



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

**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.

AUGUST 11, 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
 - A. Minutes of July 14, 2015 regular meeting
 - B. Minutes of July 28, 2015 special meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. Item: **Land Clearing Waiver #15-07 (Reso. #15-13)**
Request: Approval to allow 79% of the lot to remain cleared of vegetation, which is 9% more than the 70% clearing allowed in WMC 16.33.050(A)(2) for a new commercial building.
Owner: Troy Davis Homes
Total Area: 0.92+/- acres
Location: 1689 S. Knik-Goose Bay Road

Lot 2, Fern Plaza Subdivision
Zoning: Commercial (C)
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

2. Item: **Variance #15-03** (Reso. #15-14)
Request: A variance of 6 feet to the maximum 25' sign height to allow a 31-foot sign height **and** variance of 43 square feet to the maximum 150-square foot sign area to allow a 193 square feet of sign area **and** a variance of 2 feet to the minimum 3-foot setback from a property line to allow a 1-foot setback from the property line to allow modifications to an existing nonconforming sign.
Owner: PTF Investments
Applicant: Western Enterprises, Inc.
Total Area: 1.76+/- acres
Location: 1261 S. Seward Meridian (SE corner of Parks Highway and S. Seward Meridian Parkway)
Lot 1A-1, Block 1, Carefree Acres Subdivision
Zoning: Commercial (C)
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant
3. **Resolution Serial No. 15-15:** Supporting a recommendation by the Wasilla Parks and Recreation Commission that the Wasilla City Council support development of bocce ball courts at Iditapark.

IX. UNFINISHED BUSINESS

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, July 14, 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
- Jessica Dean, Seat C
- Loren Means, Seat D
- Glenda Ledford, Seat E

Commissioner absent and not excused was:

- Debra Barrett, Seat B

Staff in attendance were:

- Ms. Tina Crawford, City Planner
- Mr. Archie Giddings, Public Works Director
- Mr. Richard Payne, City Attorney
- 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 amended to have Item #1 under UNFINISHED BUSINESS to be moved after Item #1 under NEW BUSINESS.

V. REPORTS

- A. City Deputy Administrator

No report given.

- B. City Public Works Director

Mr. Giddings stated that the City Council has an item on their agenda to discuss the sales tax and also the Mayor will bring forward a recommendation to have a Downtown Overlay District Committee.

- C. City Attorney

No report given.

D. City Planner

Ms. Crawford reminded the Commission of the Special Meeting on July 28, 2014.

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: **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

Ms. Crawford provided a summary of the request for the variance.

Commissioner Dean stated that she is the tax accountant for a subsidiary company under Attitude 49, LLC and doesn't believe that there are any monetary conflicts in making a decision regarding the variance.

Mr. Payne stated that he believed Commissioner Dean doesn't have any conflicts of interest to make a decision on the variance.

b. Applicant

No comments.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

With no one present, Chair Ledford closed the public hearing.

d. Applicant

No comments.

MOTION: Commissioner Pinard moved to approve Variance #15-02 (Reso. #15-11), as presented.

Discussion moved to the Commission.

Mr. Jeff Kinion, applicant, stepped forward to answer questions by the Commission.

VOTE: The motion to approve Variance #15-02 (Reso. #15-11) as presented, passed with Commissioner Dean, Means and Chair Ledford in favor and Commissioner Pinard in opposition.

X. 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, Township 17 North, Range 1 West, Sec. 11
Zoning: Residential Multifamily (RM)

a. City Staff

Ms. Crawford provided an update on the variance that was continued from the Regular Planning Commission meeting of June 9, 2015.

Commissioner Pinard stated she has personal relationships with individuals in the audience but didn't think it would be an issue in her decision making on Variance #15-01.

Mr. Payne stated that he didn't believe that there is a conflict of interest since she only had personal relationships individuals in the audience commenting on the variance.

b. Applicant

Mr. Starn recapped the letter he provided to the City on July 14, 2015 and information provided at the previous Planning Commission meeting.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

Mr. Noel Koppenrud provided information supporting his opposition to the variance.

Mr. Lawrence Hamblen stated that he is opposed to the variance.

Ms. Laura Hamblem stated that she is opposed to the variance.

Mr. Joel Starn stated that he lives on Parcel 3A and is the son of the applicant and then provided a statement in favor of the variance.

Ms. Nancy Starn stated that the future plan is for her to live in the home if it is approved and constructed and that she is in favor of the variance.

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

d. Applicant

Mr. Starn provided comments addressing the public hearing statements made during the public comments portion of the meeting.

Discussion moved to the Commission.

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

Discussion moved to the Commission.

MOTION: Commissioner Means moved to amend the waterbody setback from 30 foot to 45 foot.

VOTE: The motion to amend the waterbody setback from 30 foot to 45 foot, failed with Commissioner Means and Pinard in favor and Commissioner Dean and Chair Ledford opposed.

Discussion ensued.

MOTION: Commissioner Dean moved to amend the waterbody setback from 30 foot to 40 foot.

VOTE: The motion to amend the waterbody setback from 30 foot to 40 foot, failed with Commissioner Dean and Chair Ledford in favor and Commissioner Means and Pinard in opposition.

MOTION: Commissioner Means moved to amend the waterbody setback from 30 foot to 42 foot.

VOTE: The amendment to change the waterbody setback from 30 foot to 42 foot, passed with Commissioner Dean, Means and Chair Ledford in favor and Commissioner Pinard opposed.

VOTE: The main motion as amended, passed with Commissioner Dean, Means and Chair Ledford in favor and Commissioner Pinard in opposition.

Recess at 8:38 PM for 10 minutes.

Returned at 8:48 PM.

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

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.

MOTION: Commissioner Pinard moved to enter into the Committee of the Whole at 8:49 PM.

Ms. Crawford provided an overview of the current code regulations for farm animals and minimum housing sizes and why these items are up for discussion.

MOTION: Commissioner Means moved to exit the Committee of the Whole at 9:37 PM.

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)*

No comments.

XIII. STAFF COMMENTS

No comments.

XIV. COMMISSION COMMENTS

Commissioner Means stated that tonight's meeting was tough but thanked the staff and Commission for their input and feedback.

XV. ADJOURNMENT

The regular meeting adjourned at 9:39 PM.

GLENDAL LEDFORD, Chairman Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.

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SPECIAL MEETING

I. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, July 28, 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:

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

III. PLEDGE OF ALLEGIANCE

- A. Commissioner Pinard led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

Ms. Crawford stated that if the Commission didn't object in opening the public participation under the Committee of the Whole they would need to discuss that and all be in agreement before allowing public testimony.

V. REPORTS

- A. City Deputy Administrator
No report given.

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

A. Committee of the Whole

1. MEA Transmission line update.

MOTION: Commissioner Dean moved to enter into the Committee of the Whole at 6:04PM.

Ms. Crawford briefly stated that the purpose of tonight's meeting was to allow MEA to provide an update on the results of the Matanuska-Susitna Borough's required public process for the proposed transmission lines.

MEA representatives' provided a summary and presentation of potential routes.

Discussion moved to the Commission.

Mr. Mike Phillips stated that he lives in the area that is being proposed as the gully route and thanks the Commissioners for their time and information. He also stated that the Parks Highway route was most cost effective and was sorry it got turned down for cosmetic reasons. He also stated that the other routes will ruin some residential areas.

Ms. Sherry Patrow stated that she lives in the area that is being called the "theatre route" and that she is worried about the impact on her property. Also, she does not want this process dragged out for too long.

Mr. Stu Graham provided comments regarding the application process for the transmission line.

Discussion moved to the Commission.

Mr. Daniel Shaw stated that he hoped the process would not be drawn out and that regardless of the route choice someone will not be happy.

Discussion ensued.

MOTION: Commissioner Dean moved to exit the Committee of the Whole at 8:10 PM.

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

No comments.

IX. STAFF COMMENTS

No comments.

X. COMMISSION COMMENTS

Commissioner Barrett thanked MEA representatives for their time.

Commissioner Pinard thanked the public for their input tonight.

Chair Ledford thanked the public for participating and MEA representatives for their time.

XI. ADJOURNMENT

The regular meeting adjourned at 8:12 PM.

GLENDA LEDFORD, Chairman Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.

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I. SUMMARY FACTS:

Applicant/Owner: Troy Davis Homes

Proposal: Approval to allow 79% of Lot 2 to remain cleared of vegetation, which is 9% more than the 70% clearing allowed in WMC 16.33.050(A)(2) for a new commercial building. Note: This lot was cleared of 100% of the vegetation by a previous owner.

Location: 1689 S. Knik-Goose Bay Road
Lot 2, Fern Plaza Subdivision

Parcel size: 0.92± acres

Zoning District: Commercial (C)

Future Land Use: Commercial

Surrounding Zoning: North: Commercial
South: Commercial
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.

III. SUMMARY OF REQUEST

The applicant is requesting approval to allow 79% of parcel to remain cleared of vegetation, which is 9% more than is allowed in WMC 16.33.050(A)(2). Although the lot was already cleared of vegetation prior to the applicant acquiring the parcel, WMC 16.33.050(B) states the following:

“The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter.”

However, WMC 16.33.050(A)(2) allows the Planning Commission to approve clearing vegetation from more than 70 percent of the lot area.

On June 10, 2014, the Planning Commission approved Conditional Use Permit #14-05, which authorized construction of an 11,940 square foot office/warehouse building. The landscape plan that was submitted with the application did not contain the required landscaping but it indicated that 30% of the parcel would be replanted with vegetation.

