

**REGULAR MEETING**

**1. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, July 9, 2019, in Council Chambers of City Hall, Wasilla, Alaska by Eric Bushnell, Chair.

**2. ROLL CALL**

Commissioners present and establishing a quorum were:

Eric Bushnell, Seat A  
Darrell Breese, Seat B  
Simon Brown, Seat D  
Nikki Velock, Seat E

Commissioner absent and not excused was:

Jessica Dean, Seat C

Staff in attendance were:

Archie Giddings, Public Work Director  
Leslie Need, City Attorney (via teleconference)  
Tina Crawford, City Planner  
Tahirih Revet, Planning Clerk

**3. PLEDGE OF ALLEGIANCE**

Commissioner Breese led the Pledge of Allegiance.

**4. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**5. REPORTS**

5.1 City Deputy Administrator  
No report given.

5.2 City Public Works Director  
No report given.

5.3 City Attorney  
No pending litigation.

5.4 City Planner  
Ms. Crawford reported that a city-initiated rezone for properties along Centaur Avenue will be on the August agenda.

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

No one stepped forward.

**7. CONSENT AGENDA**

7.1 Minutes of June 18, 2019, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

8.1 Public Hearing

1. Item: Variance #19-01 (Reso. #19-06)

Applicant: Trail Wills

Request: Approval of eight variances to the minimum landscape requirements in Wasilla Municipal Code Chapter 16.33 that include: (1) allow less than the minimum 15 percent of lot area to be landscaped; (2) allow landscape rock instead of vegetative mulch in landscape beds; (3) waive requirement for landscape guaranty; (4) waiver perimeter landscaping; (5) waive parking lot and vehicular use area landscaping; (6) waive street trees along right-of-way; (7) waive screening and buffering between commercial/industrial and residential uses (north and east); and (8) waive use of landscaping to break up a building façade greater than 35 feet in length.

Location: 1341 W. Shalynn Circle

Lot 4, Blue Glacier #2 Subdivision

Zoning: Industrial

a. City Staff

Ms. Crawford provided the staff report regarding the proposed variances.

b. Applicant

Mr. Trail Wills, property owner, provided a statement regarding his variance requests.

c. Private person supporting or opposing the proposal

Mr. Robert Friesen stated he is not a city resident but owns property within the city limits and is in favor of the requested variances.

Mr. Ryan Friesen stated that he is a city resident, owns property near Mr. Wills, and is in favor of the requested variances.

Mr. Mike Fulton and Mrs. Barbara Fulton stated that they are business owners within the city limits and are in favor of the requested variances.

Mr. John Luburger stated that he is a city resident and is in favor of the requested variances.

d. Applicant

Mr. Wills asked that the Commission make a decision so he can continue with his development.



