

- B. Committee of the Whole
 - 1. Matanuska-Susitna Borough Long Range Transportation Plan Update - Brad Sworts, MSB Transportation Manager
 - 2. Presentation by Gary Toth regarding proposed Knik-Goose Bay Road improvements
 - 3. Review of Comprehensive Plan Chapter 3 - Transportation

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS (*three 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 6:04 PM on Tuesday, August 12, 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 (arrived at 6:16 PM)
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C (via teleconference)
Loren Means, Seat D
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Archie Giddings, Public Works Director
Ms. Tina Crawford, City Planner
Mr. Richard Payne, City Attorney
Ms. Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Means 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
Mr. Giddings provided a report on major road projects within the City.

C. City Attorney
No report given.

D. City Planner
Ms. Crawford stated that there are no applications for next meeting and that she would schedule a Committee of the Whole discussion to discuss proposed revisions to Title 16. She also stated that a training session could be included if they provided a topic that felt would be helpful.

VI. PUBLIC PARTICIPATION *(Three minutes per person for items not on agenda)*
No one stepped forward to make a comment.

VII. CONSENT AGENDA

A. Minutes of July 8, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

(The regular meeting recessed at 6:10 PM to allow Commissioner Pinard time to make it to the meeting. The meeting reconvened at 6:16 PM)

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

A. PUBLIC HEARINGS

1. Item: **Conditional Use Permit #14-08** (Reso. #14-20)
Request: Approval to use an existing 30,000 square foot building for retail, office, storage, and Alaska Railroad uses (previously the Kenai Supply building.)
Applicant/Owner: Alaska Railroad Corporation
Total Area: 12.72± acres (Lot 3: 0.75 ac. – Lot 4: 11.97 ac.)
Location: 630 Old Matanuska Road
Lots 3 & 4, ARR-DOT/PF Subdivision
Zoning: Commercial

a. City Staff:
Ms. Crawford provided a brief summary on the request for Conditional Use permit #14-08 and recommending approval of the request with five conditions of approval as identified in the staff report. She also requested that they approve a revision to Condition #5 at the end of the second sentence to add the words “and other commercial” after “Railroad” and before “uses”.

Discussion moved to the Commission.

Commissioner Means recused himself from this matter due to ex parte communication with the applicant.

b. Applicant:
Mr. Paul Farnsworth, Director of Facilities & Energy Management with the Alaska Railroad, provided a brief statement on the project.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal
Chair Ledford opened the public hearing for Conditional Use Permit #14-08 at 6:40 PM.

Mr. Loren Means stated he is a Wasilla Planning Commissioner but speaking as a City resident and that he doesn't believe the Commission has adequate information to make a decision regarding Conditional Use Permit #14-08.

Discussion moved to the Commission.

With no other comments, Chair Ledford closed the public hearing at 6:57 PM.

Ms. Crawford provided additional information regarding the research done by staff when addressing the access issue and the sidewalk along with clarification regarding the water line extension. She stated that the water line extension is not an issue since anyone can pay to extend a line. The sidewalk issue wasn't brought up during meeting but it was discussed with the Railroad. A sidewalk wasn't required by code and therefore wasn't requested due to the constrained crossing, poor connectivity if using the north side of the crossing, and that the cost was disproportionate to their request (per Supreme Court). It would also only be required to the property line which is significantly west of the railroad crossing and wouldn't connect anywhere. She also clarified intent of Comprehensive Plan regarding connectivity between commercial uses and that the Comprehensive Plan must be looked at as a whole. The issue of connectivity wasn't discounted or overlooked, which was why a condition was added to the resolution to address future connectivity and requires an access study by the Railroad to determine appropriate and safe usage of the railroad crossing.

d. Applicant:

Mr. Farnsworth stated the Alaska Railroad will have a professional feasibility study done and it will be available to be viewed by anyone who wants to see it.

