



**MAYOR**  
Bert L. Cottle

**CITY PLANNER**  
Tina Crawford

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

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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**

**6 P.M.**

**JULY 14, 2015**

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

**PP 1** A. Minutes of May 26, 2015 special meeting

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

**PP 7** A. Public Hearing

- 1. Item: **Variance #15-02** (Reso. #15-11)  
Request: Variance of 6.6 feet from the required 10-foot side yard setback and a variance of 20.7 feet from the required 25-foot rear yard setback for an existing commercial building.  
Owner: Attitude 49, LLC  
Total Area: 0.16 acres +/-

Location: 501 N. Knik St. (NE corner N. Knik St/E. Paulson Ave.)  
Lot 10, Block 2, Birch Park Subdivision  
Zoning: Commercial (C)  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

- PP 43**  
**PP 45**
- B. Committee of the Whole
    - 1. Discussion regarding farm animals within the City limits.
    - 2. Discussion regarding adoption of a minimum square footage for a residential home.

- PP 87**
- IX. UNFINISHED BUSINESS
    - 1. Item: **Variance #15-01** (Reso. #15-10)  
Request: Variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling.  
  
Applicant: Denali North  
Owner: William Starn  
Total Area: 0.36 acres +/-  
Location: 1245 E. Westpoint Drive  
Tract 1, Parcel 3, Lakeshore 1963 Subdivision  
Zoning: Residential Multifamily (RM)
      - a. City Staff
      - b. Applicant
      - c. Private person supporting or opposing the proposal
      - d. Applicant

- PP 255**
- X. COMMUNICATIONS
    - A. Permit Information
    - B. Enforcement Log
    - C. Matanuska-Susitna Borough Planning Commission agenda

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, June 9, 2015, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Vice-Chair.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A (initially via teleconference and then arrived at 7:20 PM)  
Jessica Dean, Seat C  
Loren Means, Seat D

Commissioner absent and excused was:

Debra Barrett, Seat B  
Glenda Ledford, Seat E

Staff in attendance were:

Ms. Tina Crawford, City Planner  
Ms. Lyn Carden, Deputy Administrator  
Mr. Bill Klebesadel, Deputy Public Works Director  
Ms. Tahirih Revet, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Means led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator

Ms. Carden stated that the City Council did not approve the Draft Downtown District Overlay District but asked to create a sub-committee to review the document and update if needed and then have it brought back to the Planning Commission.

B. City Public Works Director  
No report given.

C. City Attorney  
No report given.

D. City Planner  
No report given.

**VI. PUBLIC PARTICIPATION** (*Three minutes per person for items not on agenda*)  
No one stepped forward.

**VII. CONSENT AGENDA**

A. Minutes of May 26, 2015 special meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: **Land Clearing Waiver #15-05** (Reso. #15-09)  
Request: Approval to clear 84% of the vegetation on Lot A7, which is 14% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop an office/warehouse building.  
Applicant: Pat Eder, Architect, Design Company  
Owner: Mark Smith, MDS Properties LLC  
Total Area: 3.92 acres +/-  
Location: 1790 N. Peck St. (SW corner Peck/Wasilla-Fishhook)  
Lot A7, Township 17 North, Range 1 West, Sec. 3  
Zoning: Rural Residential (RR)

a. City Staff

Ms. Crawford provided a summary of the request for the land clearing waiver.

b. Applicant

Mr. Pat Eder, Architect, Design Company, provided a summary on why the applicant is asking for approval to clear 84% of the vegetation on Lot A7.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Vice-Chair Dean opened the public hearing.

With no one present, Vice-Chair Dean closed the public hearing.

d. Applicant

No further comments by Mr. Eder.

MOTION: Commissioner Means moved to approve Land Clearing Waiver #15-05 (Reso. #15-09), as presented.

Discussion ensued

MOTION: Commissioner Pinard moved to amend the main motion to leave the current vegetation on the north and south corners as per the site plan dated April 14, 2015 and to allow the clearing shown in the western corner on the site plan dated May 7, 2015 but add 8 more trees and 12 more shrubs in the western corner.

VOTE: The motion to amend the main motion, passed unanimously.

