



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Eric Bushnell, Seat A
Vacant, Seat B
Jessica Dean, Seat C
Simon Brown, 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.

APRIL 13, 2017

- 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 March 14, 2017 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. **Item: Variance #17-01 (Reso. #17-05)**
Applicant: Alina Rubeo
Owner: Michael and Alina Rubeo
Request: A variance of 12 feet from the minimum 25 feet rear yard setback for an existing single-family home.
Total Area: 0.16 acres +/-
Location: 461 S. Talkeetna Street
Lot 9, Block 14, Kennedy Addition Subdivision
Zoning: Commercial
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

2. **Item: Elevated Use Permit #17-01 (Reso. #17-06)**
 Applicant: Pat and Evelyn Donelson
 Owner: Pat and Evelyn Donelson
 Request: Approval of a bed and breakfast as an accessory use to an existing single-family home.
 Total Area: 1.08 acres +/-
 Location: 1741 W. Harvest Loop
 Lot 10, Block 3, North Country Estates Subdivision
 Zoning: R1 – Single-family Residential
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

3. **Item: Conditional Use Permit #17-01 (Reso. #17-07)**
 Applicant: Andrew Simasko, Agent, Architects Alaska, Inc.
 Owner: Valley Hospital Association dba The Mat-Su Health Foundation
 Request: Approval to construct two new office buildings (26,921 SF and 18,926 SF) an approval to allow a maximum building height of 44'10".
 Total Area: 3.88 acres +/-
 Location: 800 E. Bogard Road
 Tract B-2, Wasilla Jr & High Schools R&V Subdivision
 Zoning: Commercial
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

4. **Item: Resolution Serial No. 17-07:** Amending Wasilla Municipal Code Section 16.24.020, Density, to allow a duplex on a 20,000 square foot lot zoned Rural Residential if connected to city water, community water system, or city sewer.
 - a. City Staff
 - b. Private Person supporting or opposing the proposal

5. **Item: Rezone #17-01 (Reso. #17-08)**
 Applicant: City of Wasilla
 Owner: City of Wasilla
 Request: Change zoning from Commercial to Industrial zoning for airport lease lots.
 Total Area: 9.82 total acres +/-
 Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision
 Zoning: Commercial
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

6. **Item: Resolution Serial No. 17-09:** Amending Wasilla Municipal Code Section 16.32, Signs, to add/update definitions, revise the list of prohibited signs, allow additional signage for commercial business on properties zoned Rural Residential if located on an arterial or collector roadway, and other minor clarification changes.
 - a. City Staff
 - b. Private Person supporting or opposing the proposal

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