



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.

AUGUST 13, 2013

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. Parks Highway Alternative Corridor Project Update – AKDOT & HDR
 - B. City Deputy Administrator
 - C. City Public Works Director
 - D. City Attorney
 - E. City Planner
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Minutes of July 9, 2013, regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
(No new business)

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

A. PUBLIC HEARINGS

(Continued from July 9, 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

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

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, August 13, 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 Ledford led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was amended to move Item A, under REPORTS - the Parks Highway Alternative Corridor Project Update – AKDOT & HDR, after Item 1. under UNFISHED BUSINESS - the public hearing for MEA.

V. REPORTS

- A. Parks Highway Alternative Corridor Project Update – AKDOT & HDR

B. City Deputy Administrator
No Report Given

C. City Public Works Director
Mr. Giddings provided a brief summary on the last City Council meeting and public works activities.

D. City Attorney
No Report Given.

E. City Planner
No Report Given.

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

Chair Kelly opened the public participation portion of the meeting for anyone wishing to provide comments on any other subject besides the proposed sale of Meta Rose Square. However, he stated that since the public hearing for the MEA item was closed, this will be the only opportunity for someone to speak regarding that item.

Mr. Jeff Arntz stated his concerns regarding the relocation of the City limit sign. He also asked whether the City had any plans to annex any of the property on the south side of Knik-Goose Bay Road.

Mr. Giddings stated that the sign was moved to where the City limits start and that the City is not proposing to annex any property located south of the Knik-Goose Bay Road.

Mr. Ralph Baldwin stated his concerns with the proposed transmission line route.

Mr. Ken Ray stated he is in favor approving the request submitted by MEA.

VII. CONSENT AGENDA

A. Minutes of July 9, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

VIII. NEW BUSINESS
(No new business)

IX. UNFINISHED BUSINESS

A. PUBLIC HEARINGS
(Continued from July 9, 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 provided a statement regarding the resolution included in the packet and that it requires the transmission line be buried underground but does not require it to be within an utilidor.

MOTION: Commissioner Ledford moved to adopt Resolution Serial No. 13-06.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 13-06 as presented, passed with Commissioners Dean, Ledford, Green, Brown and Chair Kelly in favor, and Commissioner Sumner in opposition.

(The regular meeting recessed at 7:40 PM and reconvened at 7:46 PM)

V. REPORTS (cont.)

Mr. Allen Kempen, project manager with ADOT&PF, stated that there will be an open house on August 28, 2013, at the Mat-Su Central Fire Station 61.

Mr. Murph O'Brien, consultant with HDR, Inc., provided a presentation and handout regarding the Parks Highway Alternative Corridor Project.

IX. UNFINISHED BUSINESS

B. PUBLIC HEARINGS (cont.)

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

- a. Staff report
Ms. Crawford provided a brief summary on the proposed sale of Meta Rose Square.
- b. Applicant's report
- c. Private person supporting or opposing the proposal
Chair Kelly opened the public hearing.
With no comments, Chair Kelly closed the public hearing.
- d. Applicant

MOTION: Commissioner Dean moved to amend Resolution Serial No. 13-04 in the last WHEREAS, to read as follows:

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

WHEREAS, the Wasilla Planning Commission finds that the proposed sale is ~~not~~ in the best interests of the City but recommends that the City first obtain an opinion from a consultant determining the best future use of that area of the downtown as it relates to the City's Downtown Area Plan and Comprehensive Plan and then sell the property via an RFP process.

VOTE: The motion to amend Resolution Serial No. 13-04, passed unanimously.

Discussion ensued.

VOTE: The motion to approve Resolution Serial No. 13-04, as amended, passed unanimously.

X. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

No comments

XII. STAFF COMMENTS


Ms. Crawford stated that the Planning Department received an email regarding the upcoming Parks Highway Alternative Corridor Project open house and will forward it to the Commission.

XIII. COMMISSION COMMENTS

Commissioner Brown stated that he appreciated the way the City handled the public hearing process and also appreciated the residents that took time to participate and provide input regarding the proposal.

IVX. ADJOURNMENT

The regular meeting adjourned at 9:03 PM.


DANIEL KELLY, JR., Chairman
9/12/13

ATTEST:


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission September 10, 2013.