



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

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

**CITY OF WASILLA
PLANNING COMMISSION MEETING AGENDA
WASILLA CITY COUNCIL CHAMBERS**

Wasilla City Hall, 290 E. Herring Avenue, Wasilla, AK 99654 / 907-373-9020 phone

REGULAR MEETING

6 P.M.

OCTOBER 10, 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 August 8, 2017 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. **Item:** **Variance #17-03** (Reso. #17-21)
 - Owner: Peter and Cora Doner
 - Request: A variance of 9.3 feet from the required 25-foot front yard setback for a covered porch and bay window on an existing single-family home.
 - Total Area: 0.46 +/- acres
 - Location: 2825 W. Youngtree Drive
Lot 4, Block 9, Mission Hills Subdivision, Phase II
 - Zoning: R-1, Residential
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

2. **Item:** **Building Setback Amnesty #17-01** (Reso. #17-22)
Owner: Patricia Fleming
Request: Approval of a building setback amnesty to allow an existing greenhouse to remain six feet from the side lot line instead of the minimum 10-foot side setback.
Total Area: 2.7 +/- acres
Location: 2430 & 2460 E. Parks Highway
Lot 13, Block 1, Snider Subdivision
Zoning: R-1, Residential/RR, Rural Residential
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

3. **Item:** **Design Exception #17-01** (Reso. #17-23)
Applicant: Matanuska Valley Federal Credit Union
Request: Approval of two sign design exceptions to the Downtown Overlay District Design Standards. The first exception is to approve an internally lit wall sign above the main entrance to the building. The second is to the maximum height of 24' for a wall sign to allow the new wall sign to have a maximum height of 36'4".
Total Area: 1.18 acres +/-
Location: 501 N. Main Street
Lot 1-A, Carney-Wilson Estate Subdivision
Zoning: Commercial – Downtown Overlay District
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

- B. Committee of the Whole
1. Discussion regarding food trucks regulations in WMC Title 16.
2. Discussion regarding revisions to the farm animals regulations in WMC Title 16.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
B. Enforcement Log
C. Matanuska-Susitna Borough Planning Commission agenda

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

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:03 PM on Tuesday, October 10, 2017, in Council Chambers of City Hall, Wasilla, Alaska by Brian Mayer, Vice-Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Eric Bushnell, Seat A
Darrell Breese, Seat B
Brian Mayer, Seat E

Commissioners absent and excused are:

Jessica Dean, Seat C
Simon Brown, Seat D

Staff in attendance were:

Archie Giddings, Public Works Director
Tina Crawford, City Planner
Lyn Carden, Deputy Administrator
Matt Mead, City Attorney
Tahirih DesJardin, Planning Clerk

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

Ms. Carden stated that 38 business licenses that were renewed or applied for in September. She also reported that the ballot initiative to raise the penny for 24 months in order to build a new police department passed. Effective January 1, 2018 through 2019, the sales tax within the City Limits will be 3% and then it will drop to 2.5 % in 2020. Also, the plastic bags tax will be a topic of discussed by the City Council with a proposal to ban plastic bags and Big Valley Bingo will have a ribbon cutting ceremony this Thursday at 6:00 pm.

B. City Public Works Director

Mr. Giddings stated that the police station will start the design process this winter and construction will start next spring. He also reported that they are working on a water main for Susitna and Railroad Avenue.

C. City Attorney
No report given.

D. City Planner
No report given.

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

Ms. Vicki Faeo asked about the W. Riley extension and the expected date for completion.

Mr. Giddings stated that it should be completed next year.

VII. CONSENT AGENDA

A. Minutes of August 8, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Item:** **Variance #17-03** (Reso. #17-21)

Owner: Peter and Cora Doner

Request: A variance of 9.3 feet from the required 25-foot front yard setback for a covered porch and bay window on an existing single-family home.

Total Area: 0.46 +/- acres

Location: 2825 W. Youngtree Drive

Lot 4, Block 9, Mission Hills Subdivision, Phase II

Zoning: R-1, Residential

a. City Staff

Ms. Crawford provided a staff report for Variance #17-03.

Discussion moved to the Commission.

b. Applicant:

Mr. Peter Doner provided information regarding the need for a variance and that he just purchased the property.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal.

Vice-Chair Mayer opened the public comment portion of the public hearing.

Mr. VanDiest stated he was the real estate agent that helped the seller with the recent sale and he is in favor of approval for the variance.

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

d. Applicant
No other comments.

MOTION: Commissioner Bushnell moved to approve Variance #17-03 (Resolution Serial #17-21), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Variance #17-03 (Resolution Serial #17-21) as presented, passed unanimously.

