



**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.**

**JULY 11, 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 June 13, 2017 regular meeting
  - B. Minutes of June 27, 2017 special meeting
- VIII. NEW BUSINESS (*five minutes per person*)
  - A. Committee of the Whole
    - 1. Discussion regarding possible regulations for food trucks in Wasilla Municipal Code Title 16.
    - 2. 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

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**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:01 PM on Tuesday, June 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  
Darrell Breese, 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  
Leslie Need, City Attorney  
Tahirih DesJardin, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Giddings 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 provided information regarding the City's 4<sup>th</sup> of July events and parade and gave an update on her attendance at the International Shopping Centers in Nevada. She also provided information on new business licenses, a proposed one cent sales tax to pay for the new public safety building, and a proposed one and one-half percent MSB sales tax.

B. City Public Works Director

Mr. Giddings stated that the City Council approved a resolution recommending that the MSB deny a conditional use permit for a marijuana business located just outside the city limits on the Parks Highway.

C. City Attorney

Ms. Need provided an update on the Kopperud appeal.

D. City Planner

Ms. Crawford stated that the City Council approved the sign code revisions with two amendments.

E. Matanuska-Susitna Borough - Long Range Transportation Plan Update

Ms. Jessica Smith, MSB Long Range Transportation Planner, provided a presentation on the MSB Long Range Transportation Plan.

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

No one stepped forward.

**VII. CONSENT AGENDA**

A. Minutes of May 16, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

**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

Ms. Crawford provided a summary of Conditional Use Permit #17-02 (Resolution Serial #17-13).

b. Applicant:

Ms. Sandra Powers, Tudor Bingo Hall owner, stated they are looking forward to opening up the bingo hall the first part of October 2017 and that they are looking to hire locally. She also stated they are looking forward to working with local non-profit organizations.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

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

Mr. Dennis Smedley stated he works for the company that would be working on the new project and hopes the Commission approves the project.

Mr. John Powers, Tudor Bingo owner, recommended that the Commissioners visit the bingo facility in Anchorage to see how it is run and to get an idea of how the one they are proposing to open in Wasilla.

Commissioner Brown stated that he works with a non-profit organization that is associated with the Tudor Bingo and is impressed with the work they do.

Mr. Stu Graham stated he is on the City Council but is speaking as a resident of the City and expressed concern with a portion of Lot 3 being used as a gravel parking lot.

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

d. Applicant

Mr. Smedley stated that the eastern portion of Lot 3 is planned for snow storage.

Discussion moved to the Commission.

MOTION: Commissioner Brown moved to approve Conditional Use Permit No. 17-02 (Resolution Serial No. 17-13), as presented.

Discussion moved to the Commission.

VOTE: The motion to approved Conditional Use Permit No. 17-02 (Resolution Serial No. 17-13) as presented, passed unanimously.

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

Ms. Crawford provided a summary of the request for the requested Land Clearing Waiver #17-03 (Resolution Serial #17-16).

Commissioner Mayer asked about wastewater from the car wash and asked if there will be any issues.

Mr. Giddings stated that the car was recently connected to City sewer so there shouldn't be any issues.

b. Applicant:

Mr. Wayne Whaley, Denali North, provided a statement on the proposed landscape waiver and proposed landscaping for the car wash.

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

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

d. Applicant  
No further comments.

MOTION: Commissioner Mayer moved to approve Land Clearing Waiver #17-03 (Resolution Serial #17-16), as presented.

Commissioner Brown asked the Public Works Director is there are any traffic issues with the driveway onto the E. Palmer-Wasilla Hwy.

Mr. Giddings stated that the DOT approved the driveway and it is grandfathered in.

VOTE: The motion to approve Land Clearing Waiver #17-03 (Resolution Serial No. 17-16) as presented, passed unanimously.

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.

Ms. Crawford provided a brief overview of the previous discussions and the proposed landscape standards.

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

Mr. Stu Graham stated that he is on the City Council but is speaking as a resident of the City. He suggested that the acronym "DBH" be defined in the resolution.

Ms. Crawford stated that she would add a definition in the ordinance that will be presented to the City Council for adoption.

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. 17-14, as presented.

VOTE: The motion to approve Resolution Serial No. 17-14 as presented, passed unanimously.

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.

Ms. Crawford provided a brief summary of the recommendation of the proposed revisions to the site plan requirements for residential detached accessory buildings with a gross floor area of 500 square feet or less.

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

Mr. Stu Graham stated that he is on the City Council but is speaking as a resident of the City. He expressed concerns with the proposed revisions and potential mistakes in locating property lines.

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

**MOTION:** Commissioner Simon moved to approve Resolution Serial No. 17-15, as presented.

Discussion moved to the Commission.

**VOTE:** The motion to approve Resolution Serial No. 17-15 as presented, passed unanimously.

#### B. Committee of the Whole

**MOTION:** Commissioner Mayer moved to enter into the Committee of the Whole at 7:12 PM.

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

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

**MOTION:** Commissioner Bushnell moved to exit the Committee of the Whole at 7:25 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*)

No comments.

**XIII. STAFF COMMENTS**

No comments.

**XIV. COMMISSION COMMENTS**

Commissioner Bushnell stated he was in Washington D.C. for the last meeting to advocate for property rights.

**XV. ADJOURNMENT**

The regular meeting adjourned at 7:26 PM.

\_\_\_\_\_  
JESSICA DEAN, Chair

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2017.



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**SPECIAL MEETING**

**I. CALL TO ORDER**

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, June 27, 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  
Darrell Breese, Seat B  
Jessica Dean, Seat C  
Simon Brown, Seat D

Commissioner absent and excused:

Brian Mayer, Seat E

Staff in attendance were:

Archie Giddings, Public Works Director  
Tina Crawford, City Planner  
Leslie Need, City Attorney (via teleconference)  
Jolene Cooper, Finance Clerk II

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Breese led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator  
No report given.

B. City Public Works Director  
No report given.

C. City Attorney  
Ms. Need provided an update on the Kopperud appeal.

D. City Planner  
Ms. Crawford provided an overview of the items on next month's agenda and stated that an amendment to the conditional use permit approval for the bingo facility that was approved on June 13, 2017 is tentatively scheduled for the August 8, 2017 meeting.

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

No one stepped forward.

**VII. 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

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

b. Applicant:

Mr. Mike Lucas stated he is available if there are any questions.

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

MOTION: Commissioner Bushnell moved to approve Land Clearing Waiver No. 17-04 (Resolution Serial No. 17-17), as presented.

VOTE: The motion to approve Land Clearing Waiver No. 17-04 (Resolution Serial No. 17-17) as presented, passed unanimously.

**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



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**STAFF REPORT**  
**Prepared by:**  
**For the meeting of:**

Case #LCW 17-05  
Planning  
July 11, 2017

## **I. SUMMARY FACTS:**

Applicant: Melissa Branch, P.E., Agent  
Land Owner(s): First National Bank Alaska  
Proposal: Approval to allow approximately 80% of Tract A-1 to remain cleared of vegetation, which is 10% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to expand the existing bank parking lot.  
Location: 775 E. Parks Highway  
Tract A-1, Lakewood Business Park Subdivision  
Parcel size: 2.5 acres±  
Zoning District: Commercial (C)  
Future Land Use: Commercial  
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**

The applicant is requesting approval to allow approximately 80% of parcel to remain cleared of vegetation, which is 10% more than is allowed in WMC 16.33.050(A)(2). Although the lot was already cleared of vegetation prior to the applicant acquiring the parcel, WMC 16.33.050(B) states the following:

“The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter.”

However, WMC 16.33.050(A)(2) allows the Planning Commission to approve clearing vegetation from more than 70 percent of the lot area.

As stated above, the parcel is currently cleared of all native vegetation and is covered with one building, asphalt parking areas, small strips of vegetated areas, and a large unpaved/gravel area. The applicant is proposing to create additional parking that will be used for the bank and as off-site parking for Mister Lube. They are proposing to install landscaping as shown on the attached landscape plan (Sheet L100). After installation of the new vegetation, approximately 20 percent of the parcel will be covered in vegetation. Note: In addition to the proposed landscaping on the site, the applicant maintains the grass in the Parks Highway right-of-way abutting the property line.

#### **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.

However, since the applicant is requesting approval to clear more than 70% of the area, it is staff's opinion that the proposed vegetation should exceed the minimum standards to mitigate the loss of vegetation.

Additionally, the proposed landscape plan does not meet the minimum requirements for landscape planting beds along the perimeter of parking areas or the plantings required for landscape islands.

With the conditions proposed below, which include revisions to the proposed landscape plan, staff recommends that the Planning Commission approve the requested waiver to the land clearing requirements:

1. Submit a revised landscape plan (Sheet L100) to staff to be incorporated into Resolution Serial No. 17-18 that addresses the following:
  - a. Increase the width of the planting bed to 10 feet as required in WMC 16.24.040(D)(4)(b) and include plantings throughout entire length of planting bed.
  - b. Increase the density of flowers and shrubs in the parking perimeter planting beds to 16 flowers per 100 SF and 2 shrubs per 100 SF.
  - c. Provide landscape islands equaling 15% of the parking lot area.
  - d. Revise landscape islands, as appropriate, to include the required flowers, trees, shrubs, and boulders since some do not have all required elements.
  - e. Add understory trees to the perimeter parking area planting beds along Westpoint Drive since there are no overhead powerlines within the utility easement.
2. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the landscape plan date stamped June 30, 2017, attached as Exhibit A to Resolution Serial No. 17-18, as required in WMC 16.33.060.
3. The developer and/or lessee of the site must ensure that the grass within the right-of-way abutting the subject property along the Parks Highway is maintained in perpetuity consistent with WMC 16.33.060.

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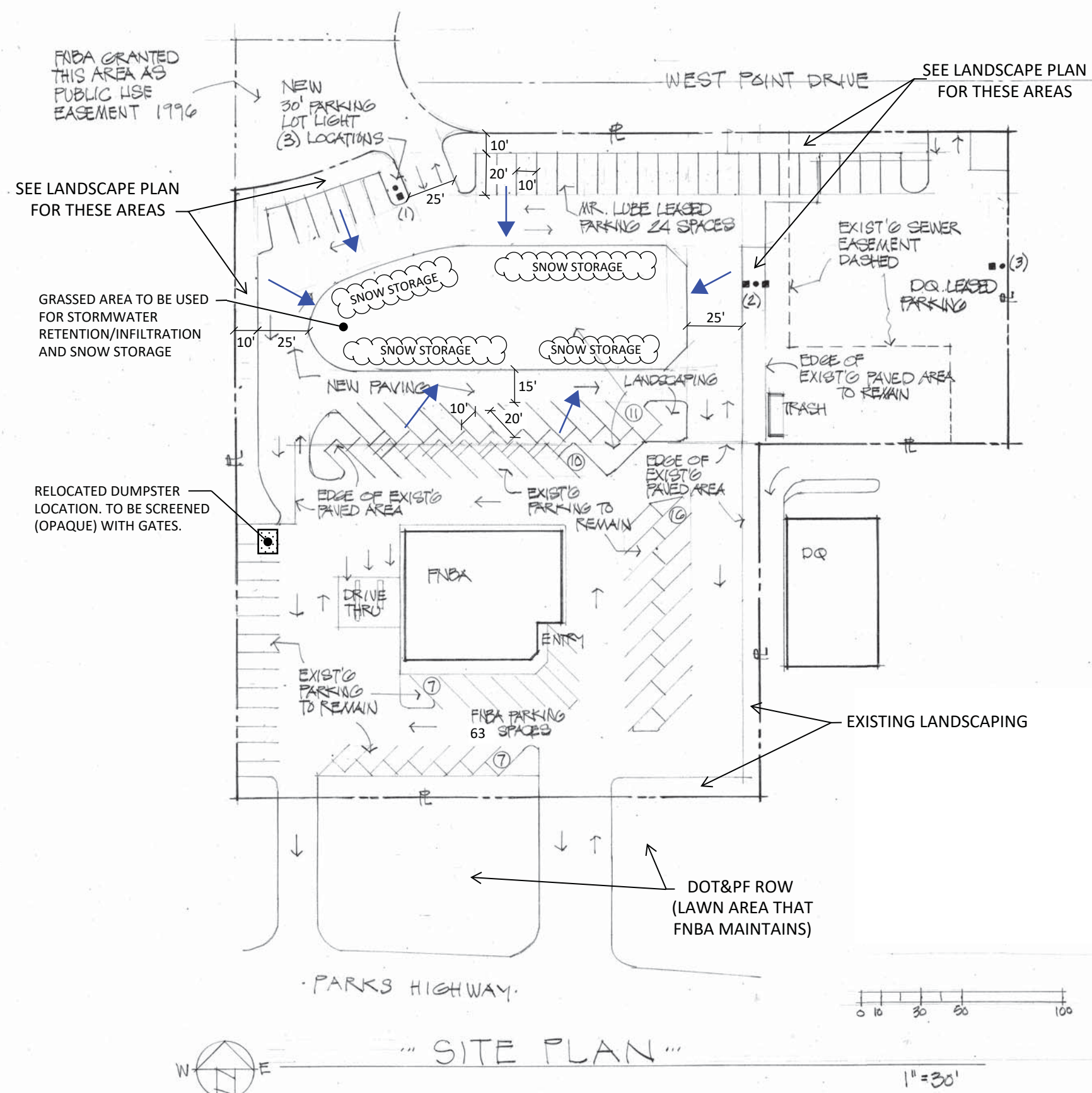
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**NOTE 1:** LIGHTING TO BE PROVIDED TO MEET CODE REQUIREMENTS - ONE POLE PER EVERY 25 PARKING SPACES. SIGNED, CERTIFIED SITE LIGHTING PLAN TO BE PROVIDED WITH LAND USE PERMIT SUBMITTAL.

**NOTE 2:** 25 SF OF SNOW STORAGE TO BE PROVIDED FOR EACH PARKING SPACE. THERE ARE A TOTAL OF 90 PARKING SPACES (EXISTING AND PROPOSED) FOR THE PROPERTY. SNOW STORAGE REQUIRED = 2,250 SF.

