



**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.**

**AUGUST 9, 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 July 12, 2016 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
  - A. Public Hearing
    - 1. Item: Rezone #16-01 (Reso. #16-09)  
Applicant: Michael D. Smith  
Owner: Smith-Hagen Family Trust  
Request: Rezone a portion of Lot 1, David Smith Subdivision, consisting of approximately 8.93 acres from Rural Residential/Commercial to Commercial (eastern 1.11± acres are currently zoned Rural Residential).  
Total Area: 8.93 acres +/-

Location: 1515 S. Knik-Goose Bay Road  
Lot 1, David Smith Subdivision

Zoning: Commercial/Rural Residential

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

2. Resolution Serial No. 16-10: Amendment to WMC 16.16.060(B) and WMC 16.20.020(A), District Use Chart, to allow day care facilities with more than twenty-five people in the Rural Residential zoning district as a Conditional Use.

B. Committee of the Whole

1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

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 6:09 PM on Tuesday, July 12, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

*[CLERK'S NOTE: The regular meeting did not start at 6:00 PM as we were waiting for a third Commissioner to arrive to establish a quorum.]*

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A (arrived at 6:09 PM)  
Debra Barrett, Seat B (arrived at 6:15 PM)  
Jessica Dean, Seat C  
Loren Means, Seat D  
Brian Mayer, Seat E (arrived at 6:12 PM)

Staff in attendance were:

Ms. Lyn Carden, City Deputy Administrator  
Mr. Archie Giddings, Public Works Director  
Ms. Tina Crawford, City Planner  
Ms. Tahirih DesJardin, Planning Clerk  
Mr. Matt Mead, City Attorney (via teleconference)

**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

Ms. Carden stated she is working on the Centennial Year celebration activities that start this fall and go until December 2017. She also pointed out the two prints on the chamber wall that will be used as the City Print and the Centennial print.

B. City Public Works Director

Mr. Giddings stated that they are organizing the move to the new City Library and that it is scheduled to open September 1, 2016.

C. City Attorney

Mr. Matt Mead stated that the Kopperud appeal file has been transferred to the Superior Court and that we do not have any information regarding the timeline for this process.

D. City Planner

Ms. Crawford stated that a rezone request and a code change for daycare businesses in Rural Residential zoning have been scheduled for the August 9 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 June 14, 2016, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: Conditional Use Permit #16-01 (Reso. #16-07)

Applicant: 907 Architecture / Matthew Wilson

Owner: Jeff & Leanne Hatt

Request: Approval to construct three new commercial buildings (Lot 4 4 – 16,375 SF bldg.; Lot 5 – 15,600 SF bldg.; Lot 6 – 12,500 SF bldg.)

Total Area: 3.25 acres +/-

Location: 2060 E. Foundry

a. City Staff

Ms. Crawford provided a summary of the request for a conditional use permit to the Commission and provided an overview of the staff report and recommendation and the proposed conditions of approval.

Commissioner Pinard asked to abstain on any discussion or vote on this item since she did not review the information in the packet.

The City attorney stated that she should abstain from discussion and the vote.

b. Applicant

Mr. Jeff Hatt stated that he will be developing the building in phases and that he asked for 36 month permit approval instead of the usual 12 month permit expiration.

c. Private Person supporting or opposing the proposal

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

With no one stepping forward, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

No other comments.

Ms. Crawford stated that an amendment was needed to add another condition as follows:

As allowed in WMC 16.08.010 permit approval is valid for 36 months after date of adoption.

MOTION: Commissioner Means moved to approve Conditional Use Permit #16-01 (Resolution Serial #16-07), as presented.

MOTION: Commissioner Means moved to amend Resolution Serial #16-07 to add Condition #7 as follows (deleted language is ~~stricken~~ and new language is underlined):

7. As allowed in WMC 16.08.010 permit approval is valid for 36 months after date of adoption.

VOTE: The motion to amend Resolution Serial #16-07, passed unanimously

VOTE: The motion to approved Conditional Use Permit #16-01 (Resolution Serial #16-07) as amended, passed unanimously with Commissioner Pinard abstaining.

2. Item: Land Clearing Waiver #16-02 (Reso. #16-08)  
Owner: Thomas S. Hannam  
Request: Approval to allow 92.4% of Lot 13A to remain cleared of vegetation, which is 22.4% more than the 70% clearing allowed in WMC 16.33.050(A)(2) for an existing commercial building.  
Total Area: 0.85 acres +/-  
Location: 435 S. Knik Street  
Lot 13A, Block 11, Kennedy Addition to Wasilla Townsite Subdivision  
Zoning: Commercial

a. City Staff

Ms. Crawford provided a brief overview of the staff report and recommendation and the proposed conditions of approval.

Discussion moved to the Commission.

b. Applicant

Mr. Thomas Hannam provided a presentation showing a revised landscape plan.

The Chair called for a five minute recess at 7:03 PM to allow City Staff and Mr. Hannam to identify the proposed revisions and present them to the Commission.

At 7:08 PM, the Chair extended the recess for another five minutes.  
The Chair called the meeting back to order at 7:13 PM.

Discussion moved to the Commission.

The Chair called for a five minute recess at 7:40 PM to allow the Commission to review the revised landscape proposal and conditions of approval.

At 7:45 PM, the Chair extended the recess for another three minutes.

At 7:48 PM, the Chair called the meeting back to order.

c. Private person supporting or opposing the proposal

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

With no one stepping forward, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

No further comments.

MOTION: Commissioner Mayer moved to approve Land Clearing Waiver #16-02 (Resolution Serial #16-08), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend Resolution Serial #16-08, Condition #2 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

2. In addition to the landscaping shown on Exhibit A, the following landscaping must be installed on the lot ~~as shown in Exhibit B:~~

~~b. A total of six trees (min. 8' tall at time of planting) must be installed at the southeast and southwest property corners (three clustered at each property corner outside of any utility easements.);~~

be. A total of ~~five~~ four trees (min. 8' tall at time of planting) in the north west corner of asphalt parking on site and 20 shrubs (min. 2' tall at time of planting) must be installed on the lot and/or within the right-of-way for S. Knik Street between the two driveways on S. Knik Street at the western edge of the northern most parking area along E. Railroad Avenue.

~~d. A total of four trees (min. 8' tall at time of planting and located outside of the utility easement) and 20 shrubs (min. 2' tall at time of planting) must be installed along the within the grassed area along the east side of the building and abutting the Alley.~~

VOTE: The motion to amend Resolution Serial #16-08, passed unanimously.

MOTION: Commissioner Means moved to amend Resolution Serial #16-08 add a new Condition #3 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

3. Add ten trees (no more than five feet tall) in the right-of-way along S. Knik Street, south of existing driveway on S. Knik Street, extending south to rear property line.

VOTE: The motion to amend Resolution Serial #16-08, passed unanimously.

MOTION: Commissioner Mayer moved to amend Resolution Serial #16-08 to and add a new Condition #4 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

4. Install two spruce trees within the planters.

VOTE: The motion to amend Resolution Serial #16-08, passed unanimously.

MOTION: Commissioner Dean moved to amend Resolution Serial #16-08 to and add a new Condition #5 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

5. In the northwest and northeast corner to have six total shrubs that are required to be four feet instead of the trees shown on the diagram.

VOTE: The motion to amend Resolution Serial #16-08, passed unanimously.

MOTION: Commissioner Dean moved to re-number Condition #3 to #6 and Condition #4 to #7 and to have Condition #7 to read as follows (deleted language is ~~stricken~~ and new language is underlined):

7. All vegetation must be planted during by the end of the 2016 2017 growing season.

VOTE: The motion to amend Resolution Serial #16-08, passed unanimously.

VOTE: The motion to approved Land Clearing Waiver #16-02 (Resolution Serial #16-08) as amended, passed unanimously.

#### B. Committee of the Whole

MOTION: Commissioner Mayer moved to enter into the Committee of the Whole at 8:09 PM.

Entered into the Committee of the Whole for the following item:

1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

The Commission agreed that they needed additional time to review the materials and that they will email questions and/or comments to the City Planner prior to the next meeting.

MOTION: Commissioner Means moved to exit the Committee of the Whole at 8:18 PM.

**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*)

No comments.

**XIII. STAFF COMMENTS**

No comments.

**XIV. COMMISSION COMMENTS**

Commissioner Mayer asked for clarification regarding the landscape presented by staff and the one from the applicant. He also expressed frustration with the process for the landscape waiver.

Commissioner Means stated that he believes Mr. Hannam will install the required landscaping.

Commissioner Barrett stated that she also believes that he will provide the required landscaping.

Commissioner Pinard stated that she also felt frustrated with the landscape waiver.

Chair Dean stated that a defined number for the landscape waiver will help the applicant meet the landscaping requirements for his property.

**XV. ADJOURNMENT**

The regular meeting adjourned at 8:28 PM.

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JESSICA DEAN, Chair Date

ATTEST:

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TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2016.





**Staff Report:** Case # R16-01  
**Prepared by:** Planning Staff  
**Meeting date:** August 9, 2016

## I. SUMMARY FACTS:

Applicant: Michael D. Smith

Owner: Smith-Hagen Family Trust

Proposal: Rezone from Commercial/Rural Residential to Commercial Zoning District (eastern 1.1± acres is currently zoned RR)

Location: Lot 1, David Smith Subdivision – Generally located on the east side of Knik-Goose Bay Road just south of E. Palmer-Wasilla Highway Extension

Parcel size: 8.93± acres

Existing Zoning: Commercial/Rural Residential (eastern 1.1± acres is currently zoned RR)

Future Land Use: Generally Commercial/Business and Generally Residential

Surrounding Zoning: North: Commercial  
South: Commercial/Rural Residential  
East: Rural Residential  
West: Commercial and Residential Multifamily

## II. STAFF RECOMMENDATION:

Based on findings of compliance with applicable criteria established in Section 16.16.070 and 16.16.050 of the Wasilla Municipal Code, staff recommends approval of the rezone request.

## III. SUMMARY OF REQUEST

The lot currently has split zoning with the western 7.83± acres zoned Commercial and the eastern 1.1± acres zoned Rural Residential. The owner is requesting to rezone the entire lot to Commercial.

Public hearing notices were mailed to 65 property owners within a 1,200 foot radius and 25 review agencies on July 11, 2016, allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

This staff report includes staff findings and recommendations based on the applicable requirements of City code.

#### IV. APPLICABLE PROVISIONS

The following WMC Section 16.16.070, Rezoning, is applicable to this request for rezoning property within the City of Wasilla.

#### V. FINDINGS

##### *16.16.070 Rezoning*

*A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

STAFF FINDING: The subject rezoning was initiated by the property owner.

*B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.*

STAFF FINDING: The lot is 8.93± acres and the rezone will be an expansion of the Commercial zoning to the north and west.