Since the landscape plan did not meet the minimum landscaping requirements, the Planning Commission added a condition that the applicant must submit a revised landscaping plan that met the code requirements. During the landscaping inspection a few months ago, it was noted that a revised plan had not been submitted and that the installed landscaping did not meet the code nor was it consistent with the originally submitted landscape plan. Additionally, 30% of the lot had not been replanted in vegetation.

The applicant is proposing to enhance the existing landscape beds along the street frontage to mitigate the additional 3,607 square feet of landscaped area that is required by the landscaping regulations. They submitted two landscape plans date stamped July 22, 2015 that show the newly planted landscaping and one showing the existing plus the additional plantings.

With the proposed enhancements, staff recommends approval of the land clearing waiver with the two conditions below.

IV. APPLICABLE PROVISIONS:

WMC 16.33.050, Land Clearing Restrictions:

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.**
- 2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.**

V. ISSUES REGARDING CODE

Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

VI. CONCLUSION AND RECOMMENDATION

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is consistent with the intent of the landscaping requirements in Title 16 and recommends that the Planning Commission approve the requested waiver to the land clearing requirements with the following conditions:

- 1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped July 22, 2015, attached as Exhibit A to Resolution Serial No. 15-13, as required in WMC 16.33.060.
- 2. The applicant must submit an updated landscape guarantee for the new vegetation.



TROY DAVIS HOMES, INC.

"Quality You'll Appreciate"

1689 Knik Goose Bay Rd. #400
Wasilla, Alaska 99654
(907) 357-9394
Fax (907) 357-9395

July 22, 2015

Dear Planning Board Member's,


This letter is to request a land clearing waiver for our project located at Lot 2 Fern Plaza in Wasilla.

When this lot was purchased from the previous owner, the property was completely cleared of all vegetation and transformed to be a 1 acre gravel pad.

We tried our best to achieve the percentage of required vegetation by Wasilla city code, however came short of the 30% required. In lieu of the missing surface we propose to have additional bushes, trees and flowers in front of the building. We believe that it will improve the esthetics of the building tremendously and increase the curb appeal from the street.

As you know, we are custom home builders, the quality of our building and landscaping showcases our craftsmanship.

Thank you for your consideration,



Troy Davis Homes, Inc.





Tina Crawford

From: Troy Davis Homes <tdh@mtaonline.net>
Sent: Wednesday, July 22, 2015 3:22 PM
To: Tina Crawford
Subject: Landscape Bond- Troy Davis Homes

Hello Tina,

After adding all of the landscaping and greenery, we will be at 21% of the total vegetation instead of 30%. I hope this will work for the board.

Thanks Again for your time,

Melinda Williams

Troy Davis Homes, Inc.

1689 Knik Goose Bay Rd. Ste. 400

Wasilla, AK 99654

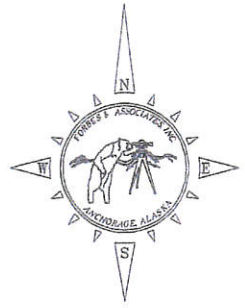
P (907) 357-9394

F (907) 357-9395

100.00

KNIK GOOSE BAY ROAD

100.00



LOT 1

LOT 2
CATHERINE SUBD

EXISTING OFFICE/WAREHOUSE BUILDING

LOT 3

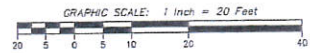
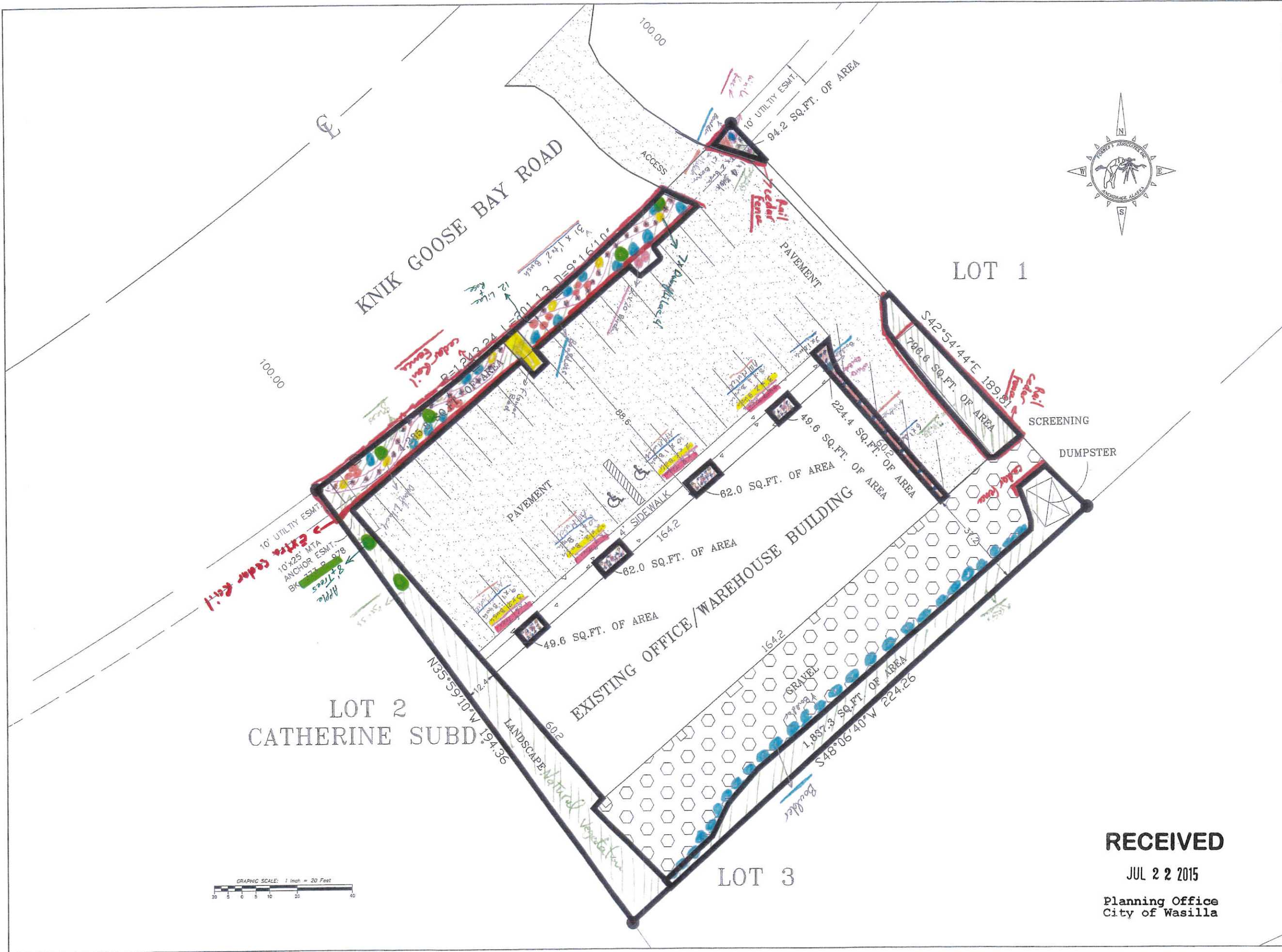
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ANCHOR ESMT.
BK. 373 P. 978



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JUL 22 2015

Planning Office
City of Wasilla



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 JUL 22 2015
 Planning Office
 City of Wasilla

By: Planning
Public Hearing: 08/11/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-13**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING 79 PERCENT OF LOT 2, FERN PLAZA SUBDIVISION, TO REMAIN CLEARED OF VEGETATION, PER WMC 16.33.050(A)(2).

WHEREAS, Troy Davis Homes, Inc. submitted a request for a land clearing waiver on July 22, 2015, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on August 4, 2015; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them, grants a waiver with the following conditions:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped July 22, 2015, attached as Exhibit A to Resolution Serial No. 15-13, as required in WMC 16.33.060.

2. The applicant must submit an updated landscape guarantee for the new vegetation.

ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

Glenda Ledford, Chairman

ATTEST:

Tina Crawford, AICP, City Planner



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STAFF REPORT: Case # V15-03
Prepared by: Planning Staff
For the meeting of: August 11, 2015

I. SUMMARY FACTS:

Applicant: Western Enterprises, Inc.

Land Owner(s): PTF Investments

Proposal: A variance of 6 feet to the maximum 25' sign height to allow a 31-foot sign height **and** variance of 43 square feet to the maximum 150-square foot sign area to allow a 193 square feet of sign area **and** a variance of 2 feet to the minimum 3-foot setback from a property line to allow a 1-foot setback from the property line to allow modifications to an existing non-conforming sign.

Location: 1261 S. Seward Meridian Parkway
Lot 1A-1, Block 1, Carefree Acres Subdivision

Parcel size: 1.76± Acres

Zoning District: Commercial

Future Land Use: Generally Commercial/Business

Surrounding Zoning: North: MSB – No zoning
South: Commercial
East: MSB – No zoning
West: Commercial

II. STAFF RECOMMENDATION:

Staff recommends approval of this request.

III. SUMMARY OF REQUEST

The applicant is requesting a variance of 6 feet to the maximum 25' sign height to allow a 31-foot sign height **and** variance of 43 square feet to the maximum 150-square foot sign area to allow a 193 square feet of sign area **and** a variance of 2 feet to the minimum 3-foot setback from a property line to allow a 1-foot setback from the property line to allow modifications to the sign cabinet on an existing non-conforming sign.

