicant~~

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 apologized for the confusion regarding the land clearing waiver and would re-word future requests to provide better clarity.

XIV. COMMISSION COMMENTS:

Commissioner Kelly thanked the Commission for passing the resolution on the chess club.

Commissioner Brown request a master list of the abbreviations for the permit and code enforcement logs to assist him in understanding the entries.

Chair Buswell thanked everyone for attending tonight's meeting.

XV. ADJOURNMENT

The regular meeting adjourned at 7:51 PM.

ATTEST:

Tahirih Revet
TAHIRIH REVET, Planning Clerk

A.C. Buswell III
A.C. BUSWELL, III, Chairman

Adopted by the Wasilla Planning Commission September 25, 2012.