



- 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 6:06 PM on Tuesday, September 27, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A  
Jessica Dean, Seat C  
Brian Mayer, Seat E  
Debra Barrett, Seat B (arrived at 6:16pm)

Commissioners absent and unexcused were:

Loren Means, Seat D

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. Leslie Need, City Attorney

**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. Carden provided comments on the new library opening, the Cottonwood Creek Park ribbon cutting ceremony, and also new major developments opening up after construction during the summer.

B. City Public Works Director

Mr. Giddings also provided a brief summary on the new library opening.

C. City Attorney

Ms. Need stated that the appeal for the Planning Commission hearing is pending at superior court and will have a hearing in October, regarding the Wasilla Lake variance.

D. City Planner  
No report given.

**VI. PUBLIC PARTICIPATION** (*Three minutes per person for items not on agenda*)  
No one stepped forward.

**VII. CONSENT AGENDA**

A. Minutes of August 9, 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 #16-02 (Reso. #16-11)  
Applicant/  
Owner: Charles and Laurel Morris  
Request: Approval to construct a day care facility providing care for more than 25 children.  
Total Area: 0.99 acres +/-  
Location: 124 W. Spruce Avenue  
Lot 11, Block 1, Adventure Estates Subdivision  
Zoning: Rural Residential

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 revised resolution and had copies handed out the Commission and applicant and recommendation and the proposed conditions of approval.

b. Applicant

Mr. Charles Morris provided a brief statement regarding his support of having a day care facility located on that particular lot.

Ms. Kira Thompson provided a brief statement regarding the use of the lot and facility.

Discussion moved to the Commission.

c. Private Person supporting or opposing the proposal

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

Ms. Aurora Philbrick stated that she is the property owner on the west side and would appreciate that a privacy fence be put up on that side and she is in support of the day care.

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

d. Applicant  
No other comments.

MOTION: Commissioner Pinard moved to approve Conditional Use Permit #16-02 (Resolution Serial #16-11), as amended by the City Planner and provided to the Commission prior to the meeting.

Discussion moved to the Commission.

The Chair called for a five minute recess at 7:24 PM to allow City Staff to help the Commission to discuss wording for a motion.

The Chair called the meeting back to order at 7:30 PM

Commissioner Barrett withdrew her previous motion.  
Chair Dean withdrew her second to the previous motion.

MOTION: Commissioner Barrett moved to amend the main motion to delete subpart a. of condition #1, and to amend subpart a. of condition #2 to delete 25' and insert 10', and amend subpart b. of condition #2 to delete the eastern edge of the vegetation buffer and western lot line, which is the fence.

Discussion ensued.

VOTE: The motion to amend the main motion, passed with Commissioner Barrett, Dean, Mayer in favor and Commissioner Pinard opposed.

VOTE: The motion to approved Conditional Use Permit #16-02 (Resolution Serial #16-11) as amended, passed with Commissioner Barret, Dean, and Mayer in favor and Commissioner Pinard opposed.

2. **Resolution Serial No. 16-12:** Establishing a revised schedule of fees for Wasilla Land Development Code applications, identifying the review agencies, and repealing WPC Resolution No. 04-07.

a. City Staff

Ms. Crawford provided a summary of the reason to change the WMC establishing a revised schedule of fees for Wasilla Land Development Code applications, identifying the review agencies and repealing WPC Resolution No. 04-07.

Discussion moved to the Commission.

b. Private Person supporting or opposing the proposal  
Chair Dean opened the public comment portion of the public hearing.

With no others stepping forward, Chair Dean closed the public hearing.

MOTION: Commissioner Mayer moved to approve Resolution Serial #16-12, as presented.

Discussion moved to the Commission.

VOTE: The motion to approved Resolution Serial #16-12 as presented, passed unanimously.

**B. Committee of the Whole**

MOTION: Commissioner Barrett moved to enter into the Committee of the Whole at 7:41 PM.

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

1. Discussion regarding possible revisions to Title 16 to establish a minimum square footage for single family residential homes.
2. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

MOTION: Commissioner Pinard moved to exit the Committee of the Whole at 8:04 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**

Chair Dean stated that it was nice to see everyone at tonight's meeting.

**XV. ADJOURNMENT**

The regular meeting adjourned at 8:05 PM.

ATTEST:

\_\_\_\_\_  
JESSICA DEAN, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
TAHIRIH DESJARDIN, Planning Clerk  
Adopted by the Wasilla Planning Commission -, 2016.

## **PLANNING COMMISSION STAFF REPORT**

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**Resolution Serial No. 16-13:** A resolution of the Wasilla Planning Commission supporting the goals and initiatives for the annual capital improvement program.

**Agenda of:** October 11, 2016  
**Originator:** Archie Giddings  
Public Works Director

**Date:** October 6, 2016

**Attachments:** none

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### **SUMMARY STATEMENT:**

Wasilla Municipal Code Subsection 2.60.010(B)(8) states that the Planning Commission shall investigate and prepare on an annual basis recommendations on a capital improvement program. Resolution Serial No. 16-13 identifies a list of recommendations for the upcoming year and for the five-year plan.

**STAFF RECOMMENDATION:** Approve Resolution Serial No. 16-13 providing recommendations to the City Council regarding the City's Capital Improvement Program in Fiscal Years 2018-2021.

