



MAYOR
Glenda D. Ledford
WASILLA PLANNING COMMISSION
Simon Brown II, Seat A
David Seals, Seat B
K. Darlene Langill, Seat C
Carolyn DeYoung, Seat D
Todd Stafford, Seat E

ACTING CITY PLANNER
Crystal Nygard

**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

6:00 P.M.

MAY 26, 2026

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1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. REPORTS

5.1. City Planner

5.2. Public Works Director - CIP Report 2027

5.3. City Attorney

6. PUBLIC PARTICIPATION

6.1. Persons to be Heard

(3 minutes per person, for items not scheduled for quasi-judicial hearing)

7. APPROVAL OF THE MINUTES

7.1. Regular Meeting Minutes: May 12, 2026

1. [05122026 Minutes](#)

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8. NEW BUSINESS

8.1. Legislative Recommendations/Actions

8.2. Quasi-judicial Hearings

Pursuant to Resolution Serial No. 26-04 and WMC 16.115.040, the Wasilla Planning Commission has adopted a policy allowing public oral argument and comment in quasi-judicial hearings that are not appeals, regardless of whether written comments have been submitted by the person commenting.

9. UNFINISHED BUSINESS

10. COMMUNICATIONS

10.1. Permit Information

1. Permits and Licenses Issued: May 6, 2026 - May 19, 2026

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10.2. Enforcement Log

1. Code Compliance Activity: May 6, 2026 - May 19, 2026

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[Code Compliance Activity 05062026_05192026](#)

10.3. Matanuska-Susitna Borough Planning Commission Agenda(s)

1. MSB Planning Commission Agenda(s): None

11. AUDIENCE COMMENTS (3 MINUTES PER PERSON)

12. STAFF, ATTORNEY, AND COMMISSION COMMENTS

13. ADJOURNMENT

WASILLA PLANNING COMMISSION

**REGULAR MEETING MINUTES
May 12, 2026**

COMMISSION PRESENT: Simon Brown II, Seat A*
David Seals (Chair), Seat B
K. Darlene Langill, Seat C
Carolyn DeYoung, Seat D
Todd Stafford, Seat E*

COMMISSION ABSENT: None

STAFF PRESENT: Crystal Nygard, Acting City Planner
Holly Wells, City Attorney
Juliah Barnett, Planning Clerk

**Participated telephonically.*

1. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was held Tuesday, May 12, 2026, in the Wasilla City Council Chambers, Wasilla, Alaska. Chair Seals called the meeting to order at 6:00 p.m.

2. ROLL CALL

Upon roll call, a quorum of the Wasilla Planning Commission was established.

3. PLEDGE OF ALLEGIANCE

Commissioner DeYoung led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF AGENDA

Chair Seals asked if there were any conflicts to declare (none were declared).

5. REPORTS

5.1. Acting City Planner

- Provided a report.

5.2. City Attorney

- Provided a report.

6. PUBLIC PARTICIPATION

6.1. Persons to be Heard

(3 minutes per person, for items not scheduled for quasi-judicial hearing)

Clerk's Note: The comments below are summarized.

- Craig Thorne, City resident, expressed concerns regarding the condition of Woodcrest Drive, stating that he and neighboring residents are dissatisfied with the condition of a property in the area and the perceived lack of enforcement action, and requested that the matter be reviewed.
- Jill Carricaburu, City resident, reiterated Mr. Thorne’s concern over Woodcrest Drive and expressed specific concern over potentially harmful material being burned and asked that action be taken.
- Stu Graham, City resident and Councilmember, acknowledged the importance of the recommendations and input provided by the Commission to the City Council and thanked the Commissioners for their thoughtful consideration and service.

7. APPROVAL OF THE MINUTES

7.1. Regular Meeting Minutes: April 28, 2026

Chair Seals requested the items under Approval of the Minutes to be read into the record.

Planning Clerk Barnett read the items under Approval of the Minutes into record.

MOTION: Commissioner Langill moved to approve the minutes as read.

ACTION: The minutes were approved without objection by unanimous consent.

8. NEW BUSINESS

8.1. Legislative Recommendations/Actions

8.2. Quasi-judicial Hearings

Pursuant to Resolution Serial No. 26-04 and WMC 16.115.040, the Wasilla Planning Commission hereby affirms and adopts a policy allowing public oral argument and comment in quasi-judicial hearings; and that public oral argument or comment may be accepted by the Planning Commission regardless of whether written comments have been submitted.

9. UNFINISHED BUSINESS

(None)

10. COMMUNICATIONS

Chair Seals requested the items under Communications be read into the record.

Planning Clerk Barnett read the items under Communications into record.

10.1. Permit Information

1. Permits and Licenses Issued: April 22, 2026 - May 5, 2026
- 10.2. Enforcement Log
 1. Code Violations: April 22, 2026 - May 5, 2026
- 10.3. Matanuska-Susitna Borough (MSB) Planning Commission Agenda(s)
 1. MSB Planning Commission Agenda(s): May 2026

Discussion ensued. No action was taken.

11. AUDIENCE COMMENTS (3 minutes per person)

Clerk's Note: The comments below are summarized.

- Stu Graham, City resident and Councilmember, clarified a prior statement regarding the City of Wasilla Clean Up Days, noting that residents are not required to use yellow bags and that pickup crews will accept bags of any color. Mr. Graham expressed appreciation for those assisting with community clean-up efforts this season.
- Brian Bess, City resident, expressed appreciation for the summary provided regarding the change in City code and enforcement actions.