*C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.*

STAFF FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

*D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:*

*1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;*

STAFF FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Commercial is consistent with existing development and zoning in the area.

*2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;*

STAFF FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development is proposed on the lot.

3. *The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;*

STAFF FINDING: The lot has appropriate access to the services referenced above.

4. *The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;*

STAFF FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

5. *There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;*

STAFF FINDING: Although vacant commercially-zoned land is available in the immediate area, this is a logical extension of the Commercial zoning on the majority of the lot.

6. *The resulting district or expanded district will be a logical, integrated area; and*

STAFF FINDING: Rezoning the remainder of Lot 1 to Commercial will create a logical, integrated area.

7. *The rezoning is in conformance with the city comprehensive plan.*

STAFF FINDING: The subject lot has a split Future Land Use Designation of Generally Commercial/Business and Generally Residential. The Implementation Zoning section of Chapter 4, Land Use, of the Wasilla Comprehensive Plan states the following:

*"If a land use designation boundary does not follow established property lines, roadways, or water bodies, actual delineation of uses will be established at the time of a rezoning or development request."*

The proposed Commercial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The Land Use Chapter of the Comprehensive Plan indicates that the Generally Commercial/Business future land use designation provides for, "...a wide range of local and regional shopping, retail sales, personal services, and employment."

## VIII. RECOMMENDATION

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council for this rezone request.

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**R #16-01**  
**MSB Map #WA 11**  
**T17N, R01W, Sec. 15**

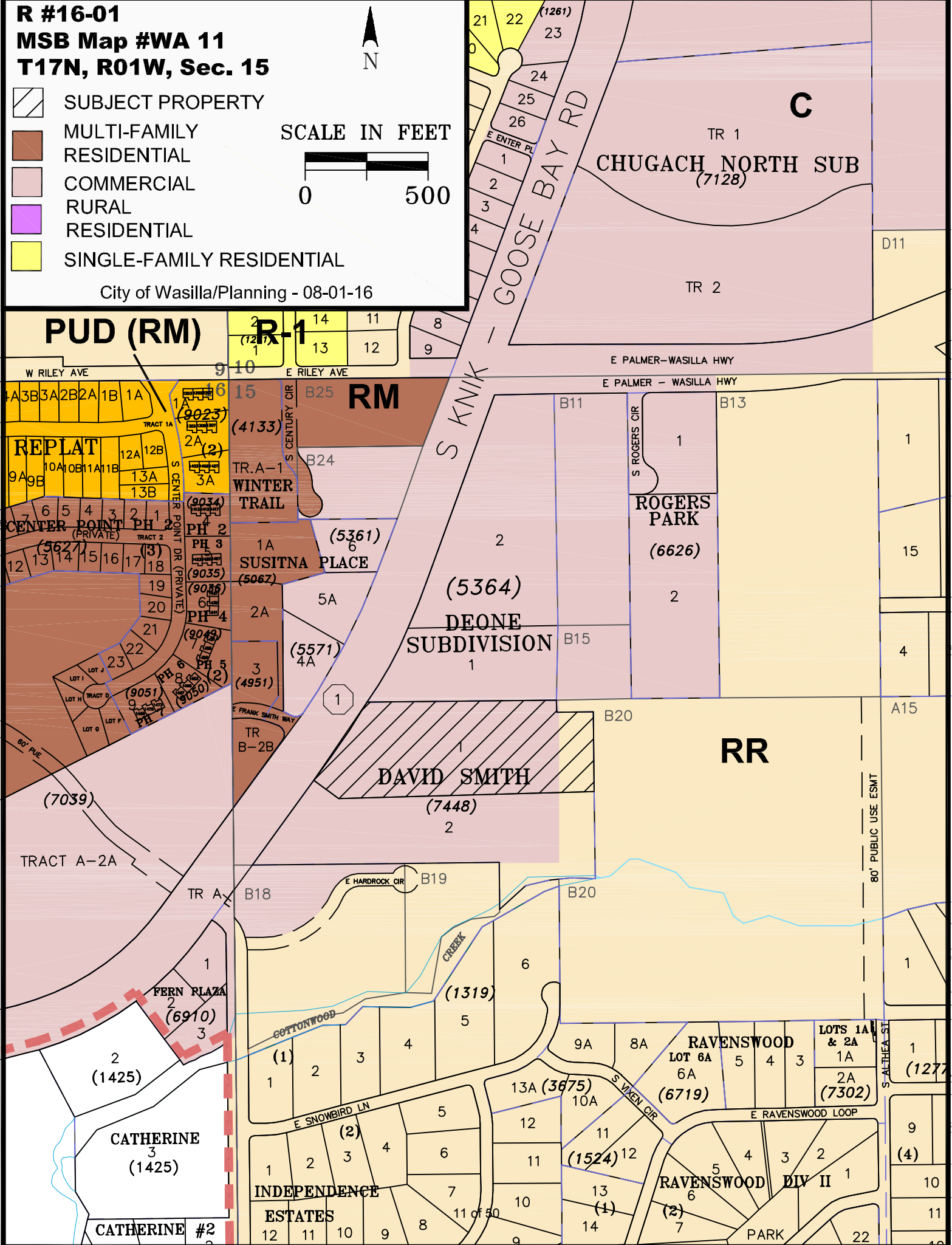


SCALE IN FEET



- SUBJECT PROPERTY
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- RURAL RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL





