



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

**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

SPECIAL MEETING

6 P.M.

JUNE 27, 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*)
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. Item: **Land Clearing Waiver #17-04** (Reso. #17-17)
Request: Approval to clear 100 percent of the lot, which is 30% more than the 70% clearing allowed in WMC 16.33.050(A)(2), in order to build a duplex.
Applicant: Mike & Cathy Lucas
Owner: Mike & Cathy Lucas
Total Area: 0.53 acres ±
Location: 1180 N. Elkhorn Drive
Block 3, Lot 1, Primrose Pointe Phase 1 Subdivision
Zoning: Rural Residential
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant
- 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



I. SUMMARY FACTS:

Applicant: Mike and Cathy Lucas
Land Owner(s): Mike and Cathy Lucas
Proposal: Approval to clear 100 percent of Lot 1, Block 3, which is 30 percent more than the 70 percent clearing allowed in WMC 16.33.050(A)(2) in order to develop a duplex.
Location: 1180 E. Elkhorn Drive
Lot 1, Block 3, Primrose Pointe Subdivision – Phase I
Parcel size: 0.53 acres±
Zoning District: Commercial
Future Land Use: Generally Commercial/Business
Surrounding Zoning: North: Commercial
South: Commercial
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions

III. SUMMARY OF REQUEST

Pursuant to WMC 16.33.050(A)(2), the Planning Commission may approve clearing vegetation from more than 70 percent of the lot area. The applicant is requesting approval to clear 100% of the vegetation on Lot 1, which is 30% more than is allowed in WMC 16.33.050(A)(2). Previous to the current owners, the lot was cleared of all of the natural vegetation with the exception of a small area near the center of the lot. The clearing occurred in platted drainage easements, utility easements, and right-of-way easements. However, the remaining vegetation in the center of the lot must be cleared in order to construct the proposed duplex.

The landscaping plan shows an area of re-growth at the north end of the lot that will be retained along with the areas that will be revegetated with grass, trees, and shrubs. After construction of the duplex, landscaping will be replanted on the parcel as shown on the landscape plan, which will cover approximately 70% of the lot.

IV. APPLICABLE PROVISIONS:

WMC 16.33.050, Land Clearing Restrictions:

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.**
 - 2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.**

V. ISSUES REGARDING CODE

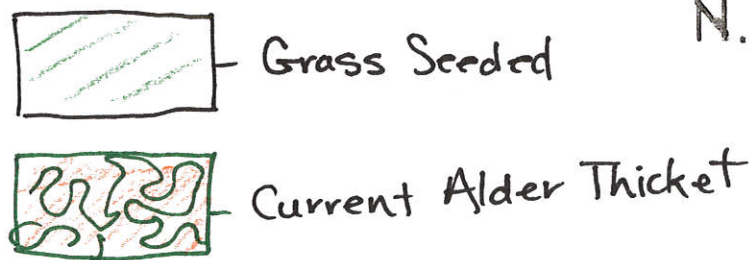
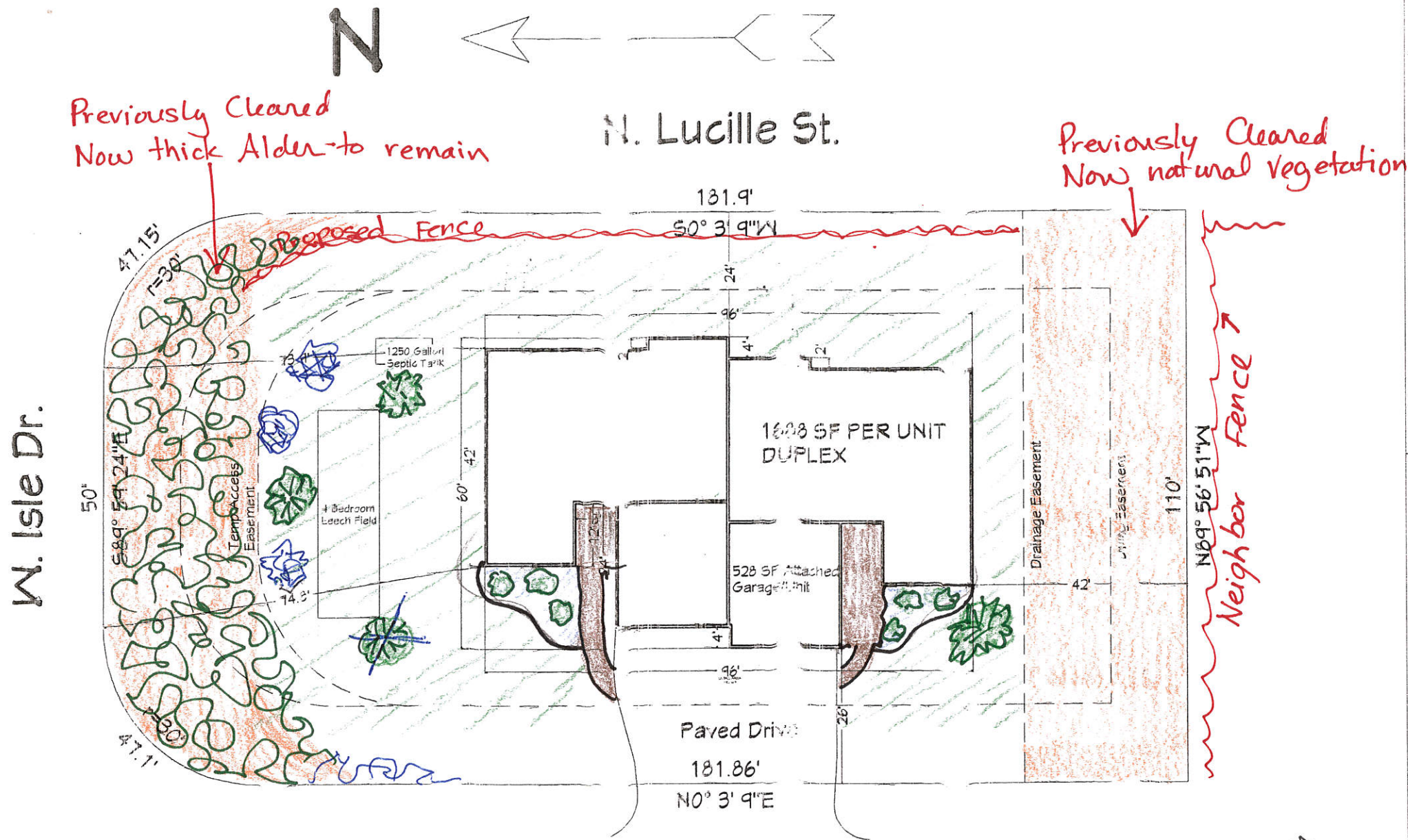
Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

