



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Patrick Brown, Seat A
Daniel Kelly Jr., Seat B
Steven DeHart, Seat C
Doug Miller, Seat D
Glenda Ledford, Seat E
Clark Buswell, Seat F
Robert Webb, Seat G

**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

7 P.M.

MAY 22, 2012

- 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 *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Minutes of April 10, 2012, regular meeting.
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. **Resolution Serial No. 12-09:** Supporting the creation of a community garden and the associated task force.

2. **Resolution Serial No. 12-10:** Approving a variance to the maximum six feet sign height to allow a 16 feet sign height; and approving a variance to the maximum 32 square feet sign area to allow 62 square feet of sign area for a non-residential freestanding sign in the Rural Residential Zoning District (Variance No. V12-02). The property is located on Lot 2, Block 1, Kohring Subdivision generally located on the northeast corner of Lucille Street and Flag Circle.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS (*five 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 7:00 PM on Tuesday, May 8, 2012, in Council Chambers of City Hall, Wasilla, Alaska by A.C. Buswell, III, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Mr. Daniel Kelly, Jr., Seat B
Mr. Steven DeHart, Seat C
Mr. Doug Miller, Seat D
Ms. Glenda Ledford, Seat E
Mr. Clark Buswell, Seat F
Mr. Robert Webb, Seat G

Commissioners excused and absent were:

Mr. Patrick Brown, Seat A

Staff in attendance were:

Mr. Bert Cottle, Deputy Administrator
Ms. Tina Crawford, City Planner
Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Webb led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator
Mr. Cottle stated that:

- he handed out an updated list of projects for the City of Wasilla that were included in the State's Capital Improvements Plan (CIP) and that should be approved by the Governor. The list is just a highlight of the projects but there are even more that are included in the budget. He stated that the City did really well

getting funding from the Governor and that the budget should be signed within the next 30 days;

- the plat for the new library site will be brought to the Borough Platting Board on May 30, 2012;
- that the City was told they will not be able to do any improvements to the Lake Lucille dock until the transfer of Lake Lucille Park is finalized and that the City is still waiting for the State to finish the transfer paperwork on their end; and
- that the City Council has discussed developing community gardens. The City will develop the gardens in two phases with the first phase during May 2010 in Nunley Park and the second phase occurring in 2013.

B. City Public Works Director
No report given.

C. City Attorney
No report given.

D. City Planner
Ms. Crawford stated the Hazard Mitigation Plan was approved by FEMA and will be on the June 11, 2012, City Council agenda for approval.

VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*

No one stepped forward to speak.

VII. CONSENT AGENDA

A. Minutes of April 10, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Committee of the Whole
1. Sign Code Discussion

MOTION: Commissioner Webb moved to enter into the Committee of the Whole at 7:06 PM.

VOTE: The motion to enter into the Committee of the Whole, passed unanimously.

Ms. Crawford provided a brief overview of the current sign code and then presented a PowerPoint presentation showing different examples of signs.

Discussion moved to the Commission.

MOTION: Commissioner DeHart moved to exit the Committee of the Whole at 8:39 PM.

VOTE: The motion to exit the Committee of the Whole, passed unanimously.

IX. UNFINISHED BUSINESS

None.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS

Ms. Dianne Woodruff:

- stated that she is speaking as a citizen and not as a City Council member;
- provided information regarding the public hearing for the proposed plat for the Parks Highway Reconstruction project and the discussion and testimony regarding the Planning Commission resolution, Resolution Serial Number 12-03 and a previous resolution from 1996;
- let the Planning Commissioners know that there will be a Meadow Lakes Community Council meeting to discuss the Parks Highway project. She suggested that the Commissioners attend to hear what the community wants for their area. She also stated that the Open Meetings Act did not preclude their attendance since there were not taking any action but that they may want to sit separate from each other to make it clear that they are not discussing the issue outside of a public meeting; and
- stated that she feels that Planning Commission meetings should not be cancelled and that there are numerous items that need the Commission's attention and discussion.

XIII. STAFF COMMENTS

Ms. Crawford stated that she recently spoke with Commissioner Miller regarding agenda items for the Commission to discuss at future meetings. She indicated that the Commission has the ability to create a list of items that they would like to work on throughout the year and that could be scheduled on meeting agendas that do not have public hearings.

Chair Buswell stated if City business needs to be taken care it can be added to meeting agendas and he also clarified that only the Chairman has the authority to cancel Commission meetings.

XIV. COMMISSION COMMENTS:

Commissioner Miller stated that he asked the City Planner to bring forward topics to the Commission for discussion. He suggested that a discussion regarding a Downtown Plan be scheduled for an upcoming meeting. He also asked about the possibility of repairing the boat ramp on Lake Lucille.

Ms. Crawford stated that staff will be working on the Downtown Plan so that it will be adopted before AKDOT begins the design phase of the Main Street couplet. She also stated that DOT will attend a future meeting to provide an update on the Main Street couplet.

Commissioner DeHart stated he agrees that we need to take care of City business but would also like additional training. He also noted that projects take a long time from initial discussion until the project is approved and work begins.