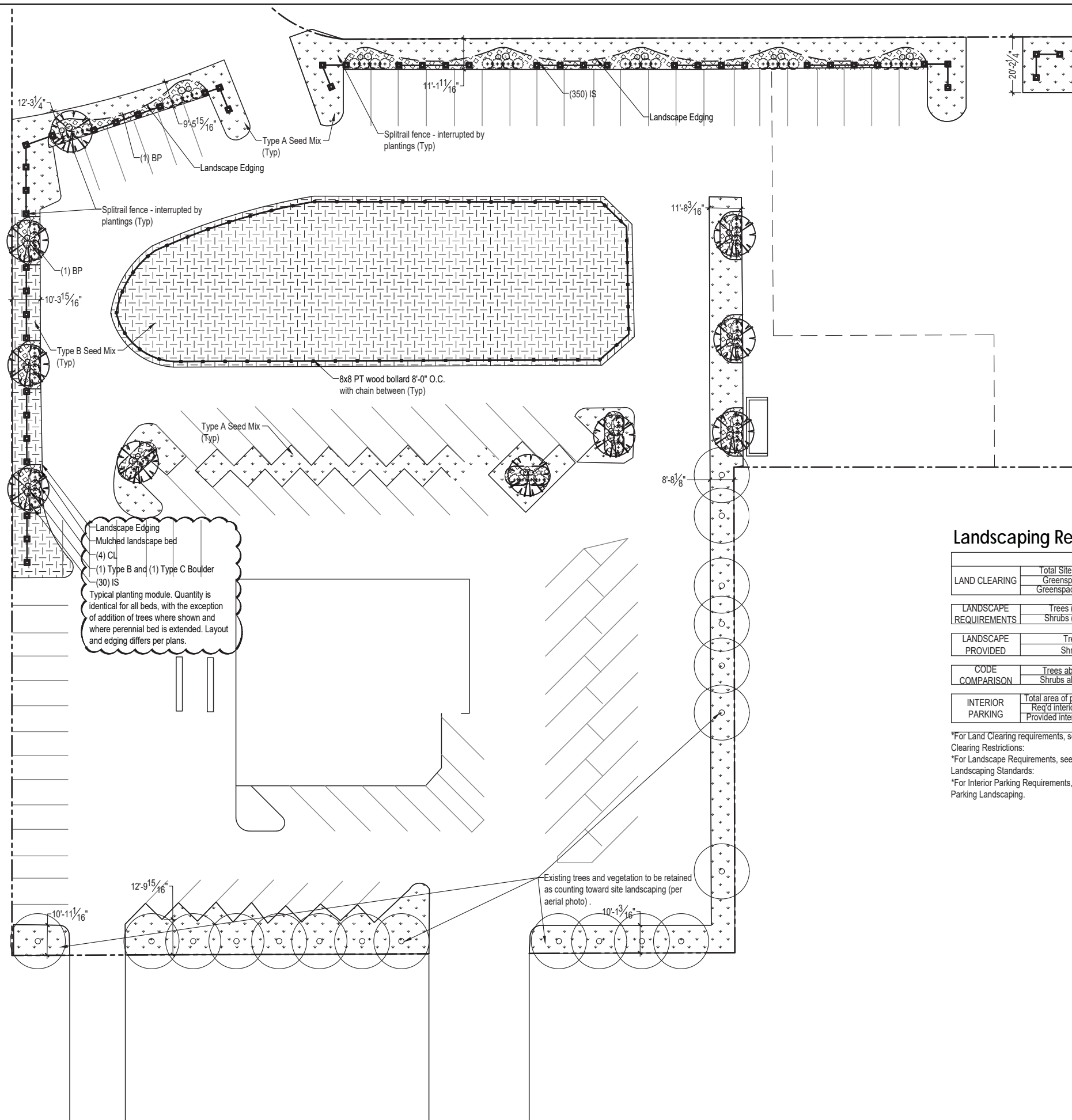
→ DIRECTION OF PROPOSED DRAINAGE



DRAWING FILE NAME  
Corvus-Sheets First Natl Bank.dwg

DATE  
6/30/2017 1:32:32 PM

1 Landscape Plan  
L100 SCALE: 1"=20'-0" @ 22x34



# Planting Schedule

## Deciduous Trees- See Detail:

Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
10		BP	Betula papyrifera	Paper Birch	2" Cal.	B&B	Single stem

## Shrubs - See Detail:

Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
64		CL	Cotoneaster lucidus	Hedge Cotoneaster	#2	CG	24" height

## Perennials- See Detail:

Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
680		IS	Iris setosa	Wild Iris	#2	CG	18" OC Triangular spacing

## Miscellaneous

	Type A Seed Mix - Lawn Mix	12		Type B		7	Landscape Boulders (Typ.)
	Type B Seed Mix - No-Mow Mix	12		Type C		L501	
	Landscape Edging (Typ.)			Split Rail Fence		8	L501

## General Notes:

- All plants shall be nursery grown to ANSI Z60.1 or native transplants to ANSI Z60.1.
- All disturbed areas not indicated on plans to receive 4" depth planting soil and seed.
- All deciduous trees to receive moose protection fence. Refer to detail 9/L501.
- Municipality of Anchorage Standard Specifications shall apply to these sheets.

## Landscaping Requirements

		SITE
LAND CLEARING	Total Site Area (SF)	104,000
	Greenspace req'd	31,200
	Greenspace provided	31,949
LANDSCAPE REQUIREMENTS	Trees (6/acre)	2
	Shrubs (12/acre)	3
LANDSCAPE PROVIDED	Trees	10
	Shrubs	64
CODE COMPARISON	Trees above code	10
	Shrubs above code	64
INTERIOR PARKING	Total area of parking lot (SF)	62,884
	Req'd interior landscape	9,433
	Provided interior landscape	6,249

\*For Land Clearing requirements, see WMC 16.33.050 Land Clearing Restrictions:  
\*For Landscape Requirements, see WMC 16.33.030 Landscaping Standards:  
\*For Interior Parking Requirements, see WMC 16.24.040 Parking Landscaping.

## Perimeter Parking Requirements

PARKING PERIMETER	Required/adjacencies	Adjacency type			
		NORTH street	EAST site	SOUTH street	WEST site
	yes	yes	yes	yes	

\*For Parking Perimeter Requirements, see WMC 16.24.040b Parking Landscaping:

**Minimum Landscape Requirements**  
WMC 16.33.030 Landscaping Standards: No less than five percent of the total lot area shall be devoted to landscaping. Minimum planting of 6 newly planted trees and 12 newly planted shrubs shall be provided per acre of Required Landscaped Area on a lot.

Total Area of Required Landscaping:  
5,200 SF (5% of Site) = 0.2 Acres  
Required Landscaping:  
6 Trees x 0.2 Acres = 2 Trees  
12 Shrubs x 0.2 Acres = 3 Shrubs  
Landscaping Provided:  
2 Trees  
64 Shrubs  
620 Perennials

**Perimeter Parking Lot Landscaping Requirement**  
WMC 16.24.040b Parking Landscaping: Each parking lot containing ten (10) or more parking spaces shall include around its perimeter a planting bed having a minimum width of ten (10) feet. A planting bed located adjacent to a street shall contain trees, shrubs, flowers, boulders, mulch and fences.

**Land Clearing Restrictions**  
WMC 16.33.050 Land Clearing Restrictions: Maximum of 70% of lot area may be cleared.

Total Site Area: 104,000 SF  
Total Area to Remain Uncleared:  
104,000 SF x 30% = 31,200 SF  
Total Area of Greenspace Provided: 31,949 SF

**Interior Parking Lot Landscaping Requirement**  
WMC 16.24.040 Parking Landscaping: Each parking lot containing more than forty (40) parking spaces also shall include landscaped islands covering not less than fifteen (15) percent of the total area of the parking lot.

Total Area of Parking Lot: 62,884 SF  
Total Area Required Interior Parking Lot Landscaping:  
62,884 x 15% = 9,433 SF  
Provided Interior Parking Lot Landscaping: 6,249 SF

REVISIONS		
NO.	DATE	DESCRIPTION

Corvus Design  
Landscape Architecture  
www.corvus-design.com  
Anchorage - 907.222.2859  
2506-B Fairbanks St. 99503  
Juneau - 907.988.9000  
119 Seward St. 99801

FIRST NATIONAL BANK

WASILLA, ALASKA

PROJECT NUMBER  
**GTA-17-01**  
DRAWN BY: SC  
CHECKED BY: PB  
SCALE: 1" = 20'

LANDSCAPE PLAN

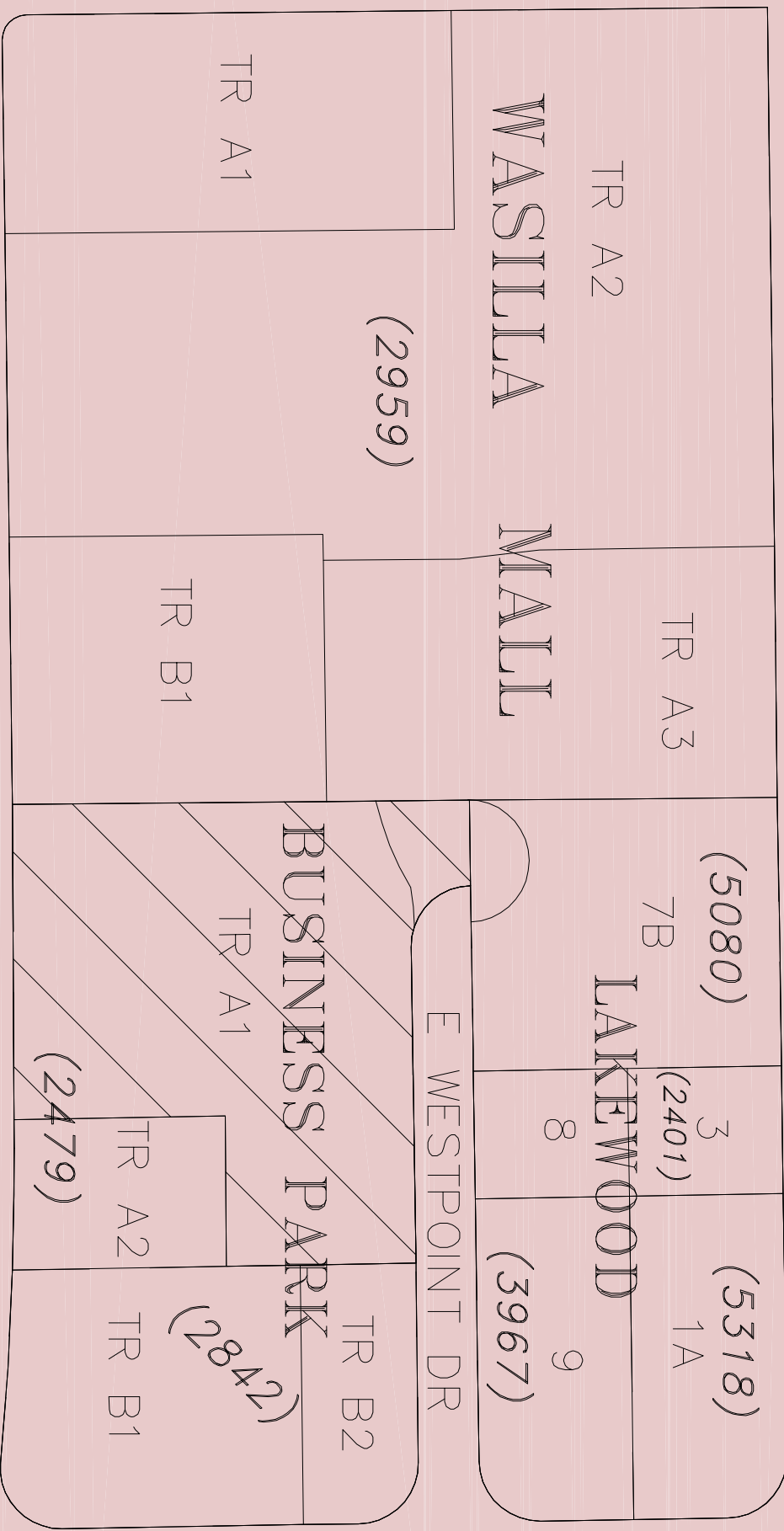
SHEET NO.  
**L100**

2017-06-30





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June 19, 2017

Ms. Tina Crawford  
Planning Manager  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, Alaska 99654-7091

Subject: Land Clearing Waiver Request  
FNBA Wasilla

Dear, Ms. Crawford.

We are requesting a Land Clearing Waiver from WMC 16.33.050.A.2 on behalf of First National Bank Alaska for their Wasilla branch property located north of the E. Parks Highway and south of Westpoint Drive between N. Crusey and N. Yenlo Streets on Tract A1, Lakewood Business Park Subdivision (775 E. Parks Highway). WMC 16.33.050.A.2 states, *“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.”* FNBA has provided a letter authorizing Big City Engineers, LLC to pursue the variance request on their behalf (attached).

### **Project Description and Background**

The property is largely developed. The Wasilla Branch of First National Bank Alaska was constructed in 1985 and is located on the south half of the property. The branch building is surrounded by parking and drive-thru lanes. The northeast corner of the property is parking leased to the adjacent property for Dairy Queen’s use (developed when Dairy Queen was constructed). The north half of the parcel is currently an undeveloped gravel area. In 1993, FNBA granted the City of Wasilla a public use easement (PUE) in the northwest corner of the lot that allowed the adjacent Carrs Mall complex access to Westpoint Drive.

The property is zoned C, a commercial district. The properties surrounding the property are also zoned C and are developed. The property to the west is the Carrs Mall Complex. Mr. Lube and Wasilla Wash Day are developed to the north (on the north side of Westpoint Drive) and Dairy Queen and McDonalds are to the east. See the attached aerial photo.

Last summer, the City of Wasilla sent FNBA a formal letter stating that the undeveloped gravel area on the property must be developed to code standards or replanted to meet WMC 16.33.050.B regardless of whether the lot was cleared prior to the adoption of the existing code regulations. FNBA engaged a design team to review the property, their future development plans, and the City’s requirements.