By: Public Works  
Public Hearing: 10/11/16  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 16-13**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION SUPPORTING THE GOALS AND INITIATIVES FOR THE ANNUAL CAPITAL IMPROVEMENT PROGRAM.**

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WHEREAS, the City of Wasilla plans for many important road, water and sewer, parks and other facility improvement projects each fiscal year to promote the health, safety, economy and general welfare of this community; and

WHEREAS, the Wasilla City Council adopts a Capital Improvement Program each year as part of the budget process; and

WHEREAS, Section 2.60(A) of the Wasilla Municipal Code requires the Planning Commission to annually make recommendations to the City Council regarding a capital improvement program which will guide the development and funding of projects within the City of Wasilla.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission hereby recommends the following projects for FY2018 as priorities for funding:

- 1) Airport Apron Improvements
- 2) Riley Avenue Extension
- 3) Railroad Train Stop Development
- 4) New City Shop Building
- 5) Townsite Improvements
- 6) Museum Relocation
- 7) Old Iditarod Elementary School Land Acquisition



BE IT FURTHER RESOLVED, that the Wasilla Planning Commission hereby recommends the following projects for FY2018 – FY2021 as the priorities for funding:

- 1) Road Paving
- 2) Airport Apron Improvements
- 3) Airport Runway Extension
- 4) Riley Avenue Extension
- 5) Railroad Train Stop Development
- 6) Townsite Improvements
- 7) Park Improvements

APPROVED by the Wasilla Planning Commission on -, 2016.

APPROVED:

\_\_\_\_\_  
Chairman                      Date

ATTEST:

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



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

**Agenda of:** October 11, 2016 **Date:** October 6, 2016  
**Originator:** Tina Crawford, AICP, City Planner

**Topic:** Discussion regarding possible code revision to establish a minimum square footage for single-family dwellings

**Attachments:** City of Wasilla Map – RR, R1, R2, RM, and C zoned vacant lots  
City of Wasilla Map – R2, RM, and C zoned vacant lots  
Zoning District Residential Type and Density Table

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**OVERVIEW:** As indicated in the September 27, 2016 Planning Commission (“Commission”) packet, the City Council referred the discussion to the Commission regarding whether the code should be amended to establish a minimum square footage for a single-family home. During the Committee of the Whole discussion for this topic on September 27, I provided an overview of the issue and stated that this item would be included on the next few months’ agendas with a public hearing scheduled for the December 13, 2016 meeting to adopt a resolution with recommendations to the City Council.

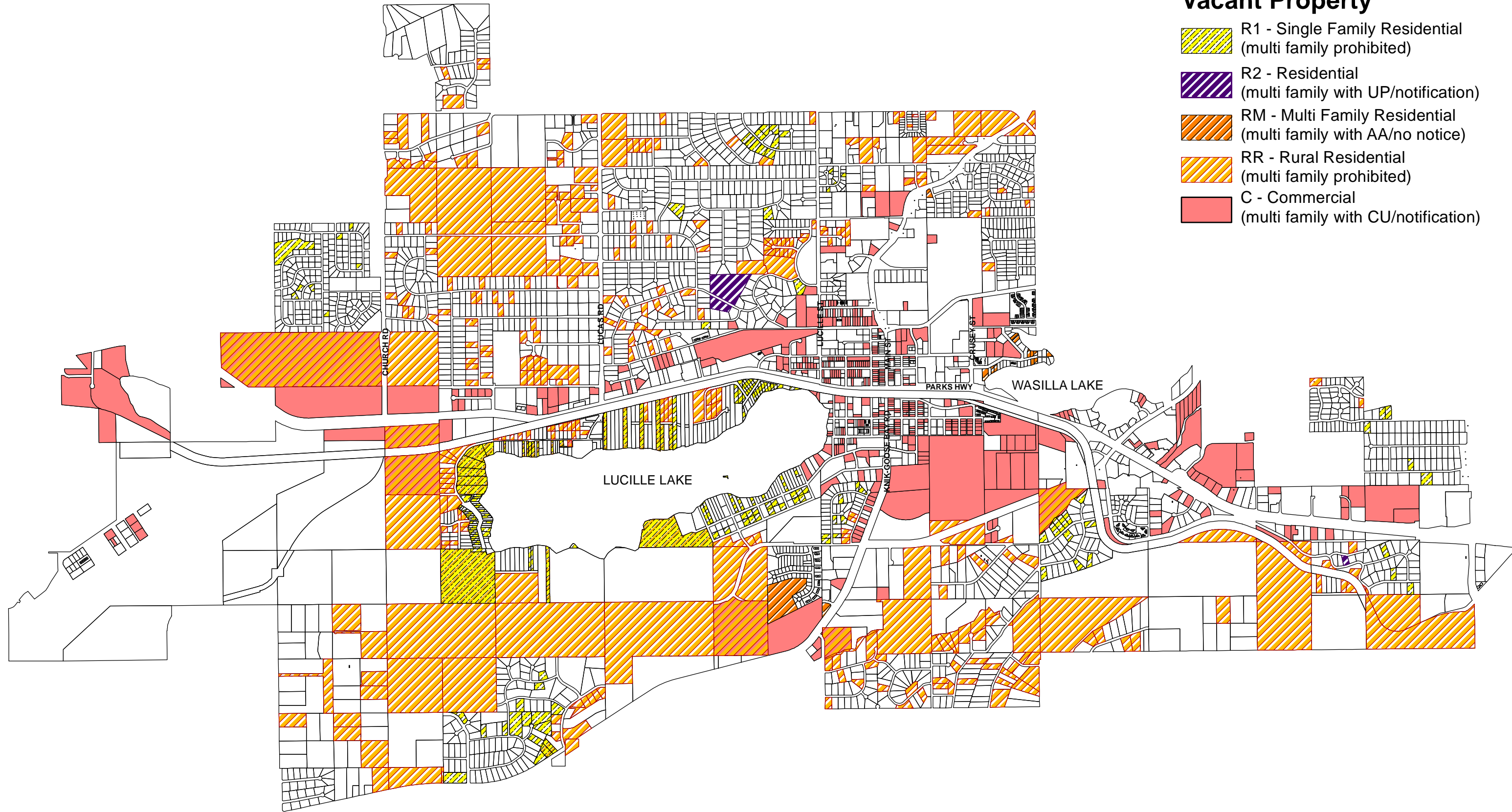
As indicated at the previous meeting, there are two types of residential structures that fall into the “tiny home” classification. The first is a “stick built” residential building that is on an engineered foundation. This includes factory-built, prefabricated, and modular homes but not mobile homes. The other type is a small residential structure that is constructed on a chassis and wheels and moveable (typically 150 – 500 SF.) Title 16 classifies these as “mobile homes” regardless of the size.