Chair Buswell thanked everyone for being at tonight's meeting. He stated he had something he wanted to discuss regarding Roberts Rule of order but that he will wait until a future meeting when all the members are present.

XV. ADJOURNMENT

The regular meeting adjourned at 8:57 PM.

ATTEST:

A.C. BUSWELL, III, Chairman

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2012.

By: Council Member Taffina Katkus
Public Hearing: 05/22/12
Action:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-09**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION SUPPORTING THE
CREATION OF A COMMUNITY GARDEN AND THE ASSOCIATED TASK FORCE.**

WHEREAS, on January 9, 2012, the Wasilla City Council adopted AM No. 12-02, confirming the goals and initiatives for FY2012 and FY2014; and

WHEREAS, Goal 7 states: Preserve and enhance the quality of life for current and future residents of Wasilla and for visitors to this community; and

WHEREAS, Initiative No. 35 states: Continue to encourage and promote cultural and recreational programs, events, and activities to improve the quality of life of the City's residents and visitors through the use of City facilities (such as parks, museums and library); and

WHEREAS, Initiative No. 36 states: Establish citizen focus groups and continue to conduct community surveys to assist in the development of long-term plans and policies to accommodate future growth; and

WHEREAS, a community garden meets Goal 7, Initiative Nos. 35 and 36; and

WHEREAS, a community garden would enhance the quality of life, providing opportunity for public civic involvement; and

WHEREAS, a community garden would build civic pride and civic cooperation; and

WHEREAS, a community garden would provide educational opportunities for all ages; and

WHEREAS, a community garden would provide opportunity to improve health and experience outdoor family recreation;

WHEREAS, a community garden would provide positive sustainable growing practices for food;

WHEREAS, a community garden would provide resources to the citizens to create a cultural and social atmosphere that would engage the citizens and the city government in a positive meaningful way; and

WHEREAS, a community garden will add beautification and public relations opportunities for the citizens of Wasilla and visitors; and

WHEREAS, a community garden is an effective way to utilize some of our natural resources such as any dredge material from the Lake Lucile project; and

WHEREAS, the City's Mission statement is: It is the mission of the City of Wasilla to provide optimum service levels to the public as cost effectively as possible to ensure a stable and thriving economy, promote a healthy community, provide a safe environment and a quality lifestyle, and promote maximum citizen participation in government; and

WHEREAS, a community garden would meet four of the five objectives of the City's mission statement; and

WHEREAS, citizens can benefit in the creation and ownership of a community project through involvement in an associated task force; and

WHEREAS, by creating a task force we are inviting and encouraging the involvement of our citizens; and

WHEREAS, this task force allows our citizens a chance to succeed, to dream, to learn, to educate, to empower and to have a higher quality of life while contributing to our city by being involved and sharing their experience.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission supports the creation of a community garden and the associated task force.

ADOPTED by the Planning Commission on -, 2012.

APPROVED:

ATTEST:

A.C. Buswell, III, Chairman

Tina Crawford, AICP, City Planner



STAFF REPORT: Case # V12-02
Prepared by: Planning Staff
For the meeting of: May 22, 2012

I. SUMMARY FACTS:

Applicant: Shawn Mertin, Valley Satellite

Land Owner(s): Shawn Mertin

Proposal: A 10' variance to the maximum 6' sign height to allow a 16' sign height **AND** a 30 square feet variance to the maximum 32 square feet sign area to allow 62 square feet of sign area.

Location: 1101 N. Lucille Street
Lot 2, Block 1, Kohring Subdivision

Parcel size: 0.47 Acres±

Zoning District: Rural Residential

Comprehensive Plan: The *2011 Future Land Use Map* designates the subject property as "Generally Residential".

Surrounding Zoning: North: Rural Residential
South: Rural Residential
East: Rural Residential
West: Rural Residential

II. STAFF RECOMMENDATION:

Staff recommends approval of this request.

III. SUMMARY OF REQUEST

The applicant is requesting a 10' variance to the maximum 6' sign height to allow a 16' sign height **AND** a 30 square feet variance to the maximum 32 square feet sign area to allow 62 square feet of sign area for an existing satellite business.

WMC 16.32.260 provides for a variance to the setbacks, sign area, number of signs per parcel, and height of signs. The variance request must comply with the process requirements and criteria in WMC 16.28.110.

WMC 16.32.260 Variance Provisions.

Variations to the setbacks, sign area, number of signs per parcel, and height of signs may be requested by a property owner, or authorized agent. The application process, notice requirements, and variance standards shall be the same as those for variances in Section 16.28.110. In granting a sign variance, the planning commission may prescribe conditions and safeguards to assure conformity with the purpose and intent of this chapter and consistency with the city comprehensive plan and any other applicable adopted city plans.

IV. ISSUES REGARDING CODE

Wasilla Municipal Code sets forth the requirements for variance approvals in §16.28.110. The procedural requirements and variance standards are identified below with appropriate staff findings for each:

§16.28.110(A) Application.

An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Staff Finding: An application was submitted to the Planning Department on April 3, 2012 with finalized drawings and sign dimensions submitted on May 2, 2012.

§16.28.110(B) Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.

Staff Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were mailed on May 2, 2012 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040.