City of Wasilla/Planning - 08-01-16



**R #16-01**  
**MSB Map #WA 11**  
**T17N, R01W, Sec. 15**



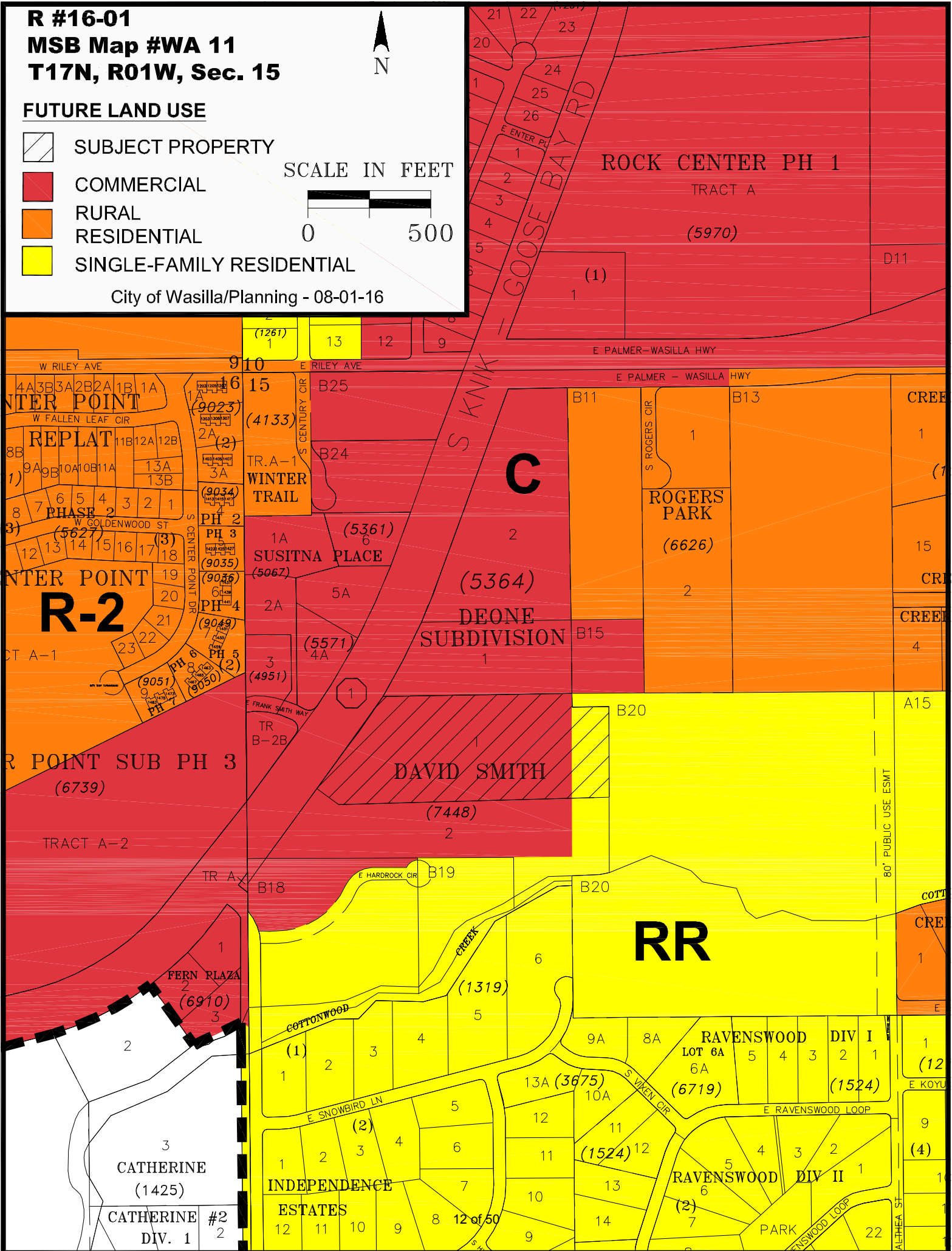
**FUTURE LAND USE**

-  SUBJECT PROPERTY
-  COMMERCIAL
-  RURAL
-  SINGLE-FAMILY RESIDENTIAL

SCALE IN FEET



City of Wasilla/Planning - 08-01-16







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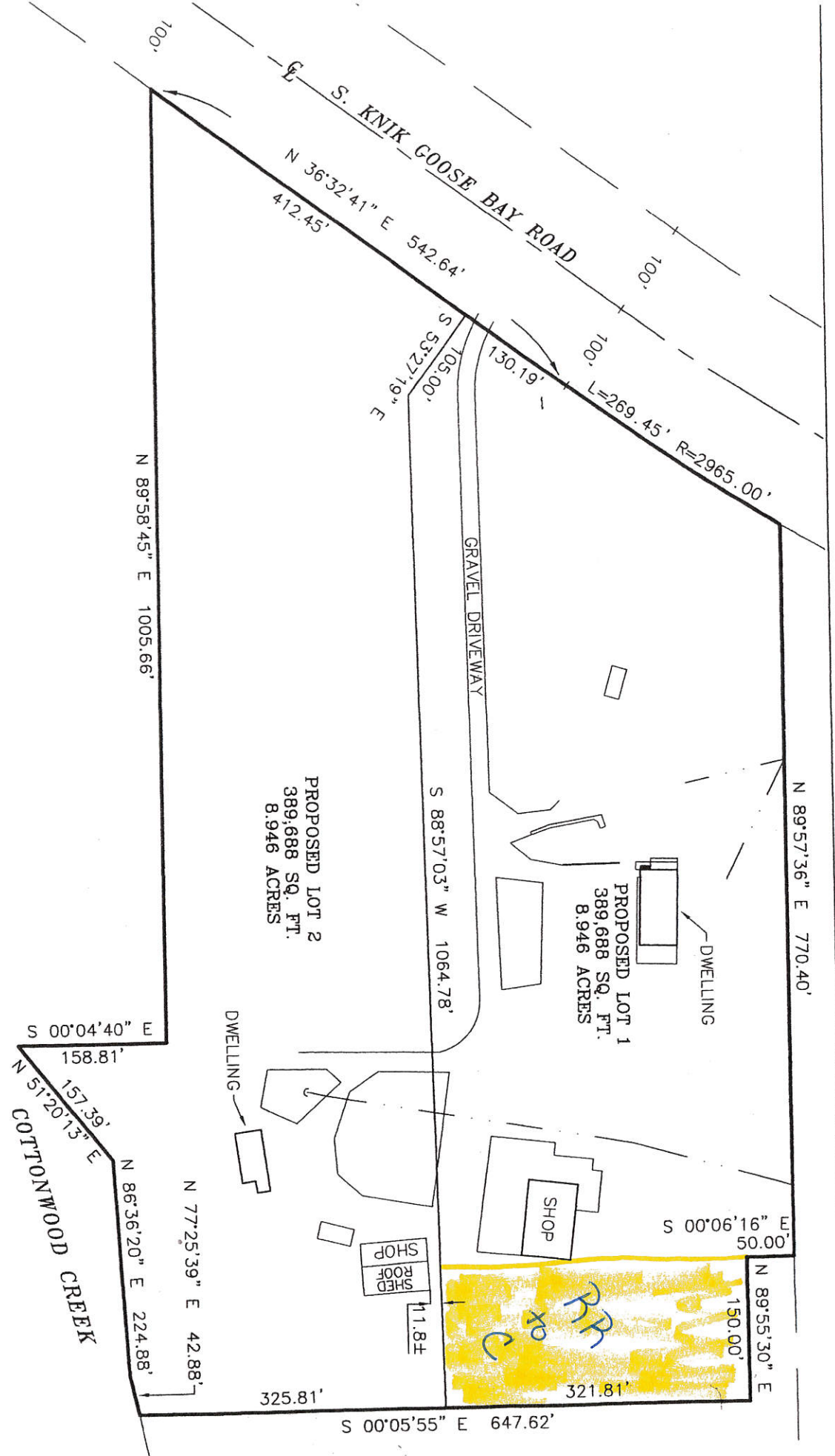
ALMER RECORDING DISTRICT, ALASKA  
**JILL MOOSE SURVEYING**  
 JILL MOOSE  
 1000 S. HOFFMAN  
 HYGRADE LANE, WASILLA, ALASKA 99654  
 7) 357-6957 FAX (907) 357-6977  
 WWW.JILLMOOSESURVEYING.COM

DRAWN BY: RSH	DATE OF SKETCH: 6/17/2013
CHECKED BY: RSH	SECTION TWP. RANGE 15 17N 1W S.M.

SCALE: 1"=150'	PREPARED FOR: <b>MIKE SMITH</b>
Planning Office City of Wasilla	

PROPOSED SUBDIVISION OF:  
**PARCEL B29, SECTION 15, T17N R1W S.M.**

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 JUN 23 2016



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

**APPLICATION FOR ZONE CHANGE**

#R 16-01

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>Michael D. Smith - Smith Hagen Family trust</u>	Name:
Mailing Address: <u>Box 870183</u>	Mailing Address:
<u>Wasilla, AK 99687</u>	
Contact Phone: Day <u>376-5331</u> Night <u>SAME</u>	Contact Phone: Day _____ Night _____
FAX: <u>376-2832</u>	FAX:
E-mail: <u>Smithbro@mtaonline.net</u>	E-mail:

\*Attach list of additional owners if any.

PROPERTY INFORMATION	
Size of property (A minimum of two acres is necessary before application may be accepted):	<u>8 1/2 ACRES</u>
Property tax #	<u>7448000 L001</u>
Street Address:	<u>1515 SKGB</u>
Legal Description: Lot(s) <u>1</u> Block _____ Subdivision <u>David Smith</u>	
	<u>Old IO# 17N01W15B029</u>
OR	
Parcel/Tract _____	Section _____ Township _____ Range _____
[Attach additional page if necessary.]	
Current Zoning:	
RR- Rural Residential <input checked="" 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"/>
Requested Zoning:	
RR-Rural 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"/>

I hereby certify that (I am) (I am authorized to act for) the owner of the property and that I petition to rezone it in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning.

**RECEIVED**

DATE: 6-22-16

APPLICANT SIGNATURE: Michael Smith

JUN 23 2016

DATE: \_\_\_\_\_ OWNER SIGNATURE: \_\_\_\_\_  
(If different then applicant)

Planning Office  
City of Wasilla

Accepted by: <u>T. Desjardins</u>	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: <u>6/23/16</u> <u>500.00</u>	WPC: <u>8-9-2016</u>
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**Comprehensive Plan Information**

Expected Future Land Use Map shows property as :

Generally Residential  Parks  Mixed Use Area

Generally Commercial/Business  Generally Industrial  Public/Institutional

**Land Use**

Describe current use of property covered by this application:

WASILLA CONCRETE - READY MIX CONCRETE MANUFACTURING OPERATION

Surrounding property: (Describe how land adjacent to the property is currently being used.)

North:

VACANT - OLD HOCKEY RINK OWNED BY MY UNCLE FRANK SMITH

South:

VACANT - EXCEPT FOR MY FATHERS HOME

East:

VACANT - I OWN 40 ACRE PARCEL NEXT TO THIS PARCEL

West:

KNIK RD - SENIOR CENTER ACROSS THE HIGHWAY

**Attach a written narrative addressing the following Criteria -**

16.16.070 (D)

The Planning Commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;
2. Show that the proposed rezoning substantially complies with Section 16.16.050;
3. Document that the proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;
4. The comments from reviewing parties ( Section 16.08.040) on the proposed rezoning have been adequately addressed;
5. Document that there is a demonstrated need for additional land in the zoning district to accommodate uses allowed;
6. Show how the resulting district or expanded district will be a logical, integrated area basically contiguous with the existing area; and
7. Show that the rezone is in conformance with the city comprehensive plan.

**Application Check list:**

- Applications may only be accepted if area to be rezoned is two acres or larger.
- The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.
- Applicant has owner's authorization to submit application.
- Narrative addressing seven criteria is attached.
- Application fee. \$500.00
- Legal description.

**RECEIVED**

**JUN 23 2016**

**Planning Office  
City of Wasilla**

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

# Wasilla Concrete Products

P.O. Box 870183  
Wasilla, Alaska 99687-0183

(907) 376-5331  
FAX (907) 376-2832

6-22-16

City of Wasilla  
Planning Dept.

We are applying for a REZONE of the back approx 200' feet of the East side of Lot 1 David Smith Subdivision. This property has been in my family since the 1920's, only changing ownership between family members.

The piece in question has been used in AN COMMERCIAL Application since the mid 1970's. Our company operates our manufacturing, repairs and processing at this location. It is also my personal home which I have resided since 1970.

We did not know the back portion of this parcel was zoned differently until we initiated the ownership change due to my father illness. At that point, we were told that this part would have to be rezoned to conform with the LAND USE CODES. - This piece is used to store processed Gravel products, used equipment and our screening plant. A 10' high concrete block wall is on the North and South property lines. On the North and East sides of the property are vacant and treed. The South side borders my fathers home. We do not plan any changes to this parcel use as it is now.

Thank you for your consideration

Mike Smith

You Call - We Haul  
19 of 56

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JUN 23 2016

Planning Office  
City of Wasilla

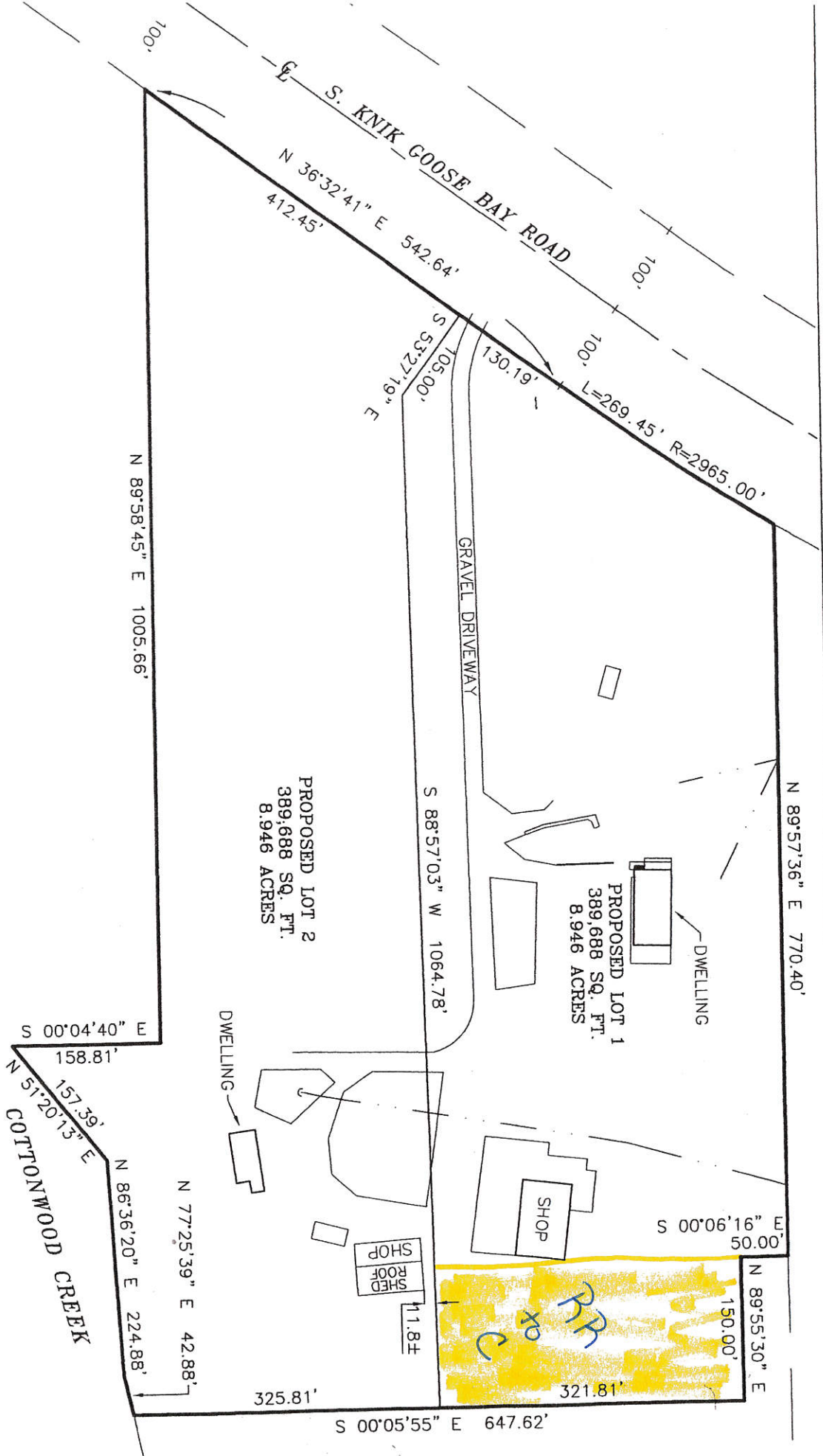
ALMER RECORDING DISTRICT, ALASKA  
**JILL MOOSE SURVEYING**  
 JILL MOOSE  
 1000 S. HOFFMAN  
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 7) 357-6957 FAX (907) 357-6977  
 T US AT BULL MOOSE SURVEYING.COM

DRAWN BY: RSH	DATE OF SKETCH: 6/17/2013
CHECKED BY: RSH	SECTION TWP. RANGE 15 17N 1W S.M.