At a minimum, the Commission needs to consider whether a minimum square footage for single-family buildings should be adopted and if the current regulations in Title 16 are appropriate for the minimum/maximum residential densities and the type of residential housing types allowed in each zoning district. Note: Title 16 currently does not have a minimum size requirement for any type of residential building and minimal language regarding density and number of residential buildings allowed on each lot.

To assist the Commission with their discussion, two maps are provided in this packet that identify the vacant lots within the city limits. Also provided is a table that identifies the current regulations for permitted housing types and density for each zoning district.




## Vacant Property

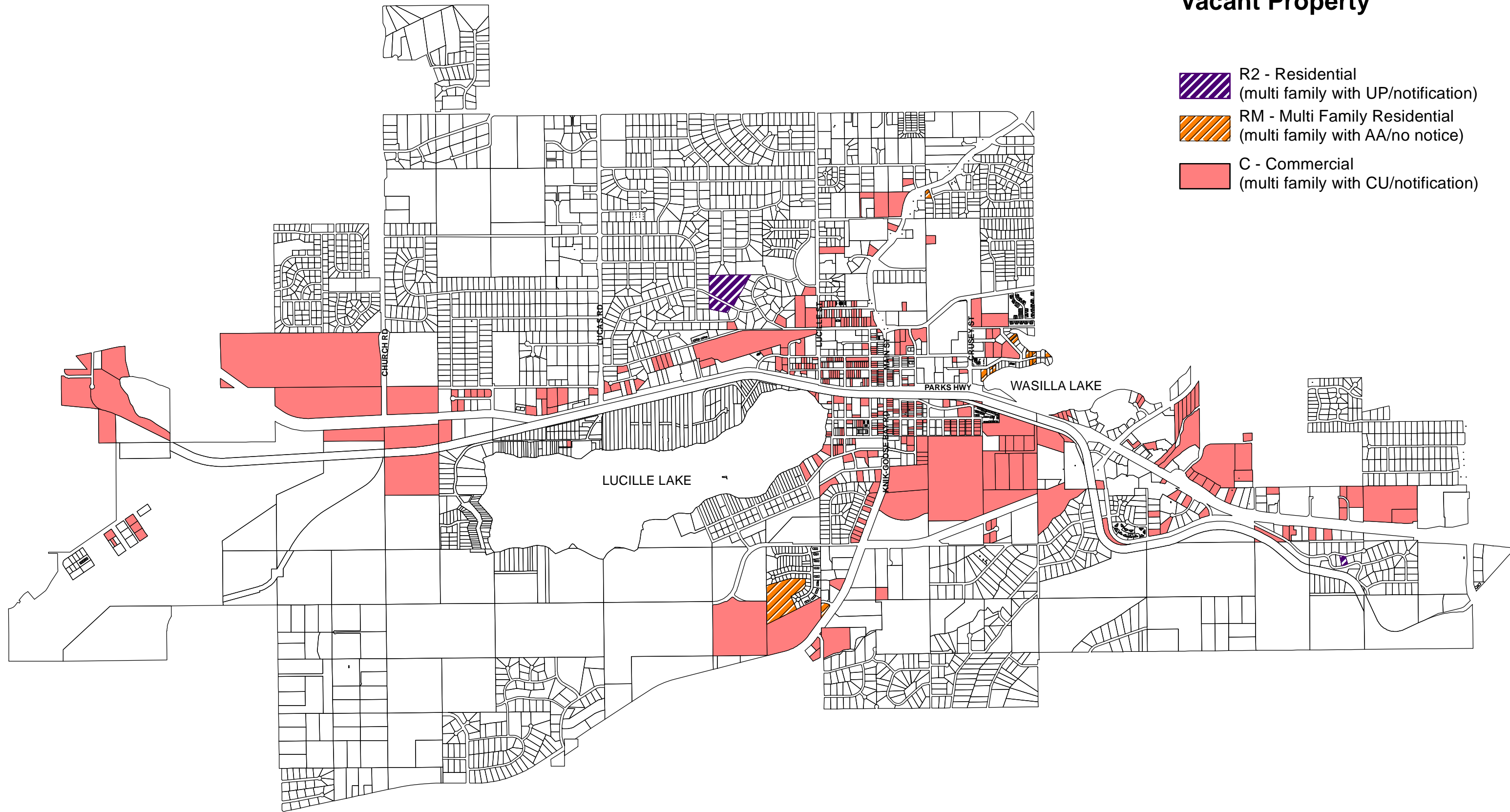
-  R1 - Single Family Residential  
(multi family prohibited)
-  R2 - Residential  
(multi family with UP/notification)
-  RM - Multi Family Residential  
(multi family with AA/no notice)
-  RR - Rural Residential  
(multi family prohibited)
-  C - Commercial  
(multi family with CU/notification)



\*Vacant status determined using Tax Assessor data on MSB website on 10/5/16 - Includes improvements <= \$8K

# Vacant Property

-  R2 - Residential  
(multi family with UP/notification)
-  RM - Multi Family Residential  
(multi family with AA/no notice)
-  C - Commercial  
(multi family with CU/notification)



\*Vacant status determined using Tax Assessor data on MSB website on 10/5/16 - Includes improvements <= \$8K