§16.28.110(C) Variance Standards.

A variance may be granted only if:

- 1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;**

Staff Finding: Although all properties in RR zoning may have a commercial business up to 10,000 square feet, not all of the properties have frontage on a collector-type roadway. Lucille Street operates as a collector road for the City and this property is located on the corner of Lucille Street and Flag Circle. Collector roadways often have commercially zoned properties, which are allowed additional signage. In fact, there are two commercially zoned parcels in the immediate area and the one at the northeast corner of Lucille and Aspen has a larger freestanding sign (one is located two parcels to the south and the other is located three parcels north of the subject property.)

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Staff Finding: This lot only has 100' of frontage along Lucille, is at a lower elevation than the roadbed, and is setback from the roadway at least 40'. This limits visibility of the business from vehicles travelling along Lucille Street.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Staff Finding: Without the variance, the maximum signage allowed for this property would be a 6' high freestanding sign with 32 square feet of sign area and only 6 square feet of wall signage. A similar lot on a lot zoned commercially would be allowed up to a 25' high sign with 100 square feet of sign area and unlimited wall signage.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Staff Finding: The current owner purchased the property with an existing commercial building.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Staff Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Staff Finding: The proposed sign variance will allow a reasonable amount of signage that is typically permitted for similar businesses in a commercially zoned area.

2. The variance will not permit a land use that is prohibited by this title;

Staff Finding: The current satellite company is permitted in the RR zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

Staff Finding: The variance is in keeping with the spirit and intent of the chapter since the purpose statement for the sign code states that the code is intended to “recognize the commercial communication requirements of all sectors of the community” and “to allow for special circumstances.”

4. The variance will not be detrimental to the public health, safety or welfare; and

Staff Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Staff Finding: The requested variance will not significantly adversely affect other properties in the area.

VI. CONCLUSION AND RECOMMENDED CONDITIONS

Based on the above, staff recommends that the Planning Commission approve the requested variance.



CITY OF WASILLA
 • Planning Office •
 290 East Herring Avenue • Wasilla • Alaska • 99654-7091
 • Telephone 907-373-9020 •

APPLICATION FOR VARIANCE

Permit #: v 12-02
 Date: 4-3-12

I. PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>Shawn Mertln</u>	Name:
Mailing Address: <u>1101 N. Lucille street</u>	Mailing Address:
<u>Wasilla AK 99654</u>	
Contact Phone: Day <u>907-317-3407</u> Night	Contact Phone: Day Night
FAX:	FAX:
E-mail: <u>Shawn@valleysatellite.tv</u>	E-mail:

II. PROPERTY INFORMATION
Size of property
Property tax #
Street Address: <u>1101 N. Lucille street</u>
Legal Description: Lot(s) <u>2</u> Block <u>1</u> Subdivision <u>Kohring</u>
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Zoning: RR Residential <input checked="" type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input type="checkbox"/> I Industrial <input type="checkbox"/> P Public <input type="checkbox"/>

III. VARIANCE
Applicant seeks a Variance from the following general requirement (s): Code Section #: <u>16.32.120</u>
Describe problem and the minimum variation from code necessary to resolve the problem: <u>My lot is zoned Rural Residential and as such I cannot install a necessary sign for my business. I cannot rezone due to my lot only being a half acre. And rezone permit requires a minimum of two acres.</u>

At Least two (2) days before the pre-application conference, submit the following materials to the Planning Office:

1. A copy of a plat or other legal description of the property.
2. A sketch of the property showing the features the applicant believes are relevant to the variance request.

APPLICATION

In addition to a site plan, the applicant must describe how their requested variance complies with each of the following five standards listed in Section 16.28.110 of the Land Development Code. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these five standards are met.

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought.

Describe how the problem stated on page one is unique to your property.

This building I purchased was built before zoning and it is a commercial building on a rural residential lot. I desire to install a sign that is comparable to other signs in the city that will allow me to get the street visibility that we need to conduct our business.

2. Explain how the conditions described above arise out of natural features inherent in the property such as shape, or topographical conditions of the property, or because of unusual physical surroundings, or how conditions arise out of surrounding development or conditions.

~~We desire to put the sign on our roof halfway down the long slope that we have. This will give us the distance from the road so it can be viewed easily.~~

We desire to install the sign in front of the building. It will be freestanding on four posts.

3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable

use of the property could be made.

A majority of our business comes from visibility and drive by traffic. If we are not allowed to put up the signage that other similar businesses are, we cannot receive the extra business that allows our doors to stay open.

4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.

This request is only to assist the business promote itself.

5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.

We desire to have our lot to be usable to the public as if it were zoned as a commercial lot. Due to the requirements of rezoning this lot does not qualify to be rezoned under current requirements

IV. FEE

A Fee of

\$500 must accompany this application. Checks must be made payable to the CITY OF WASILLA.

V. CERTIFICATION

I certify that the representations made in this application and accompanying material are true.