VI. CONCLUSION AND RECOMMENDATION

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is consistent with the minimum standards in the landscaping requirements in Title 16. With the conditions proposed below, staff recommends that the Planning Commission approve the requested waiver to the land clearing requirements:

- 1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the revised site plan, attached as Exhibit A to Resolution Serial No. 17-17, as required in WMC 16.33.060.

RECEIVED
 JUN 16 2017
 Planning Office
 City of Wasilla



Cathy & Mike Lucas
 4671 W. Summers Dr
 Wasilla, AK 99623
 907.376.8398

DRAWINGS PROVIDED BY: Sumner Company PO box 872992 Wasilla, AK 99654 (907) 376-8398 sumnerhomes.com	PROJECT DESCRIPTION: Lucas Duplex Davison Residence Lot 1 Block 5, Rimrose Pointe Pl LH-B2-Vail Estates Addition 1 8261 E Wolf Creek -2619-SF Two Story Residence 744 SF Attached Garage .92 Acres 47355 SF Tel: 907-745-5302
DATE: 5/25/2017	SCALE: 1" = 40'
SITE PLAN	

All measurements are approximate, and are for reference only. In all cases, locations staked in person take precedence over site plan. Sumner Company reserves the right to adjust layout +/- 5' to accommodate site conditions, without notification.





Matanuska-Susitna Borough



- ### Legend
- Public Facilities**
 - Administrative
 - Animal Care
 - City Hall or Courthouse
 - Community or Senior Center
 - Correctional Facility
 - Landfill or Transfer Station
 - Recycling Center
 - Transfer Station/Recycling
 - Library
 - Medical
 - Post Office
 - Public Safety EMS
 - Public Safety Fire
 - Public Safety Fire/EMS
 - Public Safety Forestry
 - Public Safety Law Enforcement
 - School
 - Streets**
 - Highway
 - Major Street
 - Medium Street
 - Minor Street
 - Primitive Road
 - Private Road
 - Mat-Su Borough Boundary
 - Incorporated Cities
 - Parcels
 - Flood Zone

1: 410

0.0 0 0.01 0.01 Miles
 NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet
 © Latitude Geographics Group Ltd.

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
 This map was automatically generated using Geocortex Essentials.

Mike and Cathy Lucas
4671 W. Summers Drive
Wasilla, AK. 99623
June 15,2017

City of Wasilla
290 East Herning Avenue
Wasilla, AK. 99654

RE: Lot 1 Block 3, Primrose Pointe Phase 1
1180 E. Elkhorn Dr.

We would like to request a waiver to the land clearing restrictions under section 16.33.050.A.2. We note that special conditions apply, and thus a waiver is requested. Previous violations were not made by the person making this request, but by a previous owner. The waiver requested does not significantly affect adjacent property.

By the time of purchase, in August of 2015, the lot had been cleared by the previous owner and the City of Wasilla. The previous owner and the City of Wasilla had cleared the lot as described:

Drainage and water utility easement by City: 42'X110'; 4,620 sq. ft. or 23%

Percolation test by seller: estimated 50'X50'; 2,500 sq. ft or 12 %

Clearing on west end occurred for an unknown reason for a temporary easement by a previous owner or the City of Wasilla:

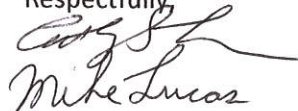
42'X110'; 4,620 sq. ft. or 22%. This 22% is now grown in with natural vegetation of thick alder tree growth and it shall remain as such, and thus counted as part of the lot's natural vegetation.

The only area that remained untouched natural vegetation is in the middle of the lot where the footprint of the structure is proposed. Some of those trees are dead and will need to be removed for safety.

This request for variance will guarantee the following landscape requirements:

1. The east end water and drainage easement 42'X110'; 4,620 sq. ft. or 23%, cleared by the City, will be grass and native vegetation.
2. The previously cleared west end, which is now alder growth of 22% shall remain natural.
3. The remaining 6,319 sq. ft. or 32% shall be seeded lawn and shrubs (6) or trees (4) as pictured on the colored plat included with this request, which complies with the landscaping code 16.33.030B (6 trees, 12 shrubs *per acre*). Lot 1, Block 3, Primrose encompasses only ½ acre.

Respectfully



Michael/Cathy Lucas
907-545-3937

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JUN 15 2017

Planning Office
City of Wasilla

clucas 3094@gmail.com



1180 ELKHORN Property

6-16-17

Most of taller trees on West side are dead.



