



Applicant: Richard Button, C.E., S.E., Benteh EEIS, Agent for  
Knik Tribal Council  
Owner: Knik Tribal Council  
Total Area: 9.21 acres +/-  
Location: Lot B3, Township 17 North, Range 1 West, Section 4;  
Northeast corner of N. Lucas Road and W. Cache  
Drive  
Zoning: Rural Residential (RR)  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

2. Item: **Land Clearing Waiver #15-03** (Reso. #15-07)  
Request: Approval to clear 85% of the vegetation on Tract A,  
which is 15% more than the 70% clearing allowed in  
WMC 16.33.050(A)(2) in order to improve the athletic  
fields. Note: Approximately 78% of the parcel was  
previously cleared and the Borough is requesting  
approval to clear an additional 7% of the remaining  
vegetation.  
Applicant: Robert Bechtold, Project Manager, Matanuska-  
Susitna Borough Capital Projects Department  
Owner: Matanuska-Susitna Borough School District  
Total Area: 19.28 acres +/-  
Location: 801 N. Wasilla-Fishhook Road – Tract A, Iditarod  
Elementary Subdivision  
(Athletic fields are located between Iditarod  
Elementary and Wasilla High School. Access to fields  
is via Wasilla High School main entrance off Bogard  
Road.)  
Zoning: Commercial (C)  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

3. Item: **Land Clearing Waiver #15-04** (Reso. #15-08)  
Request: Approval to allow 74% of Tract A3 to remain cleared  
of vegetation, which is 4% more than the 70%  
clearing allowed in WMC 16.33.050(A)(2) in order to  
develop a Panda Express restaurant. Note: This lot  
was cleared of 100% of the vegetation by a previous  
owner.  
Applicant: Wende Wilber, AICP, PTP, ECI/Hyer, Inc., Agent for  
CFT Development/Panda Express Restaurant Group  
Owner: Blue Rock Assets LLC

Total Area: 0.58 acres +/-  
Location: 1491 E. Parks Highway  
Tract A3, Olson 1999 Addition Subdivision  
Zoning: Commercial (C)  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

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



**SPECIAL MEETING**

**I. CALL TO ORDER**

The special meeting of the Wasilla Planning Commission was called to order at 5:00 PM on Tuesday, May 26, 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 (via teleconference)
- Debra Barrett, Seat B (arrived at 5:02 PM)
- Loree Means, Seat D
- Glenda Ledford, Seat E

Commissioner absent and excused was:

- Jessica Dean, Seat C

Staff in attendance were:

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

**III. PLEDGE OF ALLEGIANCE**

- A. Commissioner Means led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

- A. City Deputy Administrator  
No report given.

- B. City Public Works Director  
No report given.

- C. City Attorney  
No report given.

- D. City Planner  
Ms. Crawford reminded the Commission about the joint meeting with the City Council regarding the Downtown Overlay District.

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

Mr. Garvin Bucaria stated his concerns with the new Iditarod Elementary School Site development.

Mr. Kevin Baker, representative for Gary Lundgren, Global Financial Investment, stated his concerns with the Downtown Overlay District and asked that it be brought back to the Planning Commission for changes.

**VII. CONSENT AGENDA**

- A. Minutes of April 9, 2015, special meeting
- B. Minutes of April 14, 2015, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: **Land Clearing Waiver #15-02** (Reso. #15-06)

Request: Approval to clear 100% of the vegetation on Lot B3, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to create a 17 lot subdivision that will be developed with 16 residential duplex buildings (32 housing units).

Applicant: Richard Button, C.E., S.E., Benteh EEIS, Agent for Knik Tribal Council

Owner: Knik Tribal Council

Total Area: 9.21 acres +/-

Location: Lot B3, Township 17 North, Range 1 West, Section 4; Northeast corner of N. Lucas Road and W. Cache Drive

Zoning: Rural Residential (RR)

a. City Staff

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

b. Applicant

Mr. Richard Button, C.E., S.E., Benteh EEIS, Agent for Knik Tribal Council, (via teleconference) provided a report on the applicant's development and reason for the request for a land clearing waiver.

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 further comments by Mr. Button.

MOTION: Commissioner Pinard moved to approve Land Clearing Waiver #15-02 (Reso. #15-06), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Pinard moved to amend the main motion to add a Condition #3 that would read as follows:

Condition 3. Landscaping shown as Phase 3 on sheet L10.1 will be installed as part of Phase 1. Additionally "C" type landscaping will be installed between Lots 4 and 5 and 7 and 8, "A" type landscaping will be installed along the entire length of Lucan Road, "C" type landscaping will be installed along the northern property line of Lot 8, and "E" type landscaping will be extended to the north side of the circle.