WMC 16.32.260 provides for a variance to the setbacks, sign area, number of signs per parcel, and height of signs. The variance request must comply with the process requirements and criteria in WMC 16.28.110.

WMC 16.32.260 Variance Provisions.

Variances to the setbacks, sign area, number of signs per parcel, and height of signs may be requested by a property owner, or authorized agent. The application process, notice requirements, and variance standards shall be the same as those for variances in Section 16.28.110. In granting a sign variance, the planning commission may prescribe conditions and safeguards to assure conformity with the purpose and intent of this chapter and consistency with the city comprehensive plan and any other applicable adopted city plans.

IV. ISSUES REGARDING CODE

Wasilla Municipal Code sets forth the requirements for variance approvals in §16.28.110. The procedural requirements and variance standards are identified below with appropriate staff findings for each:

§16.28.110(A) Application.

An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Staff Finding: An application was submitted to the Planning Department on July 22, 2015.

§16.28.110(B) Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.

Staff Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on July 24, 2015 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040.

§16.28.110(C) Variance Standards.

A variance may be granted only if:

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Staff Finding: The subject property is located immediately south of the overpass for the Parks Highway and Seward-Meridian Parkway interchange. At this location, the Parks Highway is significantly higher than the elevation of Seward Meridian. This difference in elevation impacts the visibility of the signage for this parcel. Visibility of the other commercial properties in the area and their signage are not as impacted by the elevated crossing/interchange since they are located further away.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Staff Finding: The conditions applicable to this parcel are caused by the location of the elevated roadway/interchange for the Parks Highway and the Seward Meridian Parkway, which is immediately north of the sign on the subject parcel.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Staff Finding: Without the variance, the applicant would be required to remove the existing sign and replace it with a sign 6' shorter and 43 square feet smaller, which would further reduce the visibility and readability of the signage for the commercial business on this parcel.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Staff Finding: According to the Applicant, the sign faces were installed prior to the City sign code but are not suitable for use in Alaska in the winter.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Staff Finding: In addition to allowing the installation of a sign cabinet that functions properly in winter conditions, the updates will improve the aesthetic appearance of the sign.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Staff Finding: The proposed sign variance will allow continued usage of an existing sign.

2. The variance will not permit a land use that is prohibited by this title;

Staff Finding: The current commercial retail use is permitted in the Commercial zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

Staff Finding: The variance is in keeping with the spirit and intent of the chapter since the purpose statement for the sign code states that the code is intended to “recognize the commercial communication requirements of all sectors of the community” and “to allow for special circumstances.”

4. The variance will not be detrimental to the public health, safety or welfare; and

Staff Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Staff Finding: The requested variance will not significantly adversely affect other properties in the area.

VI. CONCLUSION AND RECOMMENDED CONDITIONS

Based on the above, staff recommends that the Planning Commission approve the requested variance.



CITY OF WASILLA
 • Planning Office •
 290 East Herning Avenue • Wasilla • Alaska • 99654-7091
 • Telephone 907-373-9020 •

APPLICATION FOR VARIANCE

Permit #: V 15-03
 Date: 7/22/15

I. PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>PTF Investments</u>	Name: <u>Western Enterprises, Inc.</u>
Mailing Address: <u>4101 Arctic Blvd ste 203</u>	Mailing Address: <u>617 Knik-Goose Bay Rd #J</u>
<u>Anchorage, AK 99503</u>	<u>Wasilla, AK 99654</u>
Contact Phone: Day <u>907-562-2244</u> Night _____	Contact Phone: Day _____ Night <u>907-631-9155</u>
FAX: <u>907-562-1782</u>	FAX: <u>907-562-1782</u>
E-mail: <u>WesternFrontDesk@LeaseAlaska.com</u>	E-mail: <u>AndrewF@LeaseAlaska.com</u>

II. PROPERTY INFORMATION
Size of property <u>1.76 Acres</u>
Property tax # <u>4061 B01L001A-1</u>
Street Address: <u>1261 Seward Meridian PKY</u>
Legal Description: Lot(s) <u>1A-1</u> Block <u>1</u> Subdivision <u>Carefree AC</u>
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> I Industrial <input type="checkbox"/> P Public <input type="checkbox"/>

III. VARIANCE
Applicant seeks a Variance from the following general requirement (s): Code Section #: <u>16.32.150 Loss of legal nonconforming status</u>
Describe problem and the minimum variation from code necessary to resolve the problem: The Landlord would like to change the structure of the sign cabinet from a single sheet of fabric to individual ridged sign faces with no change to the overall size of the sign without losing the legal nonconforming status

PREAPPLICATION (Recommended)

Pre-application Conference Date: N/A

At Least two (2) days before the pre-application conference, submit the following materials to the Planning Office:

1. A copy of a plat or other legal description of the property.
2. A sketch of the property showing the features the applicant believes are relevant to the variance request.

APPLICATION

In addition to a site plan, the applicant must describe how their requested variance complies with each of the following five standards listed in Section 16.28.110 of the Land Development Code. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these five standards are met.

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought.

Describe how the problem stated on page one is unique to your property.

The sign only sits on the owner's property and has no effect on any adjacent property.

2. Explain how the conditions described above arise out of natural features inherent in the property such as shape, or topographical conditions of the property, or because of unusual physical surroundings, or how conditions arise out of surrounding development or conditions.

Currently the Landlord is in the process of updating the visual appearance of the buildings and the property, and the visual/structural update to the sign will finish the modernization they have envisioned.

3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable use of the property could be made.

If the legal nonconforming status of the sign is lost just due to changing the method that individual sign faces are installed and maintained, the entire sign, posts, and foundation would then be required to be removed to meet the new standards.

4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.

The fabric faces were installed many years ago prior to the sign code to help let the winds pass through the sign. What was unknown at the time is that the fabric faces can only be changed in warm temperatures, which is very inconvenient in Alaska.

5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.

The Landlord would like to update the appearance of the sign which is not only good for the property, but good for the visual aesthetics of Wasilla. The Landlord has budgeted enough to make the visual modifications and standard maintenance items, but it would not be cost effective for them to have to redo the entire sign, and therefore it would stay in its current unattractive condition.

IV. FEE

A Fee of \$500 must accompany this application. Checks must be made payable to the CITY OF WASILLA.

V. CERTIFICATION

I certify that the representations made in this application and accompanying material are true.

Ch. Fairer
Western Enterprises, Inc
Property Manager
Owner or Agent

7/22/15
Date

Notice

If a property qualifies for a variance under the Wasilla Development Code Section 16.28.110 (D), the variance granted must meet the following conditions:

1. The deviation from the requirements of Code that is permitted may not be more than is necessary to permit reasonable use of the lot;
2. The variance will not permit a land use that is prohibited by the Code;
3. The variance is in keeping with the spirit and intent of the Code and its requirements
4. The variance will not be detrimental to the public health, safety or welfare; and
5. The variance will not significantly adversely affect other property.