Cathy & Mike Lucas
4671 W. Summers Dr.
Wasilla, AK 99623

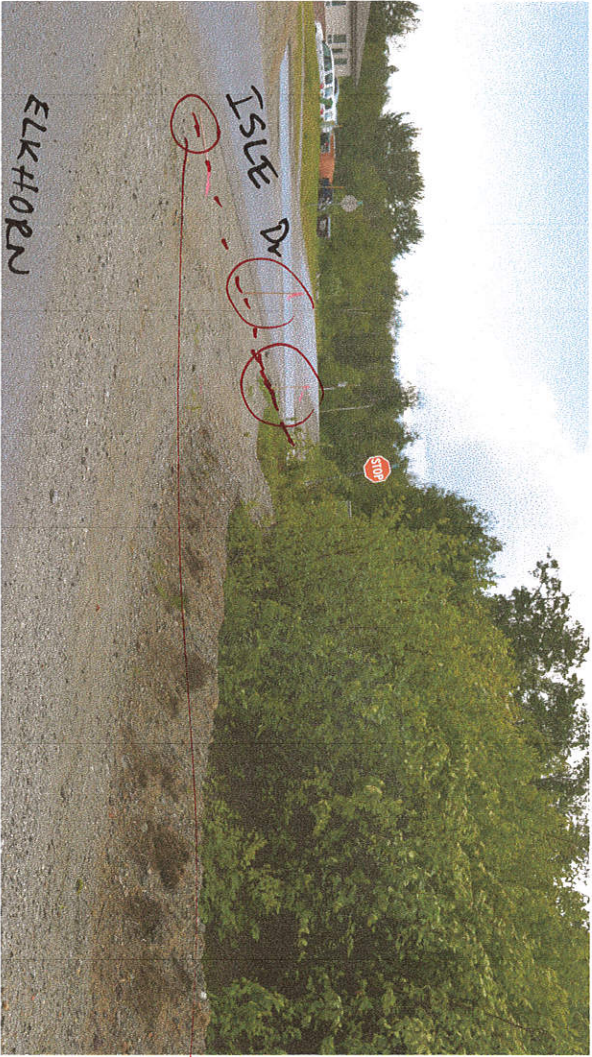
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City of Wasilla



property line



property line

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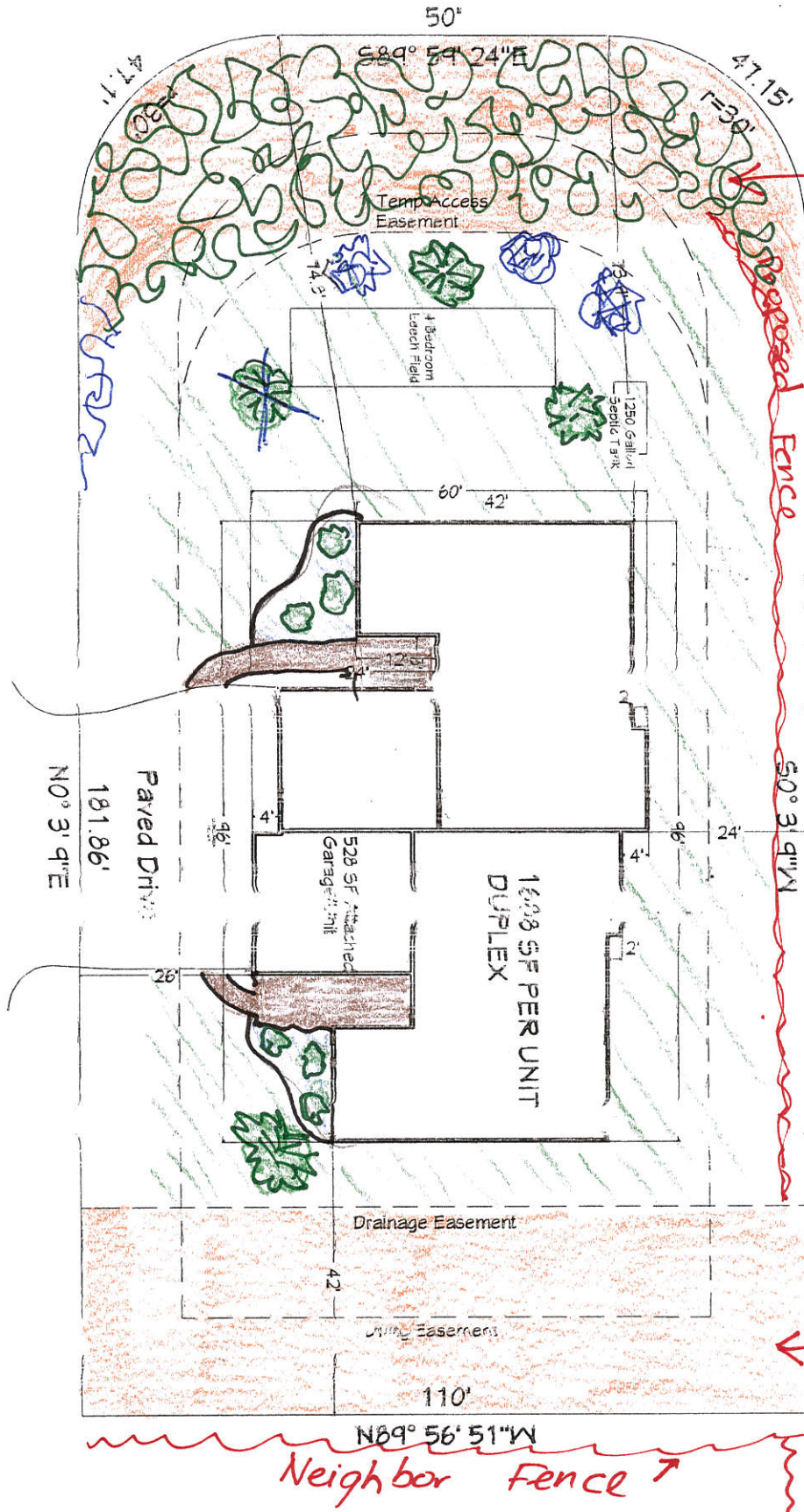
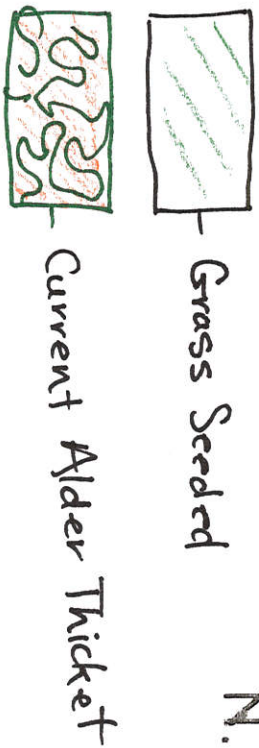
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Cathy & Mike Lucas
4671 W. Summers Dr
Wasilla, AK 99623

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W. Isle Dr.



