



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.

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
 - A. Minutes of June 9, 2015 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. PUBLIC HEARINGS
 - 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

- 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.

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

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.



GLENDA LEDFORD, Chairman Date 8/17/15

ATTEST:



TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission August 11, 2015.