MOTION: Commissioner Kelly moved to approve Conditional Use Permit #14-08 (Resolution Serial #14-20), including the revision to Condition #5 that will read as follows:

5. Connectivity with the adjoining commercial lot C21 will be allowed by the Alaska Railroad Corporation, over the subject lots, to the extent feasible that is both harmonious with the use of the subject lots and appropriate and safe for the existing railroad crossing to the east of the subject lots. The Alaska Railroad will prepare an access study to determine such feasibility and further define the conditions under which such connectivity is compatible with Railroad **and other commercial** uses. Future connectivity from the E. Parks Highway, across the subject lots, to E. Susitna Ave, will be allowed by the Alaska Railroad Corporation subject to a comprehensive area wide planning effort addressing the transportation needs and safety of the E. Parks Highway – E. Palmer Wasilla Highway – S. Kink Goose Bay Road triangle, Alaska Railroad right-of-way, and local traffic patterns.

VOTE: The motion to approve Conditional Use Permit #14-08 (Resolution Serial #14-20), as amended passed unanimously.

2. Item: **Conditional Use Permit #14-09** (Reso. #14-21)
Request: Approval to add a portable building (800 square feet) to expand the childcare area for Denali Gymnastics.
Applicant: Denali Gymnastics
Owner: Criterion Properties LLC
Total Area: 2± acres
Location: 300 E. Kalli Circle
Lot 8A, Haley Hills Park RSB Subdivision
Zoning: Commercial

a. City Staff:
Ms. Crawford provided a brief summary of the applicant's request and the staff report and findings. She also provided information on the applicant's request to be allowed to clear more than 70% since the lot previously complied with the code until the DOT acquired additional right-of-way for the Wasilla-Fishhook roadway improvements.

b. Applicant:
Mr. Lynn Reynolds, owner of Denali Gymnastics, provided a summary of his request for the additional space for a daycare and why he doesn't believe the parking requirements in Title 16 should apply to his use of the facility.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal
Chair Ledford opened the public hearing for Conditional Use Permit #14-09 at 7:24 PM

With no one commenting, Chair Ledford closed the public hearing at 7:24 PM.

d. Applicant
No comment.

MOTION: Commissioner Kelly moved to approve Conditional Use Permit #14-09 (Resolution Serial #14-21), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Conditional Use Permit #14-09 (Resolution Serial #14-21), 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 (*three minutes per person*)

No comments.

XII. STAFF COMMENTS

Ms. Crawford reinforced that staff is always available prior to the meeting to answer factual questions regarding any item on the agenda so that the Commissioners have all the information necessary to make an informed decision.

XIII. COMMISSION COMMENTS

Commissioner Dean stated that she thinks City staff does a great job getting the Commission the information they need to make an informed decision.

Commissioner Kelly reiterated what Commissioner Dean stated and that traffic studies done in the past should be taken into consideration by the Commission.

Commissioner Means stated that he believes traffic studies have a shelf life and that current information is better than historical. He also stated that the Commission should also look at cost and public safety.

Commissioner Pinard stated that she would also like to see a better building design for buildings within the City and consider pedestrian safety.

Chair Ledford stated that she has always asked staff for information and they have answered her questions or provided the information.

XIV. ADJOURNMENT

The regular meeting adjourned at 7:36 PM.

GLENDA LEDFORD, Chairman Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2014.

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Requested By: Parks & Recreation
Prepared By: Planning
Public Hearing: 08/23/14
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NUMBER 14-22**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING
THAT THE WASILLA CITY COUNCIL OFFICIALLY NAME LOT 1, CREEKSIDE
PLAZA SUBDIVISION AS PEDERSEN PARK.**

WHEREAS, the Wasilla Parks and Recreation Commission approved Resolution Serial No. 14-02 at their meeting of August 13, 2014, recommending that Lot 1, Creekside Plaza Subdivision, be named Pedersen Park; and

WHEREAS, the City of Wasilla Planning Commission has reviewed the proposal and discussed the Park's and Recreation Commission's recommendation at their meeting of September 23, 2014; and

WHEREAS, Pedersen Family Limited Partnership donated Lot 1, Creekside Plaza Subdivision, to the City of Wasilla for the use as a City park and recreation area on August 12, 2013; and

WHEREAS, Floyd Pedersen, entrepreneur, land developer, and investor in Alaska in the late 1990's, purchased Creekside Plaza and surrounding areas, including the current location of the Wasilla Police Department; and

WHEREAS, Floyd Pedersen, a devoted family man, with a farming background as a young boy, appreciated the land, nature, and held a strong desire for others to share his love of the land; and

WHEREAS, Floyd Pedersen was a man who spent many years in service to his community; as well as being involved in many organizations.

