



**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.**

**AUGUST 8, 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 July 11, 2017 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
  - A. Public Hearing
    - 1. **Item:** **Variance #17-02 (Reso. #17-19)**
      - Applicant: Tamas Deak, KPB Architects
      - Owner: J2S2 Properties
      - Request: Variance to the minimum landscape requirements for perimeter parking lot landscape beds, landscaped parking islands, and the flowers within planting beds in WMC 16.24.040(D)(4) to allow a revised landscape plan for a previously approved bingo facility in an existing building (Conditional Use Permit #17-02).
      - Total Area: 2.52+/- acres
      - Location: 2430 & 2460 E. Parks Highway  
Lots 2 and 3, Carson Plaza Subdivision
      - Zoning: Commercial

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

2. **Item: Amendment to Conditional Use Permit #17-02**  
(Reso. #17-20)

Applicant: Tamas Deak, KPB Architects

Owner: J2S2 Properties

Request: Approval of a revised landscape plan and a phased parking plan with additional parking with a five-year approval period.

Total Area: 2.52+/- acres

Location: 2430 & 2460 E. Parks Highway  
Lots 2 and 3, Carson Plaza Subdivision

Zoning: Commercial

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

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, August 8, 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

Commissioners absent and excused are:

Brian Mayer, Seat E

Staff in attendance were:

Tina Crawford, City Planner  
Lyn Carden, Deputy Administrator  
Leslie Need, City Attorney (by teleconference)  
Tahirih DesJardin, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Bushnell led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator

Ms. Carden reported that 67 new business licenses were applied for in July. She also provided an update that the proposed Borough-wide sales tax will not be on the October 2017 ballot but that the Borough will be proposing a \$0.10 per plastic bag fee for businesses that have sales of a million or more per year.

B. City Public Works Director

No report given.

C. City Attorney

Ms. Need stated that there was no appeal filed for the Kopperud appeal so the settlement is in force.

D. City Planner

Ms. Crawford stated that she will not be present at the September meeting due to a planning conference and that the meeting would be cancelled if no applications were received by the deadline for that meeting.

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

No one stepped forward.

**VII. CONSENT AGENDA**

A. Minutes of July 11, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Item:** **Variance #17-02** (Reso. #17-19)

Applicant: Tamas Deak, KPB Architects

Owner: J2S2 Properties

Request: Variance to the minimum landscape requirements for perimeter parking lot landscape beds, landscaped parking islands, and the flowers within planting beds in WMC 16.24.040(D)(4) to allow a revised landscape plan for a previously approved bingo facility in an existing building (Conditional Use Permit #17-02).

Total Area: 2.52+/- acres

Location: 2430 & 2460 E. Parks Highway

Lots 2 and 3, Carson Plaza Subdivision

Zoning: Commercial

2. **Item:** **Amendment to Conditional Use Permit #17-02** (Reso. #17-20)

Applicant: Tamas Deak, KPB Architects

Owner: J2S2 Properties

Request: Approval of a revised landscape plan and a phased parking plan with additional parking with a five-year approval period.

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 an overview of Variance #17-02 and the amendment to the previously approved Conditional Use Permit #17-02.

b. Applicant:

Mr. Tamas Deak, KPB Architects, representative for J2S2 Properties, provided information regarding the variance and the update to the site plan for the previously approved conditional use permit.

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. Stu Graham stated that he is on the City Council but is speaking a city resident and that he is concerned about the proposed access between Evangelo's restaurant and the bingo hall property.

Ms. Sandy Powers, owner of Big Valley Bingo, stated that they have a verbal agreement with the owner of Evangelo's to allow the shared access. She also stated that they hope to complete the paving of the additional parking area this year.

Discussion moved to the Commission.

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

MOTION: Commissioner Breese moved to approve Variance #17-02 (Resolution Serial #17-19), as presented.

VOTE: The motion to approve Variance #17-02 (Resolution Serial #17-19) as presented, passed unanimously.

MOTION: Commissioner Brown moved to approve the amendment to Conditional Use Permit #17-02 (Resolution Serial #17-20), as presented.

MOTION: Commissioner Bushnell moved to amend the main motion to revise all references to the approval period to construct the expanded parking area on Lot 3 along with the associated landscaping change from a five-year to a three-year approval period.

Discussion moved to the Commission.

VOTE: The motion to amend all references to a five-year approval period for the additional parking area to a three-year approval period, passed unanimously.

VOTE: The motion to approve Amendment Conditional Use Permit #17-02 (Resolution Serial #17-20) as amended, 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

**XII. AUDIENCE COMMENTS** (*three minutes per person*)

No comments.

**XIII. STAFF COMMENTS**

Ms. Crawford stated that the new landscape code was approved by the City Council on July 21, 2017 as approved by the Planning Commission.

**XIV. COMMISSION COMMENTS**

Commissioner Bushnell asked about the City's Code in regards to detached fourplexes.

Ms. Crawford responded that the City code considers this type of development as multiple single-family homes on one lot. This would only be allowed in the Commercial and Residential Multifamily zoning districts since those districts allow any type of multi-family development. However, she clarified that if a development would be elevated to the Planning Commission if staff determined that it would be incompatible with the surrounding area.

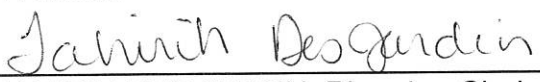
Commissioner Breese recommended that regulations be considered for ice cream trucks as part of the food truck code revisions.

**XV. ADJOURNMENT**

The regular meeting adjourned at 6:53 PM.

  
 BRIAN MAYER, Vice-Chair 10/16/17  
Date

ATTEST:

  
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 TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission October 10, 2017.