Previously Cleared
 New thick Alder to remain



N. Lucille St.

Previously Cleared
 New natural vegetation

Cathy & Mike Lucas
 4671 W. Summers Dr
 Wasilla, AK 99623

SITE PLAN	DATE: 5/25/2017	DRAWINGS PROVIDED BY: Sumner Company PO box 872992 Wasilla, AK 99654 (907) 376-8398 sumnercohomes.com	PROJECT DESCRIPTION: Lucas Duplex Davison Residence Lot 1 Block 3, Pennrose Pointe Pl L11-B2-Vail Estates Addition 1 8261 E Wolf Creek 2619 SF Two Story Residence 744 SF Attached Garage .92 Acres 42,350 SF Tax ID: 7452302 000 1180 E Elkhorn Dr
	SCALE: 1" = 40'		

All measurements are approximate, and are for reference only. In all cases, locations staked in person take precedence over site plan. Sumner Company reserves the right to adjust layout +/- 5' to accommodate site conditions, without notification.



By: Planning
Public Hearing: 06/27/17
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-17**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CLEARING OF 100 PERCENT OF LOT 1, BLOCK 3, PRIMROSE POINTE SUBDIVISION PHASE I, IN ORDER TO CONSTRUCT A DUPLEX, PER WMC 16.33.050(A)(2).

WHEREAS, Mike and Cathy Lucas, Owners, submitted a request for a waiver/modification on June 16, 2017, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on June 18, 2017; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them, grants a waiver with the following conditions:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the landscape plan date stamped June 16, 2017, attached as Exhibit A to Resolution Serial No. 17-17, as required in WMC 16.33.060.

ADOPTED by the Wasilla Planning Commission on --, 2017.

APPROVED:

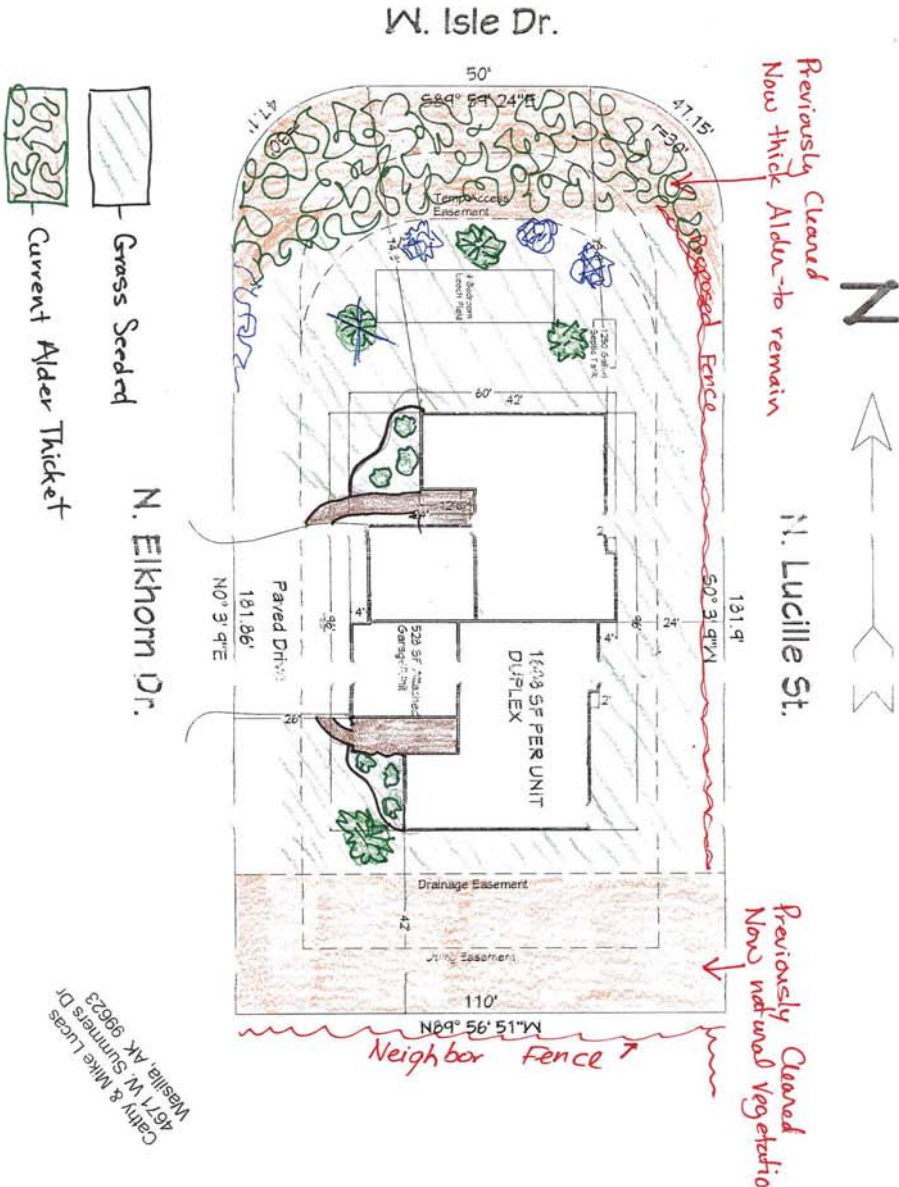
Jessica Dean, Chairman

ATTEST:

Tina Crawford, AICP, City Planner

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Cathy & Mike Lucas
 4677 W. Summers Dr
 Wasilla, AK 99623

SITE PLAN DATE: 5/25/17 SCALE: 1" = 40' DRAWINGS PROVIDED BY: Sumner Company PO box 872992 Wasilla, AK 99654 (907) 376-8398 sumnercohomes.com	PROJECT DESCRIPTION: Lucas Duplex Davison Residence Lot 1 Block 5, Pioneer Pointe W L11-B2-Vail Estates Addition 1 8261-E Wolf Creek 2619 SF Two Story Residence 744 SF Attached Garage .92 Acres 4355 SF Tel: 745-2302
	1180 E Elkhorn Dr

