



**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.**

**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

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**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, August 11, 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 excused was:

Debra Barrett, Seat B

Staff in attendance were:

Ms. Tina Crawford, City Planner  
Ms. Lyn Carden, Deputy Administrator  
Ms. Joan Klapperich,  
Ms. Tahirih Revet, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Ms. Carden 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 provided a report on projects in the City.

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 July 14, 2015, regular meeting
- B. Minutes of July 28, 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 #15-07** (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

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

Discussion moved to the Commission.

b. Applicant

Applicant not present.

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

Applicant not present.

MOTION: Commissioner Dean moved to approve Land Clearing Waiver #15-07 (Reso. #15-13), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend Resolution Serial No. 15-13 to add a third condition that reads as follows:

- 3. **Plant the maximum amount of tree and shrub coverage, with a minimum of two trees, which is feasible in the landscaped area in the northeast area of the lot that is near the adjoining Lot 1.**

VOTE: The amendment passes unanimously.

VOTE: The motion to approve Land Clearing Waiver #15-07 (Reso. #15-13) as amended, passed unanimously.

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

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

Commissioner Dean disclosed she is leasing space in another building and that the applicant is also the landlord for that building.

Ms. Crawford stated that staff contacted the City Attorney and they said that this would not constitute a conflict of interest but that Commissioner Dean should disclose the information.

b. Applicant

Mr. Andrew Faiks, manager with Western Enterprises, provided a brief summary of the request for a variance to the current sign.

Discussion moved to the Commission.

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 Dean moved to approve Variance #15-03 (Reso. #15-14), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend the main motion to add the following condition:

1. **The decorative sign and pole features must be installed in a manner substantially consistent with the drawing in the application and must be maintained in perpetuity.**

VOTE: The motion to approve Variance #15-03 (Reso. #15-14) as amended, passed unanimously.

VOTE: The motion to approve Variance #15-03 (Reso. #15-14) as amended, passed unanimously.

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.

a. City Staff

Ms. Klapperich proved a report on the request for bocce ball courts at Iditapark.

Mr. Robbin Robbert provided a brief report on the idea of bocce ball courts at Iditapark and stated that he is in support of the development.

b. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

Ms. Christina Collins stated that she is in support of the development of bocce ball courts at Iditapark.

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

c. Applicant

No further comments.

MOTION: Commissioner Pinard moved to approve Resolution Serial No. 15-15 as presented.

VOTE: The motion to approve Resolution Serial No. 15-15, passed unanimously.

## **IX. UNFINISHED BUSINESS**

No unfinished business

## **X. COMMUNICATIONS**

No statements made regarding the following items.

A. Permit Information

B. Enforcement Log

C. Matanuska-Susitna Borough Planning Commission agenda

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

Mr. Dan Kelly requested that the Planning Commission recommend that the City Council adopt a noise ordinance that addresses vehicular traffic and outdoor events.

**XII. STAFF COMMENTS**

Ms. Klapperich thanked the Commissioners' for their time in hearing the request on the bocce ball courts.

**XIII. COMMISSION COMMENTS**

Commissioner Means stated that it was great to see support by the community for the bocce ball courts at Iditapark and that he was still considering the idea suggested by Mr. Kelly for beautification of Wasilla.

Commissioner Pinard stated that the City could seek sponsors to help with installing and maintaining landscaping in the City to improve the appearance. She also stated that landscape code needs to be reviewed and modified.

**XIV. ADJOURNMENT**

The regular meeting adjourned at 7:46 PM.

  
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GLENDA LEDFORD, Chairman      Date

ATTEST:

  
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TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission September 8, 2015.