



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. Herning 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

Pg. 1

Pg. 7

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

Pg. 57

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

Pg. 99

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

Pg. 121

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

Pg. 167

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

Pg. 209

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

Pg. 245

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

Pg. 287

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

Pg. 335

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

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, May 13, 2014, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Claudia Pinard, Seat A
- Daniel Kelly Jr., Seat B
- Jessica Dean, Seat C (initially via teleconference; arrived at 6:13 PM)
- Loren Means, Seat D
- Glenda Ledford, Seat E

Staff in attendance were:

- Mr. Archie Giddings, Public Works Director
- Mr. Richard Payne, City Attorney
- Ms. Tina Crawford, City Planner
- Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

- A. Mr. Giddings led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

- A. City Deputy Administrator
No report given.

- B. City Public Works Director
No report given.

- C. City Attorney
No report given.

- D. City Planner
No report given.

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

No one stepped forward to make a comment.

VII. CONSENT AGENDA

- A. Minutes of April 8, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. PUBLIC HEARINGS

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

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

Ms. Crawford provided a brief summary of the applicant's request for a conditional use permit to construct an addition and variance to the rear yard setback for Agenda Items 1 and 2.

b. Applicant

Mr. Dennis Smith, owner, provided a statement on the request for the addition and variance to the rear yard setback.

Discussion moved to the Commission.

- c. Private person supporting or opposing the proposal
Chair Ledford opened the public hearing for Items 1 and 2.

With no comments, Chair Ledford closed the public hearing.

d. Applicant

No comments.

MOTION: Commissioner Means moved to approve Resolution Serial No. 14-06, as presented.

VOTE: The motion to approve Resolution Serial No. 14-06, passed unanimously.

MOTION: Commissioner Means moved to approve Resolution Serial No. 14-05, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-05, passed unanimously.

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

Ms. Crawford provided a brief summary of the request for the rezone.

Discussion moved to the Commission.

b. Applicant

Mr. Paul Farnsworth, representative from Alaska Railroad, provided a brief statement on the proposed use of the existing building.

Discussion ensued.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

Mr. Steve Smith asked about the access to his property and if the rezone is approved would the railroad be required to provide access.

Mr. Giddings stated that question is not relevant to the request for the rezone. With no other comments, Chair Ledford closed the public hearing.

d. Applicant

No further comments by the applicant.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 14-07, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-07 as presented, passed with Commissioner Dean, Kelly, Pinard and Chair Ledford in favor and Commissioner Means opposed.

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

Ms. Crawford provided a brief summary of the applicant's request for a conditional use permit to construct a commercial car wash.

Commissioner Kelly stated that he is a neighbor to Mr. Zamarello but didn't recuse himself since he would not receive any financial gain from the project.

No one was opposed to Commissioner Kelly participating in the decision of approving or denying the request.

b. Applicant

Mr. Steve Mahoy, owner, provided a brief summary on the request for the commercial car wash.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal
Chair Ledford opened the public hearing.

With no one commenting, Chair Ledford closed the public hearing.

d. Applicant

No further comments by the applicant.

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 14-08, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-08 as presented, passed unanimously.

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

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

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

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

Ms. Crawford provided a brief summary of the applicants request for a conditional use permit to construct a commercial building and variance to the rear yard setback for Agenda Item's 5, 6, 7 and 8.

b. Applicant

Mr. Michael James, representative for owner, provided an overview of the proposed development.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing for Items 5, 6, 7 and 8.

Mr. Jason Harris asked if there could be access between the park and building A.

Mr. Giddings stated he didn't think that would be an option.

Ms. Sun Oh stated she is a property owner off of Westpoint Drive and expressed concerns regarding egress and ingress off of the property with the proposed development.

Mr. Fred DeRue stated he is a property owner on Westpoint Drive and stated his concerns regarding egress and ingress off of the property with the proposed development.

With no other comments, Chair Ledford closed the public hearing.

d. Applicant

Mr. James stated there will not be any new power poles added to the site.

Discussion ensued with the Commission.

MOTION: Commissioner Pinard moved to approve Resolution Serial No. 14-10, as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 14-10, passed unanimously.