2. **Item:** **Building Setback Amnesty #17-01** (Reso. #17-22)
Owner: Patricia Fleming
Request: Approval of a building setback amnesty to allow an existing greenhouse to remain six feet from the side lot line instead of the minimum 10-foot side setback.
Total Area: 2.7 +/- acres
Location: 2430 & 2460 E. Parks Highway
Lot 13, Block 1, Snider Subdivision
Zoning: R-1, Residential/RR, Rural Residential

a. City Staff
Ms. Crawford provided a summary of the request for Building Setback Amnesty #17-01.

b. Applicant:
Ms. Patricia Fleming stated she is the property owner and requested approval of the amnesty request. She presented photographs of the building and asked that the Commission take into consideration that the water and gas lines to the greenhouse make it difficult to move the structure.

Discussion moved to the Commission.

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

Ms. Vicki Faeo stated she is the next door neighbor and built their house in 1992. She said that she is opposed to the amnesty request since if approved, the greenhouse would be able to remain in its current condition indefinitely.

Mr. John Faeo stated he is the next door neighbor, they built their house in 1992, and he is opposed to the amnesty request.

Discussion moved to the Commission.

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

d. Applicant

Ms. Fleming stated she doesn't believe the pond is an issue and that she has been maintaining the greenhouse.

MOTION: Commissioner Bushnell moved to deny Building Setback Amnesty #17-01 (Resolution Serial #17-22), as presented.

Discussion moved to the Commission.

Commissioner Breese asked for a five minute recess at 6:58 pm.

Returned from recess at 6:59 pm (they did not need the whole five minutes.)

Commissioner Mayer moved to reopen the public hearing portion.

Mr. Faeo stated that he believes they are trying to subdivide the property and the issue of the greenhouse should during that process.

Ms. Fleming stated that they she is not planning on subdividing the property or selling it any time soon.

VOTE: The motion to deny Building Setback Amnesty #17-01 (Resolution Serial #17-22) as presented, passed unanimously.

3. **Item:** **Design Exception #17-01** (Reso. #17-23)
Applicant: Matanuska Valley Federal Credit Union
Request: Approval of two sign design exceptions to the Downtown Overlay District Design Standards. The first exception is to approve an internally lit wall sign above the main entrance to the building. The second is to the maximum height of 24' for a wall sign to allow the new wall sign to have a maximum height of 36'4".
Total Area: 1.18 acres +/-
Location: 501 N. Main Street
Lot 1-A, Carney-Wilson Estate Subdivision
Zoning: Commercial – Downtown Overlay District
a. City Staff

Ms. Crawford provided an overview of Design Exception #17-01.

b. Applicant:

No one was present for the applicant to provide comments.

c. Private person supporting or opposing the proposal.

Vice-Chair Mayer opened the public comment portion of the public hearing.

Ms. Phyllis Wilson stated she is opposed to approving the sign as it is too bright and high on the building. She also stated that this approval would set a bad precedence for the downtown area.

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

d. Applicant

No one was present for the applicant to provide comments.

MOTION: Commissioner Breese moved to approve Design Exception #17-01 (Resolution Serial #17-23), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Design Exception #17-01 (Resolution Serial #17-23) as presented, passed unanimously.

B. Committee of the Whole

1. Discussion regarding food trucks regulations in WMC Title 16.
2. Discussion regarding revisions to the farm animals regulations in WMC Title 16.

MOTION: Commissioner Breese moved to enter into the Committee of the Whole at to discuss Title 16 revisions at 7:23 pm.

Commissioner Bushnell asked to table this discussion to the next meeting so we can have the other Commissioners present.

MOTION: Commissioner Bushnell moved to exit the Committee of the Whole at 7:26PM.

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*)

Ms. Wilson asked whether the Planning Commission typically approved uses when they were done without the proper permits. She also expressed concerns regarding the response time allowed by the public notice.

Commissioner Mayer went over the process the Commission follows and stated that approval of a sign is not guaranteed just because it was already installed on the building without approval.

Ms. Crawford provided information regarding the public notice and the opportunities to submit comments for inclusion in the packet, the ability to submit comments to be provided at the meeting, and provide verbal comments at the meeting.

XIII. STAFF COMMENTS

No comments.

XIV. COMMISSION COMMENTS

No comments.

XV. ADJOURNMENT

The regular meeting adjourned at 6:53 PM.


BRIAN MAYER, Vice Chair 11/14/17
Date

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission November 14, 2017.