NOW THEREFORE BE IT RESOLVED that the Wasilla Planning Commission supports and recommends to the *Wasilla* City Council the naming of Lot 1, Creekside Plaza, as Pedersen Park.

APPROVED by the Wasilla Planning Commission on -, 2014.

APPROVED:

Glenda Ledford, Chairman

Date

ATTEST:

Tina Crawford, AICP, City Planner

**CITY OF WASILLA
WASILLA PARKS AND RECREATION COMMISSION
RESOLUTION SERIAL NO. 14-02**

**A RESOLUTION OF THE WASILLA PARKS AND RECREATION COMMISSION
RECOMMENDING TO OFFICIALLY NAME LOT 1, CREEKSIDE PLAZA
SUBDIVISION, FROM THE PEDERSEN FAMILY LIMITED PARTNERSHIP TO
PEDERSEN PARK.**

WHEREAS, pursuant to WMC 2.64.010.A, the purpose of the Wasilla Parks and Recreation Commission is to advise the City on matters pertaining to parks and recreation facilities; and

WHEREAS, the City of Wasilla acquired Lot 1, Creekside Plaza Subdivision, from the Pedersen Family Limited Partnership for the use as a City Park and Recreation area on August 12, 2013; and

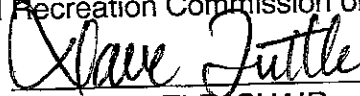
WHEREAS, Floyd Pedersen, Entrepreneur, Land Developer, and Investor in Alaska in the late 1990's, purchased Creekside Plaza and surrounding areas, one being what became the home of the Wasilla Police Department; and

WHEREAS, Floyd Pedersen, a devoted family man, with a farming background as a young boy, appreciated the land, nature, and held a strong desire for others to share his love of the land; and

WHEREAS, Floyd Pedersen was a man who spent many years in service to his community; as well as being involved in many organizations.

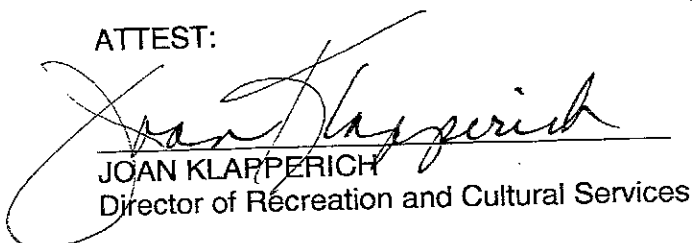
NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Parks and Recreation Commission strongly recommends officially naming Lot 1, Creekside Plaza Subdivision, from the Pedersen Family Limited Partnership to Pedersen Park.

ADOPTED by the Wasilla Parks and Recreation Commission on August 13, 2014.



DAVE TUTTLE, CHAIR
Parks and Recreation Commission

ATTEST:



JOAN KLAPPERICH
Director of Recreation and Cultural Services

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Chapter 3. Transportation

3.1 Current Conditions and Trends

Road Networks

The City was founded as a regional crossroads, and is even more so today. It is where the Alaska Railroad, Parks Highway, and major arterial and collector roadways intersect, bringing together the State’s travelers, regional trade area traffic, commuters, and local residents.

As the region grows, demands on the City’s road networks are intensifying. Although widely dispersed land development patterns play a role, the City’s major lakes, ridges, and wetlands also tend to focus major transportation routes into confined corridors, creating bottlenecks, and significantly limiting grid connection opportunities. The Transportation Corridor Constraint Map on page 3-2 shows major elevation changes, waterways and wetland complexes, and land features, which can limit road development options or make costs prohibitive.