Owner or Agent

2 April 2012

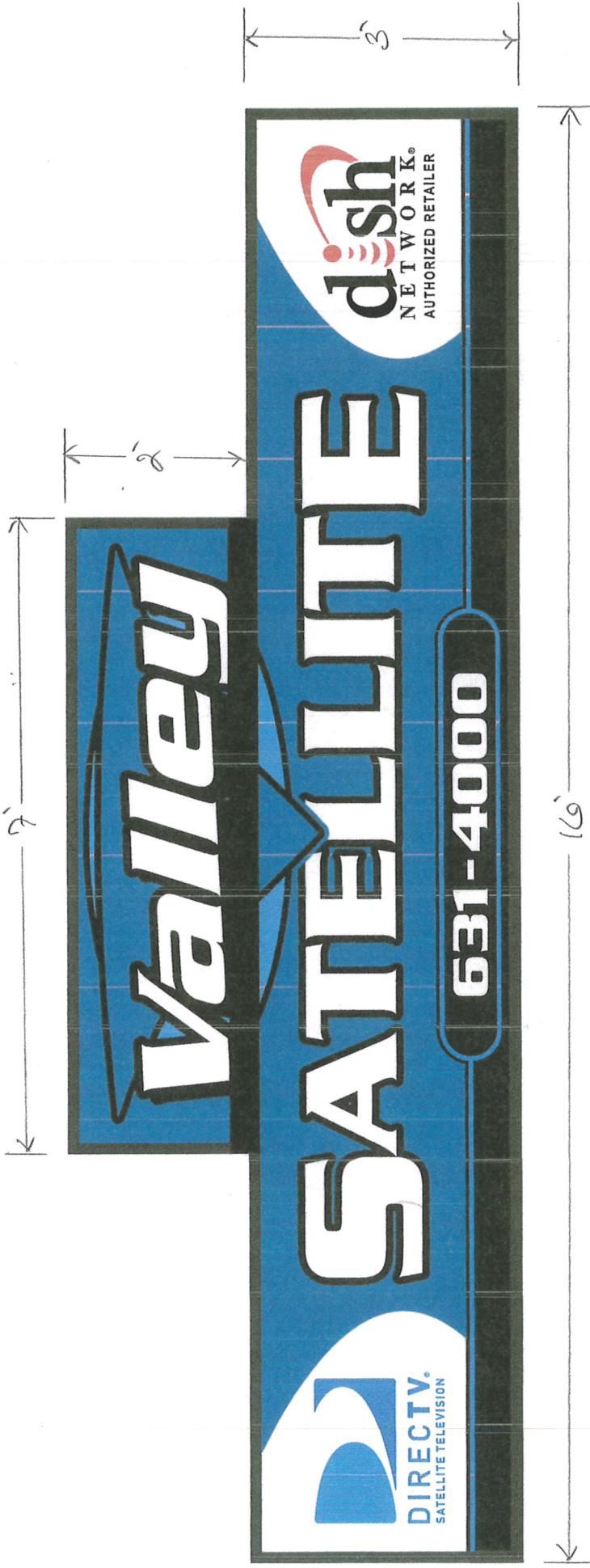
Date

Notice

If a property qualifies for a variance under the Wasilla Development Code Section 16.28.110 (D), the variance granted must meet the following conditions:

1. The deviation from the requirements of Code that is permitted may not be more than is necessary to permit reasonable use of the lot;
2. The variance will not permit a land use that is prohibited by the Code;
3. The variance is in keeping with the spirit and intent of the Code and its requirements
4. The variance will not be detrimental to the public health, safety or welfare; and
5. The variance will not significantly adversely affect other property.