## **Proposed Improvements**

The property is 108,636 square feet (SF) in size (roughly 2.5 acres) per plat 83-106. Less the PUE area granted to the City, the property is approximately 103,237.2 SF (2.37 AC). If 30% vegetation/open space for the property were provided, an area of 30,971 SF (0.71 AC) would be required. With the proposed plan, roughly 22,000 SF (0.50 AC) is provided; approximately 21% open space. The existing landscaping on the property is just under 4,000 SF so this is an 18,000 SF increase in open space on the property.

FNBA is proposing parking that conforms with code on the undeveloped gravel portion of their lot, to bring the site into conformance with City standards and address the July 2016 letter (see the attached site and landscape plans). The parking will be paved and dimensions will meet code. A 10-foot wide perimeter landscaping bed has been designated along the north and west boundaries. Interior parking islands will be expanded to help define parking and drives. A new drive will connect the proposed parking to Westpoint Drive (pending approval from Public Works); the existing access drive in the northeast corner that services Dairy Queen will remain.

A large grassed area, internal to the property, (that could be developed as parking under current code) has been designated to come towards compliance with WMC 16.33.050.A.2 and to address stormwater runoff from the proposed development area (which none of the adjacent developments have done). In addition to the site landscape areas being quadrupled with the proposed parking, the proposed perimeter landscape beds are being planted with landscape materials in greater quantity than required by code.

The existing branch parking and perimeter landscaping along the south, west, and east properties boundaries will remain as is. FNBA will continue to maintain the grassed portion of the E. Parks Highway right-of-way in front of their property, until such time as it is developed by the State of Alaska Department of Transportation and Public Facilities (DOT&PF).

## **Waiver Justification**

FNBA is willing to bring the site towards compliance with current codes. However, since a large portion of the property is already developed, meeting current codes fully is a burden. Providing 30% open space for the entire property designates an area of 0.75 acres, which is large enough to be a separate developable parcel, not just the expansion of parking. FNBA purchased the property with the foresight of having room for future expansion of the existing branch. The proposed parking plan could be revised to accommodate a building and the increased open space (over the existing condition). But if another 9,000 SF of the property must become vegetation it would not allow them to accommodate growth on the existing parcel at all, which impacts their presence in the City of Wasilla and goes against the goals of the Comprehensive Plan to be the preferred place in the Valley for services and employment opportunities. It also punishes a service provider and employer for having the foresight to allow for growth with the community. The Comprehensive Plan and Downtown District Plan also identify lack of parking as an issue, which the proposed plan helps address in this busy commercial area.

None of the surrounding properties have 30% landscaping retained. Most do not have perimeter or interior landscaping for their parking areas to meet code requirements. When FNBA and the surrounding properties were developed, WMC 16.33.050.A.2 was either not in place or not being

interpreted and enforced as it currently is. Strict application of code burdens FNBA with requirements none of their neighbors are meeting or are being required to meet. The requested deviance from the requirements of the Code is no more than necessary to permit reasonable use of the lot.

The waiver keeps with the spirit of the Comprehensive Plan to enhance the City's visual appearance while still allowing reasonable use of the property. The proposed enhancements also keep with the intent for Westpoint Drive to be a commercial road as stated in the Official Streets and Highways Plan, with driveways being defined and the commercial use being visually separated from the roadway by a landscaping bed. The proposed work in the undeveloped area will help define circulation patterns in the area and largely increase the amount and quality of vegetation for the entire area. It will not increase traffic in the neighborhood, nor give the petitioner special privilege above the neighbors.

If you have questions or require additional information to process the land clearing waiver request, please contact me at 907/360-0985 or [mbranch@bigcityak.com](mailto:mbranch@bigcityak.com). Thank you.

Sincerely,  
Big City Engineers, LLC



Melissa A. Branch, P.E.  
Owner | Principal Engineer

Attachments: As stated.



**First National Bank**  
**A L A S K A**

May 23, 2017

Tina Crawford  
Planning Manager  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, Alaska 99654-7091

Subject: Letter of Authorization  
775 E. Parks Highway (Tract A-1, Lakewood Business Park Subdivision)

Dear Ms. Crawford:

I am the authorized owner's representative of the property described Tract A-1, Lakewood Business Park Subdivision. As such, I authorize Big City Engineers, LLC to act on our behalf regarding the variance request for the property.

If you have any questions, please call me at 907/777-3214.

Thank you,

Nate Yaskell  
Project Coordinator  
First National Bank Alaska





FNBA Wasilla  
Vicinity Map







# Matanuska-Susitna Borough

BOX B, PALMER, ALASKA 99645 • PHONE 745-4801

DEPARTMENT OF FINANCE

CERTIFICATION OF PAYMENT OF TAXES ON LAKEWOOD BUSINESS PARK TRACT A

I hereby certify that all taxes through December 31, 1982,  
against the property, included in the subdivision or resubdivision,  
hereon have been paid.

June 16, 1983

Mary Jo Lentz  
Mary Jo Lentz  
Tax Collection Official

*Plat # 83-106*

RECORDED	FILED <i>10 20</i>
<i>Palmer</i>	REC. DIST.
DATE <i>6-22</i>	19 <i>83</i>
TIME <i>11:22</i>	<i>A</i> M
Requested by _____	
Address <u>MATANUSKA-SUSITNA BOROUGH</u>	
<u>BOX B</u>	
<u>PALMER, ALASKA 99645</u>	



# CITY OF WASILLA

---

**MAYOR BERT L. COTTLE**

290 E. Herning Avenue  
Wasilla, AK 99654-7091

Phone: (907) 373-9055

Fax: (907) 373-9096

July 8, 2016

Mr. Craig Thorn  
Wasilla Branch Manager  
First National Bank  
775 E. Parks Highway  
Wasilla, Alaska 99654

Re: 775 E. Parks Highway, Tax ID #2479000T00A-1

Dear Mr. Thorn:

I want to thank for your visit to discuss the undeveloped gravel area of the First National Bank property identified above. During our conversation, you stated that this area was not in immediate use by the bank, but on occasion was being used as overflow parking by Mister Lube.

A review of the permit files in the Planning Department indicates that a permit has not been received from either Mister Lube or First National Bank for the overflow parking. Additionally, the Wasilla Municipal Code Section 16.33.050(A)(2) only allows up to 70 percent of a lot to be cleared for development after the issuance of a land use permit. Currently, the majority of the referenced parcel has been cleared of vegetation, which is inconsistent with the regulations regarding land clearing in WMC 16.33.050(B). That section of the code states that any vegetation that was cleared from a lot contrary to the requirements of 16.33.050(A) shall be replanted with ground cover (grass or low-growing plants that form a solid mat of vegetation) within twelve months regardless of whether the lot was cleared prior to or subsequent to the adoption of the landscaping regulations. Therefore, leaving this area a gravel parking lot/area is not a "grandfathered" use.

In order for Mister Lube to continue to use the northern portion of the bank's property as overflow parking, a permit must be submitted to the City Planning Department along with the required site plan and fee. The application must be submitted by Mister Lube and will need to include written authorization from First National Bank authorizing them to submit a permit to the City to utilize a portion of the bank's property. Some of the site development requirements that would apply to this permit include the installation of a perimeter landscape bed along Westpoint Drive, revegetation of 30 percent of the lot, and paving of all parking areas, vehicle storage areas, and driveways. A copy of the April 11, 2013 letter sent from the City that previously addressed the gravel parking lot/area is also included with this letter.

Please let me know as soon as possible whether the bank intends to allow Mister Lube to submit a permit to the City or if they will discontinue the use of the bank's property as overflow parking. If Mister Lube wants to continue the current use, they must submit the necessary permit application and site plan no later than August 1, 2016. If not, First National Bank will need to submit a landscape plan that identifies the proposed re-vegetation to correct the nonconformity with the land clearing regulations and plant the required vegetation this year.

If you have any questions or need additional information, please do not hesitate to contact me or the City Planner, Tina Crawford, at (907) 373-9022 or by email at [tcrawford@ci.wasilla.ak.us](mailto:tcrawford@ci.wasilla.ak.us).

Respectfully,

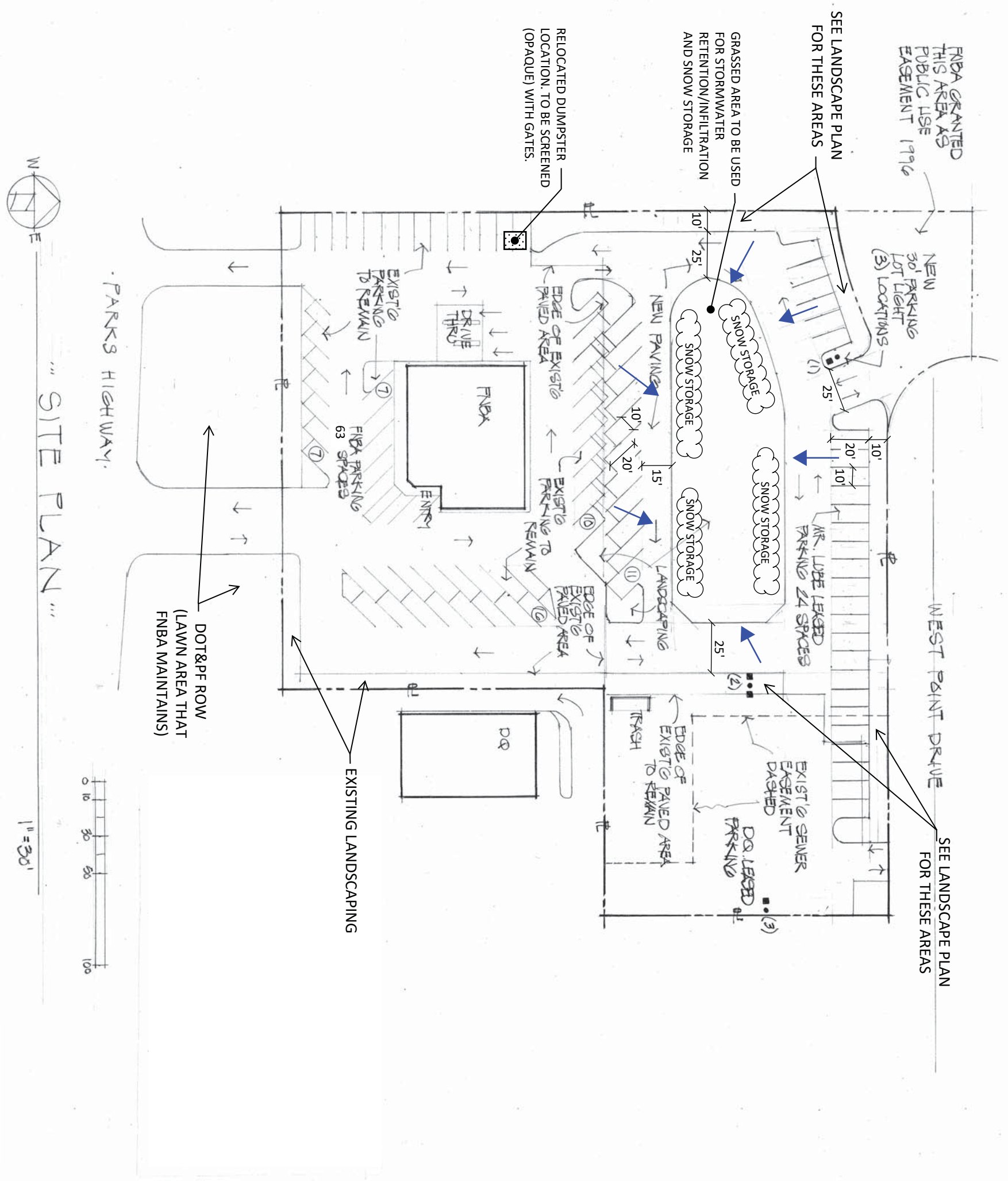
Mayor Bert L. Cottle  
City of Wasilla

Attachment: April 11, 2013 letter to FNB

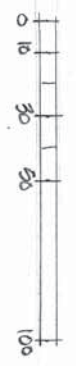
**NOTE 1:** LIGHTING TO BE PROVIDED TO MEET CODE REQUIREMENTS - ONE POLE PER EVERY 25 PARKING SPACES. SIGNED, CERTIFIED SITE LIGHTING PLAN TO BE PROVIDED WITH LAND USE PERMIT SUBMITTAL.

**NOTE 2:** 25 SF OF SNOW STORAGE TO BE PROVIDED FOR EACH PARKING SPACE. THERE ARE A TOTAL OF 90 PARKING SPACES (EXISTING AND PROPOSED) FOR THE PROPERTY. SNOW STORAGE REQUIRED = 2,250 SF.