Because of these constraints, the City’s road network has taken the form of a hub with spokes, rather than a functional grid. This arrangement puts significant pressures on central Wasilla as the Parks Highway (“Parks Highway”) funnels 34,471 vehicles daily past Wasilla Lake and through the middle of the City (Mat-Su Valley Traffic Map 2009).

The Parks Highway is a critical transportation link that serves many users and needs. Current demands include:

- Long distance through-traffic, including Alaskan residents and the military traveling to Fairbanks.
- Freight traveling to local, regional, and statewide destinations.
- Greater Wasilla area residents (40,000+) seeking highway access for daily commutes.
- Seasonal tourism traffic, including visitors and Alaskans driving to Denali Park and Preserve.
- Local residents who have limited network options on daily trips seeking access to commercial nodes and community destinations.

Input from residents during this planning effort consistently ranked Parks Highway issues and roadway connectivity, capacity, and safety improvements—within the City, and within the greater Wasilla area—as the top priority for the City and this Plan to address.

Addressing these issues will be important, as roadway demands are projected to greatly increase over the life of this Plan. The State forecasts a growth rate of 3.1% from 2009 to 2034, which could add more than 75,000 new Borough residents. Growth in container and trailer movement from Anchorage north through the City is also increasing at an average of 2.5% per year, and new development projects (coal from Wishbone Hill, gas pipeline construction traffic) could also impact Parks Highway traffic.



34,471 vehicles pass daily through a traffic bottleneck, near the Parks and Palmer-Wasilla Highway intersection.