1/24/12
copy

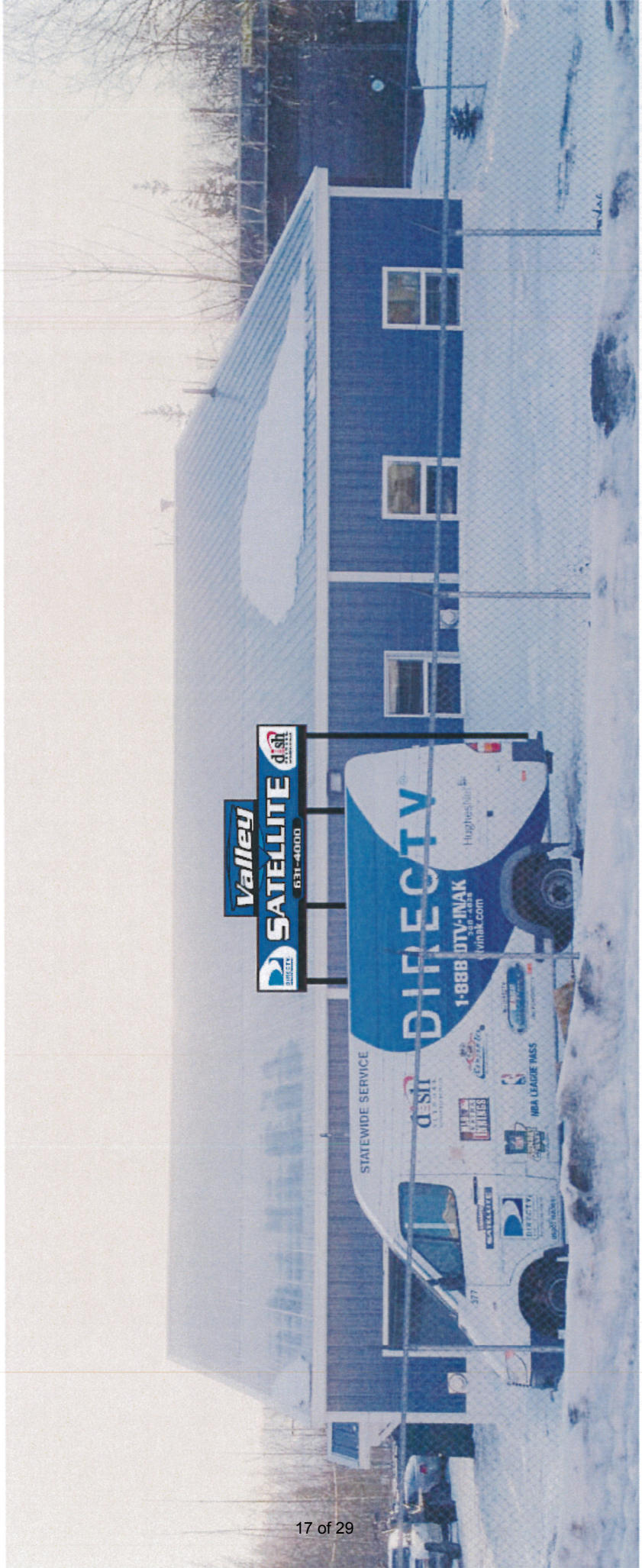


62 sq. feet total

Valley
SATELLITE
631-4000
DIRECTV
dish
DIRECTV



Bottom of sign is 11' off of the ground



**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 05-02-12

CASE #: V12-02

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Shawn Merten, Valley Satellite TV

REQUEST: A 10' variance to the maximum 6' sign height to allow a 16' sign height and 30' variance to the maximum 32 square feet sign area to allow 62 square feet of sign area for a non-residential freestanding sign located at 1101 N. Lucille St., Lot 2, Block 1 Kohring Subdivision. Wasilla Municipal Code 16.32.120 only allows a sign in the Rural Residential Zoning District to be 6' in height and a sign area of 32 square feet.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 22, 2012 at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before May 15, 2012 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name Lee Mitchell

Address _____

Lot 6 Block 1 Subdivision Kohring

Comments: Turn the sub. into commercial + remove it from RR zone.



**CITY OF WASILLA
PLANNING OFFICE**
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

2398B01L006
BIG SKY DEVELOPMENT LLC
MITCHELL LEE
30749 HIGHWAY AC
LEBANON, MO 65536-6302



\$00.45⁰
ZIP 99654
041L11222587

RECEIVED
MAY 11 2012
Planning Office
City of Wasilla

FIRST CLASS

PUBLIC NOTICE



NOTIFICATION OF PUBLIC HEARING -VARIANCE REQUEST-

DATE: 05-02-12

CASE #: V12-02

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Shawn Mertin, Valley Satellite TV

REQUEST: A 10' variance to the maximum 6' sign height to allow a 16' sign height and 30' variance to the maximum 32 square feet sign area to allow 62 square feet of sign area for a non-residential freestanding sign located at 1101 N. Lucille St., Lot 2, Block 1 Kohring Subdivision. Wasilla Municipal Code 16.32.120 only allows a sign in the Rural Residential Zoning District to be 6' in height and a sign area of 32 square feet.

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: THIS IS A MIXED AREA OF RESIDENTIAL AND LIGHT
COMMERCIAL WITH A 2 LANE ROAD. I OPPOSE THE VARIANCE.
IF THIS WAS IN A COMMERCIAL DISTRICT WITH A 6 LANE
ROAD, I COULD SUPPORT.



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

6791B01L059
NUGENT HOWARD R & ANNETTE G
4237 E MERIDIAN LOOP
WASILLA, AK 99654

repost
05/02/2012
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\$00.45
ZIP 99654
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FIRST CLASS

PUBLIC NOTICE

NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-

RECEIVED

DATE: 05-02-12

CASE #: V12-02

The City of Wasilla Planning Commission will consider the following:

MAY 10 2012

PETITIONER (S): Shawn Mertin, Valley Satellite TV

Planning Office
City of Wasilla

REQUEST: A 10' variance to the maximum 6' sign height to allow a 16' sign height and 30' variance to the maximum 32 square feet sign area to allow 62 square feet of sign area for a non-residential freestanding sign located at 1101 N. Lucille St., Lot 2, Block 1 Kohring Subdivision. Wasilla Municipal Code 16.32.120 only allows a sign in the Rural Residential Zoning District to be 6' in height and a sign area of 32 square feet.

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name Christina M. Jencks

Address Po Box 875373, Wasilla AK 99687

Lot 8A Block 1 Subdivision Wasilla Woods

Comments: I oppose the proposal for a larger sign. This is still primarily a residential neighborhood and would like to see it remain as such.