SCALE: 1"=150'	PREPARED FOR: <b>MIKE SMITH</b>
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PROPOSED SUBDIVISION OF:  
**PARCEL B29, SECTION 15, T17N R1W S.M.**

**RECEIVED**  
 JUN 23 2016  
 Planning Office  
 City of Wasilla



NOTIFICATION OF PUBLIC HEARING

DATE: July 11, 2016

Matanuska - Susitna Borough  
Development Services

CASE: R 16-01

APPLICANT (S): Michael D. Smith  
OWNER (S): Smith Hagen Family Trust  
REQUEST:

JUL 14 2016

Received

Michael D. Smith, applicant, is requesting a rezone of Lot 1, David Smith Subdivision, consisting of approximately 8.5 acres, from RR-Rural Residential/C-Commercial to C-Commercial (1.11 +/- acres is currently zoned RR-Rural Residential). This property is generally located on the east side of Knik-Goose Bay Road 0.25 miles south of the Palmer-Wasilla Extension.

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 9, 2016 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. Hering Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **August 2, 2016** 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 for additional information.

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

FIRM 8080, x zone

No other comments

*[Handwritten Signature]*

8/2/16

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

neopost  
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US POSTAGE \$00.46<sup>5</sup>



FIRST-CLASS MAIL  
ZIP 99654  
041L11222587

FIRST CLASS

Matanuska - Susitna Borough

JUL 13 2016

NOTICE OF PUBLIC HEARING

99645\$6488 C001



RECEIVED

## Tahirih DesJardin

---

**From:** Theresa Taranto <Theresa.Taranto@matsugov.us>  
**Sent:** Tuesday, August 02, 2016 9:32 AM  
**To:** Planning  
**Subject:** RFC -Smith S/D  
**Attachments:** Request for comments -Smith.pdf

Theresa Taranto  
Development Services  
Administrative Specialist

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



**CERTIFICATE OF SERVICE**

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 11 day of July, 2016, I mailed 94 notices of: Kenone via first class U.S. Mail and by hand delivery regarding the following:  
Kenone  
Land Use Permit # R 16-01.

Residents within 1,200' 65  
Review Agencies 25  
Planning Commissioners & City Council Members 11  
Total 101

DATED at Wasilla, Alaska, July 11, 2016.

CITY OF WASILLA

Tahiri Desjardin  
TAHIRIH DESJARDIN  
Planning Clerk

Attest:

Tina Crawford  
TINA CRAWFORD  
City Planner

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NOTIFICATION OF PUBLIC HEARING

DATE: July 11, 2016

CASE: R 16-01

APPLICANT (S): Michael D. Smith
OWNER (S): Smith Hagen Family Trust
REQUEST:

Michael D. Smith, applicant, is requesting a rezone of Lot 1, David Smith Subdivision, consisting of approximately 8.5 acres, from RR-Rural Residential/C-Commercial to C-Commercial (1.11 +/- acres is currently zoned RR-Rural Residential). This property is generally located on the east side of Knik-Goose Bay Road 0.25 miles south of the Palmer-Wasilla Extension.

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 9, 2016 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. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before August 2, 2016 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 for additional information.

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:




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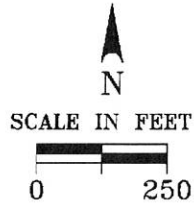


CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

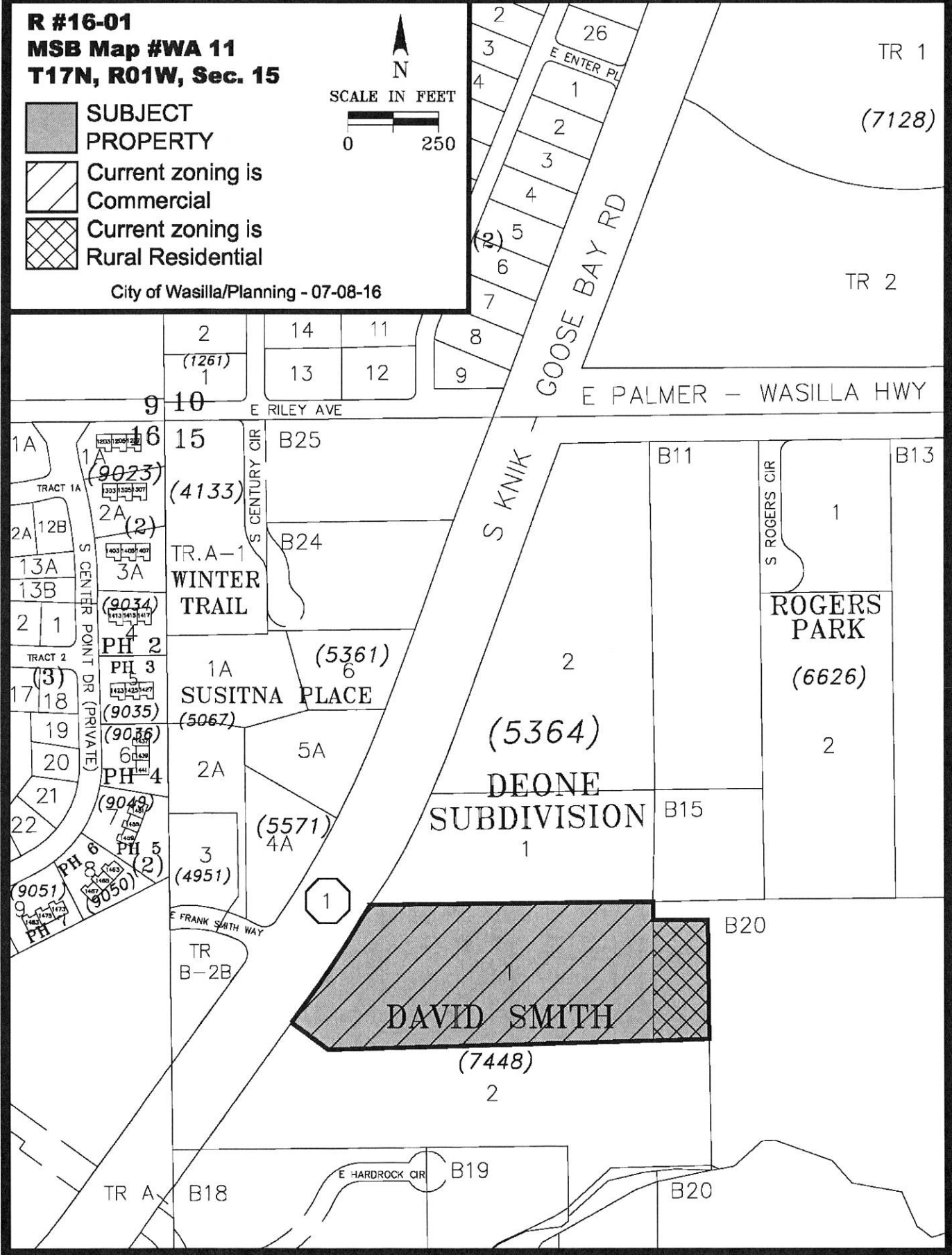
FIRST CLASS

**R #16-01**  
**MSB Map #WA 11**  
**T17N, R01W, Sec. 15**

-  SUBJECT PROPERTY
-  Current zoning is Commercial
-  Current zoning is Rural Residential



City of Wasilla/Planning - 07-08-16





## CITY OF WASILLA

---

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

# NOTICE

## OF APPLICATION FOR REZONE

**APPLICANT/OWNER:** Michael Smith

**LOCATION:** Lot 1, David Smith Subdivision

**FILE NO:** R 16-01

**PROJECT:** Michael D. Smith, applicant, is requesting *a rezone* of Lot 1, David Smith Subdivision, consisting of approximately 8.93 acres, from *RR-Rural Residential / C-Commercial* to *C-Commercial* (1.11 +/- acres is currently zoned RR-Rural Residential). This property is generally located on the east side of Knik-Goose Bay Road 0.25 miles south of the Palmer-Wasilla Extension.

A public hearing will be held on **August 9, 2016** at 6:00 PM in the City of Wasilla, Council Chambers.

**Comments** may be submitted in writing on or before August 2, 2016. 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](mailto:planning@ci.wasilla.ak.us)**

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ABREGO CANDICE S  
1400 S CENTER POINT DR  
WASILLA AK 99654-7994

5571000L004A  
ALDER VIEW SENIOR HSG LTD  
PRTNRSH  
1301 S CENTURY CIR  
%WASILLA AREA SENIORS INC  
WASILLA AK 99654-8520

9023000U1407  
BANNISTER MARILYN E  
1407 S CENTER POINT DR  
WASILLA AK 99654

9051000U1473  
BURDA DARWIN L & MARILYN K  
1473 S CENTER POINT DR  
WASILLA AK 99654-7994

7039000L00G  
CARTER BRADEN & CAPRICE  
1501 S CENTER POINT DR  
WASILLA AK 99654

9050000U1463  
CRANDELL KURT A II & KIMBERLY A  
1463 S CENTER POINT DR  
WASILLA AK 99654-7994

1319B01L006  
FLETCHER WM D & MELODY M  
PO BOX 870184  
WASILLA AK 99687-0184

6626000L002  
FULLER PROPERTIES LLC  
2539 S EDGEWOOD CIR  
WASILLA AK 99654-8584

9034000U1417  
HARP JOHN A  
1417 S CENTER POINT DR  
WASILLA AK 99654

9036000U1439  
KEULER DONALD C  
1439 S CENTER POINT DR  
WASILLA AK 99654-7994

4133000T00A-1  
AK PRES CHINNORTH LTD PRTNRSH  
1601 SECOND AVE  
STE 1080  
SEATTLE WA 98101-3526

9034000U1415  
ASHMUN CHARLES W  
1415 S CENTER POINT DR  
WASILLA AK 99654-7994

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BARKER MARIE T  
1305 S CENTER POINT DR  
WASILLA AK 99654