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PERMIT INFORMATION 2017		APPLICANT		SUBDIVISION		SITE ADDRESS/APPLICATION DATE		APPROVAL DATE		TYPE		PROJECT TYPE/NEW ADDITION SQ FTG ZONE		TAX ID	
PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION DATE	APPROVAL DATE	RCVD	TYPE	PROJECT TYPE/NEW ADDITION SQ FTG ZONE	TAX ID							
AA17-01	GRiffin, JANA		251 W PARKS HWY	01/03/17	01/05/17	TUF	FOOD CART	17N01W09A006							
AA17-02	DC 907 DIESELS INC	FLOYD RESUB	567 S DENALI S	01/03/17	01/05/17	TENANT SPACE	MECHANIC SHOP (DIESEL)	4893B04L009A							
AA17-03	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTE	1225 W BOYD CIR	01/05/17	01/06/17	SFD	SFD	RR							
AA17-04	MILLER, GARY	IDITAPARCEL ADD1	469 W PARKS HWY	01/12/17	01/12/17	TENANT SPACE	LITTLE MILLERS COFFEE & ICE CREAM	5797000L002A							
AA17-05	FERGUSON-WHEELER, DIANA	WASILLA CENTER CONDGS	619 S KGB RD	01/13/17	01/13/17	TENANT SPACE	RAVENS SONG REHAB	9108000U006							
AA17-06	S VALLEY FARM LLC	THEO AC		01/13/17	01/27/17	TENANT SPACE	RETAIL SALES - FARM ANIMAL FEED	7297000L001							
AA17-07	TROY DAVIS HOMES INC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	01/20/17	01/24/17	TENANT SPACE	LAND FAMILY DENTAL	5769000L002							
AA17-08	TROY DAVIS HOMES INC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	01/20/17	01/24/17	TENANT SPACE	NORTHWOODS FAMILY MEDICINE	5769000L002							
AA17-09	TROY DAVIS HOMES INC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	01/20/17	01/24/17	TENANT SPACE	ENVY SALONG	5769000L002							
AA17-10	TROY DAVIS HOMES INC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	01/20/17	01/24/17	TENANT SPACE	TCN EXTREME CONSULTING	5769000L002							
AA17-11	AGEN, JORDAN	NELSON AVE COMM#1	189 E NELSON AVE	01/23/17	01/24/17	TENANT SPACE	JUICE JUNKIEZ - JUICE BAR	9089000U003							
AA17-12	LANGILL, FRANK SR & K	CONDOS WASILLA AC	1524 W VAUNDA AVE	01/24/17	01/24/17	HOME OCCUPATION	FDL WOODWORKING	1113B04L009							
AA17-13	TD INVESTMENTS LLC		1050&1150 E HORVATH DR	01/25/17	01/25/17	SUBD	SUBD	17N01W10A014							
AA17-14	CHURCH ON THE ROCK DEVELOPMENTS LLC	FRED NELSON MEADOWS THE	290 N YENLO ST	01/27/17	01/27/17	TENANT SPACE	THRIFT STORE	2523B01L005A							
AA17-15	YUNDT, TRENTIE	MEADOWS THE	1531 N KERRY LN	02/01/17	02/07/17	DUPLEX	DUPLEX	7360000L002							
AA17-16	CFT DEVELOPMENTS LLC	OLSON	1451 E PARKS HWY	02/03/17	02/21/17	COMM<10,000 SQ FT	COMM<10,000 SQ FT	1046000T005A							
AA17-17	JEWETT, BOBBIE LEE	CREEKSIDE TWIN SQ	1901 E PARKS HWY	02/08/17	02/08/17	TUF	ESPRESSO MOBILE TRAILER	6641000T008							
AA17-18	WELLS FARGO	IDITAPARCEL ADD1	581 W PARKS HWY	12/10/16	02/10/17	SIGN	SIGN	5797000L003A							
AA17-19	SIGNATURE SIGNS	WASILLA CENTER CONDGS	613 S KNICK-GOOSE BAY RD	02/13/17	02/21/17	SIGN	SIGN	9164000U004A							
AA17-20	PRESTIGE CUSTOM HOMES LLC	PRIMROSE POINTE PH 2	225 W CELTIC CIR	02/13/17	02/21/17	DUPLEX	DUPLEX	7442B01L063							
AA17-21	PRATT, JENNIFER	MEADOWS THE	1350 W SPRUCE	02/15/17	02/21/17	HOME OCCUPATION	APPAREL PRINTING & CUSTOM DESIGN	6830B01L008A							
AA17-22	PRECISION HOMES	ENDEAVOR POINTE	1255 W BOYD MEADOW CIR	02/17/17	02/21/17	SFD	SFD	RR							
AA17-23	PORTERFIELD, ALBERTA	WASILLA CENTER CONDGS	617 S KNICK GOOSE BAY RD	02/15/17	02/21/17	TENANT SPACE	A BLACK SHEEP SHOP	9108000U005							
AA17-24	KUANG, R	TD BUSINESS PARK	850 S ROBERTS	02/15/17	02/21/17	TENANT SPACE	BASIL GINER RESTAURANT								
AA17-25	PAVLUS, DMITRY	ENDEAVOR	1350 W BOYD MEADOW CIR	02/21/17	02/21/17	SFD	SFD	RR							
AA17-26	PAVLUS, DMITRY	ENDEAVOR	1370 W BOYD MEADOW CIR	02/21/17	02/21/17	SFD	SFD	RR							