I support the current regulations for signage and oppose varying from current regulations.
Christina M. Jencks



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

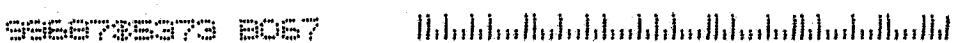
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JENCKS CHRISTINA M
PO BOX 875373
WASILLA, AK 99687-5373

neopost
05/02/2012
US POSTAGE \$00.45⁰⁰

ZIP 99654
041L1122587

FIRST CLASS

PUBLIC NOTICE



**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

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CASE #: V12-02

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: NO comment NO apparent
sub division action

Paul Schubert



**CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021**

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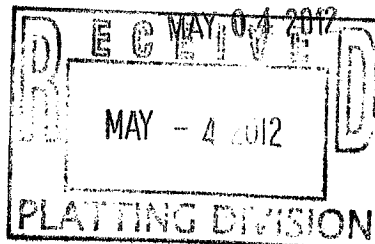
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ZIP 99654
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MSB Platting Division Officer
350 E. Dahlia Ave
Palmer, AK 99645



FIRST CLASS

PUBLIC NOTICE



By: Planning
Public Hearing: 05/22/12
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-10**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A VARIANCE TO THE MAXIMUM SIX FEET SIGN HEIGHT TO ALLOW A 16 FEET SIGN HEIGHT; AND APPROVING A VARIANCE TO THE MAXIMUM 32 SQUARE FEET SIGN AREA TO ALLOW 62 SQUARE FEET OF SIGN AREA FOR A NON-RESIDENTIAL FREESTANDING SIGN IN THE RURAL RESIDENTIAL ZONING DISTRICT (VARIANCE NO. V12-02). THE PROPERTY IS LOCATED ON LOT 2, BLOCK 1, KOHRING SUBDIVISION GENERALLY LOCATED ON THE NORTHEAST CORNER OF LUCILLE STREET AND FLAG CIRCLE.

WHEREAS, Shawn Mertin, owner, submitted an application for a variance on April 3, 2012; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 foot radius and review agencies and the Wasilla Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Wasilla Planning Commission public hearing was published in the Frontiersman on May 15, 2012; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on the requested variance taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission has developed Findings of Fact summarizing the basic facts and reasoning of the Wasilla Planning Commission regarding the requested variance.

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them adopted the Findings of Fact attached as Exhibit A and incorporated herein; and

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission, grants the request sign variance.

ADOPTED by the Wasilla Planning Commission on -, 2012.

APPROVED:

A.C. Buswell, III, Chairman

ATTEST:

Tina Crawford, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 12-10

FINDINGS OF FACT – 16.28.110(C), Variance Standards

A variance may be granted only if:

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Finding: Although all properties in RR zoning may have a commercial business up to 10,000 square feet, not all of the properties have frontage on a collector-type roadway. Lucille Street operates as a collector road for the City and this property is located on the corner of Lucille Street and Flag Circle. Collector roadways often have commercially zoned properties, which are allowed additional signage. In fact, there are two commercially zoned parcels in the immediate area and the one at the northeast corner of Lucille and Aspen has a larger freestanding sign (one is located two parcels to the south and the other is located three parcels north of the subject property.)

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Finding: This lot only has 100' of frontage along Lucille, is at a lower elevation than the roadbed, and is setback from the roadway at least 40'. This limits visibility of the business from vehicles travelling along Lucille Street.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Finding: Without the variance, the maximum signage allowed for this property would be a 6' high freestanding sign with 32 square feet of sign area and only 6 square feet of wall signage. A similar lot on a lot zoned commercially would be allowed up to a 25' high sign with 100 square feet of sign area and unlimited wall signage.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Finding: The current owner purchased the property with an existing commercial building.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Finding: The proposed sign variance will allow a reasonable amount of signage that is typically permitted for similar businesses in a commercially zoned area.

2. The variance will not permit a land use that is prohibited by this title;

Finding: The current satellite company is permitted in the RR zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

Finding: The variance is in keeping with the spirit and intent of the chapter since the purpose statement for the sign code states that the code is intended to “recognize the commercial communication requirements of all sectors of the community” and “to allow for special circumstances.”

4. The variance will not be detrimental to the public health, safety or welfare; and

Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Finding: The requested variance will not significantly adversely affect other properties in the area.