12. STAFF, ATTORNEY, AND COMMISSION COMMENTS

Clerk's Note: The comments below are summarized.

Commissioner Stafford

- Expressed appreciation for those attending the meeting, as well as the work of the City Council.

Commissioner Langill

- Expressed appreciation to Chair Seals for responding to her question with a brief and helpful explanation.
- Inquired if a resolution should be brought forward for the agenda changes to avoid confusion or legal issues.
- Informed the Commission that the budget was underway and requested scheduling an update with Public Works to review CIPs.
- Expressed concerns regarding Title 16 and requested that future amendments be provided in phased segments throughout the review process.
- Informed the Commission that while her and her husband share email accounts, she assures that she is the correspondent on Commission communications.

Chair Seals

- Expressed appreciation to the audience and emphasized the importance of their participation.

13. ADJOURNMENT

With no further business at hand, Chair Seals called for objection to adjourning the meeting. Hearing no objection, the meeting adjourned at 6:38 p.m.

DAVID SEALS, Chair

ATTEST:

CRYSTAL NYGARD, Acting City Planner

Minutes approved: _____

Permits Issued List

From Date: 05/06/2026

To Date: 05/19/2026

Permit Type	Sub Type	Permit#	Address	Issue Date	Permit Fee
4th of July Parade Application	4th of July Parade Application	JUL26-000026	3420 W Secluded Meadows Loop	05/07/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000027	PO Box 1152	05/07/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000033	3705 Arctic Boulevard 447	05/07/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000037	1311 W Nugget CIR 3	05/07/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000007	631 S Stamper Dr	05/12/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000011	2640 S Terrace Loop	05/12/2026	0.00
4th of July Parade Application	4th of July Parade Application	JUL26-000014	3880 N Red Fox CIR	05/12/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000021	570 S Knik St	05/12/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000032	1001 S Enterprise ST	05/12/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000038	4180 N. Tweed Ct	05/12/2026	0.00
4th of July Parade Application	4th of July Parade Application	JUL26-000039	4180 N. Tweed Ct	05/12/2026	0.00
4th of July Parade Application	4th of July Parade Application	JUL26-000012	Mile 2.5 Knik Goose Bay Rd	05/06/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000013	5099 E.Blue Lupine Dr.	05/06/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000019	3301 E Parks Hwy	05/06/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000034	7010 E Bogard RD	05/06/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000015	290 E Herning AVE	05/14/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000017	7362 W Parks HWY Suite 807	05/14/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000024	893 E Susitna AVE	05/14/2026	50.00
4th of July Parade Application	4th of July Parade Application	JUL26-000043	6623 E Blue Lupine Dr.	05/15/2026	50.00
4th of July Parade Application Total	4th of July Parade Application Total			19	800.00
4th of July Parade Application Total				19	800.00
Administrative Approval Permit	Commercial Tenant	AP26-000021	1325 E Palmer Wasilla Hwy	05/06/2026	25.00
Administrative Approval Permit Total	Commercial Tenant Total			1	25.00

Administrative Approval Permit	Signs, Freestanding	AP26-000041	291 E Parks Hwy	05/07/2026	50.00
Administrative Approval Permit Total	Signs, Freestanding Total			1	50.00
Administrative Approval Permit Total				2	75.00
Public Works Special Events Permit	Special Event	SPE26-000005	915 E Parks Hwy	05/13/2026	0.00
Public Works Special Events Permit	Special Event	SPE26-000006	891 E Parks Hwy	05/13/2026	0.00
Public Works Special Events Permit	Special Event	SPE26-000008	801 Fishhook RD	05/13/2026	0.00
Public Works Special Events Permit	Special Event	SPE26-000009	240 E Railroad Ave	05/13/2026	0.00
Public Works Special Events Permit	Special Event	SPE26-000010	240 E Railroad Ave	05/13/2026	0.00
Public Works Special Events Permit	Special Event	SPE26-000011	240 E Railroad Ave	05/13/2026	0.00
Public Works Special Events Permit	Special Event	SPE26-000012	240 E Railroad Ave	05/13/2026	0.00
Public Works Special Events Permit Total	Special Event Total			7	0.00
Public Works Special Events Permit Total				7	0.00
Public Works Vendor Permit	Vendor Permit	VEN26-000008	1401 S Endeavor ST	05/13/2026	100.00
Public Works Vendor Permit Total	Vendor Permit Total			1	100.00
Public Works Vendor Permit Total				1	100.00
All Permits Total				29	975.00

 **Code Compliance Activity Report - New and Violations Issued**

From Open Date: 05/06/2026

To Open Date: 05/19/2026

File#	Property Address	APN	Open Date	Close Date	File Status	File Type
NEW CASES						
26-000195	840 E Steam Commons Ave	9234000U006	05/06/2026	05/13/2026	Closed	Code Compliance Complaint
26-000201	1126 E McKee CT	2186B02L003	05/08/2026		Open	Unlicensed Business
26-000203	1500 W Vaunda AVE	1113B04L010	05/08/2026	05/13/2026	Closed	Code Compliance Complaint
26-000209	2855 W Youngtree DR	2767B09L006	05/11/2026	05/14/2026	Closed	Animal Control Complaint
VIOLATIONS ISSUED						
					New Cases:	4
					Violations Issued:	0