ZONING DISTRICT	PERMITTED HOUSING TYPES	APPROVAL PROCESS
RR – Rural Residential	Single-family One per lot Minimum lot size: 20,000 SF	AA – No public notice Administrative approval
	Duplex (two units in one bldg.) One per lot Minimum lot size: 40,000 SF or 20,000 SF if City Water available	AA – No public notice Administrative approval
	Multifamily (3 or more units)	Prohibited
R1 – Single Family	Single-family One per lot Minimum lot size: 10,000 SF	AA – No public notice Administrative approval
	Duplex	Prohibited
	Multifamily	Prohibited
R2 – Residential	Single-family Multiple buildings allowed per lot One dwelling unit per 10,000 SF	AA – No public notice Administrative approval
	Duplex Multiple buildings allowed per lot One dwelling unit per 10,000 SF	AA – No public notice Administrative approval
	Multifamily Multiple buildings allowed per lot One dwelling unit per 10,000 SF	UP – Public notification Administrative approval
RM – Multifamily	Single-family Multiple buildings allowed per lot No minimum lot size No maximum density	AA – No public notice Administrative approval
	Duplex Multiple buildings allowed per lot No minimum lot size No maximum density	AA – No public notice Administrative approval
	Multifamily Multiple buildings allowed per lot No minimum lot size No maximum density	AA – No public notice Administrative approval
C – Commercial	Single-family Multiple buildings allowed per lot No minimum lot size No maximum density	UP – Public notification Administrative approval
	Duplex Multiple buildings allowed per lot No minimum lot size No maximum density	UP – Public notification Administrative approval
	Multifamily Multiple buildings allowed per lot No minimum lot size No maximum density	UP – Public notification Administrative approval

