
SPECIAL MEETING

I. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Thursday, November 5, 2015, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A
Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Archie Giddings, Public Works Director
Ms. Tina Crawford, City Planner
Ms. Lyn Carden, Deputy Administrator
Ms. Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Barrett led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. PUBLIC PARTICIPATION (*Three minutes per person for items not on agenda*)

No one stepped forward to make a comment.

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

B. Committee of the Whole

1. Discussion with Downtown Overlay District Committee regarding draft Downtown Overlay Zoning District regulations and design criteria.

MOTION: Commissioner Means moved to enter into the Committee of the Whole at 6:02 PM.

Ms. Crawford provided a brief overview of the format of tonight's meetings and the handouts. She stated that the next three meetings are just for discussion between the Downtown Overlay District Committee ("Committee") and the Planning Commission ("Commission") and that the audience may provide comments during the Audience Comments portion of the agenda.

Chairman Ledford suggested starting at the bottom of the slide printout that contained the recommended changes that were submitted by staff to the City Council during the public hearings.

-Change signage to allow freestanding signs except for streets designated as "Main Streets"

The Commission and Committee agreed to also add the Parks Highway to all freestanding signs.

-Revise building material list to allow "rough finished wood" to allow less expensive finish or remove list of prohibited materials and just have recommended materials – Also strike (b) from (5) on Page 46 of Design Standards

The Commissioners and Committee agreed to allow rough finished wood but exclude T-1-11 or similar low grade products.

-Revised prohibited use list, if desired(e.g. allow funeral home, gas station, pawn shop, mini-warehouse as Conditional Use)

The Commission and Committee agreed to consider the boundary that Commissioner Means suggested that moved the western boundary from N. Lucille St. east to N. Willow St. through E. Swanson Ave. to the end of E. Paulson Ave. (cul-de-sac) then east to N. Knik St. then north to E. Nelson Ave. and keep the rest of the boundary is the same from the original map.

Chair Ledford reminded everyone that the next meeting with the Committee is Thursday, November 12, 2015.

MOTION: Commissioner Means moved to exit the Committee of the Whole at 8:09 PM.

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

Mr. Henry Hartman stated that he owns Matanuska Music, thanked everyone for their time and effort, stated that he thought the property owners were going to be responsible for all the upgrades instead of the local government, stated he likes the idea of a walkable downtown but believes that the snow removal from the sidewalks will need to be better thought out, and that there aren't very many gas stations on the south side of the Parks Highway and the reason for that is the railroad, and believes the City of Palmer is a strip mall with no parking and the area everyone loves is two blocks from the highway.

Mr. Cary Wright stated that he is a business owner and disagrees with restricting development within the Downtown Overlay District.

VIII. STAFF COMMENTS

No comments.

IX. COMMISSION COMMENTS

Commissioner Means stated that he is supportive of the Downtown Overlay District and that properties along the Parks Highway may need to have different rules.

Commissioner Pinard stated that she agreed with Commissioner Means regarding the Parks Highway.

Commissioner Barrett stated that she is a business owner within the City but agrees there should be a Downtown Overlay District.

X. ADJOURNMENT

The regular meeting adjourned at 8:25PM.



JESSICA DEAN, Chairman 1/14/16
Date

ATTEST:



TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission January 12, 2016.