← DIRECTION OF PROPOSED DRAINAGE

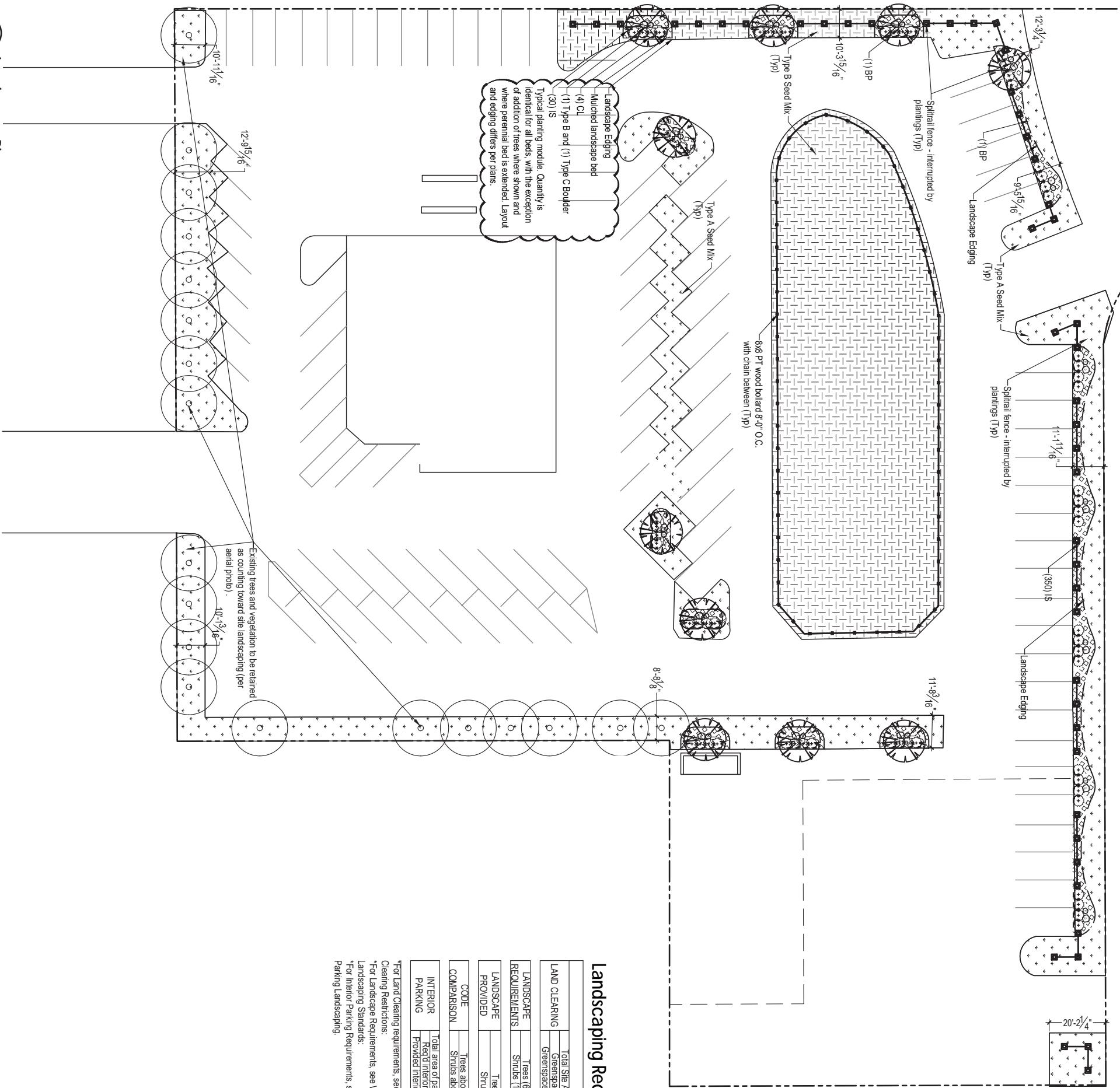


... SITE PLAN ...



<b>Gordon Thompson Architect</b> 711 M STREET, SUITE 101 ANCHORAGE, ALASKA 99501 (907) 279-2554		<b>First National Bank Alaska</b> Wasilla Site Plan	
DRAWN 	CHECKED 	DATE 2.1.17	JOB NO. 1007
SHEET NO. 1	OF: ONE	PNBK WASHLLA...	

1  
L100  
SCALE: 1"=20'-0" @ 22x34



### Planting Schedule

**Deciduous Trees - See Detail:**

Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
10		BP	Betula papyrifera	Paper Birch	2" Cal.	B&B	Single stem

**Shrubs - See Detail:**

Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
64		CL	Colonyea luteus	Hedge Colonyea	#2	CG	24" height

**Perennials - See Detail:**

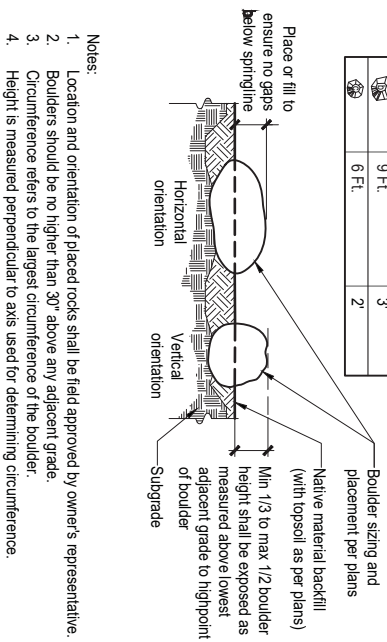
Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
680		IS	Iris setosa	Wild Iris	#2	CG	18" OC Triangular spacing

**Miscellaneous**

Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
12				Type A Seed Mix - Lawn Mix			
12				Type B Seed Mix - No-Mow Mix			
12				Type C			
12				Type B Seed Mix - No-Mow Mix			
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12							

**Landscape Boulder Sizing Schedule**

Boulder Symbol	Circumference (± 2 ft.)	Height (± 0.5 ft.)
	9 Ft.	3'
	6 Ft.	2'

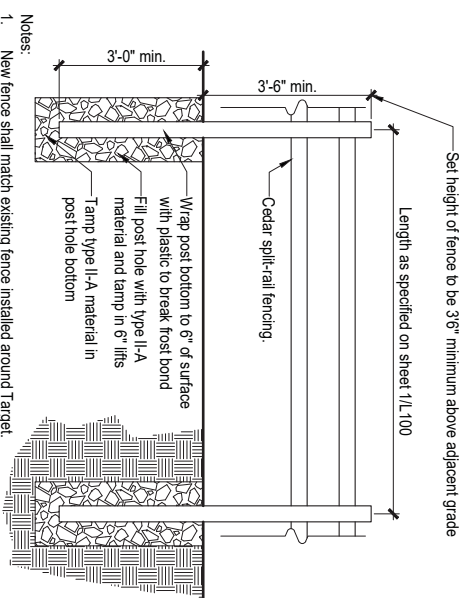


- Notes:
1. Location and orientation of placed rocks shall be field approved by owner's representative.
  2. Boulders should be no higher than 30" above any adjacent grade.
  3. Circumference refers to the largest circumference of the boulder.
  4. Height is measured perpendicular to axis used for determining circumference.

**7 Landscape Boulders**

SCALE: 3/4"=1'-0"

dt-lscd-mulch-sched.dwg

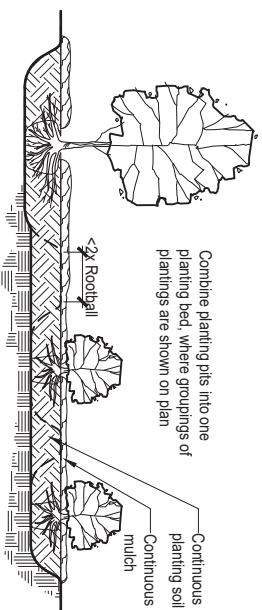


- Notes:
1. New fence shall match existing fence installed around Target.

**8 Split Rail Fence**

SCALE: 1/2"=1'-0"

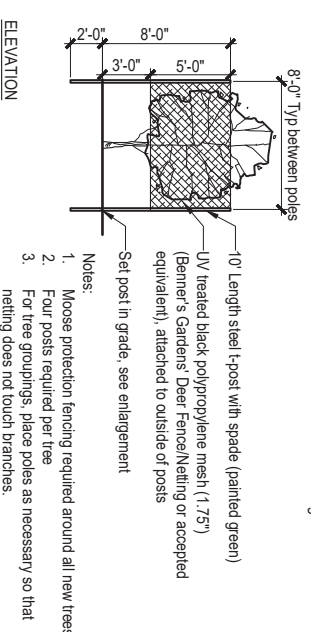
dt-lscd-rail.dwg



**4 Planting Bed Layout**

SCALE: 3/8"=1'-0"

dt-plnt-layout2.dwg

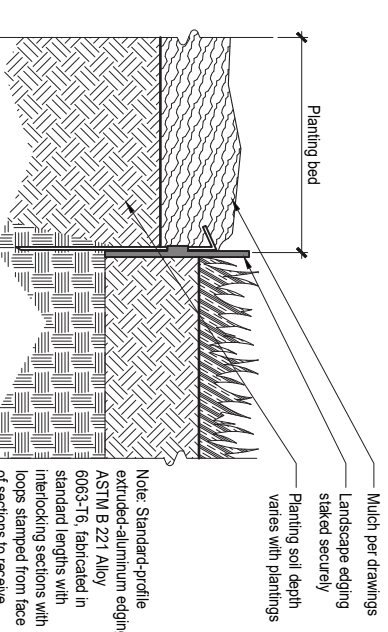


- Notes:
1. Moose protection fencing required around all new trees
  2. Four posts required per tree
  3. For tree groupings, place poles as necessary so that meshing does not touch branches.

**5 Moose Protection**

SCALE: 3/16"=1'-0"

dt-plnt-prot-moose.dwg

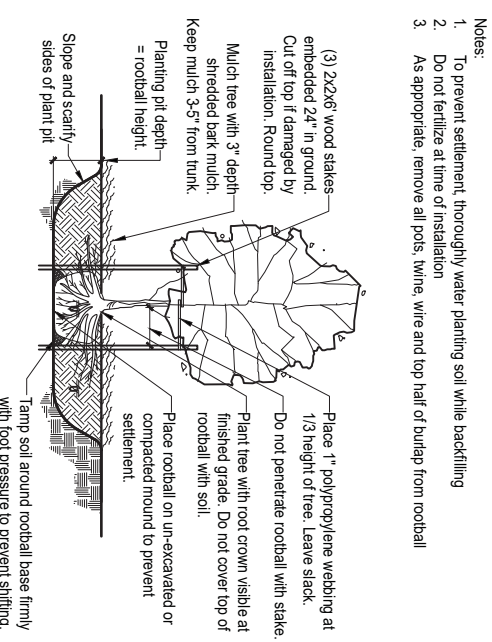


- Notes:
1. Install edging per manufacturer's specifications

**6 Landscape Edging**

SCALE: NTS

dt-plnt-edging.dwg

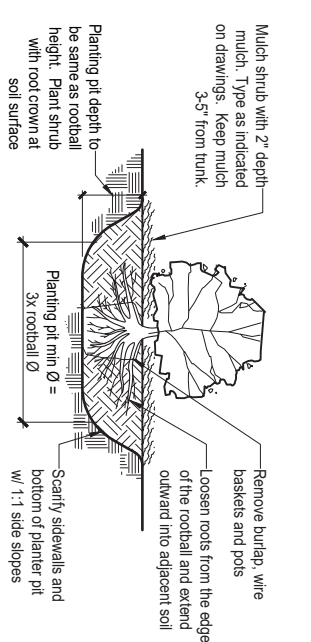


**1 Deciduous Tree Planting - Staked**

SCALE: 1/2"=1'-0"

dt-tree-decd-stak.dwg

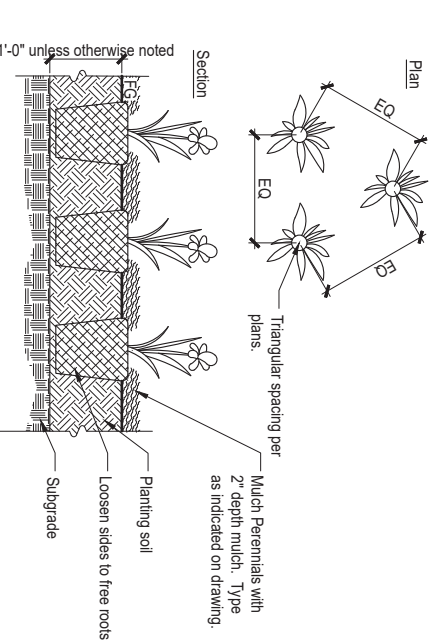
- Notes:
1. To prevent settlement, thoroughly water planting soil while backfilling
  2. Do not fertilize at time of installation
  3. As appropriate, remove all pots, wire, wire and top half of burlap from rootball



**2 Shrub Planting**

SCALE: NTS

dt-plnt-shrub.dwg



**3 Perennial Planting**

SCALE: 3/4"=1'-0"

dt-plnt-per.dwg

REVISIONS

NO.	DATE	DESCRIPTION

**Corvus Design**  
Landscape Architecture  
www.corvus-design.com  
Anchorage - 907.222.2859  
2506 B Fairbanks St. 99503  
Juneau - 907.988.9000  
119 Seward St. 99801

PETCO  
WASILLA, ALASKA

PROJECT NUMBER	<b>13-059</b>
DRAWN BY:	NF
CHECKED BY:	PB
SCALE:	VARIABLES
<b>DETAILS</b>	
SHEET NO.	<b>L501</b>



By: Planning  
Public Hearing: 07/11/17  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 17-18**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING APPROXIMATELY 80% OF TRACT A-1 TO REMAIN CLEARED OF VEGETATION, WHICH IS 10% MORE THAN THE 70% CLEARING ALLOWED IN WMC 16.33.050(A)(2) IN ORDER TO EXPAND THE EXISTING BANK PARKING LOT.**

WHEREAS, Melissa Branch, P.E., Agent for First National Bank Alaska, submitted a request for a waiver/modification on June 20, 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 July 2, 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. Submit a revised landscape plan (Sheet L100) to staff to be incorporated into Resolution Serial No. 17-18 that addresses the following:
  - a. Increase the width of the planting bed to 10 feet as required in WMC 16.24.040(D)(4)(b) and include plantings throughout entire length of planting bed.
  - b. Increase the density of flowers and shrubs in the parking perimeter planting beds to 16 flowers per 100 SF and 2 shrubs per 100 SF.
  - c. Provide landscape islands equaling 15% of the parking lot area.
  - d. Revise landscape islands, as appropriate, to include the required flowers, trees, shrubs, and boulders since some do not have all required elements.
  - e. Add understory trees to the perimeter parking area planting beds along Westpoint Drive since there are no overhead powerlines within the utility easement.
  
2. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the landscape plan date stamped June 30, 2017, attached as Exhibit A to Resolution Serial No. 17-18, as required in WMC 16.33.060.
  
3. The developer and/or lessee of the site must ensure that the grass within the right-of-way abutting the subject property along the Parks Highway is maintained in perpetuity consistent with WMC 16.33.060.