**PERMIT INFORMATION 2016**

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FTG ZONE	TAX ID
<b>ADMINISTRATIVE APPROVAL</b>							
AA16-01	BOWERS, BEN	WASILLA TOWNSTP	285 E PARKS HWY	01/12/16	PENDING	COMM<10,000 SQ FT	900 C
AA16-02	COLLIER, JEREMY	LAKEVIEW PROF CONDGS	851 E WESTPOINT DR	01/12/16	01/13/16	TENANT SPACE	750 C
AA16-03	LITHA	SUN PLAZA	2561 S SUN MOUNTAIN AVE	01/15/16	01/18/16	TUF	TEMP VEHICLE STORAGE ON LOWES SITE
AA16-04	WUITSCHICK, KATHRYN	IDITAPARCEL ADDN#1	431 W PARKS HWY	01/19/16	01/20/16	TENANT SPACE	RESTAURANT
AA16-05	MATICH, YOUNG	NELSON DOUB	591 E RAILROAD AVE	01/20/16	01/20/16	COMM<10,000 SQ FT	2,800 C
AA16-06	AT&T MOBILITY	OVERLOOK BUS PK RSB	2251 E PARKS HWY	02/05/16	02/09/16	COMM UPGRADE	RETAIL SHOP
AA16-07	ADDICTIVE HAIR CREATIONS	PRIMROSE POINT PH1	260 W RIVERDANCE CIR	02/09/16	02/09/16	HOME OCCUPATION	COMMUNICATIONS UPGRADE
AA16-08	WATSON, ROBERT	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16	TENANT SPACE	HAIR SALON
AA16-09	HALLMARK LOCATING	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16	TENANT SPACE	TATTOO STUDIO
AA16-10	BILLIES TREASURES	MILE 44 PKGS HWY CONDGS	1657 W PARKS HWY	02/17/16	02/22/16	TENANT SPACE	RETAIL SHOP
AA16-11	BRINSON, HEATHER	PROSPECTOR HILLS	1450 N GRUBSTAKE DR	02/24/16	02/29/16	COMM<10,000 SQ FT	2,376 RR
AA16-12	MAT-SU BOROUGH	NEW IDITAROD SCH SITE	455 E CARPENTER CIR	02/29/16	02/19/16	SIGN	ASSISTED LIVING
AA16-13	CHAYKA, VLADIMIR	SERENITY EST ADJ1	1501 W PATRICIA AVE	03/08/16	03/31/16	SFD	SIGN
AA16-14	KEMP, TIFFANY	GVC	940 E SNOW HILL AVE	03/09/16	03/09/16	ADD TO SFD	SFD
AA16-15	GELTING, BRIAN	THOMAS VIEW	1675 S LINDA CIR	03/09/16	03/18/16	SFD	SFD
AA16-16	BETSILL, ALEX	ADVENTURE EST	1636 N FANCIFUL AVE	03/09/16	03/18/16	FARM ANIMAL	20 CHICKENS
AA16-17	BUZZBEE STUDIOS	THOMAS ADDR#2 PH1	201 E SWANSON AVE	03/10/13	03/13/16	TENANT SPACE	COMM<10,000 SQ FT
AA16-18	SMITH, TYLER	WASILLA HTS #1	1401 W PARKS HWY	03/11/16	03/13/16	FOOD TRUCK	RICKS BBQ
AA16-19	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/18/16	COMM<10,000 SQ FT	2,218 C
AA16-20	HOFFMAN, STACEY	WASILLA HTS RSB	1201 W NICOLA AVE	03/15/16	03/16/16	TENANT SPACE	AUTOMOTIVE SHOP
AA16-21	ZASTROW, DUSTIN	CENTURY PK	1190 S CENTURY DR	03/18/16	03/21/16	SFD	COMM<10,000 SQ FT
AA16-22	ROBERT YUNDT HOMES	PRIMROSE POINTER PH 2	195 W CELTIC CIR	03/23/16	04/11/16	SFD	SFD
AA16-23	ALLEY, JEREMY	SNIDER #3	201 W HERNING AVE	03/30/16	03/31/16	TENANT SPACE	COMM<10,000 SQ FT
AA16-24	ARC LAND DEV LLC	GVC II	1250 N LUCILLE ST	04/01/16	04/13/16	MULTI-FAMILY	42 SENIOR APARTMENT
AA16-25	AK YOUTH & FAN NETWORK	GVC II DIV1	1051 E BOGARD RD	04/11/16	05/02/16	TENANT SPACE	COMM<10,000 SQ FT
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
AA16-27	MOCHA MOOSE	IDITAPARCEL ADDN#1	469 W PARKS HWY	04/11/16	04/12/16	TENANT SPACE	COFFEE SHOP
AA16-28	LAROCGNE, JOE	WASILLA AC	601 N KIMBERLY ST	04/13/16	04/13/16	HOME OCCUPATION	AUTO SERVICES
AA16-29	AK USA FED CREDIT UNION	CAROL	1850 W RUPEE CIR	04/13/16	04/18/16	SIGN	SIGN
AA16-30	NARDINI, TIMOTHY	SILVERLEAF EST	1862 N ASHFORD BLVD	04/14/16	08/25/16	SUBDIVISION	SUBDIVISION
AA16-31	MONICA'S CONFECTION CON	WASILLA AIRPARK IND	301 W PARKS HWY	04/18/16	04/18/16	TENANT SPACE	COMM<10,000 SQ FT
AA16-32	LIGHTED PATH THER SVC	CAREFREE AP	1261 S SEWARD MERIDIAN PKY	04/18/16	04/18/16	TENANT SPACE	COMM<10,000 SQ FT
AA16-33	HARVEY, JAMES	CREEKSIDE EST	800 E CREEKSIDE DR	04/19/16	04/20/16	FARM ANIMAL	CHICKENS
AA16-34	JOHNSTON, JENNIFER	BAYVIEW GARDENS	1000 E TYEE	04/20/16	05/20/16	ADD TO SFD	ADD TO SFD
AA16-35	LITHIA CHRYSLER	CARTER	1350 S SEWARD MERIDIAN PKY	04/15/16	04/26/16	TUF	OFF SITE CAR SALES
AA16-36	HUTCHINS, GREG	BLUE GLACIER 1321, 1340, 1341 W SHALYNN CIR	200 E PARK AVE	04/25/16	04/26/16	TENANT SPACE	COMM<10,000 SQ FT
AA16-37	BLUE GLACIER LLC	SNIDER #4	711 W PARKS HWY	04/26/16	05/16/16	TUF	STOCKPILE GRAVEL
AA16-38	EATON, SARAH	SOUTHVIEW EXIT	3000 SOUTHVIEW DR	04/26/16	04/26/16	TENANT SPACE	E-CIG SHOP
AA16-39	PAVLUS, IGOR	SNIDER #4	731 W PARKS HWY	04/27/16	04/27/16	SFD	SFD
AA16-40	NANEZ, LUCIA	HOMIE DEPOT	1301 E PALMER WASILLA HWY	04/28/16	04/28/16	TUF	EVENT
AA16-41	TROY DAVIS HOMES LLC	PRIMROSE PT #2	165 W CELTIC CIR	05/02/16	05/02/16	COMM<10,000 SQ FT	8,400 C
AA16-42	ROYALTY HOMES	WASILLA AC	1961 W VALUNDA AVE	05/02/16	05/02/16	DUPLEX	OFFICE BUILDING
AA16-43	SKRIPNIK, ROMAN	NORTHERN CAPITOL EST	2360 W SUCCESS DR	05/06/16	05/11/16	SFD	DUPLEX
AA16-44	BOCHKORSKY, MARINA	WASILLA HTS #1 RSB	1800 S KNIK-GOOSE BAY RD	05/10/16	05/11/16	TENANT SPACE	DUPLEX
AA16-45	SENA, CHRISTINA	OLYMPIG	560 S KNIK-GOOSE BAY RD	05/17/16	05/17/16	SIGN	SIGN
AA16-46	RICHARDSON, SPENCER	KENNEDY ADD	1745 W PIPESTONE DR	05/17/16	05/17/16	TENANT SPACE	FOOD TRUCK RALLY
AA16-47	SPAIN, KERRIE	TALLERCO	1700 W PARKS HWY	05/17/16	05/17/16	COMM<10,000 SQ FT	DISTINCTIVE RIDES DAYCARE
AA16-48	TEEN-CHALLENGE	TALLERCO	1745 W PIPESTONE DR	05/17/16	05/17/16	SIGN	SIGN
AA16-49	MCGUIRE, SEAN & ANDREA	TALLERCO	1745 W PIPESTONE DR	05/17/16	05/17/16	ADD TO SFD	Y
AA16-50	MCGUIRE, SEAN & ANDREA	TALLERCO	1745 W PIPESTONE DR	05/17/16	05/17/16	SHEC	240
AA16-51	SPENARD BUILDER SUPPLY	WASILLA HTS #1	1690 S FERN ST	05/18/16	05/20/16	TUF	OUTDOOR EVENT
AA16-52	PERKUP ESPRESSO	FERN PLAZA	1901 S TUSCARORA DR	05/19/16	05/20/16	COMM<10,000 SQ FT	COFFEE STAND
AA16-53	SATROM, CHARLEN	TALLERCO RSB	1651 W NICOLA AVE	05/20/16	05/24/16	HOME OCCUPATION	ART STUDIO
AA16-54	WASILLA BIBLE CHURCH	WASILLA BIBLE CHURCH	357 E PARKS HWY	05/25/16	05/26/16	TENANT SPACE	OUTDOOR CONCERT
AA16-55	ROBERT YUNDT HOMES	WASILLA TOWNSTP	357 E PARKS HWY	05/25/16	05/26/16	TENANT SPACE	OFFICE SPACE
AA16-56	ALASKA BUILT REAL EST LLC	WASILLA TOWNSTP	357 E PARKS HWY	05/25/16	05/26/16	TENANT SPACE	OFFICE SPACE
AA16-57	MSB	IDITAROD ELEM	701 E BOGARD RD	05/26/16	06/01/16	SUBDIVISION	SUBDIVISION
AA16-58	K&H CIVIL CONTRACTORS	1614 S CLAPP S	935 WESTPOINT DR	05/31/16	06/01/16	SIGN	SIGN
AA16-59	AK PREMIER DENTAL	RADON DEV	1201 N LUCILLE ST	06/02/16	06/07/16	TENANT SPACE	DENTAL OFFICE
AA16-60	WILLIAMS, PIA	WASILLA WOODS	1689 S KNIK GOOSE BAY	06/06/16	06/07/16	TUF	VENDOR MARKET
AA16-61	COMMERCIAL ELECTRIC INC	FERN PLAZA	1660 W PATRICIA AVE	06/08/16	06/08/16	TENANT SPACE	OFFICE AND STORAGE SPACE
AA16-62	OGOLENKA, LEONITY	SERENITY EST	436 N MAIN S	06/08/16	06/09/16	SFD	SFD
AA16-63	PAYNE, TYAN	BIRCH PARK	436 N MAIN S	06/08/16	06/09/16	SIGN	SIGN
AA16-64	PAYNE, TYAN	BIRCH PARK	436 N MAIN S	06/08/16	06/09/16	EXTERIOR REN	EXTERIOR RENOVATIONS