VOTE: The motion to approve Land Clearing Waiver #15-05 (Reso. #15-09) as amended, passed unanimously.

2. Item: **Variance #15-01** (Reso. #15-10)  
Request: Variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling.  
Applicant: Denali North  
Owner: William Starn  
Total Area: 0.36 acres +/-  
Location: 1245 E. Westpoint Drive  
Tract 1, Parcel 3, Township 17 North, Range 1 West, Sec. 11  
Zoning: Residential Multifamily (RM)

a. City Staff

Ms. Crawford provided a summary of the request for the variance from the required front yard setback and waterbody setback.

b. Applicant

Mr. William Starn provided a conceptual elevation drawing and a statement regarding the request for the variance.

c. Private person supporting or opposing the proposal  
Vice-Chair Dean opened the public hearing.

Mr. Noel Kopperud, property owner in the Lakeshore Subdivision, provided a presentation and expressed concerns with the proposed development. He is opposed to the requested variance.

Mr. Alex Kopperud provided a presentation and expressed concerns with the proposed development. He is opposed to the requested variance.

Mr. Richard Harren, who is not a city resident, lives across the lake from the property that is owned by Mr. Starn, stated that he is not in favor of approving the variance and development.

Mr. Lawrence Hamblen, property owner in the Lakeshore Subdivision, stated that he objects to the front yard setback but supports a single family development.

Ms. Jean Brown, property owner across the lake, stated that she is not in favor of the development.

Ms. Kate Lawton, property owner in the Lakeshore Subdivision, stated that she is not in favor of approving the variance and development.

Ms. Suzanne Chapelle, property owner in the Lakeshore Subdivision, stated that she is not in favor of approving the variance and development.

Ms. Sun Oh stated that she is a property owner on Wasilla Lake and is not in favor of approving the variance and development.

With no other comments, Vice-Chair Dean closed the public hearing.

d. Applicant

Mr. Starn provided comments addressing the public hearing statements made regarding privacy buffer, parking concerns, and future use of property.

Mr. Wayne Whaley, Denali North, representative for Mr. Starn, provided a statement regarding the survey and size of the property.

Discussion moved to the Commission.

MOTION: Commissioner Pinard moved to approve Variance #15-01 (Reso. #15-10), as presented.

Discussion ensued.

Mr. Whaley stated he and the applicant agree to continue the public hearing to the next Planning Commission meeting on July 14, 2015 and will provide additional information to clarify their request.

MOTION: Commissioner Pinard moved to continue the hearing to allow the applicant to provide more information regarding the size of lot and home.

VOTE: The motion to continue the hearing for the variance to the July 14, 2015 Planning Commission meeting, passed unanimously.

B. Committee of the Whole

1. COW – Discussion regarding farm animals within the city limits.

MOTION: Commissioner Means moved to enter into the Committee of the Whole at 8:22 PM.

Ms. Crawford provided an overview of the current code regulations for farm animals and that there will be future work sessions to identify needed code revisions.

MOTION: Commissioner Pinard moved to exit the Committee of the Whole at 8:31 PM.

## **X. UNFINISHED BUSINESS**

No unfinished business.

**XI. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

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

Mr. Whaley stated that he has farm animals and that he appreciated the feedback from the Commission regarding the variance on the agenda tonight.

Mr. Stu Graham, city resident, stated that he would like to see a current code compliance log in the future Planning Commission packets.

**XIII. STAFF COMMENTS**

Ms. Crawford stated that she provided copies from MEA regarding meeting notes from two separation public hearings.

**XIV. COMMISSION COMMENTS**

Commissioner Pinard stated that she would like to have a work session to go over the landscaping standards in the Wasilla Municipal Code. Ms. Crawford stated that the Commission should look at the landscaping standards and then forward an outline of the proposed revisions to the Mayor and/or City Council for their approval to proceed.

Ms. Crawford stated that the Commissioners were provided with a copy of a letter from MEA providing an overview of the results of MEA’s Open House for the proposed transmission lines.

**XV. ADJOURNMENT**

The regular meeting adjourned at 8:46 PM.

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GLENDA LEDFORD, Chairman      Date

ATTEST:

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TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.

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