



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Claudia Pinard, Seat A
Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D
Glenda Ledford, 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

SPECIAL MEETING

6 P.M.

NOVEMBER 12, 2015

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. PUBLIC PARTICIPATION (*five minutes per person, for items not scheduled for public hearing*)
- VI. NEW BUSINESS (*five minutes per person*)
 - A. Committee of the Whole
 1. Discussion with Downtown Overlay District Committee regarding draft Downtown Overlay Zoning District regulations and design criteria.
- VII. AUDIENCE COMMENTS
- VIII. STAFF COMMENTS
- IX. COMMISSION COMMENTS
- X. ADJOURNMENT

BENEFITS TO BUSINESSES – PROPOSED DOWNTOWN OVERLAY VS. CURRENT REGULATIONS

- Existing uses and buildings are “grandfathered”
- Clear expectations and guidance for developers – less subjectivity than current code (especially for architectural design)
- More flexibility in building and site design
- Increased commercial square footage can be built (e.g. On 1-acre lot, an additional 5,000 SF could be constructed)
- Less open space and landscaping requirements
- Increased ability to share off-site parking
- Smaller size parking spaces (8.5' x 18' vs. 10' x 20') – allows more on-site parking
- Attractive downtown appearance will encourage visitors and generate interest in area for development
- Regulations protect investment and property value for new development



HOW WILL THE DOWNTOWN OVLRLAY AFFECT EXISTING BUSINESSES AND BUILDINGS?

- EXISTING BUSINESSES AND BUILDINGS ARE “GRANDFATHERED”
- No updates to building or site required if:
 - Building and parking remain unchanged
 - Tenant or new business is permitted in new regulations
 - Sale or transfer of business or building to new owners
 - Maintenance and updates up to 25% of building value or gross floor area



WHAT TYPE OF CHANGES TRIGGER COMPLIANCE WITH NEW REGULATIONS?

- Addition to a “grandfathered” building more than 25% of building value or gross floor area
- A new use that requires construction of additional on-site parking spaces
- Renovation of more than 25% of the assessed value of the property (land + building – not just building)
- Renovation larger than 25% of the size of the building



WHAT IMPROVEMENTS WILL BE REQUIRED?

▪ **BUILDING STANDARDS:** Only new building addition must comply with new design standards

▪ **SITE STANDARDS:** Sidewalks, street lights, and street trees must be installed

EXEMPTIONS:

- No changes required to existing building, parking lot, landscaping, etc. This includes the building type, architectural design, color, material, windows, setbacks, height, etc.
- Additions to rear of property not visible from street



WHAT TYPE OF CHANGES TO "GRANDFATHERED" USES ARE PROHIBITED?

- Building addition to expand floor area of "grandfathered" use
- Expansion of a "grandfathered" use into additional floor area in same building



3





**WASILLA PLANNING COMMISSION
and DOWNTOWN OVERLAY COMMITTEE**

SIGN-UP SHEET

Meeting Date: November 12, 2015

If you wish to speak about the proposed Downtown Overlay District, please sign-in below. When it is time for you to speak, the Chairman will call your name and you will have 5-minutes to address the Planning Commission.

Printed Name and Business Name	Address	Phone Number	City Resident	Business Owner in Overlay District	Property Owner in Overlay District
<i>Daniel Kelly</i>	<i>581 W Briar Dr</i>	<i>370-294</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>Kerry Wright</i>	<i>391 E Parks Hwy Wasilla 99654</i>	<i>841-1197</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>Kevin Bate</i>	<i>1620 W Lk. Lucile Drive</i>		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No