AA17-27	MORGAN, RON	GVGII DIV I RSB	951 E BOARD RD	02/27/17	03/08/17	TENANT SPACE	TENANT SPACE	2621B02L009A							
AA17-28	DENALI OCCUPATIONAL HEALTH	WASILLA ARPARK	351 W PARKS HWY	03/06/17	03/08/17	TENANT SPACE	OCCUPATIONAL HEALTH	2789B01L005A							
AA17-29	GENESIS BARBER STUDIO	WASILLA MALL RSB	701 E PARKS HWY	03/09/17	03/10/17	TENANT SPACE	BARBER SHOP	2959000T00B1							
AA17-30	DROLLINGER, HEATHER	DISCOVERY HILLS PH II RSB	1212 W MYSTERY AVE	03/13/17	03/14/17	TENANT SPACE	MESSAGE THERAPY	7406000L004A							
AA17-31	LIBERTY TAX	MOUNTAIN VLG PLZ	991 S HERMON RD	03/20/17	03/22/17	TUF	ROADSIDE GRILL	3224B03L001B							
AA17-32	SENA, CHRISTINA	WASILLA HEIGHTS	1501 W PARKS HWY	03/21/17	03/22/17	TUF	TRUCK RALLY	7321B03L015A & B							
AA17-33	CHRISTOPHERSON, BRIAN	KOHRING	1101 N LUCILLE ST	03/24/17	03/28/17	COMM<10,000 SQ FT	HEAVENS BEST CARPET CLEANING	2398B01L002							
AA17-34	NORTHERN QUALITY HOMES LLC		1365 W BOYD CIR	03/28/17	03/28/17	SFD	SFD	RR							
AA17-35	NORTHERN QUALITY HOMES LLC		1220 S ENDEAVOR ST	03/28/17	03/28/17	SFD	SFD	RR							
AA17-36	JOHNSTON, JENNIFER	BAY VIEW GARDENS	1000 E TYEE DR	03/28/17	04/07/17	SUBD	SUBD	1277B02L006&7							
AA17-37	HODSDON, JULIE	MOUNTAIN VLG PLZ	991 S HERMAN RD	03/28/17	03/28/17	TENANT SPACE	WINNERS PULL TABS	3224B03L001B							
AA17-38	HORTON, AMBER	KENNEDY ADD WSLA	460 S KNICK-GOOSE BAY RD	03/30/17	04/03/17	COMM<10,000 SQ FT	COFFEE & SNACK SHOP	5174B11L002A							
AA17-39	GOLD CACHE BINGO	SNIDER #4 RSB	713 W PARKS HWY	04/06/17	04/12/17	TENANT SPACE	BINGO HALL	2705000L014A-1							
AA17-40	J&J FOOD MARKET	IDITAPARCEL ADD1	461 W PARKS HWY	04/10/17	04/12/17	TENANT SPACE	FOOD MARKET	5797000L002A							
AA17-41	KONAKHUK, KEM	WASILLA HTS #1	1301 W PARKS HWY	04/10/17	04/12/17	TENANT SPACE	INUIPIAT ART	1065B03L018							
AA17-42	LIFETIME INVESTMENTS LLC	AZALEA WOODS	1777 N NINA CIR	04/11/17	04/13/17	4-PLEX	TINY HOME SALES	7508000L007							
AA17-43	ALASKA GOLD BUILDINGS	WASILLA HTS	1551 W PARKS HWY	04/17/17	04/19/17	TUF	TINY HOME SALES	7321B03L015A & B							
AA17-44	COMFORT HOME & INV	INDIAN HILL RSB	1243 N HOKA HAY CIR	04/17/17	04/19/17	DUPLEX	DUPLEX	7583B01L003B							
AA17-45	WHIMSICAL WICKS & GIFTS	NELSON HILL RSB	290 N YENLO ST	04/18/17	04/19/17	TENANT SPACE	HAIR SALON	2523B01L005A							
AA17-46	BEAUTY LOUNGE	WASILLA HTS RSB	1201 W NICOLA AVE	04/18/17	PENDING	TENANT SPACE	HAIR SALON	420							
AA17-47	HEARTSHANDS OF CARE	WASILLA HTS RSB	591 E PARKS HWY	04/19/17	04/20/17	TENANT SPACE	BEARY COOL YOGURT	7556000T00A1							
AA17-48	ARC LAND DEVELOPMENT	VISTA ROSE	1240 N LUCILLE ST	04/19/17	04/27/17	COMM<10,000 SQ FT	SENIOR APARTMENTS	1.322 C							
AA17-49	NAMEZ, LUCIA	SNIDER #4 RSB	731 W PARKS HWY	04/20/17	04/20/17	TUF	CINCO DE MAYO FESTIVAL	2705000L014A-1							
AA17-50	PREMIER VALLEY HOMES	VALLEY VIEW EST	1700 E VALLEY SIDE CIR	04/20/17	04/20/17	DUPLEX	DUPLEX	1106B02L002							
AA17-51	LITHIA OF WASILLA	THOMPSON EST	1350 S SEWARD/MERIDIAN PKWY	04/21/17	04/21/17	TUF	OFFSITE CAR SALES	17N01W13A006							
AA17-52	DAMAN, PETRU	THOMPSON EST	1400 W MINNETONKA DR	04/26/17	04/27/17	DUPLEX	DUPLEX	7449000L005							
AA17-53	DAMAN, PETRU	THOMPSON EST	1360 W MINNETONKA DR	04/26/17	04/27/17	DUPLEX	DUPLEX	7449000L004							
AA17-54	HOMIE AGAIN DECOR	WASILLA MALL RSB	701 E PARKS HWY	04/26/17	04/27/17	TUF	HORSE DRAWN CARRIAGE/EVENT	2959000T00B1							
AA17-55	HOST, PETER		1301 S CENTURY CIR	05/02/17	05/05/17	TUF	5K FAN FUN RUN	17N01W15B024							
AA17-56	BAZAN, VIKTOR	BUENA VISTA	1961 W BAILEY AVE	05/03/17	05/05/17	SFD	SFD	1.308 RR							

