



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. 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 Herring 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 Herring 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

IX. 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 Herring Ave. and N. Yenlo St.)~~
- ~~Zoning: Commercial~~
~~Future Land Use: Generally Commercial/Business~~

- X. COMMUNICATIONS
 - A. Permit Information
 - B. Enforcement Log
- XI. AUDIENCE COMMENTS
- 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, July 9, 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 (via telephone)
- Mr. Daniel Kelly, Jr., Seat B
- Ms. Jessica Dean, Seat C
- Vacant, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. William Green, Seat F
- Mr. Jesse Sumner, Seat G

Staff in attendance were:

- Mr. Archie Giddings, Public Works Director
- Ms. Tina Crawford, City Planner
- Mr. Richard Payne, City Attorney
- Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

- A. Commissioner Sumner led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended to postpone the hearing on the Meta Rose Square sale to the August 13, 2013 meeting and move the unfinished business item after Consent Agenda.

VI. REPORTS

- A. City Deputy Administrator
No Report Given

- B. City Public Works Director
No Report Given.

- C. City Attorney
No Report Given.

- E. City Planner
No Report Given.

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

Ms. Anne Kilkenny stated she is not in favor of the Meta Rose Square sale.

VIII. CONSENT AGENDA

A. Minutes of June 11, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

XI. UNFINISHED BUSINESS

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

Ms. Crawford stated at the May 21, 2013 meeting held by the Commission the public hearing was reopened to allow new testimony and she indicated that the Commission may want to consider that option again.

Chair Kelly re-opened the public hearing.

Ms. Bernadette Rupright provided information on the June 27, 2013 workshop and stated she doesn't believe there is enough information to make a decision on the transmission line routes suggested by MEA.

Mr. Berkley Tilton, chairman of the Knik Fairview Community Council, stated he was in support of the underground transmission lines but felt the construction cost be shared by all rate payers not just Wasilla.

Mr. Sam Keller, Alaska Club Operations Manager, stated that he is in opposition of the current route suggested by MEA since it will prohibit future expansion of the Club at the back portion of the property.

Ms. Crawford stated that tonight's packet contained several resolution options for the Commission to consider for adoption.

MOTION: Commissioner Brown moved to approve the requested transmission lines provided that they were constructed underground within an utilidor – Resolution 13-06, Version #2.

(The regular meeting recessed at 7:53 PM and reconvened at 7:57 PM)

MOTION: Commissioner Ledford moved to amend the resolution as follows (change shown in bold underline):

NOW, THEREFORE BE IT RESOLVED, the Wasilla Planning Commission has determined that the construction of 80 feet tall 115kV double circuit overhead transmission lines along the proposed route through the City is **not** consistent with the vision for the City as outlined in the City of Wasilla Comprehensive Plan, Land Development Code (Title 16), Mission Statement, and the City Council's goals and initiatives for fiscal year 2013-2014 and will ~~not~~ significantly affect the visual appearance and scenic resources along the proposed route or negatively impact existing and potential commercial development on commercially-zoned properties; and

VOTE: Motion to amend the resolution as presented, passed unanimously.

Discussion ensued.

MOTION: Commissioner Dean moved to amend the motion to include the original railroad route that was shown by MEA as an additional approved route.

Discussion ensued.

Commissioner Dean withdrew her motion.

(The regular meeting recessed at 8:29 PM and reconvened at 8:38 PM)

Mr. Payne stated on the record that during the recess that he had a discussion with the Commissioners regarding potential conflicts of interest and potential findings and that he did not provide any direction on routes for the transmission lines.

Commissioner Dean stated she would like to add to the findings, that based on her observations of other areas, the large transmission lines were only located in industrial or areas with no development.

Commissioner Ledford stated that the Parks Highway is one of the most heavily traveled traffic areas and hitting one of the proposed poles would cause more damage than going into a ditch.

Discussion ensued.

MOTION: Commissioner Dean moved to amend the main motion to remove the requirement for the underground utilities be in a utilidor, in order to give the option to choose a design that works best for MEA.

Discussion moved to the Commission.

VOTE: The motion to amend the main motion to remove the requirement to locate the utilities within an utilidor failed with Commissioners Dean, Ledford and Sumner in favor, and Commissioners Green and Brown, and Chair Kelly in opposition.

MOTION: Chair Kelly moved to direct the City Planner to produce a revised Resolution and bring back to the Commission at the next meeting August 13, 2013.

VOTE: The motion to direct the City Planner to bring back a revised resolution with findings of fact to the Commission, passed with Commissioners Brown, Dean, Green, Ledford and Chair Kelly in favor and Commissioner Sumner in opposition.

IX. NEW BUSINESS

A. PUBLIC HEARINGS

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Petitioner: City of Wasilla
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a. Staff Report

Ms. Crawford stated that the changes proposed at the June 11, 2013 Planning Commission meeting were incorporated into the document.

b. Private person supporting or opposing the proposal
Chair Kelly opened the public hearing.

With no comments, Chair Kelly closed the public hearing.

MOTION: Commissioner Ledford moved to approve Resolution 13-07, as presented.

VOTE: The motion to approve Resolution Serial No. 13-07, as presented, passed unanimously.

~~2. Item: Proposed Sale of Meta-Rose Square (Reso. #13-04)
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Zoning: Commercial
Future Land Use: Generally Commercial/Business~~

XII. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XIII. AUDIENCE COMMENTS

No comments

XIV. STAFF COMMENTS

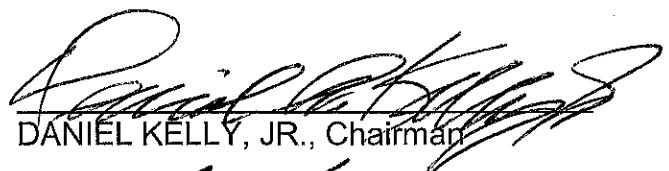
No comments

XV. COMMISSION COMMENTS

Commissioner Brown thanked the Planning Commission for their efforts.

X. ADJOURNMENT

The regular meeting adjourned at 9:03 PM.


DANIEL KELLY, JR., Chairman
8/14/2013

ATTEST:


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission August 13, 2013.