



MAYOR **CITY PLANNER**
Verne E. Rupright Tina Crawford

WASILLA PLANNING COMMISSION
Claudia Pinard, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Loren Means III, Seat D
Glenda Ledford, Seat E

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 **6 P.M.** **APRIL 8, 2014**

- 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 *(three minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Minutes of March 11, 2014 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. PUBLIC HEARINGS
 - 1. Item: Land Clearing Waiver #14-01 (Reso. #14-03)
 - Petitioner: Darin Minkler for Insurance Auto Auctions
 - Owner: Northern Enclosures, LLC
 - Request: Approval to clear up to 100% of the vegetation on Lots 1-5, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) for an auto auction business.

 - Total Area: 7.13 acres±

Location: 1290, 1350, 1390, 1420, and 1446 W. Mystery Avenue
Lots 1, 2, 3, 4, and 5, Block 2, Discovery Hills Subdivision Phase V
Zoning: Industrial
Future Land Use: Industrial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

2. Item: Planned Unit Development (PUD) #14-01 (Reso. #14-04)
Petitioner: JYG Investment Group, LLC
Request: Approval of a PUD to develop a 16-lot subdivision with one fourplex per lot (a total of 64 residential dwelling units.)
Total Area: 5.825 acres±
Location: Located east of E. Old Matanuska Road Lot 2C, Creekside Plaza RSB
Zoning: Commercial
Future Land Use: Mixed Use
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

- B. Committee of the Whole
1. Review of Comprehensive Plan Chapter 6, Community Assets.

IX. UNFINISHED BUSINESS

- X. COMMUNICATIONS
A. Permit Information
B. Enforcement Log

XI. AUDIENCE COMMENTS (*three minutes per person*)

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 6:00 PM on Tuesday, April 8, 2014, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Loren Means, Seat D
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Bert Cottle, Deputy Administrator
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 Dean led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator

Mr. Cottle provided a brief report on City budget items and that the State's budget, which include items for the City, should approve the City's budget on June 1, 2014.

B. City Public Works Director

Mr. Giddings proved a report on the progress of the development of the new library and that AKDOT&PF will have a meeting regarding the Knik-Goose Bay Road reconstruction project on April 16, 2014 at the Wasilla Senior Center.

C. City Attorney

Mr. Payne introduced himself and stated he is there to help answer questions regarding any of the legal processes.

D. City Planner

Ms. Crawford reminded the Commissioners that there will be a second Planning Commission meeting on April 22, 2014 for a conditional use and variance. She also provided a memorandum from Mr. Payne regarding the by-laws and the ability of non-city residents to provide testimony at public hearings.

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

No one came forward to provide comments.

VII. CONSENT AGENDA

A. Minutes of March 11, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. PUBLIC HEARINGS

1. Item: Land Clearing Waiver #14-01 (Reso. #14-03)
Petitioner: Darin Minkler for Insurance Auto Auctions
Owner: Northern Enclosures, LLC
Request: Approval to clear up to 100% of the vegetation on Lots 1-5, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) for an auto auction business.
Total Area: 7.13 acres±
Location: 1290, 1350, 1390, 1420, and 1446 W. Mystery Avenue
Lots 1, 2, 3, 4, and 5, Block 2, Discovery Hills Subdivision Phase V
Zoning: Industrial
Future Land Use: Industrial

a. City Staff

Ms. Crawford provided a brief summary of the applicant's request for a land clearing waiver.

b. Applicant

Mr. Darin Minkler, owner, provided a statement regarding why is asking for the land clearing waiver.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal
No one commented.

d. Applicant
No comments.

MOTION: Commissioner Means moved to approve Resolution Serial No. 14-03, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-03, passed with Commissioners Dean, Means, and Chair Ledford in favor, and Commissioners Kelly and Pinard in opposition.