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

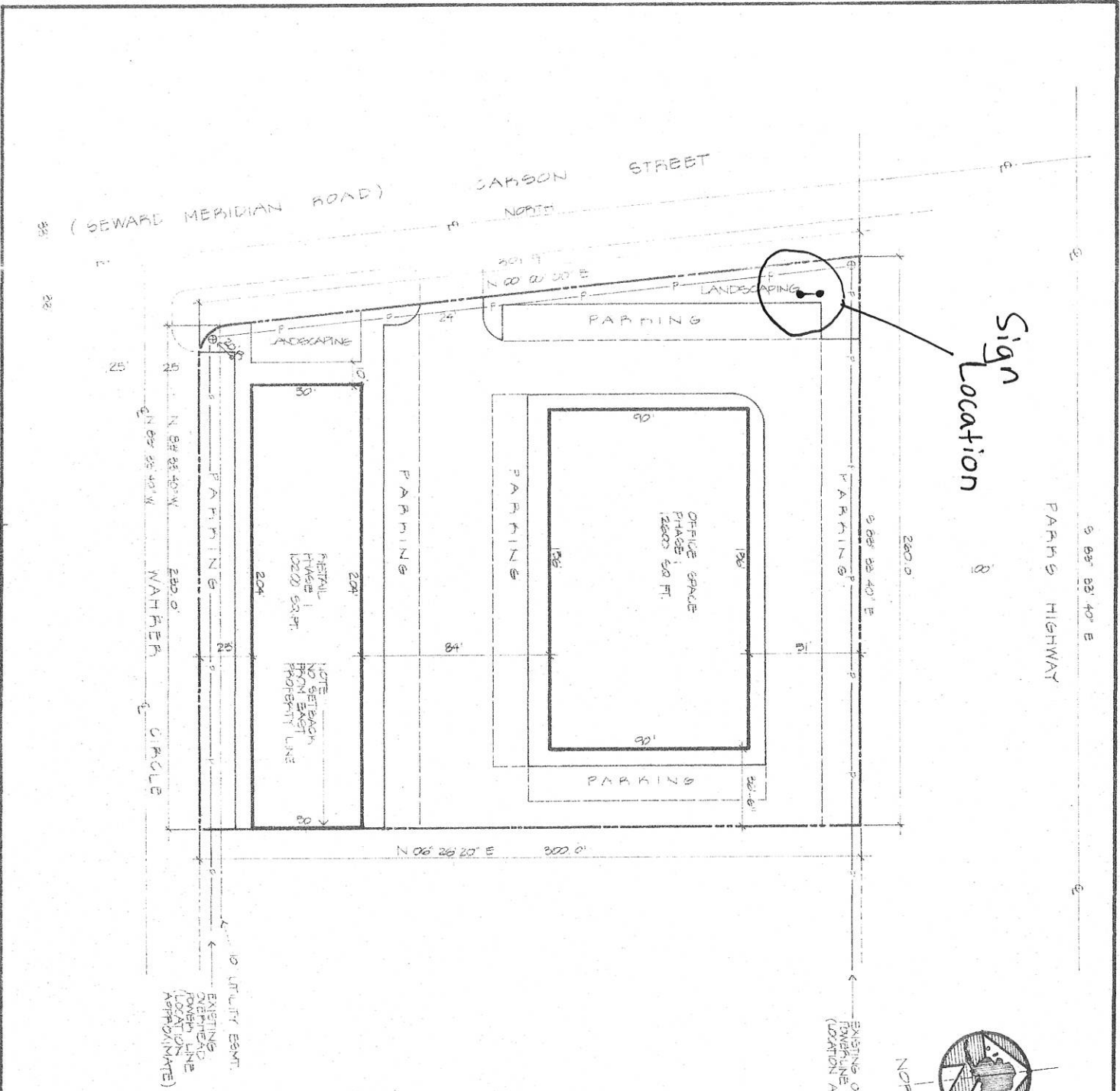
Receipt # 2283 7/22/15



AFTER



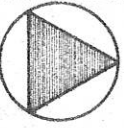
BEFORE



NORTH

CARFREE ACRES
SITE PLAN
 PROPOSED .01 A BLOCK 1, LOCATED WITHIN THE NW 1/4 OF SECTION 15 T17N R1E, SEWARD MERIDIAN, ALASKA

SCALE: 1" = 30'
 W.D.#: 84-51
 DRAWN BY: DAB
 CHECKED BY: DAB
 DATE: 7-25-84



ADVANCE
 ENGINEERING

BOX 571686 WASHILLA, ALASKA 99587
 DATE: 7-25-84 SHEET: 1 OF 1

Tina Crawford

From: Andrew Faiks <andrewf@leasealaska.com>
Sent: Thursday, July 23, 2015 11:11 AM
To: Tina Crawford
Subject: RE: Sign Variance

Hi Tina,

From Seward Meridian Road, the closest post is 20', and from Fireweed Road, the closest post is 24'. There is a 15' utility easement around the property, and it appears the sign posts to be right on the edge of that easement. It looks like there is plenty of setback if the minimum is only 3 feet. Let me know if you need more information.

Thanks!

Andrew J. Faiks

Western Enterprises, Inc.
Associate Broker
Property Manager
Cell (907) 631-9155
www.LeaseAlaska.com
www.WesternEnterprisesAK.com

From: Tina Crawford [tcrawford@ci.wasilla.ak.us]
Sent: Thursday, July 23, 2015 9:46 AM
To: Andrew Faiks
Subject: RE: Sign Variance

Thanks for the information! For clarification, is the 15' setback from Seward Meridian or the other road? Also, please provide the setback from each property line.

Thanks again,
Tina

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Andrew Faiks [<mailto:andrewf@leasealaska.com>]
Sent: Thursday, July 23, 2015 8:42 AM
To: Tina Crawford
Subject: RE: Sign Variance

Good morning Tina,

I was able to go get some measurements, and by using the Plat on the DNR website and the distance to the building I was able to find the setback.

Maximum height of the poles are 31'
Total sign cabinet area is 193 square feet (7' 5" x 13' each)

Setback is 15' from the property line

Let me know if there is anything else you need. Thank you.

Andrew J. Faiks

Western Enterprises, Inc.
Associate Broker
Property Manager
Cell (907) 631-9155
www.LeaseAlaska.com
www.WesternEnterprisesAK.com

From: Tina Crawford [tcrawford@ci.wasilla.ak.us]
Sent: Wednesday, July 22, 2015 3:03 PM
To: Andrew Faiks
Subject: Sign Variance

Andrew,

As a follow-up to our conversation earlier today, I need the information regarding the sign height, area, and setback as soon as possible so that we can mail out the public notice in a timely manner for the August 11, 2015 Planning Commission meeting. The variance will be heard on the 11th and the meeting begins at 6 PM. When this item is heard, I will provide a staff report to the Commission, then you will have 5 minutes to present the request, the public will have 5 minutes each to provide comments, and then you will have 5 minutes for rebuttal, if needed. We will email a link to the staff report and agenda when completed (typically 5 days prior to the meeting.)

Let me know if you have any questions or need additional information.

Tina

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

Tahirih Revet

From: Anne Kilkenny <annekilkenny@hotmail.com>
Sent: Monday, August 03, 2015 10:52 PM
To: Planning
Subject: Variance Permit V#15-03

Re: Variance Permit No.: V #15-03
Subject Property: 1261 S. Seward Meridian Parkway
Property Tax ID Nos.: 4061B01L001A-1

I OPPOSE the request for a variance made by Western Enterprises, Inc. for a variances for sign size and setback.

We have a sign ordinance for a reason: to protect the beauty of our city. If you allow this variance, you'll be inundated with other requests, and where will it end?

Please, just say "No".

Anne Kilkenny
P. O. Box 870163
Lot 15, Block 1 Century Park Subdivision
Wasilla, Alaska USA
99687-0163

907-376-6225

Live Simply. Love Generously. Care Deeply. Speak Kindly. Leave the rest to God.

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**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 07-24-15

CASE #: V15-03

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Western Enterprises, Inc. for PTF Investments

REQUEST: A variance of 6 feet to the maximum 25' sign height to allow a 31-foot sign height **and** variance of 43 square feet to the maximum 150-square foot sign area to allow a 193 square feet of sign area **and** a variance of 2 feet to the minimum 3-foot setback from a property line to allow a 1-foot setback from the property line to allow modifications to an existing nonconforming sign.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for August 11, 2015 at 6:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before August 4, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: _____

~~Open Cases~~ **Y** or **N**

SpUD **Y** or **N**

City of Wasilla

FIRM # 8105 Zone X

Comments: _____

H06130/L001A-1

Date: 7/31/15 By: [Signature]



**CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021**

MSB Chief of Code Compliance
350 E. Dahlia Ave
Palmer, AK 99645

repost

07/24/2015

POSTAGE

\$00.48



ZIP 99654
041L11222587

FIRST CLASS

Matanuska-Susitna

JUL 27 2015

RECEIVED

PUBLIC NOTICE

99645*6488 0001

Tahirih Revet

From: Theresa Taranto <Theresa.Taranto@matsugov.us>
Sent: Friday, July 31, 2015 2:38 PM
To: Planning
Subject: Western Enterprises, Inc.
Attachments: 2015_07_31_14_35_53.pdf

Comments attached
Thanks,

*Theresa Taranto
Development Services Division
Administrative Specialist*

*Mat-Su Borough
350 E Dahlia Ave.
Palmer, Alaska 99645
907-861-8574*



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 2 July 2015
TO: City of Wasilla Planning Department
FROM: Sandra Cook, Architectural Historian
SUBJECT: Variance Request, Case #: V15-03
TITLE: Western Enterprises, Inc. for PTF Investments
LEGAL: Section 18, T17N, R01E, SM
TAX MAP: WA 10

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there is are no known *recorded* sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely

Sandra Cook
Architectural Historian

NOTE§ A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

Tahirih Revet

From: Sandra Cook <Sandra.Cook@matsugov.us>
Sent: Wednesday, July 29, 2015 2:02 PM
To: Planning
Subject: Variance Case #: V15-03
Attachments: Variance Request-City of Wasilla--Western Enterprises, Inc..docx

Please find attached comments on the aforementioned Variance.

Sandra Cook
Architectural Historian
Cultural Resources
Matanuska Susitna Borough

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 24 day of July, 2015, I mailed 60 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Variance
Land Use Permit # V15-03.

Residents within 1,200' 30
 Review Agencies 26
 Planning Commissioners & City Council Members 11
 Total 67

DATED at Wasilla, Alaska, July 24, 2015.

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:
Tina Crawford
 TINA CRAWFORD
 City Planner

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17N01E18B005
ADAMS WARREN ISAAC
ADAMS SHERAH SUZANNEPO BOX 872650
WASILLA, AK 99687-2650

