



**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

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**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.**

**MAY 14, 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 April 9, 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 to Wasilla City Council to 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: CU 13-01 (Reso. #13-08)  
 Petitioner: Pat Eder, Agent for Russell and Pamela Burlingame  
 Request: Permit to construct an 11,252 square feet medical building – Alyeska Physical Therapy  
 Total Area: 2.33 acres ±  
 Site Address: 401 E. Bogard Road  
 Lots C2 and C3, Section 3, Township 17 North, Range 1 West  
 Zoning: Commercial  
 Future Land Use: Generally Commercial/Business
  
3. 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 located within the Wasilla city limits.  
 Total Area: Approximately three miles  
 Site Address: 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  
**NOTE: Continuation meeting tentatively scheduled for May 21, 2013**

- IX. UNFINISHED 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, May 14, 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
- 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. Vern Rupright, Mayor
- Mr. Archie Giddings, Public Works Director
- Mr. Richard Payne, City Attorney
- Ms. Tina Crawford, City Planner
- Ms. Tahirih Revet, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

- A. Commissioner Green led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

**GENERAL CONSENT:** The agenda was approved as amended to remove the Downtown Area Plan and rescheduled as a Committee of the Whole item on June 11, 2013.

**VI. REPORTS**

- A. City Deputy Administrator  
No report given.

- B. City Public Works Director  
Mr. Giddings provided a brief summary of items that were approved in the CIP budget.

- C. City Attorney  
No report given.

D. City Planner  
No report given.

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

No one spoke.

**VIII. CONSENT AGENDA**

A. Minutes of April 9, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

**IX. NEW BUSINESS**

1. ~~Item: Proposed Downtown Area Plan (Reso. #13-07)~~  
~~Petitioner: City of Wasilla~~  
~~Request: Recommendation to Wasilla City Council to 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: CU 13-01 (Reso. #13-08)  
Petitioner: Pat Eder, Agent for Russell and Pamela Burlingame  
Request: Permit to construct an 11,252 square feet medical building – Alyeska Physical Therapy.  
  
Total Area: 2.33 acres ±  
Site Address: 401 E. Bogard Road  
Lots C2 and C3, Section 3, Township 17 North, Range 1 West  
  
Zoning: Commercial  
Future Land Use: Generally Commercial/Business
  
- a. Staff report  
Ms. Crawford provided a brief summary of the applicant's request.
  
- b. Applicant's report  
Mr. Pat Eder, Agent for Russell and Pamela Burlingame  
Mr. Eder provided a brief description of the construction of the medical building.
  
- c. Private person supporting or opposing the proposal  
Chair Kelly opened the public hearing.

Mr. Garvan Bucaria provided comments on the egress and ingress access and recommended that they have a one way traffic flow into the site from the Wasilla Fishhook and out onto the Bogard Road, with a stop sign, due to the traffic congestion, pedestrian traffic and school children.

With no other comments, Chair Kelly closed the public hearing.

d. Applicant

Mr. Eder stated he has spoken with the State regarding the driveways permit on Bogard Road and Wasilla-Fishhook Road.

MOTION: Commissioner Green moved to approve Resolution Serial No. 13-08, as presented for approval.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 13-08, as presented for approval, passed unanimously.

3. 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 located within the Wasilla city limits.  
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Zoning: Commercial and Residential (R-2)  
Future Land Use: Generally Commercial/Business and Mixed Use  
**NOTE: Continuation meeting tentatively scheduled for May 21, 2013.**

a. City Staff

Ms. Crawford introduced the request and asked the Commission to extend the staff and applicant time limit to 20 minutes.

Mayor Rupright stated he is not taking a position on this item but provided information to the Commission regarding the quasi-judicial process and the Commission's responsibilities for reviewing and considering the applicant's request.

Ms. Crawford provided an overview of the background and intent of planning regulations, the State of Alaska's requirement for cities with planning powers to adopt comprehensive plans and implementing land use regulations and policies, and the City code criteria for approving permit requests. She then provided an overview of the requested transmission line project and stated that five options were provided by staff for the Commission to consider. The first option was to continue the meeting to allow staff time to work with other agencies to identify additional routes (staff recommended this option) and the other four options consisted of four different resolutions that the Commission could consider adopting.

*(The regular meeting recessed at 8:05 PM to allow the applicant time to set up their presentation. The meeting reconvened at 8:12 PM)*

b. Applicant

Mr. Dan Beardsley and Mr. Gary Kuhn provided a presentation regarding the request for transmission lines along the Parks Highway and Palmer-Wasilla Highway Extension.

*(The regular meeting recessed at 9:24 PM and reconvened at 9:30 PM)*

c. Private person supporting or opposing the proposal

Chair Kelly opened the public hearing to allow testimony from the public.

The following business and property owners along the Parks Highway spoke regarding their opposition to the proposed transmission lines along the route proposed by Matanuska Electric Association due to the potential negative impacts:

- Mr. Ronald Baird (attorney for Gloria M. Powell, trustee of the Leo J. Demers Testamentary Trust)
- Mr. Floyd Pederson (Creekside Plaza owner)
- Mr. Evangelos Lamberakis (Evangelos's Restaurant owner)
- Mr. Dean Pape (Kendall Ford representative)
- Mr. Stu Graham (The Alaska Club General Manager)
- Mr. William Imlach

The following City residents spoke in opposition to the proposed transmission lines along the route proposed by Matanuska Electric Association due to the potential negative impacts:

- Mr. Garvan Bucaria stated he is opposed to the suggested MEA route and development due to potential impacts to Cottonwood Creek.
- Mr. John Murphy, Naomi Drive resident, stated he is opposed to the suggested MEA route and development due to the impacts to the scenic views along the corridor.

- Mr. Jim Palin, Naomi Drive resident, stated he is opposed to the suggested MEA route and development and agrees with Mr. Murphy's comments.

Mr. Berkley Tilton, President of Knik Fairview Community Council, stated the Council approved a resolution opposing the proposed Fairview Loop. He also stated that Council was in favor of the Commission choosing Option #1 that was recommended by City Staff. However, he requested that they amend Option #1 to include a representative from the Knik Fairview Community Council.

Mr. Ken Ray stated he is not in favor of the Parks Highway route.

Ms. Anne Kilkenny stated her concerns with the proposed transmission lines and the preferred route suggested by MEA. She stated that she is opposed to the preferred route.

Mr. Patrick Johnson stated his support for underground lines by MEA so that they will be less intrusive.

Chair Kelly closed the public hearing.

d. Applicants response

Mr. Beardsley provided a brief summary of the comments made by the public.

Mr. Joe Griffith, MEA General Manager, briefly described the reason for the proposed route and asked that the Commission either approve or deny their request instead of approving the continuance proposed in Option #1.

MOTION: Commissioner Dean moved to continue the meeting past 11:00 PM.

VOTE: The motion to continue the meeting past 11:00 PM passed unanimously.

Discussion ensued.

MOTION: Commissioner Brown moved to adjourn the meeting to a date certain and continuance.

VOTE: The motion to adjourn was passed with Commissioner Brown, Dean, Green, Ledford and Chair Kelly in favor, and Commissioner Sumner in opposition.

## **X. ADJOURNMENT**

The regular meeting adjourned at 11:04 PM.



[CLERK'S NOTE: Items below were not discussed]

**XI. UNFINISHED BUSINESS**

No unfinished business.

**XII. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

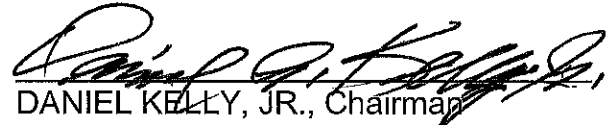
**XIII. AUDIENCE COMMENTS**

No comments

**XIV. STAFF COMMENTS**

No comments

**XV. COMMISSION COMMENTS**

  
DANIEL KELLY, JR., Chairman

ATTEST:

  
TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission June 11, 2013.