Chapter 3

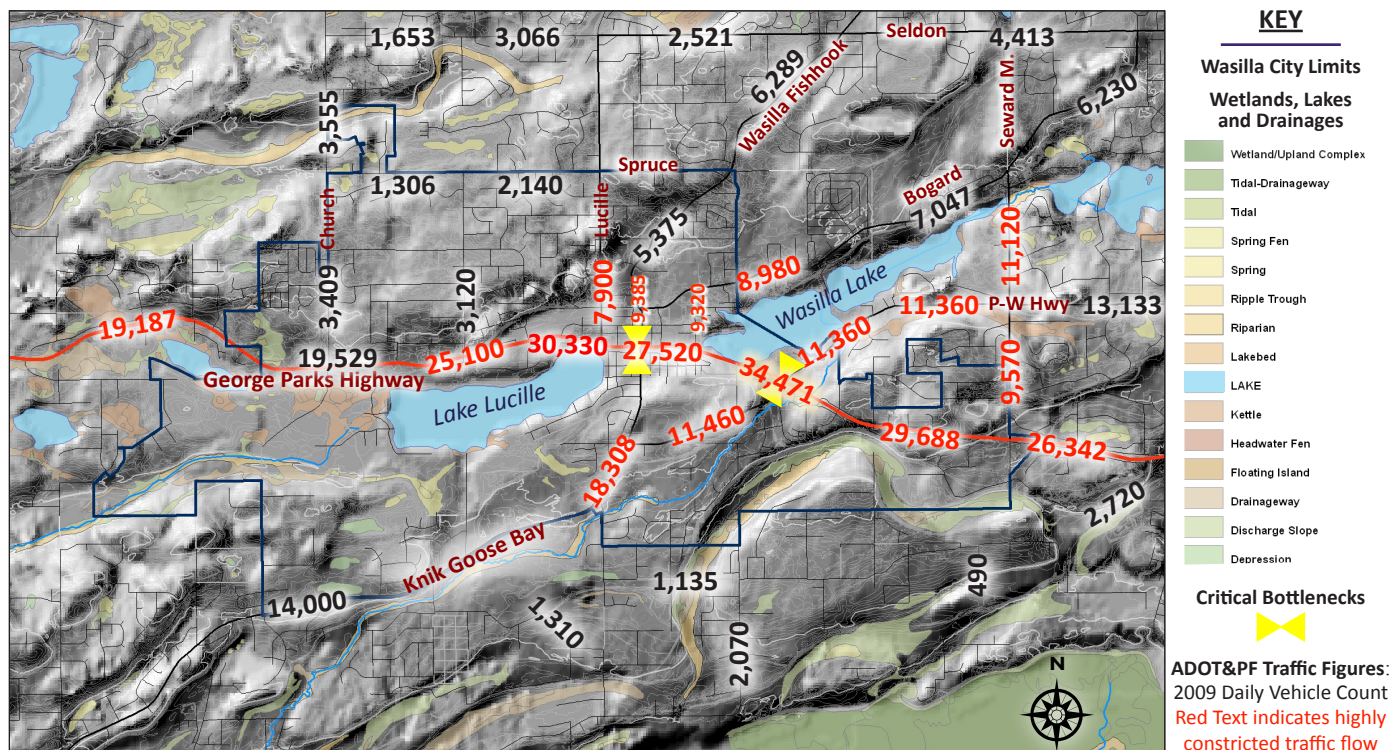


Figure 5. Transportation Corridor Constraint Map. Map layers constraints (lakes, wetlands, and slope data) with 2009 Average Daily Traffic data for road segments to help illustrate the bottlenecks and physical challenges inherent in creating a functional transportation grid. (Sources ADOT&PF 2009; MSB 2011 Wetland GIS Data).

Traffic flow modeling for the Borough’s Long Range Transportation Plan indicates that unless major improvements and roadway linkages are planned and built prior to 2025, area roads will be at or well over capacity making gridlock and safety a major issue, particularly on the Parks Highway at key intersections.

In comprehensive planning terms, transportation often drives land use decisions, community form, and quality of life. In the City, the Parks Highway is “the elephant in the room.” Unless its issues are addressed, many of the desires for a more cohesive Downtown and enhanced aesthetic environment expressed during this planning effort will be hard to implement. For example by 2025, Borough Long Range Transportation Planning forecasts estimate a 12-lane highway will be needed through the City. If this expanded roadway comes to pass, the highway will move closer to the banks of Wasilla Lake and Lake Lucille, City parks will lose land for right-of-way and be impacted by traffic, and the roadway size and volume of traffic will make it very difficult to create an attractive, walkable Downtown. Alaska Department of Transportation (ADOT&PF) is currently planning for a future alternative Parks Highway corridor outside of the City, and the City needs to continue supporting this effort.

Historically, as residents have watched congestion intensify in the City, there have been mixed reactions. High volumes of traffic degrade the residents’ quality of life, contribute to air and water pollution, create transportation safety and pedestrian challenges, and make maintaining a “small town” difficult. At the same time, the City has benefited from the retail development that it attracts. For example, the commercial node at the Parks Highway and Palmer-Wasilla Highway intersection is bustling, and tax revenues currently fund public services.

For decades a bypass route for the Parks Highway has been discussed as a way to alleviate congestion. Yet even when the last Plan was adopted in 1996, according to a long-term Planning Commissioner, business interests and the community at large were fearful that the loss of traffic would negatively impact the businesses along the Parks Highway. By 2011, although resistance certainly remains, particularly among property owners who may be impacted, input received as part of this planning process indicates that community sentiments have shifted.

There is a strong interest in relieving congestion; the City's retail nodes are established enough as destinations that removing congestion now is expected to improve shopping. Moreover, 12 lanes through the middle of the City is not perceived as beneficial for either business or the residents—the scale and physical impact is too large.

Funding will be a significant challenge in making a bypass a reality. This and other critically needed roadway linkages are very expensive due to right-of-way acquisition and construction costs. Additionally, shrinking federal dollars have resulted in new ADOT&PF funding formulas that make rehabilitation and maintenance projects for already constructed roads a priority, making it almost impossible to fund new roadways and linkages.

This is a major issue for the City since it is one of the few areas in the State with a strong population growth. Consistently over the last decade, the Borough has identified the need for \$1.2 billion in road projects in the Valley, but only received about \$750 million annually—leaving most projects “on the books” for years with no action. Although the City has some resources to help maintain City-owned roads, state funding is critical to addressing the growing regional road capacity needs and fixing local roads that experience heavy through-traffic demands. Since funding formulas preclude success, one of the few mechanisms for addressing these needs (Anchorage has used this approach) may be a 10-year dedicated fund approach with a Memorandum of Understanding through the Governor's office.

