



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

REGULAR MEETING

(Rescheduled from April 11, 2017)

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Thursday, April 13, 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
Vacant, 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
Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Mayer led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

A. City Deputy Administrator

Ms. Carden stated that City Staff and members from the City Council traveled to Juneau to talk with the legislators regarding funding for the City. She also stated how many new business licenses were issued in March.

B. City Public Works Director

Mr. Giddings stated that road projects will be starting up in May and that Darrell Breese will be confirmed by the City Council at their next meeting.

C. City Attorney

Ms. Need provided an update on the Kopperud appeal.

D. City Planner

Ms. Crawford stated there she is working with the Matanuska-Susitna Borough on two projects. The first is a walkability study and the second is a brownfield grant program that provides grants for Phase I site assessments for properties that had questionable uses to help get them redeveloped or developed.

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

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of March 14, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

Ms. Crawford provided a summary of the requested variance and handed out an updated version of Resolution Serial #17-05 with amended findings of fact.

b. Applicant:

Mr. Michael Rubeo stated that they purchased the property in 2002 and didn't know of any issues with the setback. They are trying to sell the property now and found out about the setback issue with the rear yard.

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 other comments were given by applicant.

MOTION: Commissioner Mayer moved to approve Resolution Serial No. 17-05AM, approving Variance #17-01, that was provided by staff at tonight's meeting containing updated findings of facts regarding the variance.

Discussion moved to the Commission

VOTE: The motion to adopt Resolution Serial No. 17-05AM, as amended, passed unanimously.

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

Ms. Crawford provided an overview of the requested bed and breakfast along with the basis for elevating the use permit.

- b. Applicant:

Mr. Pat Donelson provided a summary of the request for a bed and breakfast.

- c. Private person supporting or opposing the proposal

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

Mr. Michael Masik stated that he does not live in the subdivision but does not think that a bed and breakfast in the requested subdivision is a problem.

Mr. Jerry Schooner stated he is concerned about changes to the subdivision covenants and restrictions (CCRs) and that they should be approved by the residents in the subdivision.

Commissioner Bushnell asked questions regarding CCRs in subdivisions.

Ms. Need stated that the City cannot be in the business of enforcing covenants and restrictions; that is a private contract and the Supreme Court said as much. However WMC 16.16.050 (1) and (5) allows the Commission to take them into consideration when looking at special use permits but cannot by itself be a reason to deny a permit.

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

- d. Applicant

Mr. Donelson answered a question by Commissioner Brown if he was able to read the comments submitted by the property owners in the neighborhood and he provided a statement in response to the comments submitted.

MOTION: Commissioner Mayer moved to approve elevated Use Permit #17-03 by adopting Version B of Resolution Serial #17-06AM, as presented.

Discussion moved to the Commission

VOTE: The motion to approve elevated Use Permit #17-03 by adopting Version B of Resolution Serial #17-06AM as presented, failed unanimously.

MOTION: Commissioner Bushnell moved to deny elevated Use Permit #17-03 by adopting the amended Resolution Serial #17-06AM, Version A, that was provided by staff at tonight's meeting that contains updated finding of facts regarding the proposed bed and breakfast.

VOTE: The motion to deny elevated Use Permit #17-03 by adopting the amended Resolution Serial #17-06AM, Version A, that was provided by staff at tonight's meeting that contains updated finding of facts regarding the proposed bed and breakfast, passed unanimously.

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/777 N. Crusey Street
Tract B-2, Wasilla Jr & High Schools R&V Subdivision
Zoning: Commercial

4. Item: **Land Clearing Waiver #17-02** (Reso. #17-11)
Applicant: Andrew Simasko, Agent, Architects Alaska, Inc.
Owner: Valley Hospital Association dba The Mat-Su Health Foundation
Request: Approval to clear approximately 84 percent of the parcel, which is 16 percent more than the 70 percent clearing allowed in WMC 16.33.050(A)(2) in order to develop two new office buildings. (Note: 43 percent of the parcel)
Total Area: 3.88 acres ±
Location: 800 E. Bogard Road/777 N. Crusey Street
Tract B-2, Wasilla Jr & High Schools R&V Subdivision
Zoning: Commercial

a. City Staff

Ms. Crawford provided a summary of the request for the conditional use permit and land clearing waiver.

b. Applicant

Mr. Andrew Simasko, Agent, Architects Alaska, Inc. provided an overview of both requests and stated that they he doesn't have any issues with the conditions.

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

MOTION: Commissioner Brown moved to approve Land Clearing Waiver #17-02 (Resolution Serial #17-11), as presented.

Discussion moved to the Commission

VOTE: The motion to approve land clearing waiver #17-02 (Resolution Serial #17-11) as presented, passed unanimously.

MOTION: Commissioner Bushnell moved to approve Conditional Use Permit #17-01 (Resolution Serial #17-07), as presented.

VOTE: The motion to approve Conditional Use Permit #17-01 (Resolution Serial #17-07) as presented, passed unanimously.

5. Item: **Resolution Serial No. 17-08:** 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

Ms. Crawford introduced the resolution and a provided background regarding the proposed code amendment.

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

The following property owners in Century Park Subdivision testified that they are not in favor of the code change:

Ms. Eve Goff
Mr. Michael Maslik

The following property owners in Utopia Meadows Subdivision testified that they are not in favor of the code change:

Mr. Stephen Lee
Ms. Betty Spealman
Ms. Nancy Racek
Mr. Kevin Prange
Mr. Stephen Spealman
Mr. Jeff Johnson
Mr. Dennis Geary

The following property owners in Fredrick's Subdivision testified that they are not in favor of the code change:

Mr. Merle Frank
Mr. Dave Tuttle
Ms. Sandra Crawford
Mr. Eric Jensen

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

MOTION: Commissioner Bushnell moved to approve Resolution Serial No. 17-08, as presented.

Discussion moved to the Commission

MOTION: Commissioner Bushnell moved to amend the main motion to add a condition that the recommendation of approval only applies to subdivisions platted after the effective date of approval by the City Council.

Discussion ensued.

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

VOTE: The motion to approved Resolution Serial No. 17-08 as amended, passed unanimously.

The Chair called for a recess for five minutes at 8:50 pm.

The Chair called the meeting back to order at 8:58 pm.

6. Item: **Rezone #17-01 (Reso. #17-09)**
Applicant: City of Wasilla
Owner: City of Wasilla
Request: Change zoning from Commercial to Industrial zoning for airport lease lots.
Total Area: 9.82 acres ±
Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision
Zoning: Commercial

7. Item: **Resolution Serial No. 17-10:** 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

Ms. Crawford introduced the resolution.

b. 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.

MOTION: Commissioner Bushnell moved to approve Resolution Serial No. 17-10, as presented.

Discussion moved to the Commission

MOTION: Commissioner Mayer moved to amend Resolution Serial No. 17-07, Section 16.32.050.M as follows:

M. Signs located within a sight triangle that are between three feet and nine feet in height, not including the support poles or signs that otherwise interfere with lines of sight or a sight triangle; and

VOTE: The motion to approved Resolution Serial No. 17-07 as amended, passed unanimously.

~~B. Committee of the Whole~~

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

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

Ms. Crawford stated she appreciates working with the Commission.

XIV. COMMISSION COMMENTS

None

XV. ADJOURNMENT

The regular meeting adjourned at 9:09 PM.


5/19/17

 JESSICA DEAN, Chair Date

ATTEST:



 TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2017.