4376000T001-B
ALASKA STATE OF
DEPT OF TRANS & PUB FACPO BOX 196900
ANCHORAGE, AK 99519-6900

2520000T002A
ANDRES ROBERT
PO BOX 876189
WASILLA, AK 99687-6189

1239B01L005
ARMSTRONG CHAS D & RAQUEL
905 S VICKI WAY
WASILLA, AK 99654-7570

1009B01L012
ARNOLD JEFFREY A
18634 N LOWRIE LOOP
EAGLE RIVER, AK 99577

9997000U0229
AT&T MOBILITY
909 CHESTNUT STC/O AT&T PROPERTY TAX
DEPT RM 36-M-1
ST LOUIS, MO 63101-3004

5897B01L014A
CBA INVESTMENTS INC
10100 OLD SEWARD HWY
ANCHORAGE, AK 99515-2625

1009B01L010
CLUFF MICHAEL
6976 WHITEHALL ST
ANCHORAGE, AK 99502

1009B02L001
DELGADO JESUS
3700 CAREFREE DR
WASILLA, AK 99654

3638000L002B-2
FRITZLER CARL MARK
2301 S ALTHEA ST
WASILLA, AK 99654

17N01E18B004
HENKEL THOS A & JANET K
7870 E FIREWEED RD
PALMER, AK 99645

1009B01L013
JEAN REBECCA MYRNEL
3861 E CAREFREE DR
WASILLA, AK 99654-8360

17N01W13A011
KARABELNIKOFF SALLY A
7435 OLD HARBOR AVE
ANCHORAGE, AK 99504-1925

17N01W12D014
KINGS CATHEDRAL & CHAPELS
777 MOKULELE HWY
KAHULUI, HI 96732-3001

3211B02L002A
LAWSON DAVID A & APRIL C
3760 E CAREFREE DR
WASILLA, AK 99654

5996000L001
LITHIA REAL ESTATE INC
150 N BARTLETT ST
MEDFORD, OR 97501-6015

1009B02L011
MANUAL STEVEN E
PO BOX 870376
WASILLA, AK 99687-0376

2864B01L006A
MARLETTO FAM LTD PRTNRSHIP
PO BOX 871625
WASILLA, AK 99687-1625

1009B02L003
MARXER MILES L
3850 E CAREFREE DR
WASILLA, AK 99654

4219000T001
MAT-SU HOLDINGS LLC
DEPT 36134 BC-151A% SEARS ROEBUCK
AND CO
HOFFMAN ESTATES, IL 60179-0001

1009B02L004
MONEAR SHANNON L& CRITINA
3900 E CAREFREE DR
WASILLA, AK 99654

1009B01L011
OSE MICHAEL E
3801 E CAREFREE DR
WASILLA, AK 99654

1009B01L008
PATRAW ROBERT W & SHAROL D
3601 E CAREFREE DR
WASILLA, AK 99654-8358

4061B01L001A-1
PTF INVESTMENTS
4101 ARCTIC BLVD% WESTERN ENTPRS INC
#203
ANCHORAGE, AK 99503-5702

5897B01L014B
SCHMITT ROB
3901 E CAREFREE DR
WASILLA, AK 99654

17N01W13A008
SCHWEIGER JOHN LOVING TR
SCHWEIGER JOHN C2200 ASHLAND ST%
COMING ATTRACTIONS THEATRES INC
ASHLAND, OR 97520-1406

1009B02L012
STETSON ASHLEY S
PO BOX 874514
WASILLA, AK 99654-4514

1009B01L009
SZIPSZKY LUCAS N & AMANDA F
3701 E CAREFREE DR
WASILLA, AK 99654-8359

17N01W13A006
WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8050% PROPERTY TAX DEPT ATTN
MS 0555
BENTONVILLE, AR 72712-8050

3211B02L002B
WELLBORN LYNN A&CHARLOTTE
3790 CAREFREE DR
WASILLA, AK 99654

ROW
WESTERN ENTERPRISES INC
617 S KNIK-GOOSE BAY RD#J
WASILLA, AK 99654

Tom Brooks
Alaska Railroad Corp
PO Box 107500
Anchorage, AK 99501

Corps of Engineers
Regulatory BranchPO Box 6898
Elmendorf AFB, AK 99506-0898

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain101 W. Swanson
Ave
Wasilla, AK 99654

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

FAA
Airport Division222 W. 7th Ave#14
Anchorage, AK 99513

Kathy Wells
Friends of Mat-Su
PO Box 116
Palmer, AK 99645

Troy Scheuner
GCI
501 N. Main StSuite 130
Wasilla, AK 99654

MEA
PO Box 2929
Palmer, AK 99645

MSB Chief of Code Compliance
350 E. Dahlia Ave
Palmer, AK 99645

MSB Cultural Resources Specialist
350 E. Dahlia Ave
Palmer, AK 99645

MSB Fire Chief
101 S. Swanson Ave
Wasilla, AK 99654

MSB Planning Director
350 E. Dahlia Ave
Palmer, AK 99645

MSB Platting Division Officer
350 E. Dahlia Ave
Palmer, AK 99645

MSB Public Works Director
350 E. Dahlia Ave
Palmer, AK 99645

MTA
Real Estate DepartmentPO Box 3550
Palmer, AK 99645

NRCS
Soil & Water Conservation5751 E.
Mayflower Ct
Wasilla, AK 99654-7880

Oran Wooley
SOA/DEC
Waste Water RVW1700 E. Bogard RdBldg
B, #103
Wasilla, AK 99654

Roy Robertson
SOA/DEC
Waste Water RVW1700 E. Bogard RdBldg
B, #103
Wasilla, AK 99654

SOA/DNR
Commissioner's Office550 W. 7th AveSuite
1400
Anchorage, AK 99501

SOA/DNR
WATER Resources550 W. 7th AveSuite
1020
Anchorage, AK 99501

SOA/DFG/Habitat
1800 Glenn HwySuite 6
Palmer, AK 99645

SOA/DNR
Technical Services550 W. 7th AveSuite 650
Anchorage, AK 99510-3577

SOA/DOTPF
Mat-Su Area PlannerPO Box 196900
Anchorage, AK 99519-6900

Superintendent
SOA/DOTPF
289 Inner Springer Loop
Palmer, AK 99645

Debra Barrett
581 Briar Dr
Wasilla, AK 99654

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Loren Means III
1668 Pittman Road
Wasilla, AK 99687

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Stu Graham

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson

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**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 07-24-15

CASE #: V15-03

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Western Enterprises, Inc. for PTF Investments

REQUEST: A variance of 6 feet to the maximum 25' sign height to allow a 31-foot sign height **and** variance of 43 square feet to the maximum 150-square foot sign area to allow a 193 square feet of sign area **and** a variance of 2 feet to the minimum 3-foot setback from a property line to allow a 1-foot setback from the property line to allow modifications to an existing nonconforming sign.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **August 11, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. HERNING AVE, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before August 4, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: _____



**CITY OF WASILLA
PLANNING OFFICE**
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

FIRST CLASS

PUBLIC NOTICE

V #15-03
MSB Map #WA 10
T17N, R01E, Sec. 18

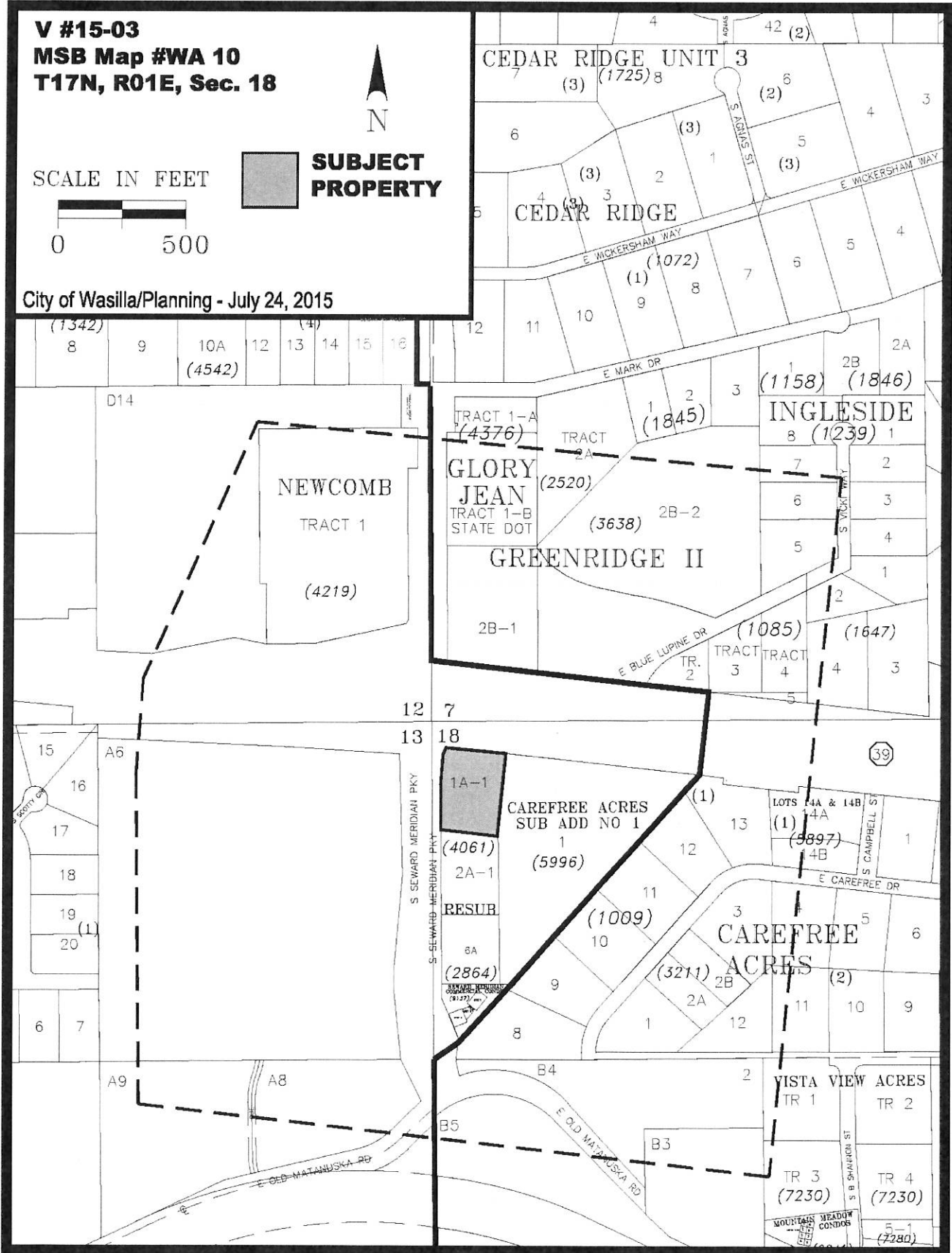


SCALE IN FEET

 0 500

SUBJECT PROPERTY

City of Wasilla/Planning - July 24, 2015





CITY OF WASILLA

290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9050
FAX: (907) 373-9092

NOTICE OF APPLICATION FOR VARIANCE

APPLICANT/OWNER: Western Enterprises, Inc. for PTF Investments

LOCATION: 1261 S. Seward Meridian Parkway
Lot 1A-1, Block 1, Carefree Acres Sub

FILE NO: V-15-03

PROJECT: A variance of 6 feet to the maximum 25' sign height to allow a 31-foot sign height and variance of 43 square feet to the maximum 150-square foot sign area to allow a 193 square feet of sign area and a variance of 2 feet to the minimum 3-foot setback from a property line to allow a 1-foot setback from the property line to allow modifications to an existing nonconforming sign.

