



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Eric Bushnell, Seat A
Debra Barrett, 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. MARCH 14, 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 February 9, 2017 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 - 1. Item: **Land Clearing Waiver #17-01** (Reso. #17-03)
 Request: Approval to clear approximately 79 percent of Tract 2, Vista Rose Subdivision, which is 9 percent more than the 70 percent clearing allowed in WMC 16.33.050(A)(2) in order to develop a senior housing development (Note: 35% of the lot will be replanted with vegetation after construction.)

 Applicant: Cameron Johnson
 Owner: ARC Land Development, LLC
 Total Area: 1.42 acres ±

Location: 1240 N. Lucille Street
Tract 2, Vista Rose Subdivision
Zoning: Residential Multifamily (RM)
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

2. Item: **Parking Requirement Waiver #17-01** (Reso. #17-04)
Request: Approval to provide 1.25 parking spaces per dwelling unit, instead of the required 1.5 parking spaces for a senior housing development as allowed in WMC 16.24.040(E) – Table of Parking Requirements.
Applicant: Cameron Johnson
Owner: ARC Land Development, LLC
Total Area: 1.42 acres ±
Location: 1240 N. Lucille Street
Tract 2, Vista Rose Subdivision
Zoning: Residential Multifamily (RM)
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 sign regulations.
2. 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

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, March 14, 2017, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Eric Bushnell, Seat A
Debra Barrett, Seat B
Jessica Dean, Seat C
Simon Brown, Seat D
Brian Mayer, Seat E

Staff in attendance were:

Archie Giddings, Public Works Director
Tina Crawford, City Planner
Lyn Carden, Deputy Administrator
Leslie Need, City Attorney
Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Bushnell 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 that Mat-Su Borough mailed out a public notice stating that they will be selling the old Iditarod Elementary school to the City and she also provided a summary on the legislative bills that are being discussed by the legislature regarding different types of road taxes.

B. City Public Works Director

Mr. Giddings provided a brief summary of the renovations and contracts for the old library (new museum), the new city well on East Susitna, and the City's wastewater sewer plant.

C. City Attorney

Ms. Need introduced herself to the new Commissioners and then provided an update on the Koppenrud appeal.

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 February 9, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

[*CLERK'S NOTE: Scrivener's error in the salutation of Staff in Attendance for was removed in the approved minutes.*]

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

A. Public Hearing

1. Item: **Land Clearing Waiver #17-01** (Reso. #17-03)

Request: Approval to clear approximately 79 percent of Tract 2, Vista Rose Subdivision, which is 9 percent more than the 70 percent clearing allowed in WMC 16.33.050(A)(2) in order to develop a senior housing development (Note: 35% of the lot will be replanted with vegetation after construction.)

Applicant: Cameron Johnson

Owner: ARC Land Development, LLC

Total Area: 1.42 acres ±

Location: 1240 N. Lucille Street

Tract 2, Vista Rose Subdivision

Zoning: Residential Multifamily (RM)

a. City Staff

Ms. Crawford provided a summary of the request for the land clearing waiver.

b. Applicant:

Mr. Cameron Johnson provided a summary on why he is asking for approval to clear 79 percent of the vegetation on Tract 2.

Discussion moved to the Commission.

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 by applicant.

MOTION: Commissioner Bushnell moved to approve Resolution Serial No. 17-03, as presented.

Discussion moved to the Commission

[CLERK'S NOTE: Commissioner Barrett recused herself from making any decisions in regards to the Land Clearing Waiver #17-01 and Parking Requirement Waiver #17-01, as she has a financial relationship with the applicant.]

VOTE: The motion to approved Resolution Serial No. 17-03 as presented, passed unanimously.

2. Item: **Parking Requirement Waiver #17-01** (Reso. #17-04)
Request: Approval to provide 1.25 parking spaces per dwelling unit, instead of the required 1.5 parking spaces for a senior housing development as allowed in WMC 16.24.040(E) – Table of Parking Requirements.
Applicant: Cameron Johnson
Owner: ARC Land Development, LLC
Total Area: 1.42 acres ±
Location: 1240 N. Lucille Street
Tract 2, Vista Rose Subdivision
Zoning: Residential Multifamily (RM)
a. City Staff

Ms. Crawford provided a summary of the request for the parking requirement waiver.

b. Applicant

Mr. Johnson provided a summary on why he is asking for approval of 1.25 parking spaces instead of the required 1.5 parking spaces for a senior housing development.

Discussion moved to the Commission.

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 by the applicant.

MOTION: Commissioner Mayer moved to approve Resolution Serial No. 17-04, as presented.

Discussion moved to the Commission

VOTE: The motion to approved Resolution Serial No. 17-04 as presented, passed unanimously.

A. Committee of the Whole

MOTION: Commissioner Barrett moved to enter into the Committee of the Whole at 6:37PM.

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

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

MOTION: Commissioner Barrett moved to exit the Committee of the Whole at 7:21 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*)

Mr. Stu Graham stated that he is a resident and on the City Council and that he is speaking as a Council Member regarding the proposed revisions to the sign code. He recommended revisions to the City sign code to clarify how many special event signs are allowed and that the sign height be measured from the grade of the road for properties on the south side of the Parks Highway.

XIII. STAFF COMMENTS

Mr. Giddings provided a comment regarding the proposed enhanced landscaping requirements and how they were offset by the removal of the limitation to only clear 70% of the lot during development.

XIV. COMMISSION COMMENTS

Commissioner Mayer brought up green technology when developing new building for future consideration by the Commission.

Chair Dean thanked Commissioner Barrett for her time on the Commission.

XV. ADJOURNMENT

The regular meeting adjourned at 7:33PM.

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk


JESSICA DEAN, Chair 4/12/17
Date

Adopted by the Wasilla Planning Commission April 13, 2017.