5101B01L012B  
BURKE RYAN P  
150 W FALLEN LEAF CIR  
WASILLA AK 99654

5627000T002  
CENTER POINT SUBDIVISION  
HOMEOWNERS ASSN  
1365 E PARKS HWY, STE 205  
WASILLA AK 99654-8284

1261B01L012  
DROBENKO INVESTMENTS LLC  
1835 N PATSY ST # A  
WASILLA AK 99654-3227

9051000U1483  
FORSGREN AUDRA K  
1483 S CENTER POINT DR #10  
WASILLA AK 99654

1261B01L013  
GOFF MARTIN L & EVELINE L  
PO BOX 873492  
WASILLA AK 99687-3492

9036000U1441  
JALLEN LORRAINE I  
PO BOX 875337  
WASILLA AK 99687-5337

5361000L006  
KNIK MANOR SR LTD PRTNRSP  
1301 S CENTURY CIR  
C/O WASILLA AREA SR INC  
WASILLA AK 99654-8520

17N01W15B025  
ALASKA HSG FINANCE CORP  
PO BOX 101020  
ANCHORAGE AK 99510-1020

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BANKS BROOKS H  
2521 E MTN VILLAGE DR  
PMB 549 STE B  
WASILLA KS 99654

5627B03L023  
BATEY RONILEE DEC TR TRE  
HINSON-WALLEY DOROTHY TR HINSON-WALLEY  
1480 S CENTER POINT DR  
WASILLA AK 99654

7039000L00H  
BURKE WILLIAM G & DONNA M  
1510 S CENTER POINT DR  
WASILLA AK 99654-7921

1261B02L008  
COLLINS JANET M  
1430 S CENTER POINT DR  
WASILLA AK 99654-7994

9049000U1451  
EDWARDS JERRY P  
4100 E RUTH DR  
WASILLA AK 99654-7541

5364000L002  
FOSTER MICHAEL L PROP LLC  
13135 OLD GLENN HWY  
STE 210  
EAGLE RIVER AK 99577

9051000U1475  
GREENWOOD LAURA J  
1475 S CENTER POINT DR  
WASILLA AK 99654

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JORGENSEN WAYNE J & PHYLLIS E  
1307 S CENTER POINT DR  
WASILLA AK 99654-7992

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LAMOURIA BENJAMIN & EDITH C  
1465 S CENTER POINT DR  
WASILLA AK 99654

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LEGACY LLC  
PO BOX 199604  
ANCHORAGE AK 99519-9604

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MARQUARDT JAY JON & DEANNA  
PO BOX 91494  
ANCHORAGE AK 99509-1494

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MARTINEZ ANTHONY E  
PO BOX 6408  
ELMENDORF A F B AK 99506-6408

5627B03L021  
MCCULLOUGH WM W & LINDA L  
1450 S CENTER PT DR  
WASILLA AK 99654

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MEEK MICHAEL & PATRICIA  
232 W GOLDENWOOD ST  
WASILLA AK 99654

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MILLER JEAN C REV TR  
1427 S CENTER POINT DR  
WASILLA AK 99654-7994

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MOMA DONALD R  
618 E EAGLE VISTA CIR  
WASILLA AK 99654-8788

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NEEL NANCY B  
1405 S CENTER POINT DR  
WASILLA AK 99654-7994

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NEWCOMB KURT M  
NEWCOMB JEANNETTE B  
PO BOX 872186  
WASILLA AK 99687-2186

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PALMER RICHARD & MARY B  
1413 S CENTER POINT DR  
WASILLA AK 99654

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PARRET GLORIA A  
1495 S CENTER POINT DR  
WASILLA AK 99654

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PRNKA MATTHEW R  
1490 S CENTER POINT DR  
WASILLA AK 99654-7994

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RASMUSSEN ROGER R&DEBORAH  
225 W GOLDENWOOD ST  
WASILLA AK 99654

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RAVEN TREE CT SNR HSG LTD  
PTNRSHIP  
1301 S CENTURY CIR  
%WASILLA AREA SENIORS INC  
WASILLA AK 99654-8520

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REDMOND DONALD J & B  
1425 S CENTER POINT DR  
WASILLA AK 99654-7994

1319B01L005  
ROAKE ANDREW C & D H  
PO BOX 874754  
WASILLA AK 99687-4754

7039000L00I  
RUDD RYLEE  
5100 SELDON CIR  
ANCHORAGE AK 99507-6823

5627B03L001  
SALMON ABRAHAM M & JANETTE L  
211 W GOLDENWOOD ST  
WASILLA AK 99654-7904

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SEATON ROBT B & LAM TUYEN  
PO BOX 875351  
WASILLA AK 99687-5351

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SELKIRK CAROL A  
1467 S CENTER POINT DR  
WASILLA AK 99654-7994

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SHIBE ROBERTA  
1440 S CENTERPOINT DR  
WASILLA AK 99654

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SIMS SUN SIL  
1300 E FAIRVIEW LOOP  
WASILLA AK 99654-8771

17N01W15B018  
SMITH FRANK TODD & STEPHANIE  
1024 ARLINGTON DR  
EAGLE ID 83616-4754

7448000L002  
SMITH STEVEN F  
PO BOX 877563  
WASILLA AK 99687-7563

17N01W15B020  
SMITH-HAGEN FAMILY TR  
SMITH MICHAEL D & SANDRA L TRES  
PO BOX 870183  
WASILLA AK 99687-0183

7128000T002  
SOUTHCENTRAL FOUNDATION  
4501 DIPLOMACY DR  
ANCHORAGE AK 99508

9049000U1455  
STARNER JEFFREY A  
PO BOX 771229  
EAGLE RIVER AK 99577-1229

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SUTHERLIN ROBT R H  
2901 WILL ROGERS PL  
ANCHORAGE AK 99517

9049000U1459  
TERHAAR CELIA  
PO BOX 873355  
WASILLA AK 99687-3355

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VEGA IRVING RODRIGUEZ  
RODRIGUEZ ANGELIZ PAGAN  
220 W GOLDENWOOD ST  
WASILLA AK 99654-7904



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WARREN JACQUELIN  
1437 S CENTER POINT DR  
WASILLA AK 99654-7994

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WASILLA AREA SENIORS INC  
1301 S CENTURY CIR  
WASILLA AK 99654

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WELLS FARGO BANK N A  
6200 PARK AVE  
MAC: N0012-01B  
DES MOINES IA 50321-1270

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WHITE RICKY J & CARLON S  
210 W GOLDENWOOD ST  
WASILLA AK 99654-7904

9023000U1403  
WHITTINGHAM SHIRLEY  
1403 S CENTER POINT DR  
WASILLA AK 99654

Tom Brooks  
Alaska Railroad Corp  
PO Box 107500  
Anchorage AK 99501

Corps of Engineers  
Regulatory Branch  
PO Box 6898  
Elmendorf AFB AK 99506-0898

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

ENSTAR  
PO Box 190288  
Anchorage AK 99519-0288

FAA  
Airport Division  
222 W. 7th Ave #14  
Anchorage AK 99513

Friends of Mat-Su  
202 S Alaska St  
Palmer AK 99645

GCI  
1879 E Parks Hwy  
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 Department  
PO Box 3550  
Palmer AK 99645

NRCS  
Soil & Water Conservation  
1700 E. Bogard Rd, Suite 206  
Wasilla AK 99654-7880

Oran Wooley  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd Bldg B, #103  
Wasilla AK 99654

Roy Robertson  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd Bldg B, #103  
Wasilla AK 99654

SOA/DNR  
Commissioner's Office  
550 W. 7th Ave Suite 1400  
Anchorage AK 99501

SOA/DNR  
WATER Resources  
550 W. 7th Ave Suite 1020  
Anchorage AK 99501

SOA/DFG/Habitat  
1800 Glenn Hwy Suite 6  
Palmer AK 99645

SOA/DNR  
Technical Services  
550 W. 7th Ave Suite 650  
Anchorage AK 99510-3577

SOA/DOTPF  
Mat-Su Area Planner  
PO Box 196900  
Anchorage AK 99519-6900

Superintendent  
SOA/DOTPF  
289 Inner Springer Loop  
Palmer AK 99645

Debra Barrett  
2860 W. Bayridge Circle  
Wasilla AK 99654

Brian Mayer  
250 S Vix Way  
Wasilla AK 99654

Jessica Dean  
209 S. Vix Way  
Wasilla AK 99654

Loren Means III  
1554 N. Shoreline Drive  
Wasilla AK 99654

Claudia Pinard  
646 Peck Street  
Wasilla AK 99654

COW Public Works Director  
Archie Giddings

City Council

City Council

City Council

City Council

City Council

City Council

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 16-09**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM COMMERCIAL/RURAL RESIDENTIAL TO COMMERCIAL FOR LOT 1, DAVID SMITH SUBDIVISION.**

---

WHEREAS, Michael D. Smith, representative for the Smith-Hagen Family Trust, initiated the request to rezone the eastern 1.1± acres of Lot 1, David Smith Subdivision and is requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to change the split zoning on the lot from Commercial/Rural Residential to Commercial; and

WHEREAS, a rezone is reviewed and approved under the same process as a conditional use permit by the Wasilla Planning Commission; and

WHEREAS, the Wasilla Planning staff mailed notices for this request to property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the City, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

WHEREAS, after due consideration, the Wasilla Planning Commission hereby determines that the application meets the approval criteria for a rezone.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission after due consideration of the application, testimony by the applicant, staff, and public, and the Findings of Fact attached as Exhibit A and incorporated herein, recommends that the Wasilla City Council approve the requested rezone.

ADOPTED by the Wasilla Planning Commission on --, 2016.

APPROVED:

ATTEST:

\_\_\_\_\_  
Jessica Dean, Chairman                      Date

\_\_\_\_\_  
Tina Crawford, AICP, City Planner

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 16-09**  
**FINDINGS OF FACT – Section 16.16.070, Rezoning**

**16.16.070 Rezoning**

**A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.**

FINDING: The subject rezoning was initiated by the property owner.

**B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.**

FINDING: The lot is 8.93± acres and the rezone will be an expansion of the Commercial zoning to the north and west.

**C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.**

FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

**D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:**

**1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;**

FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Commercial is consistent with existing development and zoning in the area

**2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;**

FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency

with Title 16 will be done by planning staff when any new development is proposed on the lot.

**3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;**

FINDING: The lot has appropriate access to the services referenced above.

**4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;**

FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

**5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;**

FINDING: Although vacant commercially-zoned land is available in the immediate area, this is a logical extension of the Commercial zoning on the majority of the lot.

**6. The resulting district or expanded district will be a logical, integrated area; and**

FINDING: Rezoning the remainder of Lot 1 to Commercial will create a logical, integrated area.