2. Item: Planned Unit Development (PUD) #14-01
(Reso. #14-04)
Petitioner: JYG Investment Group, LLC
Request: Approval of a PUD to develop a 16-lot subdivision with one fourplex per lot (a total of 64 residential dwelling units.)
Total Area: 5.825 acres±
Location: Located east of E. Old Matanuska Road
Lot 2C, Creekside Plaza RSB
Zoning: Commercial
Future Land Use: Mixed Use

a. City Staff

Ms. Crawford provided background regarding the PUD process and requirements and then provided a brief overview of the request and staff's recommendation. She requested that staff and the applicant be allowed up to 20 minutes for presentation due to the detailed request.

Commission approved by unanimous approval to let the City staff and applicant have 20 minutes each to provide comments on the request.

b. Applicant

Ms. Joy Cypra, Alaska Rim Engineering, representative for JYG Investment Group, LLC, provided a presentation of the applicant's request.

Mr. Robert Young, owner, provided more information on the reasons for their request.

Discussion moved to the Commission.

Mr. Norman Gutcher, Alaska Rim Engineering, provided more information regarding the water and sewer install and reason for request.

Discussion ensued with the Commission.

c. Private person supporting or opposing the proposal
Chair Ledford opened the public hearing.

Ms. Donna St. John, resident of Richmond Hills (condos), stated her opposition in the development due to traffic concerns and residents of rentals.

Discussion moved to the Commission.

Ms. Debbie Brent, resident of Richmond Hills (condos), stated her opposition of the development and concerns of walkability.

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

d. Applicant

Mr. Young addressed concerns voiced during the public hearing comments.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 14-04, as presented.

MOTION: Commissioner Dean moved to add a condition requiring burial of the utilities along Old Matanuska Road.

VOTE: The motion to have the utilities buried along Old Matanuska Road, passed unanimously

MOTION: Commissioner Dean moved to revise Condition #2 and 3 as follows:

2. The applicant must replant a vegetated buffer along Old Matanuska Road in front of Lots 14-16 that provides a screening effect similar to what currently exists and in a manner that allows safe interaction between the driveways and the existing bike path.

VOTE: The motion to revise Condition #2 and 3, passed unanimously.

MOTION: Commissioner Pinard moved to add a condition requiring a buffer for privacy between Lots 10 – 12 and Lots 14 – 16.

MOTION: Commissioner Means moved to open the public hearing portion to ask the developer a question regarding privacy between the lots.

VOTE: The motion to open the public hearing, passed unanimously.

Mr. Young addressed the concern regarding privacy and indicated that the area proposed for a buffer was over the sewer easement.

Ms. Brent asked about snow removal and the possibility of run off to the creek.

Mr. Giddings stated there will be sufficient area to handle any runoff from the site.

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

Discussion moved to the Commission.

VOTE: The amendment to add buffering between Lots 10-12 and Lots 14-16 failed.

VOTE: The motion to approve Resolution Serial No. 14-04 as amended, passed with Commissioners Kelly and Dean, and Chair Ledford in favor and Commissioners Means and Pinard in opposition.

B. Committee of the Whole

Ms. Crawford stated the discussion on the Comprehensive Plan Chapter 6 was scheduled to meet the City code requirements that at least two chapters in the Comprehensive Plan are review annually. She stated that she had not identified any necessary changes and that this item allowed the Commissioners to bring up any recommended changes.

MOTION: Commissioner Kelly moved to enter into the Committee of the Whole at 8:19 PM.

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

1. Review of Comprehensive Plan Chapter 6, Community Assets.

MOTION: Commissioner Means moved to exit the Committee of the Whole at 8:33 PM

IX. UNFINISHED BUSINESS

No unfinished business.

X. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

No comments.

XII. STAFF COMMENTS

No comment.

XIII. COMMISSION COMMENTS

Commissioner Means stated that he appreciated the public attending the meeting and providing their input.

Commissioner Kelly stated his concerns regarding landscaping within the City.

Chair Ledford thanked everyone for showing up.

XIV. ADJOURNMENT

The regular meeting adjourned at 8:42 PM.


GLENDAL LEDFORD, Chairman Date 5/20/14

ATTEST:


TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission May 13, 2014.