



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

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, November 15, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

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

Commissioners absent and unexcused were:

Claudia Pinard, Seat A

Staff in attendance were:

Mr. Archie Giddings, Public Works Director
Ms. Tina Crawford, City Planner
Mr. Matt Mead, City Attorney
Ms. Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Mr. Means led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator
No report given.

B. City Public Works Director
No report given.

C. City Attorney
Mr. Mead stated that settlement discussions are ongoing for the Kopperud appeal that was appealed to Superior Court.

D. City Planner
No report given.

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

No public comments.

VII. CONSENT AGENDA

A. Minutes of October 11, 2016, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

IX. 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

Ms. Crawford presented her staff report that included an overview of the Downtown Overlay District sign regulations, explained the purpose for three versions of a resolution for consideration, and provided additional photographs showing nearby signage and aerial photographs of the subject property.

Discussion moved to the Commission.

b. Applicant

Ms. Cindi Martin handed out photographs of their existing and proposed signage. She stated that she and her husband are the owners of Valley Chiropractic and explained why they are requesting approval for the larger wall sign with "backlit/halo" lighting.

c. Private Person supporting or opposing the proposal

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

Dr. James Martin stated that he is the owner of Valley Chiropractic and explained why they are requesting the size of the wall sign and "backlit/halo" type of lighted sign. He also stated that the lighted sign will be more cheerful and less expensive to maintain.

Dr. David Martin stated that he works at Valley Chiropractic and that he is in support of the “backlit/halo” type of lighting for the new sign.

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

d. Applicant

Ms. Martin thanked the Commission for their time and feedback regarding their request for the design exception for the proposed sign.

Discussion moved to the Commission.

MOTION: Commissioner Means moved to approve Resolution Serial #16-14, Version C, as presented.

Discussion moved to the Commission

Recess at 7:15 pm for two minutes to allow staff and Attorney to discuss the wording for an amendment to the main motion.

Returned from recess at 7:17 pm.

MOTION: Commissioner Means moved to amend Resolution Serial #16-14 to strike the words in the title of the Resolution to read as follows (deleted language is ~~stricken~~ and new language is underlined):

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING DENYING A DESIGN EXCEPTION TO ALLOW THE INSTALLATION OF A NEW WALL SIGN ON THE MAIN STREET SIDE OF THE VALLEY CHIROPRACTIC CLINIC 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) AND ~~TO ALLOW THE~~ APPROVING A WALL SIGN TO BE A “BACKLIT/HALO” TYPE OF LIGHTED SIGN ON LOT 1, BLOCK 1, BIRCH PARK WASILLA SUBDIVISION.

VOTE: The motion to amend Resolution Serial #16-14, passed unanimously.

VOTE: The motion to approved Resolution Serial #16-14 as amended, passed unanimously.

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

Ms. Crawford presented the staff report and recommendation with proposed conditions of approval.

b. Applicant

Mr. Kourosh Partow stated that he is a representative for Troy Davis Homes, Inc. and that this building is similar to the one across the street.

Discussion moved to the Commission.

c. Private Person supporting or opposing the proposal

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

Mr. Stu Graham stated he is a City Council member but is speaking as a city resident. He stated that he is in favor of the project that is before the Planning Commission tonight.

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

d. Applicant

No other comments.

Discussion moved to the Commission.

MOTION: Commissioner Means moved to approve Resolution Serial #16-15, as presented.

Discussion moved to the Commission

MOTION: Commissioner Dean moved to amend Resolution Serial #16-15, to amend condition #1 to read as follows:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the landscape plan with the

latest revisions date of November 8, 2016, attached as Exhibit A to Resolution Serial No. 16-15, as required in WMC 16.33.060. All landscaping must be installed no later than June 30, 2017.

And to add a new condition to read as follows:

All new trees must have a minimum of a 1.5" caliper and be a minimum of 8' tall at time of planting.

VOTE: The amendment to Resolution Serial #16-15, passed with Commissioner Barrett, Dean and Mayer in favor and Commissioner Means opposed.

VOTE: The motion to approved Resolution Serial #16-15 as amended, passed with Commissioner Barrett, Dean, and Mayer in favor and Commissioner Means opposed.

B. Committee of the Whole

MOTION: Commissioner Barrett moved to enter into the Committee of the Whole at 8:13 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. Review of Comprehensive Plan Chapter 8, Intergovernmental Coordination
3. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16

MOTION: Commissioner Mayer moved to exit the Committee of the Whole at 9:15PM.

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Planning Commission meeting calendar for 2017
- B. Permit Information
- C. Enforcement Log
- D. Matanuska-Susitna Borough Planning Commission agenda

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

Mr. Bob Fassino stated that he is a city resident and expressed his concerns regarding the size and quality of trees that are replanted on any project. He stated that the Commission should be more aware of that when looking at landscape plans.

Mr. Stu Graham stated that he is a City Council member but is speaking as a city resident. He also stated that he feels it is beneficial for the Planning Commissioners to attend the City Council meetings to provide feedback regarding concerns the Commission may have as a whole.

XIII. STAFF COMMENTS

Mr. Mead stated that the Commission needs to keep in mind which hat they are wearing and the standards for each type of requests when making decisions.

XIV. COMMISSION COMMENTS

Commissioner Means stated that he has concerns with prewritten resolutions provided by the City staff and that he is in support of a Commissioner attending the City Council meetings. He is also in support of clarifying the landscaping regulations so that there are fewer requests brought forward for review by the Commission and that the Downtown Overlay District sign regulations need to be revised to allow additional lighting types.


Commissioner Mayer stated that he likes the idea of providing clear guidelines to ensure quality landscaping and is in support of a Commissioner attending the City Council meetings.

Commissioner Barrett stated that she is in support of a Commissioner attending City Council meetings and that different types of lighting should be allowed in the Downtown Overlay District.

Commissioner Dean stated that the Downtown Overlay District sign regulations need to be re-addressed to allow additional lighting types and that she is in favor of a Commissioner attending City Council meetings.

XV. ADJOURNMENT

The regular meeting adjourned at 9:45 PM.


JESSICA DEAN, Chair 12/13/16
Date

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission December 13, 2016.