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

VOTE: The motion to approve Land Clearing Waiver #15-02 (Reso. #15-06) as amended, passed unanimously.

2. Item: **Land Clearing Waiver #15-03** (Reso. #15-07)  
Request: Approval to clear 85% of the vegetation on Tract A, which is 15% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to improve the athletic fields. Note: Approximately 78% of the parcel was previously cleared and the Borough is requesting approval to clear an additional 7% of the remaining vegetation.  
Applicant: Robert Bechtold, Project Manager, Matanuska-Susitna Borough Capital Projects Department  
Owner: Matanuska-Susitna Borough School District  
Total Area: 19.28 acres +/-  
Location: 801 N. Wasilla-Fishhook Road – Tract A, Iditarod Elementary Subdivision  
(Athletic fields are located between Iditarod Elementary and Wasilla High School. Access to fields is via Wasilla High School main entrance off Bogard Road.)  
Zoning: Commercial (C)

a. City Staff

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

b. Applicant

Mr. Robert Bechtold, provided a report on the applicant's development and reason for the request for a land clearing waiver.

Mr. Chuck Martin, Athletic Director at Wasilla High School, provided a statement in support of the improvements.

Ms. Stephanie Gould, provided handouts and a statement in support of the upgrades to the fields.

Discussion moved to the Commission.

Ms. Denise Gilbert provided a handout and a statement in support of the upgrades to the fields.

c. Private person supporting or opposing the proposal  
Chair Ledford opened the public hearing.

Mr. John Carney, Capital projects Coordinator for the MSSD, provided a statement in support of the upgrades to the fields and some of the issues that they think will be addressed after the upgrades are done.

Mr. Garvin Bucarea provided a statement in opposition to the upgrades to the fields due to the removal of the vegetation.

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

d. Applicant  
No further comments by Mr. Bechtold.

MOTION: Commissioner Pinard moved to approve Land Clearing Waiver #15-03 (Reso. #15-07), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Pinard moved to amend Resolution #15-07 to clarify Condition #2 to state:  
2. Retain a 20' wide strip of natural vegetation/trees along within the proposed clearing area located near the southern property line between the eastern edge of the reconstructed Ressler softball field and the property line (approximately 150 feet long).

VOTE: The motion to amend Resolution Serial 15-07 passed with Commissioner Pinard, Barrett, and Chair Ledford in favor and Commissioner Means opposed.

Discussion moved to the Commission.

VOTE: The motion to approve Land Clearing Waiver #15-03 (Reso. #15-07) as amended, passed with Commissioner Barrett, Pinard, and Chair Ledford in favor and Commissioner Means opposed.

*[Recessed the special meeting until after the City Council meeting at 7:05 PM]*

3. Item: **Land Clearing Waiver #15-04** (Reso. #15-08)  
Request: Approval to allow 74% of Tract A3 to remain cleared of vegetation, which is 4% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop a Panda Express restaurant.



Note: This lot was cleared of 100% of the vegetation by a previous owner.

Applicant: Wende Wilber, AICP, PTP, ECI/Hyer, Inc., Agent for CFT Development/Panda Express Restaurant Group  
Owner: Blue Rock Assets LLC  
Total Area: 0.58 acres +/-  
Location: 1491 E. Parks Highway  
Tract A3, Olson 1999 Addition Subdivision  
Zoning: Commercial (C)

a. City Staff

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

b. Applicant

Ms. Wende Wilber, provided a report on the applicant's development and reason for the request for a land clearing waiver.

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 further comments by Ms. Wilber.

MOTION: Commissioner Means moved to approve Land Clearing Waiver #15-04 (Reso. #15-08), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Land Clearing Waiver #15-04 (Reso. #15-08), passed unanimously.

**X. UNFINISHED BUSINESS**

No unfinished business.

**XI. COMMUNICATIONS**

No statements made regarding the following items.

A. Permit Information

B. Enforcement Log

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

Mr. Kevin Baker provided an overview of his experience with the Department of Transportation (DOT) in the past. He suggested creating a couplet classification.

**XIII. STAFF COMMENTS**

No comments.

**XIV. COMMISSION COMMENTS**

Commissioner Pinard provided further clarification on requiring grass regarding Land Clearing Waiver #15-04.

Commissioner Means stated he agreed with Commissioner Pinard in her comment about the Land Clearing Waiver #15-04.

**XV. ADJOURNMENT**

The regular meeting adjourned at 11:03 PM.

  
JESSICA DEAN, Vice-Chairman      6/9/15  
Date

ATTEST:

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TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission June 9, 2015.