



**MAYOR**  
Bert L. Cottle

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**  
Eric Bushnell, Seat A  
Darrell Breese, Seat B  
Jessica Dean, Seat C  
Simon Brown, Seat D  
Brian Mayer, Seat E

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**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.**

**JUNE 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
  - E. Matanuska-Susitna Borough – Long Range Transportation Plan Update
- VI. PUBLIC PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
  - A. Minutes of May 16, 2017 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
  - A. Public Hearing
    1. **Conditional Use Permit #17-02 (Reso. 17-13)**

Applicant: Tamas Deak, KPB Architects  
Owner: J2S2 Properties  
Request: Approval of a 12,287 SF bingo facility  
Total Area: 2.52+/- acres  
Location: 2430 & 2460 E. Parks Highway  
Lots 2 and 3, Carson Plaza Subdivision  
Zoning: Commercial

      - a. City Staff
      - b. Applicant
      - c. Private person supporting or opposing the proposal
      - d. Applicant

2. Item: **Land Clearing Waiver #17-03** (Reso. #17-16)  
 Request: Approval to allow 93.6% of Tract F to remain cleared of vegetation, which is 23.6% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to open a car wash. Note: This lot was cleared of 100% of the vegetation by a previous owner.  
  
 Applicant: Wayne N. Whaley, P.L.S., Agent  
 Owner: Alaska Car Wash LLC  
 Total Area: 0.92 acres ±  
 Location: 1900 E. Palmer-Wasilla Highway  
 Tract F, Cottonwood Creek Mall Subdivision  
 Zoning: Commercial
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant
  
3. **Resolution Serial No. 17-14:** Recommending that the Wasilla City Council repeal Wasilla Municipal Code Chapter 16.33, Landscaping Standards, and adopt in its place a new Chapter 16.33, Landscaping Standards, providing a revised regulatory framework for landscaping and land clearing requirements with updated regulations that are consistent with the City's comprehensive plan and are responsive to the needs of residents and business owners.
  
4. **Resolution Serial No. 17-15:** Recommending that the Wasilla City Council amend Wasilla Municipal Code Section 16.08.015, Site Plan – As-built Survey, to provide an exemption for residential accessory structures with a gross floor area of 500 square feet or less from the site plan requirements when certain conditions are met; and other minor revisions.

B. Committee of the Whole

1. Discussion regarding possible revisions to the regulations for farm animals in Wasilla Municipal Code Section 16.16.060(E).

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