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 CONDGS	851 E WESTPOINT DR	06/09/16/06/10/16	TENANT SPACE	OFFICE	9010000U101
AA16-66	BOZER, JOLYNN	WASILLA CENTER CONDGS	617 S KNICK-GOOSE BAY RD	06/09/16/06/09/16	TENANT SPACE	RETAIL SHOP	9108000U005
AA16-67	HARVEY, JAMES	CREEKSIDE EST #2	800 E CREEKSIDE DR	06/13/16/06/14/16	FARM ANIMAL	GOAT	1092B02L012
AA16-68	WANG, JOSEPH	WASILLA TOWNSITE	111 E HERMING AVE	06/15/16/06/17/16	FENCE	FENCE	1066B05L010
AA16-69	UNLEASHED HP	THEO ACRES	900 S HERMON RD	06/16/16/06/17/16	COMM <10,000 SQ FT	ENGINE/MACHINE SHOP	7297000L002
AA16-70	CITY OF WASILLA	WASILLA MIDDLE SCH	500 N CRUSEY ST	06/17/16/06/17/16	SIGN	SIGN	7143000T00B-1B
AA16-71	MAT-SU LEGAL SVC	WASILLA TOWNSITE	165 E PARKS HWY	06/17/16/06/17/16	TENANT SPACE	LEGAL SERVICES	7041B04L003A
AA16-72	ZASTROW, DUSTIN	CENTURY PK	1160 S CENTURY DR	06/20/16/06/21/16	SFD	SFD	1267B03L002
AA16-73	SHAFORDA, VADIM	INDIAN HILL	1245 N HOKA HAY	06/21/16/06/21/16	DUPLEX	DUPLEX	2602B01L013
AA16-74	OC DETAILING	WASILLA WOODS	1201 N LUCILLE ST	06/22/16/06/22/16	TENANT SPACE	AUTO DETAILING	3130
AA16-75	ASHBURN, HALEY	WASILLA CENTER CONDGS	617 S KNICK-GOOSE BAY RD	06/23/16/06/23/16	TENANT SPACE	KNICK PIZZA	1353000L008D
AA16-76	WASILLA AREA SENIORS	COTTONWOOD CRK FL	1301 S CENTURY CIR	06/24/16/06/24/16	TUF	FLEA MARKET OUTDOOR EVENT	9108000U005
AA16-77	KASTLES KREATIONS	WASILLA EST	1721 E PARKS HWY	06/24/16/07/21/16	TUF	KASTLES KREATIONS	17N01W15B024
AA16-78	PETROS, JOEL & MEGAN	WASILLA WOODS	700 N SOMERSET CIR	06/27/16/06/30/16	FARM ANIMALS	FARM ANIMALS	1104B06L020
AA16-79	TORMOZOV, MARK	OLYMPIC	1553 N RAVENS BEST CIR	06/28/16/06/28/16	DUPLEX	DUPLEX	6824B02L012D
AA16-80	GARDNER, PAUL	WASILLA WOODS	270 SLAMONT CIR	06/28/16/06/29/16	SUBDIVISION	SUBDIVISION	5888000L003C
AA16-81	ANCIENT & MODERN PAIN	WASILLA CENTER CONDGS	613 S KNICK-GOOSE BAY RD	06/30/16/06/30/16	TENANT SPACE	MEDICAL OFFICE	9108000U005
AA16-82	PRECISION HOMES	WASILLA EST	645 W HOLIDAY DR	07/07/16/07/07/16	DUPLEX	DUPLEX	1104B08L017
AA16-83	WASI	WASILLA EST	1301 S CENTURY CIR	07/07/16/07/07/16	TUF	5K RACE	17N01W15B024
AA16-84	LIFETIME INV LLC	AZALEA WOODS	1740 N NINA CIR	07/08/16/07/08/16	4 PLEX	4 PLEX	7508000L002
AA16-85	LIFETIME INV LLC	AZALEA WOODS	1770 N NINA CIR	07/08/16/07/08/16	4 PLEX	4 PLEX	7508000L003
AA16-86	ZMERZLIUC, VEACESLAV	SERENITY EST ADD1	1601 W PATRICIA AVE	07/11/16/07/11/16	SFD	SFD	7443000L003
AA16-87	ZMERZLIUC, VEACESLAV	SERENITY EST ADD1	1501 N SUNNY HILL	07/12/16/07/19/16	SUBDIVISION	SUBDIVISION	3285B02L014D
AA16-88	AH	AK IND HARDWARE	751 W COMMERCIAL DR	07/13/16/07/13/16	TUF	BBQ	6940000L001
AA16-89	ELISHA CUSTOM HOMES INC	SERENITY EST ADD1	515 N BECCA CIR	07/13/16/07/14/16	SFD	SFD	7443000L011
AA16-90	ELISHA CUSTOM HOMES INC	SERENITY EST ADD1	1500 W PATRICIA AVE	07/13/16/07/14/16	SFD	SFD	7443000L012
AA16-91	BURNINGHAM, JUDD & MELISSA	GOOSE BAY RIDGE EST	2755 W BAYRIDGE CIR	07/18/16/07/22/16	SFD	SFD	5403000L008
AA16-92	KRAMER, BILL	OLSON 1999 ADDN RSB	1731 E PALER-WASILLA HWY	07/15/16/07/19/16	SIGN	SIGN	6922000T00A5-1
AA16-93	HOLMES, MARC & ANGELEEN	SOUTHVIEW EXT	3160 E DANNYS AVE	07/20/16/07/20/16	GARAGE	DETACHED GARAGE	2377B03L004
AA16-94	MUGSHOT SALON	SOUTHVIEW EXT	251 W PARKS HWY	07/25/16/PENDING	TUF		1440
AA16-95	HARVEY, JAMES	CREEKSIDE EST #2	800 E CREEKSIDE DR	07/27/16/07/27/16	TUF		17N01W09A006
AA16-96	VALLEY CHIROPRACTIC	BIRCH PARK WASILLA	400 N MAIN S	08/03/16/08/03/16	POLE BARN	POLE BARN FOR GOATS	1092B02L012
AA16-97	GENACTA IN HOME CARE	BIRCH PARK WASILLA	591 N KNIX ST	08/03/16/08/04/16	EXTERIOR REN	EXTERIOR RENOVATIONS	1004B01L001
AA16-98	THOMPSON, MICHELLE	SILVERLEAF EST PH IV	2231 W RIDGEWOOD DR	08/04/16/08/10/16	TENANT SPACE	GENACTA INHOME CARE	5878B02L006A
AA16-99	POLANCO, CYNTHIA	SNIDER #4 RSB	707 W PARKS HWY	08/04/16/08/08/16	TENANT SPACE	ART CONSIGNMENT	5990B02L010A
AA16-100	ZAPIEN, TYREE	SNIDER #4 RSB	707 W PARKS HWY	08/04/16/08/08/16	TENANT SPACE	ARCADE	2705000L014A-1
AA16-101	MIDNIGHT SUN CONST	SNIDER RSB	721 W SELINA LN	08/05/16/08/08/16	SFD	SFD	2705000L014A-1
AA16-102	MIDNIGHT SUN CONST	SNIDER RSB	1001 W SELINA LN	08/05/16/08/08/16	SFD	SFD	4733B01L021B
AA16-103	LIFETIME INV LLC	AZALEA WOODS	1705 N NINA CIR	08/10/16/08/10/16	4-PLEX	4-PLEX	4868B01L009A
AA16-104	WELLSPRING HOME HEALTH	YENLO SQ ONE CONDGS	404 N YENLO	08/15/16/08/25/16	TENANT SPACE	WELLSPRING HOME HEALTH CARE	7508000L004
AA16-105	PAVLUS, SLAVIK	MORTGAGE PARK	2791 E JUDE DR	08/17/16/08/22/16	TENANT SPACE	IP AUTO REPAIR	9101000U001
AA16-106	KINGS CATHEDRAL & CHAPEL	WASILLA WOODS	1701 N LUCILLE WITHDRAWN	08/17/16/08/22/16	COMM<10,000 SQ FT	PORTABLE BLDG	3108B01L006
AA16-107	DELUX INTERIORS LLC	OVERLOOK BUS PK	1061 S ENTERPRISE ST	08/18/16/08/22/16	TENANT SPACE	PORTABLE BLDG	1067B02L008
AA16-108	HIGH MARK HOMES	WASILLA WOODS RSB	1501 N SUNNY HILL CIR	08/18/16/08/22/16	DUPLEX	COMM<10,000 SQ FT	1116B03L022
AA16-109	LW SURVEY RUSSIA	CENTURY PK	1075 S CHECK ST	08/17/16/08/22/16	TENANT SPACE	DUPLEX	3285B02L014
AA16-110	ELISHA CUSTOM HOMES INC	SERENITY EST ADD1	510 N BECCA CIR	08/24/16/08/24/16	SFD	SURVEYING CO	1261B02L005
AA16-111	SUMMERS, AARON	PLEASANT VIEW EST	1470 N WASILLA-FISHHOOK RD	08/26/16/08/26/16	DUPLEX	DUPLEX	7443000L006
AA16-112	SENA, CHRISTINA	WASILLA HEIGHTS		08/29/16/08/31/16	TUF	FOOD TRUCK RALLY	2542000L003
AA16-113	DENALI TEK INC	LAKEVIEW PROF CONDGS	851 E WESTPOINT DR	08/29/16/08/30/16	TENANT SPACE	OFFICE	7321B03L015A
AA16-114	VISION THERAPY	CAREFREE AC	1261 S SEWARD MERIDIAN PKY	08/31/16/09/01/16	TENANT SPACE	EYE THERAPY	9010000U803
AA16-115	HANNAMAN, KEN	INDIAN HILLS	1245 W WAMPAN CIR	08/31/16/PENDING	AWNING		4061B01L001A-1
AA16-116	MAKE A SCENE	LAKEVIEW PROF CONDGS	851 E WESTPOINT DR	08/31/16/09/13/16	TENANT SPACE	OFFICE	2602B02L004
AA16-117	ER AUTOMOTIVE	SNIDER #4	601 W PARKS HWY	08/31/16/09/01/16	TENANT SPACE	ER AUTOMOTIVE	9010000U12-1
AA16-118	UEECK LORRAINE	GVC II DIV IV	1120 E SNOW HILL AVE	08/31/16/09/01/16	SEBACK SIDE YD	10% SEBACK	2072000L0013B
AA16-119	CHURCH, WILLIAM & JOEEL	INDIAN HILL	2451 W MISSION HILLS AVE	09/06/16/09/19/16	SUBDIVISION	SUBDIVISION	2323B03L011
AA16-120	SHAFORDA, VADIM	INDIAN HILL	1245 N HOKA HAY	09/09/16/09/13/16	SUBDIVISION	SUBDIVISION	17N01W06D008
AA16-121	MARTIN, JULIE	IDITAPARCEL ADDN1	449-445 W PARKS HWY	09/12/16/09/13/16	TENANT SPACE	SOUTHSIDE GARDEN SUPPLY	1637B01L003
AA16-122	LITHIA CHRYSLER OF WASILLA		1350 S SEWARD MERIDIAN PKY	09/13/16/09/13/16	TUF	LITHIA SALE EVENT	5797000L002A
AA16-123	SJ RICE	WASILLA TWNST	391 E PARKS HWY	09/15/16/PENDING	SIGN	SIGN	17N01W13A006
AA16-124	OKAMOTO, YOSHIHIRO	DISCOVERY HILL PH II	1212 W MYSTERY AVE	09/16/16/PENDING	TENANT SPACE	OKAMOTOS KARATE	1066B02L001
AA16-125	NIGHTMARES UNLIMITED	COTTONWOOD CRK FL	1841 E PARKS HWY	09/16/16/09/19/16	TENANT SPACE	SPIRITED	7406000L004A
AA16-126	PEDALINA, TABITHA	WASILLA TWNST	390 N MAIN S	09/22/16/09/26/16	TENANT SPACE	K-9 CUTS	67999000T007
AA16-127	PEDALINA, TABITHA	WASILLA TWNST	390 N MAIN S	09/27/16/PENDING	TENANT SPACE	EXTERIOR RENOVATIONS	2638B07L004A
AA16-128	PEDALINA, TABITHA	WASILLA TWNST	390 N MAIN S	09/27/16/PENDING	SIGN	SIGN	2638B07L004A
AA16-129	VALLEY CHRISTIAN CONF	WASILLA TWNST	281 N MAIN S	09/28/16/09/28/16	TENANT SPACE	VALLEY CHRISTIAN CONF	2638B07L004A
AA16-130	MOMA, DON & KIM	ROGERS PARK	1201 S ROGERS CIR	09/29/16/PENDING	COMM<10,000 SQ FT	COFFEE SHOP	1066B01L010
AA16-131	SMITH, MICHAEL	WASILLA ADD WSLLA	167 E PARK AVE	10/04/16/10/04/16	SUBDIVISION	SUBDIVISION	6626000L001
AA16-132	BAUMAN, JAMES	WASILLA ADD WSLLA	167 E PARK AVE	10/04/16/10/04/16	TENANT SPACE	LAW OFFICE	1032B06L004