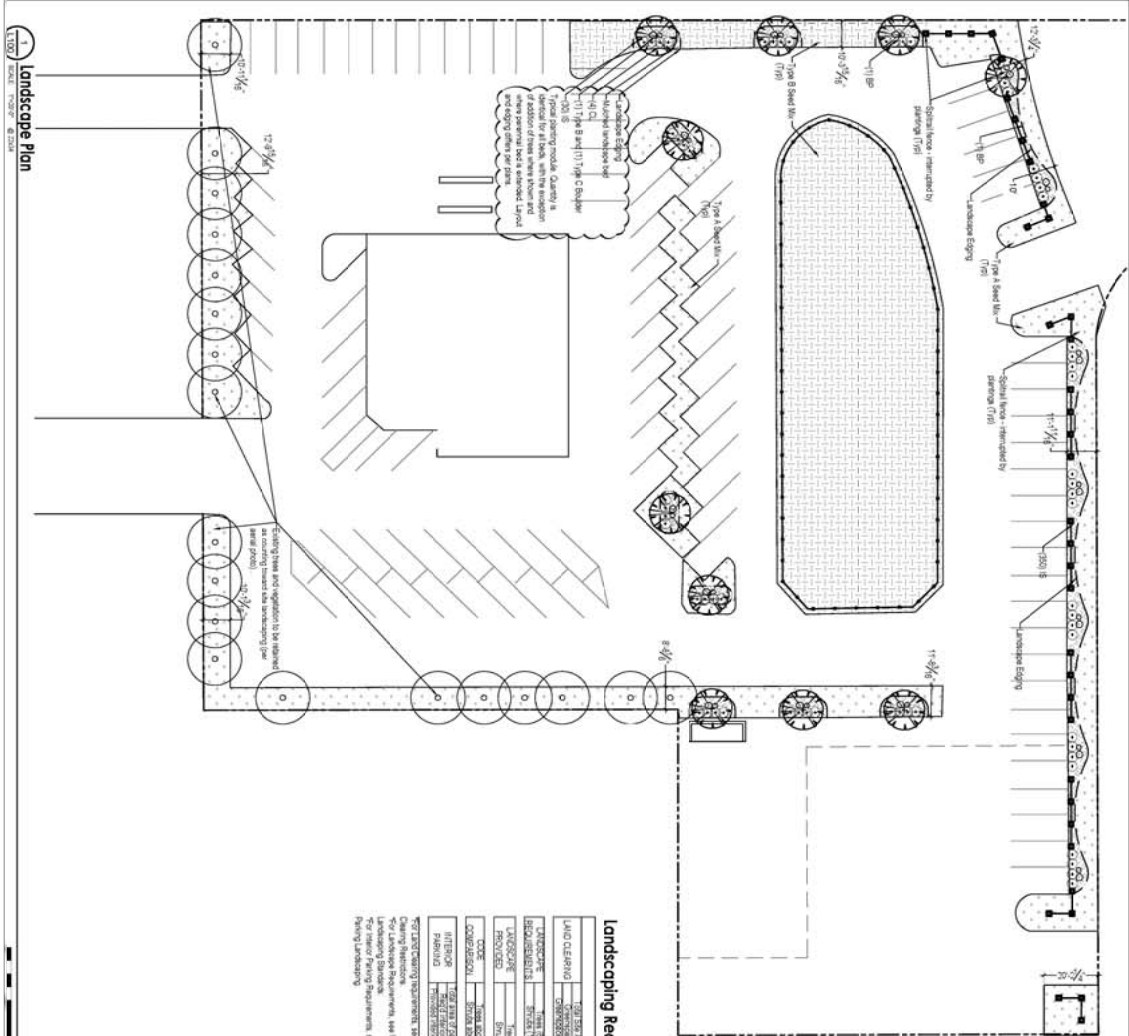
ADOPTED by the Wasilla Planning Commission on April 13, 2017.

APPROVED:

\_\_\_\_\_  
Jessica Dean, Chairman

ATTEST:

\_\_\_\_\_  
Tina Crawford, AICP, City Planner



### Planting Schedule

**Deciduous Trees - See Detail:**

Qty	Symbol	Label	Plant Name	Common Name	Size	Form	Notes
10	(Symbol)	Red Oak	Red Oak	Red Oak	2'-6"	BBB	Edge trees
10	(Symbol)	White Birch	White Birch	White Birch	2'-6"	BBB	Edge trees

**Shrubs - See Detail:**

Qty	Symbol	Label	Plant Name	Common Name	Size	Form	Notes
10	(Symbol)	Red Oak	Red Oak	Red Oak	2'-6"	BBB	Edge trees

**Perennials - See Detail:**

Qty	Symbol	Label	Plant Name	Common Name	Size	Form	Notes
10	(Symbol)	Red Oak	Red Oak	Red Oak	2'-6"	BBB	Edge trees

**Miscellaneous**

Qty	Symbol	Label	Plant Name	Common Name	Size	Form	Notes
10	(Symbol)	Red Oak	Red Oak	Red Oak	2'-6"	BBB	Edge trees

**General Notes:**

- All plants shall be watered to 18" depth for 14 days after installation.
- All plants shall be watered to 18" depth for 14 days after installation.
- All plants shall be watered to 18" depth for 14 days after installation.
- All plants shall be watered to 18" depth for 14 days after installation.

**Landscaping Requirements**

**Perimeter Parking Requirements**

**General Notes:**

- All plants shall be watered to 18" depth for 14 days after installation.
- All plants shall be watered to 18" depth for 14 days after installation.
- All plants shall be watered to 18" depth for 14 days after installation.
- All plants shall be watered to 18" depth for 14 days after installation.

2017-06-30

SHEET NO. 1100

PROJECT NUMBER: **GTA-17-01**

DRAWN BY: **SG**

CHECKED BY: **SG**

SCALE: **1" = 20'**

**FIRST NATIONAL BANK**

**WASILLA, ALASKA**

**Corvus Design**

Landscape Architecture  
 www.corvus-design.com  
 20014 Friesen Dr. #200  
 Anchorage, AK 99503  
 Phone: (907) 886-8000  
 Fax: (907) 886-8000

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**CITY OF WASILLA PLANNING COMMISSION  
LEGISLATION STAFF REPORT**

**Agenda of:** July 11, 2017  
**Originator:** Tina Crawford, AICP, City Planner

**Topic:** Discussion regarding possible revision to the farm animal regulations in Title 16 of the Wasilla Municipal Code

**Attachments:** Regulations from other municipalities in Alaska

At the June 13, 2017 Planning Commission meeting, there was a brief discussion regarding possible revisions to the farm animal regulations in Title 16. The Commission requested information on regulations by other municipalities in Alaska to aid in the next discussion at the July meeting. Attached to this memo are copies of the regulations regarding farm animals for other areas of Alaska. Also, listed below are the current definitions and regulations for farm animals within the Wasilla city limits:

16.04.070 Definitions.

“Agriculture” is a use involving the commercial growing of vegetation or the raising of animals.

“Animal husbandry” means a use involving the keeping of one or more farm animals.

“Farm animal” means an accessory use involving a single animal with an adult weight over two hundred fifty (250) pounds usually associated with agriculture; or any combination totaling ten (10) poultry or rabbits, three sheep or three goats or other small animals; but not including domestic dogs and cats. Other animals including the orders Felidae (cats) and Ursidae (bears) which, in the opinion of the planner, may pose a threat to human safety are not a farm animal.

**16.20.020 District use chart.**

AA = Administrative approval UP = Use permit Blank = No city approval necessary				CU = Conditional use EX = Excluded			
Districts	RR Rural	R1 Single-Family	R2 Residential	RM Multi-family	C Commercial	I Industrial	P Public
<b>Uses</b>							
Agriculture	UP	EX	EX	EX	EX	EX	EX
Animal Husbandry	UP	EX	UP	EX	EX	EX	EX
Farm Animals	AA	UP	UP	EX	EX	AA	EX

## 16.16.060 Specific approval criteria.

**E. Farm Animals.** Farm animals are allowed as an accessory use to agriculture in the industrial zone. In the rural residential and single-family residential farm animal(s) may be allowed as described in the following.

1. A residential use in the RR, R1 or R2 district with a total lot area of forty thousand (40,000) square feet or more may include the keeping of one farm animal as an accessory use, provided that a suitable fence is provided and no stable or building used for farm animals may be closer than twenty-five (25) feet from any exterior lot line. Two farm animals may be kept provided that a site plan is approved by the planner.

2. A residential use in the RR, R1 or R2 district may include the keeping of three or more farm animals if all of the above is met and the total lot area is eighty thousand (80,000) square feet or more.

3. Up to three dogs are allowed per residence. Keeping of more than three dogs more than four months of age is a kennel (see kennel in use chart).

4. No more than four hives per ten thousand (10,000) square feet of lot area shall be allowed and bee colonies shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, the colonies shall:

a. Be at least twenty-five (25) feet from any exterior lot line not in common ownership and be oriented with entrances facing away from adjacent property; or

b. Be placed behind a fence at least six feet in height and extending at least ten (10) feet beyond the hive in both directions.

## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

### ANCHORAGE

#### 21.05.070 – Accessory uses and structures

**D. Definitions and use-specific standards for allowed accessory uses and structures.** This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in this subsection, in addition to complying with the general standards in subsection B.

**3. Beekeeping.** *(Allowed in all residential zoning except R-4A and PR & PLI – R-4A is Multifamily Mixed Use)*

- a. *Definition.* Keeping honey bees, *Apis mellifera*, for the purpose of education and/or producing honey or other products related to bees.
- b. *Use-specific standards.*
  - i. Colonies of *Apis mellifera* shall be managed in such a manner that their flight path to and from the hive will not bring them into contact with people on adjacent property. To accomplish this, colonies shall be:
    - (A) At least 25 feet from any lot line not in common ownership; or
    - (B) Oriented with entrances facing away from adjacent property; or
    - (C) Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in all directions.
  - ii. No more than four hives shall be placed on lots smaller than 10,000 square feet.

**12. Large domestic animal facility (four or more animals).** *(Allowed in R-5, R-6, R-7, R-8, R-9, and R-10 as Conditional Use)*

- a. *Definition.* The keeping, harboring, riding, boarding, stabling, training, exercising, breeding, or related use of four or more large domestic animals regardless of animal ownership, and the associated structure(s) such as a paddock, stable, or barn. Operation of a large domestic animal facility is not a home occupation.
- b. *Use-specific standards.*
  - i. *Lot size.* The minimum lot size for a large domestic animal facility of four animals is 40,000 square feet. An additional 10,000 square feet is required for each animal over four. Application for an administrative variance from the minimum lot size may be made to the department pursuant to subsection [21.03.240 J](#).
  - ii. *Adjacent lots.* Adjacent lots may be used in square footage calculations for site size only. If the adjacent lots are not under single ownership, the lot owners shall submit a recorded joint usage agreement for review and approval by the director. In such cases, setback requirements shall not apply to the interior lot lines between the applicable lots, and a primary use need not be located on the adjacent lot.
  - iii. *Setbacks.* Notwithstanding the setbacks of the underlying zoning district, covered structures associated with a large domestic animal facility, such as a stable or barn, shall be set back at least 25 feet from any abutting lot line, not including interior lot

## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

lines between lots in common ownership. Uncovered enclosures shall meet one of the following setback options:

(A) Seventy-five feet from residences existing on February 28, 2006, not including any residence in common ownership with the large domestic animal facility; or

(B) Ten feet from any abutting lot line, not including interior lot lines of lots in common ownership, if the separation area is vegetated with L2 buffer landscaping.

iv. *Structures.* The square footage of any single large domestic animal facility structure shall not exceed ten percent of the lot size, up to a maximum of 8,000 square feet.

v. *Fences.* Barbed wire shall not be used for fencing of any large domestic animal facility.

vi. *Commercial activity.* Commercial activity associated with large domestic animal facilities, such as boarding or riding lessons, is permitted.

vii. *Other Requirements.* Large domestic animal facilities shall:

(A) Meet the requirements of AMC Chapter 15.20 regarding animal waste, AMC subsection 15.55.060 B. concerning separation requirements from water supply wells, and Section 21.07.020 concerning stream protection setbacks;

(B) Obtain an animal control facility license;

(C) Obtain certification of compliance with a State of Alaska, Anchorage soil and water conservation district conservation plan, or obtain a letter from the district showing demonstrated intent to come into compliance with a conservation plan within one year; and

(D) Comply with licensing and other laws concerning the keeping of animals as set forth in AMC Titles 15, 17, and 21.

c. *Large domestic animal facilities that do not meet these standards.* Large domestic animal facilities that exceed the use-specific standards listed above for site area, structure size, or number of animals, may be allowed by conditional use, pursuant to Section 21.03.080.

**14. Outdoor keeping of animals.** (Allowed in all residential zoning except R-4 and R-4A – Multifamily and Multifamily Mixed Use districts. Also allowed in DR, PR, and PLI – Development Reserve, Parks & Recreation, and Public Lands & Institutions)

a. *Definition.* Restraining or restricting the movement of animals outside of a principal structure, by any means not involving the continued presence and/or participation of a human being.

b. *Use-specific standards.*

i. One to three large domestic animals may be kept outdoors on lots of 20,000 square feet or greater, but any structures or enclosures for keeping such animals shall meet the setback standards of subsection 21.05.070D.12.b.iii.

ii. The following standards apply to the outdoor keeping of all animals except for dogs, domestic cats, and large domestic animals:



## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

- (A) Animals kept outdoors in accordance with this section shall be contained by a structure, fenced enclosure, or pen at all times.
- (B) Animals under this section shall not be kept outdoors in manufactured home communities, except for when the following standards are met:
  - (1) Any structure, fenced enclosure, or pen for the outdoor keeping of animals shall be at least 20 feet from any residence, not including the residence of the owner of the animal(s).
  - (2) No nonconforming rights for the outdoor keeping of animals in a manufactured home community shall be established. If at any time the separation distance of subsection ii.(B)(1) is no longer achieved, the animal(s) shall no longer be kept outside.
- (C) On lots of 40,000 square feet or greater, the following shall apply:
  - (1) No more than one animal per 1,000 square feet of lot area may be kept outdoors.
  - (2) Structures for the outdoor keeping of animals shall not encroach into the setbacks of the zoning district and shall be at least ten feet from any lot line.
  - (3) A facility license may be required pursuant to Title 17.
- (D) On lots smaller than 40,000 square feet, the following shall apply:
  - (1) Excessively noisy animals such as roosters, turkeys, guinea fowl, peacocks, or geese are prohibited.
  - (2) Up to five animals may be kept on lots of 6,000 square feet or less, with an additional one animal per additional 1,000 square feet of lot area. A facility license may be required pursuant to Title 17.
  - (3) Structures for the outdoor keeping of animals shall not encroach into the setbacks of the zoning district and shall be at least ten feet from any lot line.
  - (4) It shall be unlawful for any owner or custodian of an animal under this section to permit it to make chronic animal noise, as defined in AMC Section 17.05.010.

## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

### CITY OF SOLDOTNA

#### 6.04.080 - Objectionable animals or birds.

- A. Any person owning, keeping, possessing, or harboring any animal or bird shall not suffer or permit the same to repeatedly disturb a neighborhood or any number of persons by frequent or prolonged barking, howling or other noises.
- B. Any person owning, keeping, possessing, or harboring any animal or bird shall not suffer or permit the same to dig upon or injure public property, a public thoroughfare, or private property not lawfully occupied by such person.
- C. Any person owning, keeping, possessing, or harboring any animal shall promptly remove and dispose of all feces left by the animal on any public property, public thoroughfare, or private property not owned by such person or lawfully occupied by such person.
- D. The owner of any animal or bird shall not permit the same to frequently or habitually growl, snap at, jump upon or otherwise menace, injure or frighten persons within the city, unless those persons are trespassing upon the owner's property.
- E. Any animal chasing, harassing or otherwise disturbing or injuring wild game may be immediately impounded by the animal control officer and may be immediately impounded by a private citizen.
- F. No wolf or wolf hybrid shall be permitted within the city limits.
- G. An animal found in violation of any part of this section may be impounded, even if restrained on public or private property, if the owner is not immediately available.

"Farm animal" means any cows, horses, mules, goats, sheep, swine, *chickens* or other similar animals commonly kept as livestock.

#### 17.10.365 - *Animals*.

In the Single, Single-Family/Two-Family and Multi-Family Residential Districts and on properties in the Rural Residential District 1½ acres or less in size, the keeping of *farm* or wild animals shall be prohibited. The keeping of dogs in a noncommercial kennel is a permitted accessory use in all zoning districts. No animals shall be kept in any district in such a manner as to create health, noise, odor or visual impacts upon neighboring properties. (See Animal Control, Chapter 6 of the Soldotna Municipal Code).

#### 17.10.230 - Rural Residential District (RR).

- A. Intent. The Rural Residential District (RR) is intended to provide for stable, quiet, and low density residential development and other uses which are both compatible with the maintenance of a rural, open environment and convenient to the residents of such a district.
- B. Permitted Principal Uses and Structures. The following principal uses and structures are permitted in the RR District:
  - 1) Dwellings: single-family and two-family;
  - 2) *Farming*/general agriculture on properties greater than 1 ½ acres in size;

#### 17.10.270 - Parks and Recreational District (PR).

- A. Intent. The intent of the Recreational District (PR) is to provide areas, public and private, for recreational activities and community events to enhance the City's quality of life.
- B. Permitted Principal; Uses and Structures. The following principal uses and structures are permitted in the PR District:

**EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA**

1. *Farming*/general agriculture;

**17.10.280 - Industrial District (IND).**

A. Intent. The Industrial District (IND) is intended to provide areas for industrial and related uses whose external, physical effects are predominantly restricted to the area of the district.

B. Permitted Principal Uses and Structures. The following principal uses and structures are permitted in the IND District:

- 1) All uses permitted in the Commercial District shall be permitted in the Industrial District, except for dwellings and community residences of all types;
- 2) *Animal* care: boarding, commercial kennels, and veterinary hospitals/clinics;
- 3) *Farming*/general agriculture;

**• TABLE I**  
**SUMMARY OF LAND USES**  
**ALLOWED IN ZONING**  
**DISTRICTS**

<b>LEGEND:</b>		
P - Permitted Use	RR - Rural Residential	C - Commercial
C - Conditional Use	SF - Single-Family	PR - Parks and Recreation
X - Prohibited Use	SF/TF - Single-Family/Two-Family	INS - Institutional
*(Asterisk), refers to specific standards cited in individual zoning districts)	MF - Multi-Family	IND - Industrial
	LC - Limited Commercial: ("*P/C" refers to uses with 1300 sq. ft. size restriction which may be lifted as conditional uses)	

Type of Land Use	RR	SF	SF/TF	MF	LC	C	PR	INS	IND
Farming/general agriculture	*P	X	X	X	X	X	P	X	P
Greenhouses (commercial) and tree nurseries	C	X	X	X	X	*P	P	X	P

## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

### CITY OF PALMER

#### 6.04.010 Definitions

“Domestic bird” means birds which are commonly raised for consumption, egg production, or personal enjoyment including female domesticated chickens, ducks, turkeys, geese, and swans. “Domestic bird” shall not include peacocks, ostriches, emus and similar birds.

#### 17.08.008 Agriculture.

“Agriculture” means the production, keeping or maintenance for sale, lease or personal use, of plants and animals useful to man, including, but not limited to, forages and seed crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats, exotic animals or any mutations thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fruits of all kinds, including grapes, nuts and berries; vegetables, nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program.

#### 17.08.010 Agricultural building.

“Agricultural building” means a building used to shelter farm implements, hay, grain, poultry, livestock or other farm produce in which there is no human habitation and which is not used by the public. (Ord. 454 § 4, 1992)

“Domestic bird” means birds which are commonly raised for consumption, egg production, or personal enjoyment including female domesticated **chickens**, ducks, turkeys, geese, and swans. “Domestic bird” shall not include peacocks, ostriches, emus and similar birds.

#### 17.57.020 Permitted uses.

Permitted principal uses and structures in the AG district are:

- A. Single-family residential dwelling;
- B. General **farming** of agricultural products, agricultural activities, including the raising or growing of crops, livestock, poultry, bees and other **farm animals**. Including one principal residential structure and one additional residential structure per **farm** for **farm** employee housing, and **farm** labor housing;
- C. Horse and/or **animal** shows and arenas, petting **farms**, **animal** display, and stables;
- D. Parks, greenbelts, and nature trails, playgrounds and equipment typical of public or school playgrounds, such as slides, swings, etc. (not including motorized vehicles or rides);
- E. Grain, seed and feed stores;
- F. Vegetable and fruit stands;
- G. **Farm** equipment sales and repair;

**EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA**

**CITY OF KENAI**

N = Not Permitted

P = Principal Permitted Use

Zoning District	ALI	C	RR	RR-1	RS	RS-1	RS-2	RU	CC	CG	IL	IH	ED	R	TSH	LC	CMU
Farming/General Agriculture***	N	P	P	N	N	N	N	N	N	N	N	P	N	P	N	N	N

\*\*\* See, however, the limitations imposed under KMC 3.10.070

**3.10.070 Livestock within the city limits.**

- (a) Except as otherwise provided in this section, no person shall keep or maintain livestock within the City of Kenai.
- (b) Livestock, other than bees, may be kept on lots of forty thousand (40,000) square feet or greater. No livestock shall be allowed in the RU, RS1, RS2 or TSH zones. Animals raised for a fur-bearing purpose are not allowed in any zone. Beekeeping will be restricted as described in subsection (g).
- (c) In this section “livestock” is defined as the following animals:
  - (1) Cow
  - (2) Horse
  - (3) American bison
  - (4) Llama
  - (5) Alpaca
  - (6) Sheep
  - (7) Swine
  - (8) Goat
  - (9) Mule
  - (10) Donkey
  - (11) Ratite
  - (12) Duck
  - (13) Goose
  - (14) Chicken
  - (15) Turkey
  - (16) Rabbit
  - (17) Honey bees (*Apis mellifera*)
- (d) (1) Except for the RS1, RS2, RU, TSH zone(s), the Chief Animal Control Officer may issue temporary permits of not more than fourteen (14) days for the keeping of livestock not otherwise allowed for public exhibitions or entertainment events. The Chief Animal Control Officer may impose conditions on the permits as reasonably necessary for sanitation, safety, or hygiene. The permit may be revoked for a violation of the conditions of the permit or pertinent section of the Kenai Municipal Code. The City may charge a permit fee, which fee shall be as set forth in the City’s schedule of fees adopted by the City Council.

## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

- (2) Except in the RU zone, the Chief Animal Control Officer may, after notifying adjoining property owners in writing and allowing reasonable time for comment, issue a permit for the keeping of livestock for educational or youth activities, such as 4-H, Future Farmers of America, or Boy/Girl Scouts on lots not otherwise eligible under this section. The permit shall state the duration of the permit, which shall not exceed two (2) years, and the type and number of livestock to be kept. The Chief Animal Control Officer may impose conditions on the permits as reasonably necessary for sanitation, safety, or hygiene. The permit may be revoked for a violation of the conditions of the permit or Title 3 of the Kenai Municipal Code. Appeal of issuance or revocation of a permit may be made in writing to the board of adjustment. A permit may be renewed following written notice and reasonable time for comment to the adjoining property owners. The City may charge a permit fee, which fee shall be as set forth in the City's schedule of fees adopted by the City Council.
- (e) Lots on which livestock are kept on the effective date of the ordinance codified in this section which are not eligible for the keeping of livestock under this section shall be considered a non-conforming use of land under KMC 14.20.050. No new or replacement livestock may be kept or introduced on such lots after the effective date of the ordinance codified in this section. Offspring of livestock allowed as a non-conforming use under this section may be kept on such lots only until they are old enough to be relocated to a site conforming to this section or outside of the city limits.
- (f) Except as set forth in subsection (g), below, corrals, pens, hutches, coops or other animal containment structures must have a minimum setback of twenty-five feet (25') from the property's side yards, fifty feet (50') from the front yard, and ten feet (10') from the back yard. All animal containment structures must be secure and in good repair.
- (g) No person may keep honey bees, *Apis mellifera*, in a manner that is inconsistent with the following requirements or that is inconsistent with any other section of this code.
- (1) Colonies shall be managed in such a manner that the flight path of bees to and from the hive will not bring the bees into contact with people on adjacent property. To that end, colonies shall be situated at least twenty-five feet (25') from any lot line not in common ownership; or oriented with entrances facing away from adjacent property; or placed at least eight feet (8') above ground level; or placed behind a fence at least six feet (6') in height and extending at least ten feet (10') beyond each hive in both directions.
- (2) No person shall keep more than four (4) hives on a lot of ten thousand (10,000) square feet or smaller, nor shall any person keep more than one (1) additional hive for each additional two thousand four hundred (2,400) square feet over ten thousand (10,000) on lots larger than ten thousand (10,000) square feet.
- (3) It shall be a violation for any beekeeper to keep a colony or colonies in such a manner or in such a disposition as to cause any unhealthy condition to humans or animals.
- (4) Beekeepers shall take appropriate care according to best management practices when transporting hives of bees. Bees being transported shall have entrance screens or be secured under netting.
- (5) The term "hive" as used in this section means the single structure intended for the housing of a single bee colony. The term "colony" as used in this section means a hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.
- (h) A person seeking relief from the provisions of this section may apply for a conditional use permit under KMC 14.20.150.

## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

### CITY OF HOUSTON

#### 6.04.010 Definitions.

“Livestock” includes, but is not limited to, domestic animals such as horses, cattle, sheep, goats, pigs, chickens, ducks and other such animals normally considered farm animals, whether kept for profit or not.

#### 6.04.030 Animal or livestock annoyances.

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It is unlawful for an animal or livestock to interfere with the sleep, work or reasonable right to peace, safety, or privacy of a person. Violation of this provision is an infraction.

#### 6.04.040 Sanitary enclosures.

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It is unlawful for any person to own any animal unless all structures, pens and yards, and areas in which the animal is kept, are maintained in a sanitary condition. Violation of this provision is an infraction.

#### 10.01.040 Definitions

“Agriculture” means the production, keeping, or maintenance for sale, lease, or personal use, of plants and animals useful to man, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats, exotic animals or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fruits of all kinds, including grapes, nuts and berries; vegetables, nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program.

#### 10.03.040 RA-2.5 district – Residential/agriculture district.

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A. Intent. The intent of this district is to provide for a low-density rural/agriculture single-family district identical to RA-5 in terms of permitted uses and structures, the only change being that lot sizes as small as two and one-half acres are allowed herein. The RA-2.5 district is intended to be located in areas either suited to agricultural uses and intended to be set aside for such uses on a long-term basis, or in areas where development trends and physical features indicate the appropriateness of a very low intensity of residential development. This small lot size may be justified when consistent with existing development and residential densities in the vicinity.

B. Permitted Uses and Structure. The RA-2.5 district allows the development of one single-family home or modular home on individual lots. More than one primary dwelling residence requires a variance from the City of Houston. In addition to the new residential uses, the district allows uses such as public schools and libraries, churches, day care centers, parks and playgrounds, both small and large agricultural uses, including commercial farms, standard or limited marijuana cultivation facilities, nurseries, and truck gardens. Any use not consistent with uses listed under permitted or conditional uses and not a nonconforming use lawful before the effective date of the ordinance codified in this chapter is prohibited.

E. Minimum Lot Requirements. The minimum lot area shall be two and one-half acres.

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## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

### **10.03.050 RA-5 district – Low density residential/agricultural district.**

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A. Intent. The intent of this district is to provide for a very low-density rural/agriculture single-family district. The RA-5 district is intended to be located in areas either suited for agricultural uses and intended to be set aside for such uses on a long-term basis, or in areas where development trends and physical features indicate the appropriateness of a very low intensity of residential development. This larger lot size should be applied in such areas unless existing development and residential densities justify the two-and-one-half-acre minimum lot size allowed in the RA-2.5 district.

#### B. Permitted Uses and Structures.

1. The RA-5 district allows the development of one single-family home or modular home on individual lots. More than one primary dwelling residence requires a variance from the City of Houston.
2. In addition to the residential uses, the district allows uses such as public schools and libraries, churches, nursery schools, day care centers, parks and playgrounds, both small and large agricultural uses, including commercial farms, nurseries, standard or limited marijuana cultivation facilities, and truck gardens. Any use not consistent with uses listed under permitted or conditional uses and not a nonconforming use lawful before the effective date of the ordinance codified in this chapter is prohibited.

