



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Patrick Brown, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Vacant, Seat D
Glenda Ledford, Seat E
William Green, Seat F
Jesse Sumner, 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 9, 2013

- 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 June 11, 2013, regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. PUBLIC HEARINGS

1. Item: Proposed Downtown Area Plan (Reso. #13-07)
 Petitioner: City of Wasilla
 Request: Recommendation that the Wasilla City Council adopt the proposed Wasilla Downtown Area Plan as an amendment to the 2011 Comprehensive Plan so that it can serve as a document that the Wasilla Planning Commission, City Council, and City staff can use and cite as a basis for making decisions, such as identifying capital project priorities, land use permits, and considering applications for rezoning.

2. Item: Proposed Sale of Meta Rose Square (Reso. #13-04)
 Petitioner: City of Wasilla
 Request: Make recommendation to Wasilla City Council regarding proposal to sell the Meta Rose building.
 Total Area: 1.04 acres ±
 Location: Lot 5A, Block 1, Fred Nelson Subdivision and Block 1E, Wasilla Townsite Resubdivision (Located at the southwest corner of Herning Ave. and N. Yenlo St.)
 Zoning: Commercial
 Future Land Use: Generally Commercial/Business

IX. UNFINISHED BUSINESS *(five minutes per person)*

A. PUBLIC HEARINGS

(Continued from May 21, 2013 special meeting and May 14, 2013 regular meeting)

1. Item: AA 13-27 and UP 13-02 (Reso. #13-06)
 Petitioner: Matanuska Electric Association (MEA)
 Request: Permit to construct new 80-100 feet tall 115 kV double circuit transmission lines, including 100 feet wide right-of-way easement, extending from the new Eklutna generation station to the Herning substation at S. Denali Street, within the Wasilla city limits.
 Total Area: Approximately three miles
 Location: A corridor extending west from Seward-Meridian Highway on the north side of the Parks Highway and then crossing to the south side of the Parks Highway behind Creekside Plaza shopping center and then across to the north side of the Palmer-Wasilla Highway Extension and then west along the Palmer-Wasilla Highway Extension to just east of Glenwood Avenue and then north to the existing Herning substation (see transmission line corridor on attached drawings dated December 7, 2012.)
 Zoning: Commercial and Residential (R-2)
 Future Land Use: Generally Commercial/Business and Mixed Use

- X. COMMUNICATIONS
 - A. Permit Information
 - B. Enforcement Log
- XI. AUDIENCE COMMENTS
- XII. STAFF COMMENTS
- XIII. COMMISSION COMMENTS
- XIV. ADJOURNMENT

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REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM, June 11, 2013, in Council Chambers of City Hall, Wasilla, Alaska by Daniel Kelly, Jr., Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Mr. Patrick Brown, Seat A
Mr. Daniel Kelly, Jr., Seat B
Vacant, Seat D
Ms. Glenda Ledford, Seat E
Mr. William Green, Seat F

Commissioners absent and excused were:

Ms. Jessica Dean, Seat C
Mr. Jesse Sumner, Seat G

Staff in attendance were:

Mr. Archie Giddings, Public Works Director
Ms. Tina Crawford, City Planner
Ms. Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Green led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

VI. REPORTS

A. Brad Swartz, MSB – Update on MSB road Railroad projects
Mr. Swartz handed out information regarding projects within the MSB and then provided a report on the projects.

B. City Deputy Administrator
No Report Given

C. City Public Works Director
Mr. Giddings provided a report on the City Council meeting for June 11, 2013.

D. City Attorney
No report given.

E. City Planner

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

No one spoke.

VIII. CONSENT AGENDA

A. Minutes of May 14, 2013, regular meeting

B. Minutes of May 21, 2013, special meeting

GENERAL CONSENT: Minutes were approved as presented.

IX. NEW BUSINESS

A. PUBLIC HEARINGS

1. Item: Landscape Waiver (Reso. #13-09)
Petitioner: Christina Sena, owner of The Perfect Start, LLC
Request: Approval to allow 82% of the lot to remain cleared of vegetation, which is 12% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop a new drive-through coffee stand. Note: Prior to the applicant leasing the lot, 100% of the lot had been totally cleared of vegetation. The Applicant is proposing to add 18% of vegetation to the lot.