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FT/ ZONE	TAX ID
AA17-57	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTE	1210 S ENDEAVOR ST	05/04/17/05/05/17	SFD	2,800 RR	7508000L001
AA17-58	LIFETIME INVESTMENTS LLC	AZALEA WOODS	1790 N NINA CIR	05/05/17/05/09/17	4-PLEX	4,970 RR	1106B02L003
AA17-59	PREMIER VALLEY HOMES	VALLEY VIEW EST #2	1650 E VALLEY SIDE CIR	05/05/17/05/09/17	DUPLEX	2,841 RR	17N01W13A006
AA17-60	LIFE CHANGES OUTREACH	OLSON ADD 2008	1350 S SEWARD MERIDIAN PKW	05/08/17/05/15/17	TUF	FUNDRAISING	6905000T00A-1B
AA17-61	DOUEK, NINA	OVERLOOK BUS PK	2200 E PARKS HWY	05/10/17/05/15/17	COMM<10,000 SQ FT	380 C	1116B02L001
AA17-62	HOLMES, ANGELEEN & MARC	SOUTHVIEW EXIT	3160 E DANNY'S AVE	05/16/17/05/18/17	HOME OCCUPATION	BUILDING ATV TRAILERS	2377B03L004
AA17-63	JEWETT, BOBBIE LEE	CARSON PLAZA	2560 E PARKS HWY	05/18/17 PENDING	TUF	COFFEE STAND	2385000L006
AA17-64	MANNAUSAU, DARYL	THOMAS ADD #2	231 E SWANSON AVE	05/19/17/05/24/17	COMM<10,000 SQ FT	500 C	4932B01L003A
AA17-65	LOSIK, PAVEL	WASILLA EST	866 W LONE CUB DR	05/23/17/05/23/17	DUPLEX	TENANT SPACE	1104B06L022
AA17-66	CRAWFORD, AMBER		05/23/17/05/30/17	SUBD			17N01W05A001
AA17-67	MASSIE, DANIE	CREEKSIDE EST #1	1250 S THOMAS ST	05/24/17/05/24/17	SFD	2,100 RR	1081B03L002
AA17-68	BROWN, APRIL	UTOPIA MEADOWS	2731 E BEECH WAY	05/24/17/05/25/17	HOME OCCUPATION	DAY CARE	5604B01L010
AA17-69	WELLS FARGO	IDITAPARCEL ADD1	581 W PARKS HWY	05/23/17/05/24/17	SIGN	109 C	5797000L003A
AA17-70	WIRELESS REVOLUTION	OLSON 1989 ADD R38	1601 E PARKS HWY	05/24/17/05/25/17	COMM<10,000 SQ FT	1,050 C	6922000T002A-1A
AA17-71	BIGWOOD, NICHOLAS	MOUNTAIN VLG PLZ	951 S HERMON RD	05/25/17/05/30/17	COMM<10,000 SQ FT	1,200 C	3224B03L001C
AA17-72	SUMMERS, SALLY	NIELSON DOUG	591 E RAILROAD AVE	05/26/17/05/26/17	TUF	TENT SALE	3498000L00B
AA17-73	CONWAY, CHRIS	MISSION HILLS PH1	1204 N JACK NICKLAUS DR	05/26/17/05/26/17	ADD	ADD TO SFD	6790B01L005
AA17-74	RICHARDS, CHRIS & JENA	EST AT LAKE LUCILLE	1850 W LAKE LUCILLE DR	05/30/17 PENDING	SFD	4,000 R-1	6815B01L005
AA17-75	FRED MEYER	OLSON ADD 2008	1501 E PARKS HWY	05/30/17/05/31/17	TUF	OUTDOOR STORAGE GARDEN SUPPLIES	6905000T00A-1B
AA17-76	ESADA, JOHN	MEADOWS THE	1250 W GLENKERRY DR	05/18/17/06/01/17	COMM<10,000 SQ FT	2,400 RR	1095B02L008
AA17-77	MILLER, DOUG & JOAN	SNIDER #1	501 W PIONEER DR	05/31/17/05/31/17	SFD	TENANT SPACE	1055000L035
AA17-78	SANDSTROM, MIKE	WASILLA CITY OF AIRPOR					
AA17-79	MEJIA, SILVIA	KENNEDY ADD WSLA	WASILLA LEASED	06/01/17/ PENDING	COMM<10,000 SQ FT	4,200 I	5912000L018A
AA17-80	SAPP, EDDIE	OVERLOOK BUS PK	480 E RAILROAD AVE	06/02/17/06/02/17	COMM<10,000 SQ FT	630 C	1032B13L009
AA17-81	FRIESE, RYAN	MEADOWS THE	2281 E SUN MOUNTAIN AVE	06/02/17/06/05/17	TUF	TENANT SPACE	1116B01L004
AA17-82	LUCAS, MIKE & CATHY	PRIMROSE POINTE PH1	1350 W GLENKERRY DR	06/02/17 PENDING	SFD	FOOD TRUCK	7360000L003
AA17-83	FRED MEYER	OLSON ADD 2008	1180 E ELKHORN DR	06/06/17 PENDING	DUPLEX		6790B03L001
AA17-84	BALETSKIY, ALEXONDR	ASPEN HEIGHTS ADD1	1501 E PARKS HWY	06/08/17/06/08/17	CLICK LIST		6905000T00A-1B
AA17-85	BUSHNELL, WILLIE	SNIDER RSB	2151 W GLACIER AVE	06/09/17/06/16/17	SUBDIVISION		1125000L035
			500 W HUELLEN DR	06/13/17/06/13/17	STORAGE SHED	512 R-1	2896000L032A
			300 E PARKS HWY				
AA17-86	CLEAR VIEW WASILLA LLC	MOUNTAIN VLG PLZ	2891 E SUN MOUNTAIN AVE 290	06/14/17/06/16/17	SUBDIVISION		17N01W12D013
AA17-87	KOLOSOV, VLADIMIR	SPIRIT RIDGE DIV II	E MOUNTAIN VILLAGE CIR	06/16/17/06/16/17	SFD	1,504 RR	1408B03L013&14
AA17-88	LLC	GGL #1					2689B02L014
AA17-89	LAVIN, TREVOR	BAY VIEW GARDENS	921 E SNOWHILL AVE	06/16/17/06/16/17	DUPLEX	3,200 RR	2277B01L012
AA17-90	BLOCK BANK OF ALASKA	CAREFREE ACRES	1800 S CHILLIGAN DR	06/19/17/06/19/17	SFD	1,200 RR	1277B03L011
			1301 S SEWARD MERIDIAN PK	06/19/17/06/19/17	COMM<10,000 SQ FT	1,500 C	4061B01L002A-1
USE PERMITS							
UP17-01	WILSON, DAVI9	SOUTHVIEW EXIT	3001 E DANNY'S AVE	01/09/17/01/27/17	2 BEE HIVE\$	R-1	2377B02L014
UP17-02	K&H CIVIL CONTRACTORS LLC	NORTH COUNTRY EST	1614 S CLAPP ST	01/09/17/02/09/17	GRAVEL EX	I	17N02W13A004
UP17-03	DONELSON, PAT & EVELYN	NORTH COUNTRY EST	1741 W HARVEST LOOP	03/15/17/04/13/17	BED & BREAKFAST	R-1	1628B03L010
UP17-04	INGERSOLL, EVA	GVC II	1100 E MCKEE CIT	05/05/17/05/24/17	SFD TO ASSISTED LIVING	C	2186B02L004
CONDITIONAL USE PERMITS							
CU17-01	MAT-SU HEALTH FOUNDATION	WASILLA JR & HIGH SCHOL	800 E BOGARD RD	03/23/17/04/13/17	COMM<10,000 SQ FT	C	2095000T00B-2
CU17-02	J252 PROPERTIES	CARSON PLAZA	2430 E PARKS HWY	05/19/17/06/16/17	RENOVATE	C	2385000L002
PLANNED UNIT DEVELOPMENT (PUD)							
REZONE							
R17-01	CITY OF WASILLA	NEW WSLA ARPT LEASE	1101,1151,1171,1131,1191 S TERMINAL CT				3962000L001,2,1,2-2,2-3,3-9
R17-02	SMITH, MICHAEL	CROSSWIND CT	1060,1100,1160,1051,1081,1151 S				
LEGAL NON-CONFORMING USE							
SHORELINE SETBACK							
AMNESTY							
VARIANCE							
V17-01	RUBEO, ALINA	KENNEDY ADD1	461 S TALKETINA ST	03/23/17/04/13/17	SETBACK	C	1032B14L008
LANDSCAPE WAIVERS							
LW17-01	ARC LAND DEVELOPMENT	VISTA ROSE	1240 N LUCILLE ST	02/13/17/03/14/17	CLEAR 79%	RM	7556000T002
SETBACK FOR EXISTING HOME							