MOTION: Commissioner Dean moved to approve Resolution Serial No. 14-09, as presented.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 14-09 to add a condition to the Conditional Use Permit to require a transportation impact analysis be prepared and provided to the City Public Works Director and City Planner.

VOTE: The motion to amend Resolution Serial No. 14-09 to add to the Conditional Use Permit to require preparation of a transportation impact analysis, passed unanimously.

MOTION: Commissioner Dean moved to amend Resolution Serial No. 14-09 to require the applicant to obtain a Matanuska-Susitna Borough Flood Hazard Development Permit prior to any construction on the site.

VOTE: The motion to amend Resolution Serial No. 14-09 to add a condition to obtain a Matanuska-Susitna Borough Flood Hazard Development Permit prior to any construction on the site, passed unanimously.

MOTION: Commissioner Kelly moved to amend Resolution Serial No. 14-09 to add a condition to the Conditional Use Permit to require that any new electric service lines on the lot must be installed underground.

VOTE: The motion to amend Resolution Serial No. 14-09 to add a condition to the Conditional Use Permit to require that any new electric service lines on the lot must be installed underground, passed unanimously.

VOTE: The motion to approve Resolution Serial No. 14-09 as amended, passed unanimously.

Recessed at 7:59 PM for five minutes.

Resumed at 8:04 PM

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 14-12, as presented.

VOTE: The motion to adopt Resolution Serial No. 14-12, passed unanimously.

MOTION: Commissioner Pinard moved to adopt Resolution Serial No. 14-11, as presented.

MOTION: Commissioner Dean moved to amend Resolution Serial No. 14-11 to add conditions to the Conditional Use Permit that requires a transportation impact analysis be prepared and provided to the City Public Works Director and City Planner and that any new electric service lines on the lot must be installed underground.

VOTE: The motion to amend Resolution Serial No. 14-11 to add conditions to the Conditional Use Permit that requires preparations of a transportation impact analysis and that any new electric service lines on the lot must be installed underground, passed unanimously.

VOTE: The motion to adopt Resolution Serial No. 14-11 as amended, passed with Commissioners Dean, Pinard, Kelly, and Chair Ledford in favor and Commissioner Means in opposition.

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.

Mr. Giddings proved a brief overview on the requested lease and the history of the airport lease lots.

Discussion moved to the Commission.

Chair Ledford opened the public hearing.

With no one stepping forward, Chair Ledford closed the public hearing.

MOTION: Commissioner Dean moved to adopt Resolution Serial No. 14-13, as presented.

VOTE: The motion to adopt Resolution Serial No. 14-13, passed unanimously.

IX. UNFINISHED BUSINESS

No unfinished business.

X. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

No comments.

XII. STAFF COMMENTS

Mr. Payne stated he appreciated how the meeting was run.

Mr. Giddings stated he is happy about the approval for the new lease and that the new KGB upgrades will be brought in front of the Commission for discussion at future Planning Commission meetings.

Ms. Crawford stated she appreciates all the comments and questions that were raised and there will be a couple items on next months' agenda.

XIII. COMMISSION COMMENTS

Commissioner Kelly he thought the meeting went well tonight.

Commissioner Pinard stated she appreciated the public comments.

Commissioner Dean thanked staff for their help and apologized for her tardiness.

Chair Ledford thanked everyone for showing up.

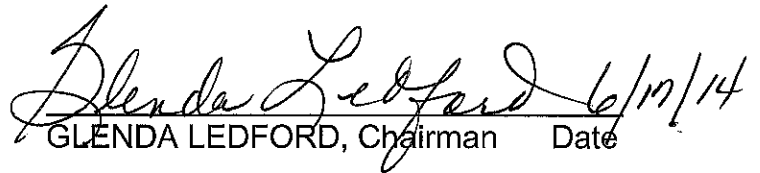
XIV. ADJOURNMENT

The regular meeting adjourned at 8:24 PM.

ATTEST:



TAHIRIH REVET, Planning Clerk



GLENDA LEDFORD, Chairman Date 6/17/14

Adopted by the Wasilla Planning Commission June 10, 2014.