



**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  
Brian Mayer, 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.**

**JANUARY 12, 2016**

- 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 November 5, 2015 special meeting
  - Minutes of November 10, 2015 meeting
  - Minutes of November 12, 2015 special meeting
- VIII. ELECTION OF OFFICERS
- IX. NEW BUSINESS (*five minutes per person*)
  - A. Public Hearing
    - 1. Item: **Administrative Approval #AA15-129  
(Resolution Serial No. 16-01)**  
Applicant: Wisdom Traditions Counseling Services, LLC  
Owner: Archie and Verna Euwer Living Trust

Request: Outpatient addiction recovery program and counseling office  
Total Area: 0.55 acres +/-  
Location: 291 E. Paulson Avenue  
Lot 1, Block 2, Thomas Addition #1 Subdivision  
Zoning: Commercial  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

2. Item: **Administrative Approval #AA15-130  
Resolution Serial No. 16-02)**

Applicant: Community Medical Services, Andy Lewis  
Request: Outpatient addiction treatment program  
Total Area: 2,880 square feet (leased space)  
Location: 2521 E. Mountain Village Drive, Suite F  
Lot 3B-1, Block 3, Mountain Village Plaza Subdivision  
Zoning: Commercial  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

X. UNFINISHED BUSINESS

XI. COMMUNICATIONS

- A. Planning Commission meeting calendar for 2016
- B. Permit Information
- C. Enforcement Log
- D. Matanuska-Susitna Borough Planning Commission agenda

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

XIII. STAFF COMMENTS

XIV. 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, January 12, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Vice-Chair.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Debra Barrett, Seat B  
Jessica Dean, Seat C  
Loren Means, Seat D  
Brian Mayer, Seat E

Commissioner absent and excused was:

Claudia Pinard, Seat A

Staff in attendance were:

Mr. Archie Giddings, Public Works Director  
Ms. Tina Crawford, City Planner  
Ms. Lyn Carden, Deputy Administrator  
Ms. Tahirih DesJardin, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Mayer led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator

Ms. Lyn Carden provided a brief report on City business licensing numbers for 2015 and the three largest categories that licenses were applied for are retail/wholesale/vending trade, general and specialty contracting, and service repair and maintenance.

B. City Public Works Director

Mr. Giddings provided an update on the development of the library.

C. City Attorney

Ms. Need gave a statement on a current appeal.

D. City Planner

Ms. Crawford stated that the Downtown Overlay District will be on the March planning commission meeting.

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

No one stepped forward.

**VII. CONSENT AGENDA**

- A. Minutes of November 5, 2015 special meeting
- Minutes of November 10, 2015 meeting
- Minutes of November 12, 2015 special meeting

GENERAL CONSENT: Minutes were approved as presented.

**VIII. ELECTION OF OFFICERS**

Nominations were opened for Chairman.

Commissioner Barrett nominated Commissioner Dean for Chairman.

MOTION: With no other nominations for Chairman, Commissioner Mayer made a motion to close nominations.

VOTE: The motion to elect Commissioner Dean as Chairman, passed unanimously.

Nominations were opened for Vice-Chairman.

Chair Dean nominated Commissioner Barrett for Vice-Chairman.

MOTION: With no other nominations for Vice-Chairman, Commissioner Mayer made a motion to close nominations.

VOTE: The motion to elect Commissioner Barrett as Vice-Chairman, passed unanimously.

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

A. Public Hearing

- 1. Item: **Administrative Approval #15-129** (Reso. #16-01)
  - Applicant: Wisdom Traditions Counseling Services, LLC
  - Owner: Archie and Verna Euwer Living Trust
  - Request: Outpatient addiction recovery program and counseling office
  - Total Area: 0.55 acres +/-
  - Location: 291 E. Paulson Avenue  
Lot 1, Block 2, Thomas Addition #1 Subdivision
  - Zoning: Commercial

a. City Staff

Ms. Crawford provided a brief summary of the request for the outpatient addiction recovery program and counseling office and stated that drug therapy replacement would not occur at this location.

b. Applicant

Michael DeMolina, PhD, provided a brief background of his business and why they would like to open up the facility in Wasilla.

c. Private person supporting or opposing the proposal

Chair Dean opened the public comment portion of the public hearing.

The following individuals stated they are favor of the treatment facility as long as the conditions proposed in the resolution are followed:

Ms. Cindy Bettine

Ms. Stacy Lowe

Ms. Rita Martinez

The following individuals stated they are in favor of the treatment facility:

Ms. Andrea Moore

Mr. Mike Eldridge

Mr. Gary Clatt

Ms. Echo Wyche

Mr. Daryl Lowe

Ms. Martha Steiner

Mr. Jim Lee

Mr. Scott Sexson (via telephone)

Mr. David Molletti

Mr. Chad Garnot (via telephone)

Mr. Mark Weaver

The following individuals stated they are not in favor of the treatment facility moving into the current location since it abuts the child care center on the corner of Nelson and Knik:

Ms. Brandy Sieler

Ms. Feilichia Sieler

With no further comments, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

Mr. DeMolina stated that they perform tests on individuals attending their program and if they are under the influence of anything they will not be allowed in the building and that this business is a treatment facility only.

MOTION: Commissioner Mayer moved to approve Administrative Approval No. 15-129 (Resolution Serial No. 16-01), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Administrative Approval No. 15-129 (Resolution Serial No. 16-01), passed unanimously.

2. Item: **Administrative Approval #AA15-130  
(Resolution Serial No. 16-02)**  
Applicant: Community Medical Services, Andy Lewis  
Request: Outpatient addiction treatment program  
Total Area: 2,880 square feet (leased space)  
Location: 2521 E. Mountain Village Drive, Suite F  
Lot 3B-1, Block 3, Mountain Village Plaza Subdivision  
Zoning: Commercial

a. City Staff

Ms. Crawford provided a brief summary of the request for the outpatient addiction treatment program and clarified that drug replacement therapy would occur at this location.

b. Applicant

Mr. Nick Stavlos, representative for Community Medical Services, provided a statement regarding their request for an outpatient addiction treatment program.

c. Private person supporting or opposing the proposal

Chair Dean opened the public comment portion of the public hearing.

Ms. Jamie Statts stated that she is not in favor of this outpatient addiction treatment program moving into the location due to the proximity to her neighborhood (Whispering Woods).

Ms. Steiner stated she is in favor of the outpatient addiction treatment program.

Mr. Stu Graham stated that he is a City resident and that he is not in favor of the outpatient addiction treatment program in the proposed location.

With no further comments, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

Mr. Stavlos provided a statement regarding loitering, hours of operation, and fears of crime.

Commissioner Means asked if the public comment portion could be opened again to ask a following up question for Ms. Statts.

Ms. Crawford stated that they had to reopen the public comment portion to everyone not just one person.

MOTION: Commissioner Means moved to reopen the public comment portion.

VOTE: The motion to reopen the public comment portion, passed unanimously.

Chair Dean reopened the public comment portion of the public hearing.

Ms. Staats stated that she still has concerns and she is still not in favor of the outpatient addiction treatment program.

Mr. Eric Bushnell stated that he is in favor of the outpatient addiction treatment program.

With no further comments, Chair Dean closed the public comment portion of the public hearing.

**MOTION:** Commissioner Barrett moved to approve Administrative Approval No. 15-130 (Resolution Serial No. 16-02), as presented.

Discussion moved to the Commission.

**VOTE:** The motion to approve Administrative Approval No. 15-130 (Resolution Serial No. 16-02), passed unanimously.

#### **X. UNFINISHED BUSINESS**

No unfinished business.

#### **XI. COMMUNICATIONS**

No statements made regarding the following items.

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

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

Mr. DeMolina stated that he appreciates the time and decisions at tonight's meeting.

Mr. Graham stated that he is a City resident and congratulated Ms. Dean being voted in as chairman and welcomed Mr. Mayer to the Commission.

#### **XIII. STAFF COMMENTS**

Ms. Carden stated that Panda Express will have a revised plan for the traffic as there seems to be some issues with the drive through and shared parking with PetCo.

#### **XIV. COMMISSION COMMENTS**

Commissioner Means stated that he appreciates the City Public Works department for upgrading the sidewalk along Swanson in front of the new library and he would like to have code enforcement make sure that developers are required to follow the Planning Commission's approvals and conditions.

Commissioner Mayer stated that his first meeting was interesting, that he will do his best at this post, and thanked everyone for their time and patience.

Commissioner Barrett stated that she believes the decisions made tonight will be in the right direction to help clean up Wasilla and will have a positive impact.

Chair Dean welcomed Commissioner Mayer and thanked everyone for their time and participation.

**XV. ADJOURNMENT**

The regular meeting adjourned at 9:21 PM.

ATTEST:

  
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JESSICA DEAN, Chairman      Date 2/29/16

  
\_\_\_\_\_  
TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission February 9, 2016.