**7. The rezoning is in conformance with the city comprehensive plan.**

FINDING: The subject lot has a split Future Land Use Designation of Generally Commercial/Business and Generally Residential. The Implementation Zoning section of Chapter 4, Land Use, of the Wasilla Comprehensive Plan states the following:

“If a land use designation boundary does not follow established property lines, roadways, or water bodies, actual delineation of uses will be established at the time of a rezoning or development request.”

The proposed Commercial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City’s Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed

rezoning site, and the zoning and/or development pattern of the surrounding area.

The Land Use Chapter of the Comprehensive Plan indicates that the Generally Commercial/Business future land use designation provides for, "...a wide range of local and regional shopping, retail sales, personal services, and employment."

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**CITY OF WASILLA PLANNING COMMISSION  
LEGISLATION STAFF REPORT**

**Resolution Serial No. 16-10:** Recommending that the Wasilla City Council amend WMC 16.16.060, Specific Approval Criteria, to remove the limit on number of children permitted in a day care facility in the Rural Residential zoning district if certain criteria are met; and amend WMC 16.20.020, District Use Chart, to change the required review from a Use Permit to an Conditional Use Permit.

**Agenda of:** August 9, 2016

**Date:** August 1, 2016

**Originator:** Tina Crawford, AICP, City Planner

**Attachments:** Resolution Serial No. 16-10 (5 pp)

---

**SUMMARY STATEMENT:** During a pre-application meeting for a day care facility on a lot located in the Rural Residential zoning district, it was noted by staff that the specific approval criteria in Section 16.16.060(B) limits the business to 25 children/adults for the Rural Residential (RR), Single-Family (R1), and Residential (R2) zoning districts. Residential Multifamily (RM) and Commercial (C) zoning districts allow day care facilities that are not subject to the 25 children limitation.

This limitation on the number of children appears appropriate for the R1 and R2 zoning districts, due to the potential negative impacts to low-density residential neighborhoods from the additional noise and traffic generated by large-scale day care businesses. Restricting the number of children will help keep the impacts at a more compatible neighborhood scale.

However, it appears appropriate to allow larger day care facilities as a conditional use permit with additional development standards in the Rural Residential zoning district, since this district currently allows a mix of residential and commercial (up to 10,000 square feet) uses. The development standards contain a minimum lot size, higher intensity street classification, appropriate buffering, and prevent approval of a larger day care facility it abuts a property with R1 or R2 zoning. Additionally, with the requirement to apply for a conditional use permit, the surrounding area would be notified of the request and be allowed to provide input to the Planning Commission at a public hearing to ensure compatibility with the surrounding area.

**STAFF RECOMMENDATION:** Approve the adoption of Resolution Serial No. 16-10 amending the Wasilla Municipal Code to remove the limitation on number of children in day care facilities in Rural Residential zoning districts and to change the required review from a Use Permit to a Conditional Use Permit.

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By: Planning  
Public Hearing: 08/09/16  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 16-10**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL AMEND WMC 16.16.060, SPECIFIC APPROVAL CRITERIA, TO REMOVE THE LIMIT ON NUMBER OF CHILDREN PERMITTED IN A DAY CARE FACILITY IN THE RURAL RESIDENTIAL ZONING DISTRICT IF CERTAIN CRITERIA ARE MET; AND AMEND WMC 16.20.020, DISTRICT USE CHART, TO CHANGE THE REQUIRED REVIEW FROM A USE PERMIT TO A CONDITIONAL USE PERMIT.**

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WHEREAS, the Planning Staff requested to amend Wasilla Municipal Code (WMC) Section 16.16.060, Specific Approval Criteria, and WMC 16.20.020, District Use Chart to allow an unlimited number of persons cared for at a day care facility in the Rural Residential zoning district provided that certain criteria are met as described below; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, on August 9, 2016, the Wasilla Planning Commission held a public hearing on this request; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the current provisions of the WMC and the Comprehensive Plan; and

WHEREAS, after due consideration, the Wasilla Planning Commission determines that the proposed amendment is appropriate and is consistent with the goals and objectives of the WMC and the Comprehensive Plan;

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this resolution recommending that the City Council adopt the following revisions:

**Strikethrough** indicates deleted language and **Underline** indicates new language

**Amendment of section.** WMC 16.16.060, Specific Approval Criteria, is hereby amended as follows:

**16.16.060 Specific approval criteria.**

The following uses are subject to the preceding general criteria and these additional approval standards:

B. Day Care. ~~In the RR, R1, and R2 districts t~~The following standards apply:

1. A day care facility ~~is limited to~~ may provide care for no more than ~~twenty-five (25)~~ 25 children or adults~~people~~ in the R1 and R2 zoning districts.
2. Day care facilities in the RR zoning district may request approval of a conditional use permit by the planning commission to provide care for more than 25 children or adults provided that they meet all of the following criteria:
  - a. Total lot area of 40,000 square feet or more;
  - b. Frontage and direct access onto a roadway with an Arterial, Major Collector, Minor Collector, or Commercial street classification as designated in the City of Wasilla Official Streets and Highway Plan;
  - c. Does not share a lot line with a property zoned R1 or R2 (this does not include lots that only touch at a property corner); and
  - d. Must provide screening required in Section 16.33.030.G.

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23. Play areas must be adequately screened and buffered from adjacent residential property.

**Amendment of section.** WMC 16.20.020, District Use Chart, is hereby amended as follows:

**16.20.020 District use chart.**

A. The following chart summarizes the uses allowed and the standard of review for each use. In the commercial and industrial districts, more than one building housing a permissible principal use may be erected on a single lot, provided that each building and use shall comply with all applicable requirements of this chapter and other borough, state or federal regulations.

AA = Administrative approval      UP = Use permit      CU = Conditional use  
 EX = Excluded      Blank = No city approval necessary

<b>Districts</b>	RR Rural	R1 Single-Family	R2 Residential	RM Multi-family	C Commercial	I Industrial	P Public
<b>Uses</b>							
Accessory Uses	AA	AA	AA	AA	AA	UP	AA
Adult Business	EX	EX	EX	EX	CU	EX	EX
Agriculture	UP	EX	EX	EX	EX	EX	EX
Animal Husbandry	UP	EX	UP	EX	EX	EX	EX
Animal Shelter	EX	EX	EX	EX	CU	UP	UP
Assisted Living Home	AA	AA	AA	AA	UP	EX	EX
Automotive Sales	UP	EX	EX	EX	AA	AA	EX
Batch Plant	EX	EX	EX	EX	UP	AA	EX
Bed and Breakfast		UP	AA	AA		EX	EX
Campground	UP	EX	EX	EX	UP	EX	AA

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<b>Districts</b>	RR Rural	R1 Single- Family	R2 Residential	RM Multi- family	C Commercial	I Industrial	P Public
<b>Uses</b>							
Cemetery	UP	EX	EX	EX	UP	UP	UP
Church	UP	EX	UP	UP	UP	EX	EX
Coalbed Methane Extraction	UP	EX	EX	EX	UP	UP	UP
Commercial 10,000 GFA or less	AA	EX	EX	CU	AA	UP	UP
Commercial more than 10,000 GFA	EX	EX	EX	EX	CU	UP	EX
Communication Equipment	AA	UP	AA	AA	AA	AA	AA
Convenience Store	AA	EX	UP	EX	UP	EX	EX
Correctional Facility	EX	EX	EX	EX	EX	CU	CU
Day Care <sup>1</sup> <u>(with care for 25 or less children/adults)</u>	AA	UP	UP	UP	AA	EX	EX
<u>Day Care<sup>1</sup></u> <u>(with care for more than 25 children/adults)</u>	<u>CU</u>	<u>EX</u>	<u>EX</u>	<u>UP</u>	<u>AA</u>	<u>EX</u>	<u>EX</u>
Duplex	AA	EX	AA	AA	UP	EX	EX
Farm Animals	AA	UP	UP	EX	EX	AA	EX
Firing Range, Outdoor	EX	EX	EX	EX	EX	CU	CU
Group Home	EX	EX	EX	UP	UP	EX	UP
Heavy Equipment	AA	EX	EX	EX	UP	AA	AA
Helipad	EX	EX	EX	EX	UP	AA	UP
Heliport	EX	EX	EX	EX	CU	AA	CU
Home Occupation		AA	AA	AA		EX	EX
Hotel	EX	EX	EX	EX	UP	EX	EX
Institutional Home	EX	EX	EX	CU	CU	EX	CU

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<b>Districts</b>	RR Rural	R1 Single- Family	R2 Residential	RM Multi- family	C Commercial	I Industrial	P Public
<b>Uses</b>							
Junkyard	EX	EX	EX	EX	EX	UP	EX
Kennel/Cattery	UP	EX	CU	EX	UP	EX	EX
Mobile Home	EX	EX	CU	EX	EX	EX	EX
Motel	EX	EX	EX	EX	UP	EX	EX
Multi-Family	EX	EX	UP	AA	UP	EX	EX
Play Field	UP	UP	UP	UP	UP	EX	UP
Public Facility	UP	CU	UP	UP	UP	AA	AA
Resource Extraction	CU	EX	EX	EX	CU	UP	UP
Single-Family Dwelling	AA	AA	AA	AA	UP	EX	AA
Subdivision	AA	AA	AA	AA	AA	AA	AA
Utility Facility	AA	UP	UP	UP	AA	AA	AA
Waterfront Use	AA	AA	AA	AA	UP	UP	UP
Zoo	UP	EX	EX	EX	CU	EX	CU

<sup>1</sup>Must comply with specific approval criteria in Section 16.16.060.

NOW, THEREFORE BE IT RESOLVED that the Wasilla Planning Commission approves of these code amendments and enactment of the proposed new code and hereby forwards their support for adoption to the Wasilla City Council and to take effect upon adoption by the Wasilla City Council.

APPROVED by the Wasilla Planning Commission on --, 2016.

