



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Claudia Pinard, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Loren Means III, Seat D
Glenda Ledford, 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.

MAY 13, 2014

- 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 8, 2014 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. PUBLIC HEARINGS

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1. Item: **Conditional Use Permit #14-01** (Reso. #14-05)
Request: Approval to build a 1,764 square foot storage addition (two-story) to an existing 30,892± square foot office building.
Applicant: Dennis Smith
Owner: Wasilla Station, LLC
Total Area: 1.62 acres±
Location: 600 E. Railroad Avenue
Block 5, Floyd 2010 Subdivision
Zoning: Commercial
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

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2. Item: **Variance #14-01** (Reso. #14-06)
Request: Approval of a 14 foot variance to the minimum 25 foot rear yard setback to allow an 11 foot rear yard setback along Susitna Avenue.
Applicant: Dennis Smith
Owner: Wasilla Station, LLC
Total Area: 1.62 acres±
Location: 600 E. Railroad Avenue
Block 5, Floyd 2010 Subdivision
Zoning: Commercial
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

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3. Item: **Rezone #14-01** (Reso. No. 14-07)
Request: Rezone from Rural Residential (RR) to Commercial (C) zoning district.
Applicant: City of Wasilla
Owner: Alaska Railroad Corporation (ARRC)
Total Area: 11.97 acres±
Location: 630 E. Old Matanuska Road
Lot 4, ARR-DOT Subdivision
Generally located at the intersection of E. Old Matanuska Road and Financial Drive (parcel with the old Kenai Supply building.)
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

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4. Item: **Conditional Use Permit #14-02** (Reso. #14-08)
Request: Approval to construct an 11,600 square foot commercial car wash facility including an indoor commercial car cleaning area and pet washing facility.
Applicant: K & S Enterprises, Ltd.
Owner: Peter Zamarello Living Trust
Total Area: 0.99 acres±
Location: 1900 W. Rupee Circle
Lot 2, Block 2, Carol Subdivision
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

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5. Item: **Conditional Use Permit #14-03** (Reso. #14-09)
Request: Approval to construct a 6,000 square foot commercial building on a lot with 9,268 existing commercial square footage (Pizza Hut & Midas).
Owner: Kurban Kurani
Total Area: 2.03 acres±
Location: 101 N. Crusey
Lot A19, Township 17N, Range 1W, Section 10
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

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6. Item: **Variance #14-02** (Reso. #14-10)
Request: A variance of 25 feet to the minimum 25 foot rear yard setback in order to construct a 6,000 square foot commercial building.
Owner: Kurban Kurani
Total Area: 2.03 acres±
Location: 101 N. Crusey
Lot A19, Township 17N, Range 1W, Section 10
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

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7. Item: **Conditional Use Permit #14-04** (Reso. #14-11)
Request: Approval to build an 8,280 square foot commercial building in the Residential Multifamily zoning district.
Owner: Kurban Kurani
Total Area: 0.86 acres±
Location: 918 E. Westpoint Drive
Lot 16A, Block 1, Lakeshore Resubdivision
Zoning: Residential Multifamily
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

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8. Item: **Variance #14-03** (Reso. #14-12)
Request: A variance of five feet to the minimum five foot side yard setback to allow a zero side yard setback on the western side of the lot AND a variance of 15 feet to the minimum 25 foot front yard setback to allow a 10 foot front yard setback along Westpoint Drive in order to construct an 8,280 square foot commercial building.
Owner: Kurban Kurani
Total Area: 0.86 acres±
Location: 918 E. Westpoint Drive
Lot 16A, Block 1, Lakeshore Resubdivision
Zoning: Residential Multifamily
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

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9. **Resolution Serial No. 14-13:** Recommending approval of 30-year lease of Lots 7, 8, & 9, New Wasilla Airport, to construct a building 14,000 square feet to operate a helicopter contract and charter service; generally located south of the Parks Highway off of Aviation Avenue.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS
A. Permit Information
B. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT