



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Vacant, 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.

DECEMBER 10, 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 November 12, 2013 regular meeting
- ~~VIII. ELECTION OF OFFICERS~~
- IX. NEW BUSINESS *(five minutes per person)*

A. PUBLIC HEARING

1. Item: CUP 13-01/UP 13-05 (Reso. No. 13-14)
Petitioner: Lounsbury & Associates, Agent
Property Owner: Cascara, LLC
Request: Approval to construct an 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities.

Total Area: 1.6 acres±
Site Address: 1801 E. Palmer-Wasilla Highway
Tract A9, Olson 2003 Addition Subdivision

Zoning: Commercial
Future Land Use: Generally Commercial/Business
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

B. DISCUSSION

1. Parks Highway Alternate Corridor Update/Report (presentation by HDR and Alaska Department of Transportation & Public Facilities)

C. COMMITTEE OF THE WHOLE

1. 2014 Planning Commission Meeting Calendar – Discussion regarding whether to continue with one meeting per month or return to two meetings per month.
2. Planning Commission Meeting Format – Discussion regarding level of formality at future meetings.
3. 2014 Planning Commission Work/Training Calendar – Discussion to include desired training sessions, schedule to review remaining Comprehensive Plan chapters, and work priorities for 2014.

X. UNFINISHED BUSINESS

XI. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS

XIII. STAFF COMMENTS

XIV. COMMISSION COMMENTS

XV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM, December 10, 2013, in Council Chambers of City Hall, Wasilla, Alaska by Daniel Kelly, Jr., Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Vacant, Seat A
- Mr. Daniel Kelly, Jr., Seat B
- Ms. Jessica Dean, Seat C (via teleconference)
- Vacant, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. William Green, Seat F
- Mr. Jesse Sumner, Seat G

Staff in attendance were:

- Mr. Bert Cottle, Deputy Administrator
- Mr. Archie Giddings, Public Work Director
- Ms. Tina Crawford, City Planner
- Mr. Richard Payne, City Attorney
- 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 Item VIII and add it to the January 14, 2014 regular Planning Commission meeting.

V. REPORTS

- A. City Deputy Administrator
Mr. Cottle provided a report on the homeless count, the New Year's fireworks, current prison capacity, and the Christmas dinner at the Sports Center.
- B. City Public Works Director
No report given.
- C. City Attorney
Mr. Payne stated the MEA appeal is moving forward.

E. City Planner
No report given.

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

Mr. Garvin Bucaria stated he would like to see a better system in place to address runoff into Wasilla Lake and Cottonwood Creek from roads and parking lots within the city of Wasilla.

VII. CONSENT AGENDA

A. Minutes of November 12, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

~~VIII. ELECTION OF OFFICERS~~

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

A. PUBLIC HEARING

1. Item: CUP 13-01/UP 13-05 (Reso. No. 13-14)
Petitioner: Lounsbury & Associates, Agent
Property Owner: Cascara, LLC
Request: Approval to construct an 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities.
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Tract A9, Olson 2003 Addition Subdivision
Zoning: Commercial
Future Land Use: Generally Commercial/Business

a. City Staff

Ms. Crawford provided an overview of the staff report and record, including the conditions of approval proposed by staff.

b. Applicant

Mr. Tom Adams, Lounsbury & Associates, agent for Cascara, LLC, provided a summary of the client's request to development a Petco store on the subject property.

c. Private person supporting or opposing the proposal

Chair Kelly opened the public hearing.

Ms. Katie Carney stated she supports preserving green space around the City of Wasilla and the aesthetics of the back of Petco viewed from Wasilla Lake.

Mr. Bucaria stated he is not in favor of the development of Petco and that he has concerns about the impacts of the pet waste to the water quality of the lake.

Chair Kelly closed the public hearing with no one else stepping forward to speak.

d. Applicant

Mr. Adams addressed the public comments that expressed concerns with the project.

MOTION: Commissioner Green moved to approve Resolution Serial No. 13-14 as presented.

VOTE: The motion to approve Resolution Serial No. 13-14 passed unanimously.

(Recessed for five minutes to provide HDR time to set up their presentation 7:44 PM)

(Resumed at 7:49 PM)

B. DISCUSSION

1. Parks Highway Alternate Corridor Update/Report (presentation by HDR and Alaska Department of Transportation & Public Facilities)

Mr. Murph O'Brien gave a PowerPoint presentation on the current status of the proposed Parks Highway Alternative Corridor.

C. COMMITTEE OF THE WHOLE

MOTION: Commissioner Green moved to enter into the Committee of the Whole at 8:12 PM.

Entered into the Committee of the Whole for the following items:

1. 2014 Planning Commission Meeting Calendar – Discussion regarding whether to continue with one meeting per month or return to two meetings per month.
2. Planning Commission Meeting Format – Discussion regarding level of formality at future meetings.
3. 2014 Planning Commission Work/Training Calendar – Discussion to include desired training sessions, schedule to review remaining Comprehensive Plan chapters, and work priorities for 2014.

MOTION: Commissioner Sumner moved to exit the Committee of the Whole at 8:41 PM

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

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS

Mr. Ken Ray provided comments regarding the proposed Parks Highway Alternative Corridor routes.

XIII. STAFF COMMENTS

No comments.


XIV. COMMISSION COMMENTS

Commissioner Dean wished everyone a Merry Christmas.

Chair Kelly thanked everyone for participating and wished everyone a Merry Christmas.

VX. ADJOURNMENT

The regular meeting adjourned at 8:49 PM.


 DANIEL KELLY, JR., Chairman
 1/16/14

 Date

ATTEST:



 TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission January 14, 2013.