APPROVED:

\_\_\_\_\_  
Jessica Dean, Chairman

ATTEST:

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Tina Crawford, AICP, City Planner

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PERMIT INFORMATION 2016										TAX ID
PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION DATE	APPROVAL DATE	TYPE	PROJECT TYPE	NEW ADDITION SQ FT	ZONE	
ADMINISTRATIVE APPROVAL										
AA16-01	BOWERS, BEN	WASILLA TOWNSITE	285 E PARKS HWY	01/12/16	PENDING	COMM<10,000 SQ FT	ATV, SNOWMACHINE REPAIR	900	C	1066B03L002
AA16-02	COLLIER, JEREMY	LAKEVIEW PROF CONDOS	851 E WESTPOINT DR	01/12/16	01/13/16	TENANT SPACE	LAWYERS OFFICE	750	C	9010000012.12
AA16-03	LITHIA	SUN PLAZA	2561 S SUN MOUNTAIN AVE	01/15/16	01/18/16	TUF	TEMP VEHICLE STORAGE ON LOWES SITE		C	5626000L001A
AA16-04	WUITSCHICK, KATHRYN	IDITAPARCEL ADDN1	431 W PARKS HWY	01/19/16	01/20/16	TENANT SPACE	RESTAURANT	2,000	C	5797000L002A
AA16-05	MATCH, YOUNG	NEILSON DOUG	591 E RAILROAD AVE	01/20/16	02/09/16	COMM<10,000 SQ FT	RETAIL SHOP	2,800	C	34980000100B
AA16-06	AT&T MOBILITY	OVERLOOK BUS PK RSB	2251 E PARKS HWY	02/05/16	02/09/16	COMM UPGRADE	COMMUNICATIONS UPGRADE	809	RR	4805B01L003A
AA16-07	ADDICTIVE HAIR CREATIONS	PRIMROSE POINTE PH 1	260 W RIVERDANCE CIR	02/09/16	02/09/16	HOME OCCUPATION	HAIR SALON	440	RR	6791B01L071
AA16-08	WATSON, ROBERT	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16	TENANT SPACE	TATTOO STUDIO	340	RR	7491B02L010D
AA16-09	HALLMARK LOCATING	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16	TENANT SPACE				7491B02L010D
AA16-10	BILLIES TREASURES	MILE 44 PKHS HWY CONDOS	1657 W PARKS HWY	02/17/16	02/22/16	TENANT SPACE	RETAIL SHOP	5,400	C	90060000U00B
AA16-11	BRINSON, HEATHER	PROSPECTOR HILLS	1450 N GRUBSTAKE DR	02/24/16	02/29/16	COMM<10,000 SQ FT	ASSISTED LIVING	2,376	RR	1118B001L006
AA16-12	MAT-SU BOROUGH	NEW IDITAROD SCH SITE	485 E CARPENTER CIR	02/29/16	02/19/16	SIGN	SIGN	66	RR/RM	7390000L001
AA16-13	CHAYKA, VLADIMIR	SERENITY EST ADD1	1501 W PATRICIA AVE	03/08/16	03/31/16	SFD	SFD	1,856	RR	7443000L001
AA16-14	KEMP, TIFFANY	GVC	940 E SNOW HILL AVE	03/09/16	03/09/16	ADD TO SFD	ADD TO SFD	1,536	RR	2323B03L003
AA16-15	GELTING, BRIAN	THOMAS VIEW	1675 S LINDA CIR	03/09/16	03/18/16	SFD	SFD	1,620	RR	6814000L001
AA16-16	BETSELL, ALEX	ADVENTURE EST	1638 N FRANCIFUL AVE	03/09/16	03/18/16	FARM ANIMAL	20 CHICKENS		RR	1190B05L005
AA16-17	BUZZBEE STUDIOS	THOMAS ADDR2 PH 1	201 E SWANSON AVE	03/10/13	03/13/16	TENANT SPACE	COMM<10,000 SQ FT	440	C	4932B01L005A
AA16-18	SMITH, TYLER	WASILLA HTS #1	1401 W PARKS HWY	03/11/16	03/13/16	FOOD TRUCK	RICKS BBQ	240	C	1065B03L017
AA16-19	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/18/16	COMM<10,000 SQ FT	AUTOMOTIVE SHOP	2,218	C	1191000T00B
AA16-20	HOFMAN, STACEY	WASILLA HTS RSE	1201 W NICOLA AVE	03/15/16	03/16/16	TENANT SPACE	COMM<10,000 SQ FT	320	RR	7491B02L010D
AA16-21	ZASTROW, DUSTIN	CENTURY PK	1190 S CENTURY DR	03/18/16	03/21/16	SFD	SFD	1,300	R-1	1261B03L001
AA16-22	ROBERT YUNDT HOMES	PRIMROSE POINTER PH 2	195 W CELTIC CIR	03/23/16	04/11/16	SFD	SFD	2,301	RR	7442B01L056
AA16-23	ALLEY, JEREMY	SNIDER #3	201 W HERNING AVE	03/30/16	03/31/16	TENANT SPACE	COMM<10,000 SQ FT	325	C	1056B02L009
AA16-24	ARC LAND DEV LLC	GVC II	1250 N LUCILLE ST	04/01/16	04/13/16	MULTI-FAMILY	42 SENIOR APARTMENT	40,968	RM	17N01W04A005
AA16-25	AK YOUTH & FAM NETWORK	GVC II DIV	1051 E BOGARD RD	04/01/16	05/02/16	TENANT SPACE	COMM<10,000 SQ FT	2,800	C	2186B02L005
AA16-26	THE PERFECT START LLC	PARKS MANOR	700 N WASILLA-FISHHOOK RD	04/11/16	04/27/16	COFFEE STAND	COMM<10,000 SQ FT	516	C	5568B02L018A
AA16-27	MOCHA MOOSE	IDITAPARCEL ADDN1	489 W PARKS HWY	04/11/16	04/12/16	TENANT SPACE	COFFEE SHOP	120	C	5797000L002A
AA16-28	LAROCGNE, JOE	WASILLA AC	489 W PARKS HWY	04/13/16	04/13/16	HOME OCCUPATION	AUTO SERVICES	470	RR	113B02L011
AA16-29	AK USA FED CREDIT UNION	CAROL	1850 W RUPEE CIR	04/13/16	04/18/16	SIGN	SIGN	145	C	5816B02L001
AA16-30	NARDINI, TIMOTHY	SILVERLEAF EST	1862 N ASHFORD BLVD	04/14/16	PENDING	SUBDIVISION	SUBDIVISION		RR	5076000T004A
AA16-31	MONICA'S CONFECTION CON	WASILLA AIRPARK INP	301 W PARKS HWY	04/18/16	04/18/16	TENANT SPACE	COMM<10,000 SQ FT	1,250	C	1115B01L004
AA16-32	LIGHTED PATH THER SYC	CAREFREE AC	1261 S SEWARD MERIDIAN PKY	04/19/16	04/20/16	TENANT SPACE	COMM<10,000 SQ FT	150	C	4061B01L001A-1
AA16-33	HARVEY, JAMES	CREEKSIDE EST	800 E CREEKSIDE DR	04/20/16	05/20/16	FARM ANIMAL	CHICKENS		RR	1092B02L012
AA16-34	JOHNSON, JENNIFER	BAYVIEW GARDENS	1000 E TYEE	04/20/16	05/20/16	ADD TO SFD	ADD TO SFD	3,200	RR	1277B02L007
AA16-35	LITHIA CHRYSLER		1350 S SEWARD MERIDIAN PKY	04/15/16	04/26/16	TUF	OFF SITE CAR SALES		C	17N01W13A006
AA16-36	HUTCHINS, GREG	CARTER	200 E PARK AVE	04/25/16	04/26/16	TENANT SPACE	COMM<10,000 SQ FT	2,700	C	1010B01L004
AA16-37	BLUE GLACIER LLC	BLUE GLACIER 1321, 1340, 1341 W SHALYNN CIR		04/26/16	05/16/16	TUF	STOCKPILE GRAVEL		RR	7383000L002.3.5
AA16-38	EATON, SARAH	SNIDER #4	711 W PARKS HWY	04/26/16	04/26/16	TENANT SPACE	E-CIG SHOP	1,300	C	2705000L014A-1
AA16-39	PAVLUS, IGOR	SOUTHVIEW EXT	3000 SOUTHVIEW DR	04/27/16	04/27/16	SFD	SFD	1,130	R-1	2377B02L001
AA16-40	NANEZ, LUCIA	SNIDER #4	731 W PARKS HWY	04/28/16	04/28/16	TUF	EVENT		C	2705000L014A-1
AA16-41	TROY DAVIS HOMES LLC	HOME DEPOT	1301 E PALMER WASILLA HWY	04/29/16	05/27/16	COMM<10,000 SQ FT	OFFICE BUILDING	8,400	C	5769000L002
AA16-42	ROYALTY HOMES	PRIMROSE PT #2	165 W CELTIC CIR	05/02/16	05/02/16	DUPLEX	DUPLEX	4,000	RR	7442B01L057
AA16-43	SKRIPNIK, ROMAN	WASILLA AC	1981 W VAUNDA AVE	05/06/16	05/11/16	SFD	SFD	2,539	RR	113B05L016
AA16-44	BOCHKORSKY, MARINA	NORTHERN CAPITOL EST	2360 W SUCCESS DR	05/10/16	05/11/16	DUPLEX	DUPLEX	4,000	RR	1102B04L010
AA16-45	SENA, CHRISTINA	WASILLA HTS #1 RSB		05/10/16	05/11/16	TUF	FOOD TRUCK RALLY		C	7321B03L015A&1
AA16-46	RICHARDSON, SPENCER	1800 S KNICK-GOOSE BAY RD		05/12/16	05/12/16	TENANT SPACE	DISTINCTIVE RIDES	3,600	C	17N01W16D01E
AA16-47	SPAIN, KERRIE	OLYMPIC	560 S KNICK-GOOSE BAY RD	05/16/16	05/16/16	COMM<10,000 SQ FT	DAYCARE	7,814	C	5888000L003D
AA16-48	TEEN CHALLENGE	KENNEDY ADD	1745 W PIPESTONE DR	05/17/16	05/17/16	SIGN	SIGN	17	C	1032B04L003
AA16-49	MCGUIRE, SEAN & ANDREA	TALLERICO	1745 W PIPESTONE DR	05/17/16	05/17/16	ADD TO SFD	SFD	384	R-1	2858B04L002
AA16-50	MCGUIRE, SEAN & ANDREA	TALLERICO	1745 W PIPESTONE DR	05/17/16	05/17/16	SHED		240	R-1	2858B04L002
AA16-51	SPENARD BUILDER SUPPLY	WASILLA HTS #1	1700 W PARKS HWY	05/18/16	05/20/16	TUF	OUTDOOR EVENT		C	1065000T00A
AA16-52	PERKUP ESPRESSO	FERN PLAZA	1690 S FERN ST	05/19/16	05/20/16	COMM<10,000 SQ FT	COFFEE STAND	420	C	6910000L001
AA16-53	SATROM, CHARLEN	TALLERICO RSB	1901 S TUSCARORA DR	05/20/16	05/24/16	HOME OCCUPATION	ART STUDIO	140	R-1	4227B05L004
AA16-54	WASILLA BIBLE CHURCH	WASILLA BIBLE CHURCH	1651 W NICOLA AVE	05/25/16	05/24/16	TUF	OUTDOOR CONCERT		RR	5753000100A
AA16-55	ROBERT YUNDT HOMES	WASILLA TOWNSITE	357 E PARKS HWY	05/25/16	05/26/16	TENANT SPACE	OFFICE SPACE	875	C	5457B02L017A
AA16-56	ALASKA BUILT REAL ESTATE LLC	WASILLA TOWNSITE	357 E PARKS HWY	05/25/16	05/26/16	TENANT SPACE	OFFICE SPACE	875	C	5457B02L017A
AA16-57	MSE	IDITAROD ELEM	701 E BOGARD RD	05/26/16	06/01/16	SUBDIVISION	SUBDIVISION		C	2076000T00A
AA16-58	K&H CIVIL CONTRACTORS	1614 S CLAPP ST		05/31/16	06/01/16	SIGN	SIGN	32	I	17N02W13A004
AA16-59	AK PREMIER DENTAL	RAON DEV	935 WESTPOINT DR	05/31/16	06/01/16	TENANT SPACE	DENTAL OFFICE		C	2499000T00A-5
AA16-60	WILLIAMS, PIA	WASILLA WOODS	1201 N LUCILLE ST	06/02/16	06/07/16	TUF	VENDOR MARKET		C	1353000L008D
AA16-61	COMMERCIAL ELECTRIC INC	FERN PLAZA	1689 S KNICK GOOSE BAY	06/08/16	06/07/16	TENANT SPACE	OFFICE AND STORAGE SPACE	1,450	RR	6910000L002
AA16-62	OGOLENKA, LEONITII	SERENITY EST	1660 W PATRICIA AVE	06/08/16	06/08/16	SFD	SFD	2,440	RR	7443000L005
AA16-63	PAYNE, TYAN	BIRCH PARK	436 N MAIN ST	06/08/16	06/09/16	SIGN	SIGN		C	1004B01L003
AA16-64	PAYNE, TYAN	BIRCH PARK	436 N MAIN ST	06/08/16	06/09/16	EXTERIOR REN	EXTERIOR RENOVATIONS		C	1004B01L003