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPROVAL DATE	RCVD	TYPE	PROJECT TYPE	NEW ADDITION SQ FT	ZONE	TAX ID
<b>USE PERMITS</b>										
UP16-01	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/29/16	MULTI-FAMILY	4-PLEX	2,098	C	1191000700B
UP16-02	K&H CIVIL CONTRACTORS		1614 S CLAPP S	03/25/16	05/10/16	GRAVEL EXT	GRAVEL EXTRACTION		I	17N02W13A004
UP16-03	LAND TRUST 331	ASPEN BUSINESS PARK	331 E ASPEN AVE	04/19/16	05/04/16	CAMPGROUND	R/V PARK		C	5432000L003
UP16-04	KINGS CATHEDRAL & CHAPEL		3301 E PARKS HWY	08/16/16	09/08/16	CHURCH	CHURCH	75,000	C	17N01W12D014
<b>CONDITIONAL USE PERMITS</b>										
CU16-01	HATT, JEFF & LEANNE	OVERLOOK BUS PK	2000, 2040, 2060 E FOUNDRY WAY	06/22/16	07/12/16	COMM>10,000 SQ FT	COMMERCIAL BUILDINGS	44,475	C	1116B03L004.5.6
CU16-02	MORRIS, CHARLES	ADVENTURE EST	124 W SPRUCE AVE	09/12/16	09/27/16	COMM>10,000 SQ FT	DAYCARE	2,800	RR	1190B01L011
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>										
<b>REZONE</b>										
R16-01	SMITH, MICHAEL	DAVID SMITH	1515 S KNICK-GOOSE BAY RD	06/23/16	PENDING	REZONE	RR/C TO C		RR/C	7448000L001
<b>LEGAL NON-CONFORMING USE</b>										
LNC16-01	LAKEVIEW PROF BLDG OWNER ASSN	LAKEVIEW PROF BLDG CONDO#	851 E WESTPOINT	07/21/16	PENDING	OFFICE BUILDING			C	90100000000
<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	05/24/16	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  
Mat-Su School District Admin Building  
501 N. Gulkana Street, Palmer*