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION DATE	APPROVAL DATE	TYPE	PROJECT TYPE	NEW	ADDITION	SQ FT	FTG	ZONE	TAX ID
LW17-02	MAT-SU HEALTH FOUNDATION	WASILLA JR & HIGH SCL	800 E BOGARD RD	03/23/17	04/13/17	CLEAR 84%						C	2095000T00E-2
LW17-03	SPLISH & SPLASH CAR WASH	COTTONWOOD CRK MAJIL	1800 E PALMER-WASILLA HWY	03/26/17	06/13/17	VEGETATION 27.2%						C	2758000T00F
LW17-04	LUCAS, MIKE & CATHY	PRIMROSE POINTE PH 1	1180 NELKHORN DR	06/14/17	PENDING	CLEAR 100%						RR	6791B03L001
DESIGN EXCEPTIONS													

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MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION

Mary Anderson, District 1
Thomas Healy, District 2
Patricia Chesbro, District 3
Colleen Vague, District 4, Chair
Chris Elder, District 5
Stafford Glashan, District 6
Vern Rauchenstein, District 7



John Moosey, Borough Manager

PLANNING & LAND USE
DEPARTMENT

Eileen Probasco, Director of Planning &
Land Use
Sara Jansen, Planning Services Chief
Alex Strawn, Development Services
Manager
Fred Wagner, Platting Officer
Mary Brodigan, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

June 19, 2017
REGULAR MEETING
6:00 p.m.

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA

Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. MINUTES

1. June 5, 2017, regular meeting minutes

B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS

1. **Resolution 17-26**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana retail facility located at 3361 W. Machen Road (Tax ID# 2420B02L001); within Township 17 North, Range 1 West, Section 7, Seward Meridian. Public Hearing: July 17, 2017. (*Applicant: Sean Tower, dba Rosebuds Shatter House, Staff: Mark Whisenhunt*)

C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

1. **Resolution 17-27**, recommending Assembly approval of an ordinance amending MSB 17.55 Setbacks and Screening Easements, amending definitions, clarifying which structures are exempt from waterbody

setbacks, and eliminating unnecessary language. Public Hearing: July 17, 2017. (Staff: Alex Strawn)

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

- A. Presentation: "Stormwater Analyses on Two Core Area Streams; Cottonwood Creek and Vine Creek." (Staff: Mike Campfield)

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not begin before 6:15 p.m.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

- A. **Resolution 17-21**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; for the operation of a marijuana cultivation facility located at 4603 N. Pittman Road (Tax ID# 18N02W24D001); within Township 18 North, Range 2 West, Section 24, Seward Meridian. (*Applicant: Brad Bartlett for Denali Dispensaries, Staff: Mark Whisenhunt*)
- B. **Resolution 17-22**, a Conditional Use Permit (CUP) in accordance with MSB 17.60, Conditional Uses; for the operation of a marijuana cultivation facility located at 1044 S. Old Glenn Highway (Tax ID# 17N02E11C017); within Township 17 North, Range 2 East, Section 11, Seward Meridian. (*Applicant: Phillip Izon, on behalf of KushTopia, Staff: Mark Whisenhunt*)
- C. **Resolution 17-24**, a Conditional Use Permit (CUP) in accordance with MSB 17.70 – Regulation of Alcoholic Beverage Uses; for the operation of an alcoholic beverage dispensary (bar) with food services located at 13046 W. Petersville Road; US Survey 3597 (Tax ID# No. U0359700L00); within Township 26 North, Range 08 West, Section 3, Seward Meridian. (*Applicant: The Forks Reborn, LLC, Staff: Sandra Swanger-Jensen*)
- D. **Resolution 17-25**, a Conditional Use Permit (CUP) in accordance with MSB 17.70, Regulation of Alcoholic Beverage Uses; for the operation of an alcoholic beverage dispensary (bar) with food services located at 7307 S. Frontier Drive (Tax ID#

2684000T00C-5); within Township 16 North, Range 2 West, Section 3, Seward Meridian. (*Applicant: Settler's Bay Golf Course, Staff: Sandra Swanger-Jensen*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.