E. Minimum Lot Requirements. The minimum lot area shall be five acres.

### **10.03.110 PH district – Parks Highway district.**

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A. Intent. The purpose of this district is to encourage a moderate level of growth which will provide an economic base in Houston adequate to allow provisions of employment opportunities in the area and to avoid becoming dependent upon external governmental or economic factors and activities. It is also intended to maintain the qualities that make the George Parks Highway corridor an attractive community entry and community center. These qualities include buildings set back from the street, predominance of trees and other vegetation and building sizes and styles that reflect Houston's history and natural setting. It is intended to encourage this area to support a mixture of residential and commercial activities.

D. Conditional Uses and Structures. The PH district allows the following conditional uses and structures:

4. Agricultural uses;



**EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA**

**CITY OF FAIRBANKS**

NONE

## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

### FAIRBANKS NORTH STAR BOROUGH

“*Agribusiness*” means a business directly related to and supportive of an agricultural use as defined herein.

“*Agriculture*” means the cultivation of the soil or nutrient solution, including but not limited to indoor agriculture, the growing of crops and/or plants, **animal** and poultry husbandry, dairying, grazing and accessory uses customarily incidental to agricultural activities. This definition does not include commercial cultivation of marijuana.

“*Agriculture, commercial*” means conducting the business of agriculture with the intent to sell the products of the enterprise for profit.

“*Agriculture, indoor*” means agriculture entirely indoors within a fully enclosed facility for any purpose including but not limited to commercial or retail. This definition does not include **animal** and poultry husbandry, dairying, or grazing.

“*Livestock, commercial*” means any quantity of **farm animals** kept with the intention of selling related goods and/or services.

“*Livestock, domestic*” means any quantity of **farm animals** raised and/or kept for personal use or for occasional competitive use (i.e., 4H, FFA, etc.).

#### 18.64.020 Use regulations.

A. Permitted Uses. In the GC, general commercial district, permitted uses are:

1. Any permitted use in the LC district;
2. Agriculture, indoor;

#### 18.28.020 Use regulations.

A. Permitted Uses. In the RA-40, RA-20, RA-10 and RA-5, rural and agricultural districts, permitted uses are:

1. Accessory uses;
2. Agribusiness;
3. Agricultural uses;
4. Airports, heliports and aircraft landing fields, and related buildings essential in the operation of said uses, in the RA-40 and RA-20 districts only;
5. **Animal** and veterinary hospitals;
6. **Animal** boarding and breeding facilities;

**EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA**

**CITY OF SEWARD**

**9.05.145 - Noisy animals.**

It is hereby declared to be a nuisance, and it shall be unlawful to keep, maintain or permit on any lot or parcel of land, any animals or household pets which by any sound or cry shall disturb the peace and comfort of any neighborhood or interfere with any person in reasonable and comfortable enjoyment of life or property.

**9.05.155 - Removal and disposal of fecal matter.**

(b) Any person owning, keeping, possessing or harboring any livestock animal shall immediately remove and dispose of all fecal matter left by the animal on public parks, streets, sidewalks or bike paths.

**15.10.140 - Definitions.**

B. Specific definitions. (Parenthetical references are for cross-reference only.) In this chapter, unless otherwise provided or the context otherwise requires:

2. Agriculture. Commercial farming, dairying, pasturage, horticulture, floriculture, viticulture, or animal and poultry husbandry including buildings used to shelter farm implements, hay, grain, poultry, livestock or other farm produce in which there is no human habitation and which is not used by the public.

32. Farm animal. Any cow, horse, mule, goat, sheep, pig, chicken, or other similar animal commonly kept as livestock.

46. Livestock. Generally accepted large (over 250 pounds) and small (under 250 pounds) outdoor farm animals (i.e., cows, goats, horses, pigs, barnyard fowl, etc.). Does not include cats, dogs and other common household pets.

Table 15.10.225. Land Uses Allowed

**KEY:**

- O - Use Permitted Outright
- H - Home Occupation
- C - Use Requires Conditional Use Permit
- P - Use Requires Administrative Permit
- Blank - Use Prohibited

Zoning Districts	Principally Residential					Principally Commercial					Principally Public		
	RR	R1	R2	R3	UR	OR	AC	HC	CB		RM	INS	P
Agriculture											O		
Livestock, excluding chickens and rabbits	P										P		
Livestock, chickens and rabbits	P	P	P	P	P	P	P		P		P		

## EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA

### 15.10.225. - Land uses allowed.

(g) Livestock as defined in section 15.10.140B are allowed in accordance with table 15.10.225 of this chapter subject to the following:

(1) Lot size may not be less than 20,000 square feet per large animal, or not less than 20,000 square feet for every two small animals (excluding chickens and rabbits).

(2) Livestock fencing shall be no closer than five feet from a property line.

(3) A city-approved drainage plan showing that runoff from the livestock corral or pen will not adversely impact neighboring property or streams.

(4) A city-approved manure storage and disposal plan. The manure storage pile shall not be closer than 25 feet from any property line.

(5) Up to five chickens (hens) or rabbits are allowed in accordance with table 15.10.225.

(6) Chicken or rabbit coops and enclosures are required and must meet a minimum setback of 25 feet from neighboring homes.

(7) Chickens or rabbits are not allowed on lots with more than one dwelling unit.

**EXAMPLES OF FARM ANIMAL REGULATIONS FROM OTHER MUNICIPALITIES IN ALASKA**

**CITY OF JUNEAU**

		Zones														
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
14.200	Commercial agricultural operations															
14.210	Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3					1, 3
14.220	Including farm animals <sup>M</sup>	1, 3	3													1, 3
14.230	Stabling of farm animals <sup>M</sup>	3	3	3	3					3	3					1, 3
14.250	Personal use agriculture															
14.253	Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1

**Key:**

- 1. Department approval requires the department of community development approval only.
- 1, 3. Department approval required if minor development, conditional use permit required if major development.
- 2. Allowable use permit requires planning commission approval.
- 3. Conditional use permit requires planning commission approval.
- 2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

**Notes:**

M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.

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PERMIT INFORMATION 2017												
PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE	NEW	ADDITION	SQ FTG	ZONE	TAX ID
AA17-01	ADMINISTRATIVE APPROVAL											
AA17-01	GRIFFIN, JANA		251 W PARKS HWY		01/03/17	TUF	FOOD CART			320	C	17N01W09A006
AA17-02	DC 907 DIESELS INC	FLOYD RESUB	567 S DENALI ST		01/03/17	TENANT SPACE	MECHANIC SHOP (DIESEL)			5,120	C	4893B04L009A
AA17-03	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTE	1225 W BOYD CIR		01/05/17	SFD				2,650	RR	
AA17-04	MILLER, GARY	IDITAPARCEL ADD 1	469 W PARKS HWY		01/12/17	TENANT SPACE	LITTLE MILLERS COFFEE & ICE CREAM			516	C	5797000L002A
AA17-05	FERGUSON-WHEELER, DIANA	WASILLA CENTER CONDQS	619 S KGB RD		01/13/17	TENANT SPACE	RAVEN'S SONG REHAB			3,600	C	9108000U006
AA17-06	S VALLEY FARM LLC	THEO AC	1301 E PALMER WASILLA HWY		01/13/17	TENANT SPACE	RETAIL SALES - FARM ANIMAL FEED			2,944	C	7297000L001
AA17-07	TROY DAVIS HOMES INC	HOME DEPOT	1301 E PALMER WASILLA HWY		01/20/17	TENANT SPACE	LAND FAMILY DENTAL			2,576	C	5769000L002
AA17-08	TROY DAVIS HOMES INC	HOME DEPOT	1301 E PALMER WASILLA HWY		01/20/17	TENANT SPACE	NORTHWOODS FAMILY MEDICINE			1,472	C	5769000L002
AA17-09	TROY DAVIS HOMES INC	HOME DEPOT	1301 E PALMER WASILLA HWY		01/20/17	TENANT SPACE	ENVY SALONG			1,472	C	5769000L002
AA17-10	TROY DAVIS HOMES INC	HOME DEPOT	1301 E PALMER WASILLA HWY		01/20/17	TENANT SPACE	TCN EXTREME CONSULTING			1,472	C	5769000L002
AA17-11	AGEN, JORDAN	WASILLA AC	189 E NELSON AVE		01/23/17	TENANT SPACE	JUICE JUNKIEZ - JUICE BAR			210	C	9089000U003
AA17-12	LANGILL, FRANK SR & K	WASILLA AC	1524 W VAUNDA AVE		01/24/17	HOME OCCUPATION	FDL WOODWORKING			1,280	RR	1113B04L009
AA17-13	TD INVESTMENTS LLC		10508 1150 E HORVATH DR		01/25/17	SUBD					C	17N01W10A015
AA17-14	CHURCH ON THE ROCK DR	FRED NELSON	290 N YENLO ST		01/27/17	TENANT SPACE	THRIFT STORE			4,478	C	2523B01L005A
AA17-15	TRIFTERS ROCK	MEADOWS THE	1531 N KERRY LN		02/01/17	DUPLEX				2,464	RR	7365000L002
AA17-16	CFT DEVELOPMENTS LLC	CREEKSIDE TWIN SQ	1451 E PARKS HWY		02/03/17	COMM<10,000 SQ FT	ESPRESSO MOBILE TRAILER			7,300	C	1046000T005A
AA17-17	JEWETT, BOBBIE LEE	IDITAPARCEL ADD 1	1901 E PARKS HWY		02/08/17	TUF				6641000T00B	C	6641000T00B
AA17-18	WELLS FARGO	IDITAPARCEL ADD 1	581 W PARKS HWY		12/01/16	SIGN					C	5797000L003A
AA17-19	SIGNATURE SIGNS	WASILLA CENTER CONDQS	613 S KNICK-GOOSE BAY RD		02/13/17	SIGN				36	C	9164000L004A
AA17-20	PRESTIGE CUSTOM HOMES LLC	PRIMOSE POINTE PH 2	225 W CELTIC CIR		02/13/17	DUPLEX				3,000	RR	7442B01L053
AA17-21	PRATT, JENNIFER	MEADOWS THE	1350 W SPURCE		02/15/17	APPAREL PRINTING & CUSTOM DESIGN				740	RR	6830B01L008A
AA17-22	PRECISION HOMES	ENDEAVOR POINTE	1255 W BOYD MADOW CIR		02/17/17	SFD				2,378	RR	
AA17-23	PORTERFIELD, ALBERTA	WASILLA CENTER CONDQS	617 S KNICK GOOSE BAY RD		02/21/17	TENANT SPACE	A BLACK SHEEP SHOP			1,440	C	9108000U005
AA17-24	KUANG, R	TD BUSINESS PARK	850 S ROBERTS		02/15/17	TENANT SPACE	BASIL GINER RESTURANT			3,078	C	
AA17-25	PAULUS, DMITRY	ENDEAVOR	1350 W BOYD MADOW CIR		02/21/17	SFD				2,500	RR	
AA17-26	PAULUS, DMITRY	ENDEAVOR	1370 W BOYD MADOW CIR		02/21/17	SFD				2,300	RR	
AA17-27	MORGAN, RON	GYOJI DIV 1 RSB	951 E BOARD RD		02/21/17	TENANT SPACE				2,000	C	2621B02L006A
AA17-28	DENALI OCCUPATIONAL HEALTH	WASILLA ARBPARK	351 W PARKS HWY		03/06/17	TENANT SPACE	OCCUPATIONAL HEALTH			300	C	2789B01L005A
AA17-29	GENESIS BARBER STUDIO	WASILLA MALL RSE	701 E PARKS HWY		03/09/17	TENANT SPACE	BARBER SHOP			1,239	C	2859000T0081
AA17-30	DROLLINGER, HEATHER	RECOVERY HILLS PH II RSB	1212 W MYSTERY AVE		03/13/17	TENANT SPACE	MASSAGE THERAPY			624	I	7406000L004A
AA17-31	LIBERTY TAX	MOUNTAIN VI G PL 2	991 S HERMON RD		03/20/17	TUF	ROADSIDE GRILL				C	3224B03L001B
AA17-32	CHRISTOPHERSON, BRIAN	WASILLA HEIGHTS	1501 W PARKS HWY		03/21/17	TUF	TRUCK RALLY				C	7321B03L015A & B
AA17-33	NORTHERN QUALITY HOMES LLC	KOHRING	1101 N LUCILLE ST		03/24/17	COMM<10,000 SQ FT	HEAVENS BEST CARPET CLEANING			3,444	RR	2388B01L002
AA17-34	NORTHERN QUALITY HOMES LLC		1365 W BOYD CIR		03/28/17	SFD				2,800	RR	
AA17-35	JOHNSTON, JENNIFER	BAY VIEW GARDENS	1220 S ENDEAVOR ST		03/28/17	SFD				2,600	RR	
AA17-36	HODDSON, JULIE	MOUNTAIN VI G PL 2	1000 E TYEE DR		03/28/17	SUBD					RR	1277E02L006&7
AA17-37	HORTON, AMBER	KENNEDY ADD W4SL	991 S HERMAN RD		03/28/17	TENANT SPACE	WINNERS PULL TABS			1,200	C	3224B03L001B
AA17-38	GOLD CACHE BNGD	SNIDER #4 RSB	460 S KNICK-GOOSE BAY RD		03/30/17	COMM<10,000 SQ FT	COFFEE & SNAACK SHOP			152	C	5174B1L1002A
AA17-39	J&J FOOD MARKET	IDITAPARCEL ADD 1	713 W PARKS HWY		04/06/17	TENANT SPACE	BINGO HALL			4,500	C	2705000L014A-1
AA17-40	KONKHLIK, KEN	WASILLA HTS #1	1301 W PARKS HWY		04/10/17	TENANT SPACE	FOOD MARKET			304	C	5797000L002A
AA17-41	LIFETIME INVESTMENTS LLC	AZULEA WOODS	1777 N NINA CIR		04/11/17	4-PLEX	INPIAT ART			4,000	RR	7508000L007
AA17-42	ALASKA GOLD BUILDING & INV	INDIAN HILL RSB	1551 W PARKS HWY		04/11/17	TUF	TINY HOME SALES			2,140	RR	7321B03L015A & B
AA17-43	COMFORT HOME & INV	NELSON FRED RSB	1243 N HOKA HAY CIR		04/11/17	DUPLEX				1,200	C	7683B01L003B
AA17-44	WHIMSICAL WICKS & GIFTS	BEAUTY LOUNGE	1201 W NICOLA AVE		04/18/17	TENANT SPACE	HAIR SALON			420	RR	7491B02L005A
AA17-45	HEARTS&HANDS OF CARE	WASILLA MALL RSE	691 E PARKS HWY		04/19/17	TENANT SPACE	BEARY COOL YOGAR			1,322	C	2959000T00A1
AA17-46	ARC LAND DEVELOPMENT	VISTA ROSE	1240 N LUCILLE ST		04/19/17	COMM<10,000 SQ FT	SENIOR APARTMENTS			38,244	RM	7556000T002
AA17-47	PREMIER VALLEY HOMES	VALLEY VIEW EST	1700 E VALLEY SIDE CIR		04/20/17	DUPLEX	CINCO DE MAYO FESTIVAL			2,841	RR	2708000L014A-1
AA17-48	LITHIA OF WASILLA	THOMPSON EST	1350 S SEWARD MERIDIAN PKW		04/21/17	TUF	OFFSITE CAR SALES			2,600	RR	17N01W13A006
AA17-49	DAMIAN, PETRU	THOMPSON EST	1400 W MINNETONKA DR		04/26/17	DUPLEX				3,150	RR	7449000L005
AA17-50	HOME AGAIN DECOR	WASILLA MALL RSE	701 E PARKS HWY		04/26/17	DUPLEX	HORSE DRAWN CARRIAGE EVENT				C	2859000T0081
AA17-51	HOST, PETER	BUENA VISTA	1301 S CENTURY CIR		05/02/17	TUF	SK FAN FUN RUN				C	17N01W15B024
AA17-52	BAZAN, VIKTOR		1961 W BAILEY AVE		05/03/17	SFD				1,308	RR	1089B01L010