A public hearing will be held on August 11, 2015 at 6:00 PM in the City of Wasilla, Council Chambers.

Your written comments on this request must reach the Planning Office on or before August 4, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing. Please, submit comments or requests for more information to:

CITY OF WASILLA
PLANNING OFFICE
290 EAST HERNING AVE
WASILLA, AK 99654

TELEPHONE: 373-9020
FAX: 373-9021
EMAIL: planning@ci.wasilla.ak.us

Tahirih Revet

From: Tahirih Revet
Sent: Monday, July 27, 2015 11:10 AM
To: 'andrewF@leasealaska.com'
Cc: 'westernfrondesk@leasealaska.com'
Subject: notice for posting V15-03
Attachments: V-15-03-NOTICE_FOR_POST.pdf

Dear Sirs,

Attached is the posting for the property for WMC 16.16.040(A)(2)(f)

The applicant will post the notice on the site today, and keep a sign posted until August 11, 2015. The notice shall be posted so that it may be easily seen from the public right-of-way. The applicant is responsible for maintaining the notice.

If you have any questions please call.

Tahirih Revet
Planning Clerk
373-9020

By: Planning
Public Hearing: 08/11/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-14**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A VARIANCE (#V15-03) OF 6 FEET TO THE MAXIMUM 25' SIGN HEIGHT TO ALLOW A 31-FOOT SIGN HEIGHT AND VARIANCE OF 43 SQUARE FEET TO THE MAXIMUM 150-SQUARE FOOT SIGN AREA TO ALLOW A 193 SQUARE FEET OF SIGN AREA AND A VARIANCE OF 2 FEET TO THE MINIMUM 3-FOOT SETBACK FROM A PROPERTY LINE TO ALLOW A 1-FOOT SETBACK FROM THE PROPERTY LINE TO ALLOW MODIFICATIONS TO AN EXISTING NON-CONFORMING SIGN.

WHEREAS, Western Enterprises, Inc., submitted an application for a variance on July 22, 2015; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 foot radius and review agencies and the Wasilla Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Wasilla Planning Commission public hearing was published in the Frontiersman on August 4, 2015; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on the requested variance taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission developed Findings of Fact summarizing the basic facts and reasoning of the Wasilla Planning Commission regarding the requested variance.

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them adopted the Findings of Fact attached as Exhibit A and incorporated herein; and

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission, approves the requested sign variance.

ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

Glenda Ledford, Chairman Date

ATTEST:

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 15-14

FINDINGS OF FACT – 16.28.110(C), Variance Standards

A variance may be granted only if:

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Finding: The subject property is located immediately south of the overpass for the Parks Highway and Seward-Meridian Parkway interchange. At this location, the Parks Highway is significantly higher than the elevation of Seward Meridian. This difference in elevation impacts the visibility of the signage for this parcel. Visibility of the other commercial properties in the area and their signage are not as impacted by the elevated crossing/interchange since they are located further away.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Finding: The conditions applicable to this parcel are caused by the location of the elevated roadway/interchange for the Parks Highway and the Seward Meridian Parkway, which is immediately north of the sign on the subject parcel.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Finding: Without the variance, the applicant would be required to remove the existing sign and replace it with a sign 6' shorter and 43 square feet smaller, which would further reduce the visibility and readability of the signage for the commercial business on this parcel.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Finding: According to the Applicant, the sign faces were installed prior to the City sign code but are not suitable for use in Alaska in the winter.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Finding: In addition to allowing the installation of a sign cabinet that functions properly in winter conditions, the updates will improve the aesthetic appearance of the sign.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Finding: The proposed sign variance will allow continued usage of an existing sign.

2. The variance will not permit a land use that is prohibited by this title;

Finding: The current commercial retail use is permitted in the Commercial zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

Finding: The variance is in keeping with the spirit and intent of the chapter since the purpose statement for the sign code states that the code is intended to “recognize the commercial communication requirements of all sectors of the community” and “to allow for special circumstances.”

4. The variance will not be detrimental to the public health, safety or welfare; and

Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Finding: The requested variance will not significantly adversely affect other properties in the area.



THE MENARD CENTER

JOAN KLAPPERICH

DIRECTOR

RECREATIONAL AND CULTURAL SERVICES

MEMO

DATE: JULY 16, 2015

TO: THE PLANNING COMMISSION

REFERENCE: RESOLUTION 15-02 BY PARKS & RECREATION COMMISSION/BOCCE BALL COURT

User groups and individuals came to the Parks and Recreation Commission in the Spring of 2015 to request building Bocce Ball Courts at Iditapark. At this time there are no known public Bocce Ball Courts located in the Mat-Su Valley, and there is a need for more diverse recreational activities at Iditapark.

Bocce Ball is a community sport that can be played by any age or skill level. The sport encourages social interaction, light activity, strategic planning, and friendly competition. The game is played on a grass court, 60 feet by 12 feet with two-eight players per court. The object of the game is to score the most points by throwing the bocce ball and getting it closest to the point ball on the court. It is a popular sport with Special Olympics, and the senior population in the valley.

Community members have started the process of collecting signatures in favor of this project, and many members of the community have learned for the first time what Bocce Ball is all through the year round program that was initiated at the Menard Center on the indoor turf.

The Parks and Recreation Commission supports the request by Resolution, and hopes that the Planning Commission will see the added value that this project will bring to the community with the addition of the bocce ball court at Iditapark, with support from grants and funding from other sources, as well as from the City of Wasilla.

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**CITY OF WASILLA
WASILLA PARKS AND RECREATION COMMISSION
RESOLUTION SERIAL NO. 15-02**

**A RESOLUTION OF THE WASILLA PARKS AND RECREATION COMMISSION
SUPPORTING THE DEVELOPMENT OF BOCCE BALL COURTS AT IDITAPARK.**

WHEREAS, pursuant to WMC 2.64.010.A, the purpose of the Wasilla Parks and Recreation Commission is to advise the City on matters pertaining to parks and recreation facilities; and

WHEREAS, the Parks and Recreation Commission recognizes the importance of implementing healthy activities and the importance of engaging recreational opportunities in our city for its residents and community; and

WHEREAS, the Parks and Recreation Commission recognize on the behalf of requests from the community through individuals and organizations for the support of the sport of bocce ball utilizing a city park such as Iditapark; and

WHEREAS, the Parks and Recreation Commission strongly supports the recreation game of bocce; and

WHEREAS, it is agreed that individuals and organizations of the community will actively seek grants and other options to raise funds for the development and materials to build the bocce courts; and

WHEREAS, bocce ball has a wide demographic that many can participate in such as seniors, youth, and Special Olympics; and

WHEREAS, bocce ball can be played by those of nearly any age or skill level; and

WHEREAS, in addition to being fun to play, the benefits of bocce ball include healthy social interaction, light activity, strategic planning, and friendly competition; and

WHEREAS, Iditapark was developed for many community uses and gatherings.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Parks and Recreation Commission strongly supports the development of a bocce ball court at Iditapark.

ADOPTED by the Wasilla Parks and Recreation Commission on July 8, 2015.


JOAN MATTHEWS, CO-CHAIR
Parks and Recreation Commission

ATTEST:


JOAN KLAPPERICH
Director of Recreation and Cultural Services

By: Recreational &
Cultural Svcs.
Public Hearing: 08/11/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-15**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION SUPPORTING A
RECOMMENDATION BY THE WASILLA PARKS AND RECREATION COMMISSION
THAT THE WASILLA CITY COUNCIL SUPPORT DEVELOPMENT OF BOCCE BALL
COURTS AT IDITAPARK.**

WHEREAS, pursuant to WMC 2.64.010(C)(1), the Parks and Recreation Commission is to coordinate with and obtain approval of the Planning Commission on site locations and general development plans for parks and recreation facilities; and

WHEREAS, the Planning Commission recognizes the importance of implementing healthy activities and recreational opportunities for city residents of all ages and skill level; and

WHEREAS, the Parks and Recreation Commission has received requests from the community for the development of bocce ball courts in the Iditipark city park; and

WHEREAS, individuals and organization in the community will actively seek grants and other fundraising options to develop the bocce ball courts and purchase the necessary materials; and

WHEREAS, Iditapark was developed for community recreational uses and gatherings; and

WHEREAS, the Wasilla Parks and Recreation Commission adopted Resolution Serial No. 15-02, which supports the development of bocce ball courts and Iditapark.

NOW, THEREFORE BE IT RESOLVED, the Wasilla Planning Commission hereby recommends that the City Council support development of bocce ball courts at Iditapark.

ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

Glenda Ledford, Chair

Date

ATTEST:

Tina Crawford, AICP, City Planner

PERMIT INFORMATION 2015

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE
ADMINISTRATIVE APPROVAL									
01/06/15	01/20/15	A15-01	TENANT SPACE	1,157	2638B07L002A	WASILLA TOWNSITE RSB	YI, TONG	322 N MAIN ST	C
01/06/15	01/12/15	A15-02	TENANT SPACE	960	6910000L02	FERN PLAZA	KRUCKOWSKI, KRISTINA	1689 S KNIK-GOOSE BAY RD	C
01/08/15	01/20/15	A15-03	SUBDIVISION		1097B05L002	SHADOWOOD VLY #1	MCMANUS, CASEY	601 N SHADOWOOD CIR	C
01/09/15	01/12/15	A15-04	MEDICAL OFFICE	3,400	9058000U003	PARK AVE COMM CONDOS	VALLEY UPRIGHT IMAGING	261 E PARK AVE	C
01/13/15	01/21/15	A15-05	TENANT SPACE	1,527	2523B07L001A	FRED NELSON RSB	DELRAM, ANTHONY	224 N YENLO ST	C
01/16/15	01/16/15	A15-06	DUPLEX	3,200		THE MEADOWS	ROBERT YUNDT HOMES	1551 N KERRY LN	RR
01/16/15	01/16/15	A15-07	DUPLEX	3,200		THE MEADOWS	ROBERT YUNDT HOMES	1501 N KERRY LN	RR
01/16/15	01/16/15	A15-08	SIGN	96	1066B05L010	WASILLA TOWNSITE	WANG, JOSEPH	111 E HERNING AVE	C
01/27/15	02/10/15	A15-09	TENANT SPACE	2,095	4956000T00A4	OLSON 1999 ADD	EUNICE, WALTER	1511 E PARKS HWY	C
01/28/15	PENDING	A15-10	COMM<10,000 SQ FT	1,120	1097B05L002	SHADOWOOD VLY #1	MCMANUS, CASEY	251 W GRAYBARK DR	C
02/19/15	PENDING	A15-11	SFD	1,620	1113B05L015	WASILLA ACRES	SKRIPNIK, ROMAN	1931 W VAUNDA AVE	RR
02/20/15	02/23/15	A15-12	COMM<10,000 SQ FT	8,190	6879000T00G-2	TALLERICO RSB	ELGEE, KEVIN	2150 S ENDEAVOR ST	RR
02/24/15	02/25/15	A15-13	ALF	1,725	4993B06L017A	WASILLA EST	SAYEN, THEODORE	751 N SOMERSET CIR	RR
02/25/15	02/25/15	A15-14	DUPLEX	3,359	1104B07L003	WASILLA EST	PRECISION HOMES	1101 W HOLIDAY DR	RR
02/26/15	02/26/15	A15-15	TENANT SPACE	500	1261B02L005	CENTURY PARK	CONRAD, ERIC	1075 CHECK ST	C
02/26/15	03/02/15	A15-16	COMM<10,000 SQ FT	2,766	5816B07L004	CAROL	MILLER CONSTRUCTION	1951 RUPEE CIR	C
03/02/15	03/02/15	A15-17	COMM<10,000 SQ FT	864	9155000U001A	WASILLA CENTER	DJ FORMAL WEAR	705 S KNIK GOOSE BAY RD	C
03/10/15	PENDING	A15-18	COMM<10,000 SQ FT	8,208	4795000L004	DISCOVERY HILLS PH II	PAVLUS, IGOR	1100 N LUCUS RD	I
03/10/15	03/19/15	A15-19	SUBDIVISION		4795000L004	DISCOVERY HILLS PH II	PAVLUS, IGOR	1100 N LUCUS RD	I
03/13/15	PENDING	A15-20	TENANT SPACE		1551B03L002A	MOUNTAIN VLG PLZ	RICHARDSON, SPENCER	901 S HERMON RD	C
03/18/15	03/19/15	A15-21	TUP		3224B03L001B	MOUNTAIN VLG PLZ	HUGHES, RHONDA	991 HERMON RD	C
03/02/15	03/24/15	A15-22	COMM<10,000 SQ FT	200	1901B07L005D	SNIDER	SHULTIS, RANDY	201 W PARKS HWY	C
03/25/15	03/27/15	A15-23	DUPLEX	3,500	7277000L001	EXECUTIVE PROP #2	PREMIER HOMES LLC	1001 W CACHE DR	RR
03/26/15	03/26/15	A15-24	COMM<10,000 SQ FT	920	1004B07L005	BIRCH PK WASILLA	UMBARGER, NOELLE	472 N MAIN ST	C
04/06/15	04/07/15	A15-25	TUP		17N01W13A006	WASILLA AIRPORT HTS	LITHIA-CHEV OF WASILLA	1350 S SEWARD MERIDIAN	C
04/10/15	04/13/15	A15-26	FILL SITE		1104B06L029	WASILLA AIRPORT HTS	STOLL, STEVEN	950 W TURK CIR	RR
04/13/15	04/16/15	A15-27	COMM<10,000 SQ FT	9,600	17N01W03A007	GVC II DIV II	SMITH, MARK	1790 N PECK ST	RR
04/22/15	04/23/15	A15-28	DUPLEX	3,000	2293B03L018	MOUNTAIN VLG PLZ	ROBERT YUNDT HOMES	1121 E DELLWOOD ST	RR
04/27/15	05/15/15	A15-29	TENANT SPACE	165	3224B03L001A	MOUNTAIN VLG PLZ	LEE, ANNA	991 S HERMON RD	C
04/28/15	04/30/15	A15-30	TUP		7321B03L015B	WASILLA HEIGHTS ADD 1	MAKETE, JOHN	1551 W PARKS HWY	C
04/29/15	04/30/15	A15-31	SFD	2,526	5627B03L014	CENTER POINT PH II	HARMEN EXCAVATING	270 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-32	SFD	2,106	7039000L00A	CENTER POINT PH II	HARMEN EXCAVATING	480 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-33	SFD	2,120	7039000L00B	CENTER POINT PH II	HARMEN EXCAVATING	486 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-34	SFD	2,158	7039000L00C	CENTER POINT PH II	HARMEN EXCAVATING	488 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-35	SFD	2,364	7039000L00D	CENTER POINT PH II	HARMEN EXCAVATING	491 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-36	SFD	2,016	7039000L00E	CENTER POINT PH II	HARMEN EXCAVATING	487 W GOLDENWOOD ST	RM
RETURNED NOT NEEDED									
05/04/15	05/05/15	A15-37	TUP		2705000L014-1	SNIDER #4	NANEZ, JOSE	731 W PARKS HWY	C
05/06/15	05/07/15	A15-39	DUPLEX	3,100	6824B02L012E	WASILLA WOODS	FENDICH, ANATOLY	221 E FOREST	RR
05/06/15	05/28/15	A15-40	SUBDIVISION		17N01W04B003	WASILLA MALL RSB	KNIK TRIBAL COUNCIL		RR
05/12/15	06/05/15	A15-41	TENANT SPACE	1,570	2959000T00A1	WASILLA MALL RSB	MARTINEZ, CHERI	591 E PARKS HWY	C
05/08/15	05/14/15	A15-42	SUBDIVISION		17N01W7A002			1290 S ENDEAVOR ST	R-1
05/08/15	05/18/15	A15-43	HOME OCCUPATION	2,248	17N01W08D001		WICKER, BILLY & KATHLEEN	S ENDEAVOR ST	RR
05/14/15	06/09/15	A15-44	COMM<10,000 SQ FT	9,600	17N01W03A007	GVC II DIVI IV	MICHAEL, STACY	1075 E DELLWOOD ST	RR
05/20/15	05/29/15	A15-45	COMM<10,000 SQ FT	2,593	4956000T00A3	OLSON 1999 ADD	SMITH, MARK	1790 N PECK ST	RR
05/21/15	05/22/15	A15-46	TENANT SPACE	1,500	1261B07L004	CENTURY PARK	CFT DEVELOPMENTS LLC	1491 E PARKS HWY	C
05/22/15	05/22/15	A15-47	COMM<10,000 SQ FT	1,000	1046000T006-2	OLSON	WOLTER, JULIE	990 S CHECK ST	C
05/22/15	05/22/15	A15-48	TUP		5303B11L013A	KENNEDY ADD	HAN, YOUNG	1375 E PARKS HWY	C
							HANNAM, THOMAS	435 S KNIK ST	C