October 3, 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. August 15, 2016, regular meeting minutes
  - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
    1. **Resolution 16-33**, a request for a variance in accordance with MSB 17.65 – Variances, regarding a variance to MSB 17.55 – Setbacks and Screening Easements, allowing a proposed garage to be built 5.7 feet from the Palmdale Drive right-of-way, located on Block 2, Lot 12, Longbeach Subdivision, Division 2, Palmer Recording District; Township 17 North, Range 1 West, Section 1, Seward Meridian. Public Hearing: October 17, 2016. (*Applicant: Denny & Rebecca Nelson, Staff: Susan Lee*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 16-35**, recommending Assembly approval of an Ordinance modifying MSB 17.28 and MSB 17.30 in order to Eliminate the Interim Materials District (IMD) Process. Referred to the PC on 8/2/16 for 90 days and due back to the Assembly by October 31, 2016. Public Hearing: October 17, 2016. (*Staff: Alex Strawn*)
2. **Resolution 16-36**, recommending Assembly approval of amendments to MSB 8.45.010, Buildings and Construction; Adoption of Codes Section to Reflect International Codes. Public Hearing: October 17, 2016. (*Staff: Bill Gamble*)

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.*

- A. **Resolution 16-29**, a request for a Conditional Use Permit in accordance with MSB 17.70, Regulation of Alcoholic Beverage Uses, for the expansion of the Knik Super Store Liquor package store, located at Lot 1, Settlers Bay Lodge Subdivision; 5721 S. Knik Goose Bay Road; within Township 17 North, Range 2 West, Section 34, Seward Meridian. (*Staff: Susan Lee, Applicant: Mark Button RMB, LLC*)
- B. **Resolution 16-34**, a request for a variance in accordance with MSB 17.65 – Variances, regarding a variance to MSB 17.55 – Setbacks and Screening Easements, allowing a proposed guest cabin to be built 10 feet from the South Rory Circle public right-of-way, located on Lot 6, Rocky Lake Subdivision, Palmer Recording District; within Township 17 North, Range 3 West, Section 21, Seward Meridian. (*Applicant: Michael Solmonson, Staff: Mark Whisenhunt,*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

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.*