



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

**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.** **NOVEMBER 15, 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 October 11, 2016 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. Item: Design Exception #16-01 (Reso. #16-14)
Applicant: Valley Chiropractic Clinic
Owner: James & Cindi Martin
Request: Approval of two design exceptions to the Downtown Overlay District Design Standards. The first exception is to allow installation of a new wall sign on the Main Street side of the building that is 18.8 square feet larger (8.9 percent of the total wall area facing the street) than the 24 square feet of signage allowed

(five percent of the total wall area facing the street.)
The second exception is to allow the sign to be a “backlit/halo” type of lighted sign, which is currently prohibited for signs in the Downtown Overlay District.

Total Area: 0.16 acres +/-
Location: 400 N. Main Street
Lot 1, Block 1, Birch Park Wasilla Subdivision
Zoning: Commercial – Downtown Overlay District
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

2. Item: Land Clearing Waiver #16-03 (Reso. #16-15)
Applicant: Troy Davis Homes, Inc.
Owner: Esther N. Baker
Request: Approval to clear 100% of proposed Lot 1 and 100% of proposed Lot 2, which is 30% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to construct two commercial buildings. After construction of the buildings, 28% of proposed Lot 1 and 35% of proposed Lot 2 will be replanted with vegetation.

Total Area: Lot A14: 6.97 acres +/-
Lot A15: 6.97 acres +/-
Proposed Lot 1: 1.01 acres +/-
Proposed Lot 2: 1.57 acres +/-
Location: 1050 and 1150 E. Horvath Drive
Lots A14 and A15, Township 17 North, Range 1 West, Section 10 (Proposed Lots 1 and 2, T.D. Business Park Subdivision)
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

B. Committee of the Whole

1. Discussion regarding possible revisions to Title 16 to establish a minimum square footage for single family residential homes
2. Review of Comprehensive Plan Chapter 8, Intergovernmental Coordination
3. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16

- IX. UNFINISHED BUSINESS
- X. COMMUNICATIONS
 - A. Planning Commission meeting calendar for 2017
 - B. Permit Information
 - C. Enforcement Log
 - D. Matanuska-Susitna Borough Planning Commission agenda
- XI. AUDIENCE COMMENTS *(three minutes per person)*
- XII. STAFF COMMENTS
- XIII. COMMISSION COMMENTS
- XIV. ADJOURNMENT