PERMIT INFORMATION 2012										STATUS/ ZONE
DATE	PERMIT	TYPE	SQ FTG	LEGAL	SUBD	NAME	STREET			
ADMINISTRATIVE APPROVAL										
01/05/12	A12-01	CELL TOWER		2864B01L007A	CAREFREE ACS SUB	AT&T MOBILITY	1461 W SEW MER PKY			C
01/10/12	A12-02	TENANT SPACE		1108B02L044	WASILLA ARPRT HTS	MCGINTY, CHRIS	935 W COMMERCIAL DR			C
02/01/12	A12-03	COMM < 10,000 SQ FT	7,027	4653000L010	CREEKSIDE PLAZA	WASILLA AUTO ZONE	1621 E FINANCIAL DR			C
01/27/12	A12-04	ACCESSORY USE		4359000L004A	LAKE LUCILLE LODGE	SECURED GOLD BUYERS	1300 LAKE LUCILLE DR			C
01/25/12	A12-05	COFFEE SHOP	1,320	1108B02L045	WASILLA ARPRT HTS	CARROWAY, NANCY	897 W COMMERCIAL DR			C
01/27/12	A12-06	SFD & ACC USE	295	1039B05L005	LAKE VIEW ADD #1	CARNEY, TED	1001 S FOREST ST			R-1
01/30/12	A12-07	DAY CARE		5674B03L004	SILVERLEAF EST.	ROGERS, JARED & NICOLE	2080 N ASHFORD BLVD			RR
02/01/12	A12-08	CELL TOWER		4805B01L003A	OVERLOOK BUS PARK	AT&T MOBILITY	2251 E PARKS HWY			C
02/09/12	A12-09	COMM, CAR SALES		106B05L018	WASILLA TWNST	BEST DEAL AUTO	160 E SWANSON AVE			C
02/09/12	A12-10	TENANT SPACE		5682B03L003C-1	MTN VLG PLZ	BROWN JUG	2451 E SUN MTN AVE			C
02/09/12	A12-11	TENANT SPACE		5797000L002A	IDITAPARCEL ADDN 1	BROWN JUG	509 W PARKS HWY			C
02/13/12	A12-12	TENANT SPACE	1,070	4061B01L001A-1	CAREFREE ACS SUB	WILKINS, CHRIS	1265 SEWARD MERIDIAN			C
05/01/12	A12-13	SFD / GARAGE	6,566	5868B04L004	SILVERLEAF EST PH V	THOMASON, ROBERT	2051 N ASHFORD BLVD			RR
02/29/12	A12-14	TENANT SPACE	1,500	5797000L002A	IDITAPARCEL ADDN 1	POWELL, JANA	527 E PARK HWY			C
02/29/12	A12-15	COMM< 10,000 SQ FT		1073000L010	OLSON EXT REV	MING TZE OHEIN	1875 PAL/WAS HWY			C
04/09/12	A12-16	ADD TO OFF	480	2398B01L002	KOHRING SUB	MERTIN, SHAWN	1101 N LUCILLE ST			RR
03/06/12	A12-17	CELL TOWER		1113B02L013	WASILLA ACRES	DSC TOWER SUB, LLC	630 N SOUTHWAY			RR
03/13/12	A12-18	COMM < 10,000 SQ FT	1,200	2638B07L003A	WASILLA TWNST	PAYNE, TYAN	344 MAIN ST			C
03/14/12	A12-19	TENANT SPACE		1046000T005-1	OLSON	CHERI'S CLOSET	1451 E PARKS HWY			C
04/09/12	A12-20	TENANT SPACE		1550B01L001	CRESTE FORIS	HENN, CAROLINE	1450 CRESTE FORIS ST			C

04/12/12	A12-21	TENANT SPACE	1,728	9108000U001	WASILLA CENTER CONDO	DONEY, CARMELA	705 S KNIK GOOSE BAY	C
04/12/12	A12-22	TENANT SPACE	250	1010B01L006	CARTER	GAINES, RACHEL	220 E PARK AVE	C
PENDING	A12-23	TENANT SPACE	864	9108000U001	WASILLA CENTER CONDO	GIOVANNI, ANTHONY	705 S KNIK GOOSE BAY	C
04/24/12	A12-24	TUP-TENT SALE		17N01W13A006		LITHIA CJD OF ANCH	1350 S SEWARD MERIDIAN	C
04/24/12	A12-25	SFD	2,224	5945B03L009	MEADOW RIDGE PH 2	SELWAY CORP	543 N PINE RIDGE LP	R-1
04/24/12	A12-26	SFD	2,087	5945B03L002	MEADOW RIDGE PH 2	SELWAY CORP	771 N PINE RIDGE LP	R-1
04/26/12	A12-27	TENANT SPACE	1,200	2638B07L003A	WASILLA TWNST	LEDFORD, GLENDA	344 N MAIL ST	C
04/30/12	A12-28	TENANT SPACE	367	7041B04L003A	WASILLA TWNST	MILLINE, CHERYL	165 E PARKS HWY	C
PENDING	A12-29	COMM< 10,000 SQ FT		5568B02L018A	PARKS MANOR RSB	HAPPY DAWN'S THRIFT SHOP	700 N WASILLA-FISHHOOK RD	C
USE PERMITS								
CONDITIONAL USE PERMITS								
PLANNED UNIT DEVELOPMENT (PUD)								
REZONE								
LEGAL NON-CONFORMING USE								
SHORELINE SETBACK								
AMNESTY								
VARIANCE								
03/27/12	V12-01	SIDE SET BACK		6791B01L067	PRIMROSE POINTE	FENDICH, VIKTOR	251 RIVERDANCE	RR
PENDING	V12-02	SIGN		2398B01L002	KOHRING	MERTIN, SHAWN	1101 N LUCILLE ST	RR