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE
05/22/15	05/28/15	A15-49	TENANT SPACE	1,000	2072000L013B	SNIDER #4	YOUNG, JOO M	601 W PARKS HWY	C
05/27/15	05/28/15	A15-50	COMM<10,000 SQ FT	7,800	1046000T005-1	OLSON	CFT DEVELOPMENTS LLC	1451 E PARKS HWY	C
05/28/15	05/28/15	A15-51	SFD	2,294	5627B03L009	CENTER POINT PH II	HARMEN EXCAVATING	475 W GOLDENWOOD ST	RM
05/29/15	05/29/15	A15-52	COMM<10,000 SQ FT	3,168	6945B02L002	JOHN SULLIVAN HILLS PH 1	SCHWANKY, JIM	1231 W 32ND AVE	RR
05/29/15	05/29/15	A15-53	COMM<10,000 SQ FT	6,400	5303B11L013A	KENNEDY ADD	HANNAM, THOMAS	435 S KNIK ST	C
05/29/15	05/29/15	A15-54	DUPLEX	2,700	6859B01L011A	SNIDER	BOCHKORSKY, MARINA	951 W SELINA LN	RR
06/01/15	06/05/15	A15-55	TENANT SPACE	700	3224B03L001B	MOUNTAIN VLG PLZ	PATTERSON, LARISA	991 N HERMON RD	C
06/02/15	PENDING	A15-56	COMM<10,000 SQ FT	3,200	5303B11L013A	KENNEDY ADD	GALOMSKI, CHRIS	435 S KNIK ST	C
06/02/15	06/04/15	A15-57	COMM<10,000 SQ FT	1,500	2687B01L001	THOMPSON	JOURDIAN, DONALD	1451 W NICOLA AVE	RR
06/22/15	06/23/15	A15-58	SUBDIVISION		1035000L005 & 6	LAKE LUCILLE	HOLLAND, DONALD	62 & 1474 W LAKE LUCILLE DR	R-1
06/26/15	06/26/15	A15-59	TENANT SPACE	768	9108000U002	CONDOS	ALASKA PRETRIAL SVCS	609 S KNIK-GOOSE BAY RD	C
06/29/15	06/30/15	A15-60	TENANT SPACE	1,501	9108000U004	WASILLA CENTER	OVERWAY, LORETTA	613 S KNIK-GOOSE BAY RD	C
06/29/15	06/30/15	A15-61	TENANT SPACE	400	1015B2EL005	CONDOS	SU-VALLEY CARE COOD	500 E SWANSON	C
07/01/15	07/02/15	A15-62	HOME OCCUPATION	400	1104B01L010	E. WASILLA BLOCK	DEFENDORF, CRAIG	865 W HOLIDAY	RR
07/02/15	PENDING	A15-63	SFD	1,606	2767B03L005	MISSION HILLS	MILLER, CHRISTOPHER	683 N RAY FLOYDS PL	R-1
07/08/15	07/09/15	A15-64	TENANT SPACE	800	3224B03L001B	MOUNTAIN VLG PLZ	KIRK, RICHARD	991 S HERMON RD	C
07/10/15	PENDING	A15-65	TENANT SPACE	1,200	2389B01L006	KOHRING	GUEST, TIM	200 E FLAD CIR	RR
07/13/15	07/15/15	A15-66	TENANT SPACE	50	9155000U001B	WASILLA CITY CENTER	NYBERG, JACKIE	701 S KNIK-GOOSE BAY RD	C
07/14/15	07/15/15	A15-67	TENANT SPACE	1,440	9108000U000	WASILLA CITY CENTER	ALASKA BEDLINER	617 S KNIK-GOOSE BAY RD	C
07/15/15	07/15/15	A15-68	TENANT SPACE	3,456		WASILLA CITY CENTER	TIKIGAQ CONST INC	701 S KNIK-GOOSE BAY RD	C
07/27/15	07/27/15	A15-69	ACCESSORY STRUCTURE	1,024	1356B02L013	PINECREST	GOODWIN, SHANNON	1181 N PINION DR	R-1
07/27/15	07/31/15	A15-70	TENANT SPACE	1,440	9108000U005	WASILLA CITY CENTER	ALASKA HOME BREW SUPPLY	617 W KNIK-GOOSE BAY RD	C
07/28/15	PENDING	A15-71	COMM<10,000 SQ FT	4,800	7406000L004B	DISCOVERY HILL PH II	PRECISION HOMES	1220 W. MYSTERY	I
07/30/15	PENDING	A15-72	DUPLEX				KNIK TRIBAL COUNCIL		RR
USE PERMITS									
03/12/15	04/07/15	U15-01	GRAVEL EXTRACTION		17N02W13A004		KENNEDY, DAN	1614 S CLAPP ST	I
04/30/15	05/28/15	U15-02	ATHLETIC FIELDS		2076000T00A	IDITAROD ELEM SCH	MSSD	801 E BOGARD RD	C
05/21/15	PENDING	U15-03	DWELLING UNIT	1,600	5303B11L013A	KENNEDY ADD	HANNAM, THOMAS	435 S KNIK ST	C
CONDITIONAL USE PERMITS									
PLANNED UNIT DEVELOPMENT (PUD)									
REZONE									
01/28/15	WITHDREW	R15-01	REZONE TO C		6879000T00G-2	TALLERICO	ELGEE, KIM	2150 S ENDEAVOR ST	RR
LEGAL NON-CONFORMING USE									
SHORELINE SETBACK									
AMNESTY									
VARIANCE									
05/12/15	07/14/15	V15-01	WATERBODY & SIDE		1037T01P003	LAKESHORE 1963	STARN, WILLIAM	1245 E WESTPOINT DR	RM
06/09/15	07/14/15	V15-02	SIDE & REAR		1004B02L010	BIRCH PARK WASILLA	ATTITUDE 49 LLC	501 N KNIK ST	C
07/22/15	PENDING	V15-03	SIGN HEIGHTS & SQ FT		4061B01L001A-1	CAREFREE AC	PTF INVESTMENTS	1261 S SEWARD MERIDIAN PKY	C

WPD Code Compliance Weekly Incidentals 7/20/15 - 7/24/15

Date	Call Originated	Name / Address	Reason	CAD Log #	Informal Contact	Letter Issued?	Action Taken
07/20/15	Follow up	1401 Mystery	Dog bite investigation	45480	N	N	
07/20/15	Self initiated	Bumpus	Facility/security check	48210	N	N	
07/21/15	Follow up	City wide	Illegal sign sweep	46464	N	N	Signs removed from ROW
07/21/15	Self initiated	Bumpus	Facility/security check	48450	N	N	
07/22/15	Self initiated	Bumpus	Facility/security check	48677	N	N	
07/23/15	Follow up	City wide	Illegal sign sweep	46464	N	N	Signs removed from ROW
07/23/15	Dispatched	1360 Woodcrest	Barking dog complaint	48823	Y	N	Animal annoyance citation
07/24/15	Dispatched	Bailey & Lobo	Sewage complaint	49120	Y	N	Refer to public works
07/24/15	Dispatched	950 Bogard	Dog welfare check	49139	Y	N	Verbal warning
07/24/15	Dispatched	WalMart	Dog welfare check	49164	Y	N	Unable to locate
07/24/15	Dispatched	Parks & Crusey	Traffic hazard- disabled vehicle	49203	Y	N	Provide traffic control

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MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Larry DeVilbiss, Mayor

PLANNING COMMISSION

Brian Endle, District 1
Thomas Healy, District 2
John Klapperich, Chair, District 3
Bruce Walden, District 4
William Kendig, District 5
Tomas Adams, District 6
Vern Rauchenstein, District 7



John Moosey, Borough Manager

PLANNING & LAND USE DEPARTMENT

Eileen Probasco, Director of Planning &
Land Use

Lauren Driscoll, Planning Services Chief
Alex Strawn, Development Services
Manager

Paul Hulbert, Platting Officer
Mary Brodigan, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

**August 3, 2015
REGULAR MEETING
6:00 p.m.**

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA

Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. MINUTES

1. July 20, 2015, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 15-29**, A resolution recommending Assembly adoption of the FY2017-2022 Capital Improvement Program. Public Hearing: August 17, 2015. (Staff: Sara Jansen)
2. **Resolution 15-28**, A resolution recommending Assembly approval of a resolution supporting amendments to MSB Title 43 Subdivisions, to improve the overall MSB and State of Alaska Transportation System. Public Hearing: August 17, 2015. (Staff: Eileen Probasco)

3. **Resolution 15-31**, A resolution updating the guidelines for the development or update of community based comprehensive plans or special use district (SpUD) regulations. Public Hearing: August 17, 2015. (*Sponsor: Commissioner Brian Endle*)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

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

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not begin before 6:15 p.m.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

- A. **Resolution 15-25**, A Conditional Use Permit (CUP) in accordance with MSB 17.60.110, Junkyards and Refuse Area Standards, for the operation of a junkyard/salvage yard, including towing and impound, auto services, and used auto sales, located at 2700 N. Church Road, Wasilla; within Township 18 North, Range 1 West, Section 31, Seward Meridian; MSB Tax Account 18N01W31A014. Public Hearing: August 3, 2015. (*Applicant: Tews Enterprises, LLC., Staff: Susan Lee*)

- ~~B. **Resolution 15-27***, a Conditional Use Permit in accordance with MSB 17.30, Conditional Use Permit (CUP) for Earth Materials Extraction Activities, for the extraction of 390,000 cubic yards of earth material from a 19.7 acre site within a 120-acre parcel, located within Township 18 North, Range 2 West, Section 24, Tax Parcel D1 (18N02W24D001), Seward Meridian. Public Hearing: August 3, 2015. (*Applicant: B&E Construction, Staff: Mark Whisenhunt*)~~

****on July 22, 2015, B&E Construction notified Borough Staff of their decision to pull their application for a Conditional Use Permit (CUP) for earth materials extraction.***

X. PUBLIC HEARING: LEGISLATIVE MATTERS

- A. **Resolution 15-26***, A resolution recommending Assembly approval of an ordinance amending MSB 17.61, Core Area Conditional Use Permit Requirements, to prohibit private landfills within the Core Area. Referred by the Assembly May 27, 2015. Public Hearing postponed from July 6, 2015, and July 20, 2015. (Staff: Alex Strawn)

**Commissioner Kendig has requested via an email dated July 21, 2015, that this item be postponed until September 21, 2015, pending an Advisory Opinion from the MSB Ethics Board. The Planning Commission will take action on the request to postpone on August 3, 2015.*

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. Upcoming Planning Commission Agenda Items. (Staff: Alex Strawn)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.