Total Area: 1.13 acres±
Site Address: 1501 W. Parks Highway
Lot 15, Block 3, Wasilla Heights Subdivision
Zoning: Commercial
Future Land Use: Generally Commercial/Business

a. Staff Report

Ms. Crawford provided an overview of the request by the applicant.

b. Applicant

Ms. Christina Sena provided a summary of why she is requesting a landscape waiver.

c. Private person supporting or opposing the proposal

Chair Kelly opened the public hearing.

With no comments, Chair Kelly closed the public hearing.

d. Applicants Response

No comments.

MOTION: Commissioner Green moved to approve Resolution 13-09, as presented.

MOTION: Commissioner Green moved to amend the main motion to allow the applicant to wait until the right-of-way acquisition by the State is completed to install the landscaping.

VOTE: The motion to amend the main motion, passed unanimously.

VOTE: The motion to approve Resolution Serial No. 13-09, as amended, passed unanimously.

2. Item: Landscape Waiver (Reso. #13-10)
Petitioner: Tom Adams, Lounsbury & Associates, Agent for Kendall Ford of Wasilla
Owner: Corporate Way Properties
Request: Approval to allow 77% of the lot to remain cleared of vegetation, which is 7% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to build an addition to the existing sales building. Note: Kendall Ford was developed prior to the adoption of the current landscape regulations. However, the expansion requires them to come into compliance with the regulations or request a waiver.
- Total Area: 12.07 acres±
Site Address: 2701 E. Sun Mountain Avenue
Lot 2, Sun Plaza Subdivision
Zoning: Commercial
Future Land Use: Generally Commercial/Business

a. Staff Report

Ms. Crawford provided an overview of the request by the applicant.

b. Applicant

Mr. Tom Adams, Lounsbury & Associates, Inc., representative for Kendall Ford, provided a brief summary of the request for the waiver of land clearing restrictions and discussed proposed amendments to the conditions for approval.

c. Private person supporting or opposing the proposal

Chair Kelly opened the public hearing.

With no comments, Chair Kelly closed the public hearing.

d. Applicants Response

No comments.

MOTION: Commissioner Ledford moved to approve this Resolution 13-10, as presented.

MOTION: Commissioner Brown moved to amend Resolution Serial No. 13-10 to modify condition #1:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the eight landscape sheets and drawings attached as Exhibit A, as required in WMC 16.33.060

To now read as follows:

1. Landscaping and vegetation on the property must be installed and maintained to provide a minimum of 23% groundcover.

VOTE: The motion to modify condition #1, passed unanimously.

MOTION: Commissioner Brown moved to amend Resolution Serial No. 13-10 to modify condition #3:

3. Prior to beginning redevelopment of the subject parcel, the applicant must provide the landscape guarantee required in WMC 16.33.040.

To now read as follows:

3. Prior to beginning redevelopment of the subject parcel, the applicant must submit a final landscape plan to the City Planner for approval and provide the landscape guarantee required in WMC 16.33.040.

VOTE: The motion to modify condition #3, passed unanimously.

VOTE: The motion to approve Resolution Serial No. 13-10, as amended, passed unanimously.

B. COMMITTEE OF THE WHOLE

MOTION: Commissioner Ledford moved to enter into the Committee of the Whole at 8:08 PM.

(Commissioner Brown requested a 5 minute break at 8:08 PM. The meeting reconvened at 8:13 PM)

Entered into the Committee of the Whole to discuss the following items:

1. Discussion to identify revisions to draft Downtown Area Plan
2. Discussion of Planning Commission responsibilities and drafting of work plan for remainder of 2013

MOTION: Commissioner Ledford moved to exit the Committee of the Whole at 9:26 PM.

XI. UNFINISHED BUSINESS

No unfinished business.

XII. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XIII. AUDIENCE COMMENTS

No comments

XIV. STAFF COMMENTS

No comments

XV. COMMISSION COMMENTS

Commissioner Brown stated he will provide a report to the City Council at their next meeting on June 24, 2013.

X. ADJOURNMENT

The regular meeting adjourned at 9:28 PM.

DANIEL KELLY, JR., Chairman

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2013.

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