Code Compliance Log March 2012



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/1/2012	S	Parks & Museum		N	REDDI report	12-12923
3/1/2012	C	Iditarod Elem		Y	HCP parking violation	12-12947 citation
3/1/2012	S	Nelson & Graybark		N	Moose in road	12-12957
3/1/2012	PAT	1601 Kerry		N	Assist patrol locate juvenile	12-12973
3/1/2012	S	WHS		N	Facility/security check	12-12965
3/2/2012	S	Oreilly Auto Parts		Y	HCP parking violation	12-13137 citation
3/2/2012	S	Carrs		Y	HCP parking violation	12-13143 verbal warning
3/2/2012	D	1630 Melanie		Y	Nuisance moose	12-13220
3/5/2012	CRT	Palmer Court			Traffic court	
3/5/2012	S	Value Village		Y	HCP parking violation	12-13824 verbal warning
3/5/2012	S	Value Village		Y	HCP parking violation	12-13855 verbal warning
3/6/2012	S	1000 Seneca		N	Abandoned vehicle in ROW	12-14008 24 hr red tag
3/6/2012	S	MUSC		Y	Fire lane parking violation	12-14063 citation
3/6/2012	D	Parks & Yenlo		N	MVA traffic control	12-14068
3/7/2012	S	NAPA Auto Parts		Y	HCP parking violation	12-14196 citation
3/7/2012	S	Holiday		Y	HCP parking violation	12-14199 citation
3/7/2012	S	Fred Meyer		Y	HCP parking violation	12-14229 citation
3/8/2012	D	Wasilla Lake		N	Welfare check	12-14414 unfounded
3/8/2012	S	Susitna & McKinley		Y	ATV violation	12-14418 verbal warning
3/9/2012	D	Lucille & Glen		N	MVA traffic control	12-14607
3/13/2012	S	Target		Y	HCP parking violation- misuse	12-15398 citation
3/13/2012	S	MUSC		Y	HCP parking violation	12-15431 citation
3/14/2012	D	100 Heritage		Y	Public assist	12-15516
3/14/2012	D	KGB & Lakewood		Y	ATV violation	12-15538 verbal warning
3/14/2012	S	Lake Lucille Park		N	Facility/security check	12-15547
3/14/2012	D	Dellwood & Peck		Y	RAL dog	12-15549 citation
3/14/2012	D	Craig Stadler		Y	ATV violation	12-15555 verbal warning
3/15/2012	D	1301 Woodcrest		Y	Assist AWT moose feeding violation	12-15733
3/16/2012	CRT	Palmer Court			Traffic court	
3/16/2012	S	AK USA		Y	HCP parking violation	12-15907 citation
3/19/2012	C	400 Lone Cub		Y	Dogs chasing moose	12-16755 unfounded
3/19/2012	S	1001 Winter		Y	RAL dog	12-16760



Code Compliance Log March 2012



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/19/2012	S	901 Snowhill		N	Abandoned vehicle in RPW	12-16762 24 hr red tag
3/19/2012	S	Charter College		N	HCP parking violation	12-16817 citation
3/19/2012	S	Value Village		Y	HCP parking violation	12-16820 citation, DWLS advise
3/20/2012	D	Jalapenos Restaurant		Y	Illegal dumpster use	12-16918 verbal warning
3/21/2012	S	Fred Meyer		Y	HCP parking violation	12-17070 citation
3/21/2012	C	Lucille & Isle		N	Report of injured dog	12-17088 unable to locate
3/21/2012	C	425 Kimberly		Y	RAL dogs harassing moose	12-17122 citations x2
3/22/2012	C	2240 Success		Y	RAL dog	12-17244 citation
3/22/2012	D	Post Office		N	HCP parking violation	12-17258 unfounded
3/22/2012	S	Walmart		Y	HCP parking violation	12-17285 verbal warning
3/23/2012	D	Frank Smith Way		Y	Report of dead dog	12-17470 unfounded
3/23/2012	D	Lucille & Danna		N	Report of dead cat	12-17504 unable to locate
3/23/2012	D	Fred Meyer		N	RAL dog	12-17526 unable to catch
3/23/2012	D	950 Nelson		Y	Dog welfare check	12-17550
3/27/2012	PAT	Fred Meyer		Y	Public assist- locate "stolen" vehicle	12-18484
3/27/2012	FUP	476 Ravenswood		Y	Dog bite	12-18164 home quarantine
3/28/2012	S	Target		Y	HCP parking violation	12-18596 citation
3/28/2012	D	Parks & Hermon		Y	RAL dog	12-18597 return to owner
3/28/2012	C	2100 W Glacier Ave		Y	RAL dog	12-18628 citation
3/28/2012	C	1060 Airway Cir		Y	Report of bear in area	12-18657 unfounded
3/28/2012	D	1580 Pipestone		Y	Dog welfare check	12-18661
3/28/2012	D	Tailgaters		Y	RAL dog	12-18669 unable to catch
3/29/2012	S	Carrs		Y	HCP parking violation	12-18797 citation, DWLS advise
3/29/2012	FUP	476 Ravenswood		Y	Dog bite	12-18164 home
3/29/2012	D	WHS		N	Report of abandoned vehicle	12-18859 unfounded
3/30/2012	FUP	Tailgaters		Y	RAL dog	12-18669 unable to catch
3/30/2012	C	Whispering Woods & Hiro		N	RAL dog	12-19023 unable to locate
3/30/2012	S	Railroad Ave		Y	Check dog trap	12-19043