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION DATE	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FT	ZONE	TAX ID
AA16-65	DAVIS, RON	LAKEVIEW PROF CONDCS	851 E WESTPOINT DR	06/09/16	TENANT SPACE	OFFICE	883 C	9010000101
AA16-66	BOZER, JOLYNN	WASILLA CENTER CONDCS	617 S KNİK-GOOSE BAY RD	06/09/16	TENANT SPACE	RETAIL SHOP	508 C	9108000005
AA16-67	HARVEY, JAMES	CREEKSIDE EST #2	800 E CREEKSIDE DR	06/13/16	FARM ANIMAL	GOAT	RR	1082B02L012
AA16-68	WANG, JOSEPH	WASILLA TOWNSITE	111 E HERMON AVE	06/15/16	FENCE	FENCE	C	1066B05L010
AA16-69	UNLEASHED HP	THEO ACRES	900 S HERMON RD	06/16/16	COMM <10,000 SQ FT	ENGINE/MACHINE SHOP	7,000 C	7297000L002
AA16-70	CITY OF WASILLA	WASILLA MIDDLE SCH	500 N CRUXEY ST	06/17/16	SIGN	SIGN	40 C	7143000T008-1B
AA16-71	MAT-SU LEGAL SVC	WASILLA TOWNSITE	165 E PARKS HWY	06/17/16	TENANT SPACE	LEGAL SERVICES	485 C	7041B04L003A
AA16-72	ZASTROW, DUSTIN	CENTURY PK	1160 S CENTURY DR	06/20/16	SFD	SFD	2,340 R-1	1261B03L002
AA16-73	SHAFORDA, VADIN	INDIAN HILL	1245 N HOKA HAY	06/21/16	DUPLEX	DUPLEX	3,130 RR	2602B01L013
AA16-74	OC DETAILING	WASILLA WOODS	1201 N LUCILLE ST	06/22/16	TENANT SPACE	AUTO DETAILING	1,200 C	1353000L008D
AA16-75	ASHBURN, HALEY	WASILLA CENTER CONDCS	617 S KNİK-GOOSE BAY RD	06/23/16	TENANT SPACE	KNİK PIZZA	C	9108000005
AA16-76	WASILLA AREA SENIORS	COTTONWOOD CRK PL	1301 S CENTURY CIR	06/24/16	TUP	FLEA MARKET OUTDOOR EVENT	C	17N01W15B024
AA16-77	KASTLES KREATIONS	WASILLA EST	1721 E PARKS HWY	06/24/16	TUP	KASTLES KREATIONS	C	6799000002
AA16-78	PETROS, JOEL & MEGAN	WASILLA EST	700 N SOMERET CIR	06/27/16	FARM ANIMALS	FARM ANIMALS	RR	1104B06L020
AA16-79	TORMOZOV, MARK	WASILLA WOODS	1553 N RAVENS BEST CIR	06/28/16	DUPLEX	DUPLEX	3,125 RR	6824B02L012D
AA16-80	GARDNER, PAUL	OLYMPIC	270 S LAMONT CIR	06/28/16	SUBDIVISION	SUBDIVISION	C	5888000L003C
AA16-81	ANCIENT & MODERN PAINT	WASILLA CENTER CONDCS	613 S KNİK-GOOSE BAY RD	06/30/16	TENANT SPACE	MEDICAL OFFICE	138 C	9108000005
AA16-82	PRECISION HOMES	WASILLA EST	645 W HOLIDAY DR	07/07/16	DUPLEX	DUPLEX	2,272 RR	1104B08L017
AA16-83	WASI		1301 S CENTURY CIR	07/07/16	TUP	5K RACE	C	17N01W15B024
AA16-84	LIFETIME INV LLC	AZALEA WOODS	1740 N NINA CIR	07/08/16	4 PLEX	4 PLEX	4,970 RR	7508000L002
AA16-85	LIFETIME INV LLC	AZALEA WOODS	1770 N NINA CIR	07/08/16	4 PLEX	4 PLEX	4,970 RR	7508000L003
AA16-86	ZMERZLIUC, VEACESLAV	SERENITY EST ADD1	1601 W PATRICIA AVE	07/11/16	SFD	SFD	2,425 RR	7443000L003
AA16-87	ZMERZLIUC, VEACESLAV	SERENITY EST ADD1	1501 N SUNNY HILL	07/12/16	SUBDIVISION	SUBDIVISION	RR	3285B02L014D
AA16-88	AH	AK IND HARDWARE	751 W COMMERCIAL DR	07/13/16	TUP	BBO	C	6940000L001
AA16-89	ELISHA CUSTOM HOMES INC	SERENITY EST ADD1	1540 W PATRICIA AVE	07/13/16	SFD	SFD	2,880 RR	7443000L011
AA16-90	ELISHA CUSTOM HOMES INC	SERENITY EST ADD1	1500 W PATRICIA AVE	07/13/16	SFD	SFD	2,780 RR	7443000L012
AA16-91	BURNINGHAM, JUDD & MELISSA	GOOSE BAY RIDGE EST	2755 W BAYRIDGE CIR	07/18/16	SFD	SFD	2,100 RR	5403000L008
AA16-92	KRAMER, BILL	OLSON 1999 ADDN RSB	1731 E PALER-WASILLA HWY	07/15/16	SIGN	SIGN	10 C	6922000T00A5-1
AA16-93	HOLMES, MARC & ANGELEEN	SOUTHVIEW EXT	3160 E DANNYS AVE	07/20/16	GARAGE	DETACHED GARAGE	1,440 R-1	2377B03L004
AA16-94	MUGSHOT SALON		251 W PARKS HWY	07/25/16	TUP		C	17N01W09A006
AA16-95	HARVEY, JAMES	CREEKSIDE EST #2	800 E CREEKSIDE DR	07/27/16	POLE BARN	POLE BARN FOR GOATS	320 RR	1092B02L012
<b>USE PERMITS</b>								
UP16-01	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	MULTI-FAMILY	4-PLEX	2,098 C	1191000T00B
UP16-02	K&H CIVIL CONTRACTORS		1614 S CLAPP ST	03/25/16	GRAVEL EXT	GRAVEL EXTRACTION	I	17N02W13A004
UP16-03	LAND TRUST 33	ASPEN BUSINESS PARK	331 E ASPEN AVE	04/19/16	CAMPGROUND	RV PARK	C	5432000L003
<b>CONDITIONAL USE PERMITS</b>								
CJ16-01	HATT, JEFF & LEANNE	OVERLOOK BUS PK	2000, 2040, 2060 E FOUNDRY WAY	06/22/16	COMM>10,000 SQ FT	COMMERCIAL BUILDINGS	44,475 C	1116B03L004.5.6
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>								
<b>REZONE</b>								
R16-01	SMITH, MICHAEL	DAVID SMITH	1515 S KNİK-GOOSE BAY RD	06/23/16	REZONE	RR/C TO C	RR/C	7448000L001
<b>LEGAL NON-CONFORMING USE</b>								
LNC16-01	LAKEVIEW PROF BLDG OWNER ASSN	LAKEVIEW PROF BLDG CONDCS	851 E WESTPOINT	07/21/16	OFFICE BUILDING		C	9010000000
<b>SHORELINE SETBACK</b>								
<b>AMNESTY</b>								
<b>VARIANCE</b>								
<b>LANDSCAPE WAIVERS</b>								
LW16-01	HATT, JEFFREY & LEANNE	OVERLOOK BUS PK	2000, 2040, 2060 E FOUNDRY WAY	04/28/16	LANDSCAPE WAIVER	CLEAR MORE THAN 70%	C	1116B03L004.5.6

MATANUSKA-SUSITNA BOROUGH  
PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION  
Mary Anderson, District 1  
Thomas Healy, District 2  
John Klapperich, Chair, District 3  
Colleen Vague, 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  
Sara Jansen, Acting Planning Services  
Chief  
Alex Strawn, Development Services  
Manager  
Fred Wagner, Platting Officer  
Mary Brodigan, Planning Clerk

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

August 1, 2016  
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. June 20, 2016, regular meeting minutes
  - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
  - C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
    1. **Resolution 16-28**, recommending Assembly approval of an Interim Materials District (IMD) known as Denali Highway Mile 99, in accordance with MSB 17.28 – Interim Materials District, for the extraction of 500,000 cubic yards of earth material within a 69.91 acre parcel until the year 2060, located within Township 19 South, Range 2 West, Section 10 & 15, Fairbanks Meridian. Public Hearing: August 15, 2016. (*Applicant: State of Alaska, Department of Transportation and Public Facilities, AKDOT&PF, Staff: Susan Lee*)

- 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.*

- X. PUBLIC HEARING: LEGISLATIVE MATTERS
  - A. **Resolution 16-26**, recommending the Assembly adopt the update to the Borough Recreational Trails Plan. (*Staff: Emerson Krueger*)
- XI. CORRESPONDENCE & INFORMATION
- XII. UNFINISHED BUSINESS
  - A. **Resolution 16-25**, recommending the Assembly support the development of a Regional Transportation Planning Partnership Program. Postponed from June 20, 2016. (*Staff: Sara Jansen*)
- 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.*