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FT/G ZONE	TAX ID
AA17-57	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTE	1210 S ENDEAVOR ST	05/04/17 05/05/17	SFD	Y	2,800 RR
AA17-58	LIFETIME INVESTMENTS LLC	AZALEA WOODS	1790 N NINA CIR	05/05/17 05/09/17	4-PLX	Y	4,970 RR
AA17-59	PREMIER VALLEY HOMES	VALLEY VIEW EST #2	1650 E VALLEY SIDE CIR	05/05/17 05/09/17	DUPLEX	Y	2,841 RR
AA17-60	LIFE CHANGES OUTREACH	OLSON ADD #06	1350 S SEWARD MERIDIAN PKY	05/08/17 05/15/17	TJF	C	380 C
AA17-61	DOLEK, NINA	OVERLOOK BUS PK	2200 E PARKS HWY	05/10/17 05/15/17	COMM<10,000 SQ FT	Y	11168902L001
AA17-62	HOLMES, ANGELEEN & MARC	SOUTHVIEW EX	3160 E DANNY'S AVE	05/16/17 05/18/17	HOME OCCUPATION	R-1	2377803L004
AA17-63	JEWETT, BOBBIE LEE	CARSON PLAZA	2560 E PARKS HWY	05/18/17 PENDING	TJF	198 C	2385000L006
AA17-64	MANNAVASU, DARVI	THOMAS ADD #2	231 E SWANSON AVE	05/19/17 05/24/17	COMM<10,000 SQ FT	C	4832801L003A
AA17-65	LOSIK, PAVEL	WASSILLA EST	886 W LONE CLUB DR	05/23/17 05/23/17	DUPLEX	Y	3100 RR
AA17-66	GRAMPOND, AMBER	MASSIE, DANIE	1250 S THOMAS ST	05/23/17 05/30/17	SFD	Y	11048906L022
AA17-67	BROWN, APRIL	UTOPIA MEADOWS	521 E BEECH WAY	05/24/17 05/25/17	HOME OCCUPATION	Y	1081803L002
AA17-68	WELLS FARGO	IDITAPARCEL ADD 1	581 W PARKS HWY	05/24/17 05/24/17	SIGN	1,250 RR	560480L1010
AA17-70	WIRELESS REVOLUTION	OLSON 1999 ADD R58	1601 E PARKS HWY	05/24/17 05/25/17	COMM<10,000 SQ FT	C	5797000L003A
AA17-71	BIGWOOD, NICHOLAS	MOUNTAIN VLG PLZ	951 S HERMON RD	05/25/17 05/30/17	COMM<10,000 SQ FT	C	69220001002A-1A
AA17-72	SUMMERS, SALLY	NIELSON DOLG	591 E RAILROAD AVE	05/26/17 05/28/17	TJF	C	3498000L008
AA17-73	CONWAY, CHRIS	MISSION HILLS PH 1	1204 N JACK NICKLAUS DR	05/26/17 05/28/17	ADD	320 RR-1	6730890L1005
AA17-74	RICHARDS, CHRIS & JENA	EST AT LAKE LUCILLE	1850 W LAKE LUCILLE DR	05/30/17 PENDING	TJF	C	681980L1005
AA17-75	FRED MEYER	OLSON ADD 2006	1501 E PARKS HWY	05/18/17 06/01/17	TJF	C	69050001004A-1B
AA17-76	ESADA, JOHN	MEADOWS THE SNIDER #	1250 W GLENKERRY DR	05/19/17 05/31/17	COMM<10,000 SQ FT	RR	10958902L008
AA17-77	MILLER, DOUG & JOAN	SNIDER R58	501 W PIONEER DR	05/31/17 05/31/17	SFD	Y	1085000L035
AA17-78	SANDSTROM, MIKE	WASSILLA CITY OF AIRPOR	WASSILLA LEASD	06/01/17 PENDING	COMM<10,000 SQ FT	Y	5912000L018A
AA17-79	MEJA, SILVIA	KENNEDY ADD WASSILA	490 E RAILROAD AVE	06/02/17 06/02/17	COMM<10,000 SQ FT	C	1082813L009
AA17-80	SAPP, EDDIE	OVERLOOK BUS PK	2281 S MOUNTAIN AVE	06/02/17 06/05/17	TJF	C	111680L1004
AA17-81	FRIESEN, RYAN	MEADOWS THE PRINIROSE POINTE PH 1	1350 W GLENKERRY DR	06/02/17 PENDING	SFD	Y	7369000L003
AA17-82	LUCAS, MIKE & CATHY	OLSON ADD 2006	1180 E ELKHORN DR	06/06/17 PENDING	DUPLEX	Y	6790803L001
AA17-83	FRED MEYER	ASPEN HEIGHTS ADD 1	1501 E PARKS HWY	06/08/17 06/08/17	CLICK LIST	C	69050001004A-1B
AA17-84	BALETSKIY, ALEXSONDR	SNIDER R58	2151 W GLACIER AVE	06/09/17 06/16/17	SUBDIVISION	RR	1128900L035
AA17-85	BUSHNELL, WILLE	300 E PARKS HWY	500 W HEILLEN DR	06/13/17 06/13/17	STORAGE SHED	R-1	2898000L032A
AA17-86	CLEAR VIEW WASSILA LLC	MOUNTAIN VLG PLZ	E SUN MOUNTAIN AVE 2901	06/14/17 06/16/17	SUBDIVISION	C	17ND1W12D013
AA17-87	KOLOSOV, VLADIMIR	SPIRIT RIDGE DV II	1370 N VILLA CIR	06/16/17 06/16/17	SFD	Y	1408803L013A,14
AA17-88	NORTHERN QUALITY HOMES LLC	GGL #1	921 E SNOWHILL AVE	06/16/17 06/16/17	DUPLEX	Y	227180L1012
AA17-89	LAVIN, TREVOR	BAY VIEW GARDENS	1800 S CHILLIGAN DR	06/19/17 06/19/17	SFD	Y	1200 RR
AA17-90	BLOCK BANK OF ALASKA	CAREFREE ACRES	1301 S SEWARD MERIDIAN PK	06/19/17 06/19/17	COMM<10,000 SQ FT	C	4061B01L002A-1
AA17-91	TROY DAVIS HOMES INC	TD OFFICE PARK	06/15/17 06/20/17	SIGN	128 C	Y	
AA17-92	ALASKA CAR WASH LLC	COTTONWOOD CREEK MALL	1900 E PALMER WASSILA HWY	06/21/17 06/21/17	COMM<10,000 SQ FT	C	6766 C
AA17-93	MONA DONALD	ROGERS PARK	1201 S ROGERS CIR	06/23/17 06/23/17	SIGN	50 C	2758900T00F
AA17-94	KEELER, WILLIAM	BUENA VISTA MEADOWS THE R53	690 S KNICK-GOOSE BAY RD	06/23/17 06/29/17	COMM<10,000 SQ FT	C	17ND1W110C003
AA17-95	LEVCHENKO, ALEXSANDR	MEADOWS THE R53	181 W BAILEY AVE	06/23/17 06/23/17	SFD	Y	1089890L1009
AA17-96	MAHONEY, MIKE	CREEKSID PLAZA/OVERLOOK BUSINESS PARK	1281 W GLENKERRY DR	06/29/17 06/29/17	COMM<10,000 SQ FT	RR	582890L1004-C
AA17-97	MYERS, DONNA	MISSION HILLS LEASE LOTS	1830 E PARKS HWY	06/29/17 07/05/17	TENANT SPACE	C	7095000L003A
AA17-98	NELSON, BROOK & AMBER	NEW WASSILA AIRPOR	2825 W YOUNGTREE DR	06/29/17 06/29/17	VARIANCE TO SETBACK	R-1	2767809L004
AA17-99	PIONEER INVESTMENTS LLC	NORTH STAR TERMINAL	1051 S CROSSWIND CT	06/30/17 07/05/17	HANGER & OFFICE	I	3962000L007
AA17-100	STEVEDORE'S	CREEKVIEW	675 E BOITZ CR	07/05/17 07/05/17	SUBDIVISION	C	2084 C
AA17-101	BOITZ, KEITH	1350 S SEWARD MERIDIAN PKWY	675 E BOITZ CR	07/05/17 07/05/17	SFD	RR	6733000L002
AA17-102	LITHIA OF WASSILA	SMITH-HANGER	1515 S KNICK-GOOSE BAY RD	07/05/17 07/05/17	TJF	C	17ND1W113A006
AA17-103	HANGER, ADAM	CITY OF WASSILA	801 S KNICK-GOOSE BAY RD	07/05/17 PENDING	COMM<10,000 SQ FT	C	7607000L001
AA17-104	WILSON, DAVID	SOUTHVIEW EXT	3001 E DANNY'S AVE	01/09/17 01/27/17	FARM ANIMAL	R-1	2377802L014
UP17-02	K&H CIVIL CONTRACTORS LLC	NORTH COUNTRY EST	1614 S CLAPP ST	07/09/17 02/09/17	GRAVEL EX	I	17ND2W13A004
UP17-03	DONELSON, PAT & EVELYN	INGERSOLL, EVA	1741 W HARVEST LOOP	03/15/17 04/13/17	BED & BREAKFAST SFD TO ASSISTED LIVING	R-1	1628803L010
UP17-04	KEELER, WILLIAM	690 S KNICK-GOOSE BAY RD	1100 E MCKEE CT	05/05/17 05/24/17	DUPLEX	C	2186802L004
UP17-05	KEELER, WILLIAM	690 S KNICK-GOOSE BAY RD	06/23/17 PENDING	DUPLEX	C	2507 C	1701W10C003



PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION DATE	APPROVAL	TYPE	PROJECT TYPE	NEW	ADDITION	SQ FT G. ZONE	TAX ID	
CUI7-01	MAT-SU HEALTH FOUNDATION	WASILLA JR & HIGH SCHOOL	800 E BOGARD RD	03/23/17	04/13/17	COMM-10,000 SQ FT	2 OFFICE BUILDINGS	Y		45,847	C	2095000T00B-2
CUI7-02	JSS2 PROPERTIES	CARSON PLAZA	2430 E PARKS HWY	05/19/17	06/16/17	RENOVATE	BINGO HALL			12,287	C	2385000L002
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>												
<b>REZONE</b>												
R17-01	CITY OF WASILLA	NEW WSILLA ARPT LEASE	1060,1100,1160,1051,1081,1151 S TERMINAL CT	04/10/17	06/28/17	REZONE C TO I					C	3962000L001,2-1-2-2,2-3-3-9
R17-02	SMITH, MICHAEL	SMITH-HAGEN	CROSSWIND CT	04/10/17	06/28/17	REZONE RR TO C					RR	7607000L001
<b>LEGAL NON-CONFORMING USE</b>												
<b>SHORELINE SETBACK</b>												
<b>AMNESTY</b>												
<b>VARIANCE</b>												
V17-01	RUBEO, ALINA	KENNEDY ADDN	461 S TALKETNA ST	03/23/17	04/13/17	SETBACK	SETBACK FOR EXISTING HOME				C	1032B1-4L008
<b>LANDSCAPE WAIVERS</b>												
LW17-01	ARC LAND DEVELOPMENT	VISTA ROSE	1240 N LUCILLE ST	02/13/17	03/14/17	CLEAR 79%					RM	7556000T002
LW17-02	MAT-SU HEALTH FOUNDATION	WASILLA JR & HIGH SCHOOL	800 E BOGARD RD	03/23/17	04/13/17	CLEAR 84%					C	2095000T00B-2
LW17-03	SPLISH&SPLASH GAR WASH	COTTONWOOD CRK MAIL	1900 E PALMER, WASILLA HWY	03/26/17	06/13/17	VEGETATION 27.2%					C	2759000T00F
LW17-04	LUCAS, MIKE & CATHY	PRIMROSE POINTE PH 1	1180 N ELKHORN DR	06/14/17	PENDING	CLEAR 100%					RR	6791B03L001
LW17-05	FIRST NATIONAL BANK OF ALASKA	LAKEWOOD BUSINESS PARK RSB	775 E PARKS HWY	06/20/17	PENDING	CLEAR 80%					C	2479000T00A-1
<b>DESIGN EXCEPTIONS</b>												

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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.**