



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

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

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

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

REGULAR MEETING

6 P.M.

JUNE 13, 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
 - E. Matanuska-Susitna Borough – Long Range Transportation Plan Update
- VI. PUBLIC PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
 - A. Minutes of May 16, 2017 regular meeting
- 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
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

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

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.

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.

B. Committee of the Whole

1. 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

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 4th 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 11/14/17
Date

ATTEST:


TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2017.