Railroad

The City was originally founded as a railroad town in 1917. Now owned and operated by the Alaska Railroad Corporation (ARRC), the railroad line through the City links Seward to Fairbanks and currently provides freight and tourism-related passenger service, with stops at the historic depot. Commuter service is being discussed, and an intermodal park and ride facility is currently in the design stages for the south side of Jacobson Lake at the City airport.



The rail line physically divides the City and impacts traffic flow at key intersections.

The rail line route follows the Parks Highway on the south side, which effectively divides the City and impacts traffic, access and land use patterns. Because of safety concerns and traffic backups at railroad crossings, the ARRC has explored rail line relocation and elevated rail options. Relocation is not currently economically feasible and the elevated railroad is not generally supported by residents for both aesthetic and City cohesiveness reasons (a several story elevated structure through town would more intensively divide the City and impact views).

Chapter 3

Public Transportation

As commuter travel has expanded, Mat-Su Valley Public Transportation buses and vehicle-share programs have provided important benefits to the region and users. Potential future commuter services and public transportation options may include new commuter rail and ferry options, a proposed Knik-Arm Bridge, and airport and commuter bus service expansions. Although some federal transportation dollars may help support the programs as a measure for reducing single-occupancy auto trips, the private sector is anticipated to play an important role in providing commuter services.

Air Transportation

The City owns and operates the Wasilla Airport, which is approximately three miles west of Downtown and has a 3,700-foot paved, lighted runway. Opened in 1993 on 370 acres of City-owned land, the airport is approved for general aviation for smaller aircraft (primarily single engine airplanes, small multi-engine planes, and helicopters). Recent Airport master planning has identified ways to enhance airport functionality, and gain benefit from this strategic City-owned asset, both in terms of intermodal connectivity (air, rail, road) and as a possible employment generator.

Pedestrian

Dispersed land use patterns, seasonal conditions, lack of maintained sidewalks and pathways, and the prevalent use of ATVs and snowmachines, are just some of the challenges pedestrians face in the City. The expense of building out sidewalks community wide using a “complete streets” approach is too great, both for the City and developers. That said, many residents would like priority areas to be enhanced for safe pedestrian access (Downtown, near schools and parks) and enhanced pedestrian linkages.

Multi-Use Trails

The City has a long tradition of using trails for transportation and recreation, and of embracing trail use modes ranging from walking, biking, and ATV/snowmachine use to horseback riding and cross country skiing. Existing multi-use trails are well-used in the City, however, limited connectivity, maintenance costs, and multi-modal sharing issues are concerns that the City needs to address.



Mat-Su Valley Public Transportation’s MASCOT currently provides bus service between Palmer, Wasilla, and Anchorage.



The City owns a 3,700-foot paved runway and other general amenities serving small airplanes



Sidewalks, pathways, and trails support a range of modes of access in the City and support important transportation and recreation values.

| City of Wasilla Resident Opinions Regarding Future Transportation | |
|---|---|
| ✓ | <p>City residents ranked “<i>improved roadways and transportation</i>” the top priority for the city from a list of 17 specific issues. Below are the percentages and categories:</p> <ul style="list-style-type: none"> 66% - “<i>Very important</i>” 27% - “<i>Somewhat important</i>” 3% - “<i>Not Sure</i>” 4% - “<i>Not important</i>” |
| ✓ | <p>City residents generally agree that Wasilla should enhance street connectivity:</p> <ul style="list-style-type: none"> 32% - <i>Strongly Agree</i> 42% - <i>Agree</i> 18% - <i>Neutral</i> 4% - <i>Disagree</i> 4% - <i>Strongly Disagree</i> |
| ✓ | <p>Residents largely agree that pedestrian and bicycle movement should be enhanced:</p> <ul style="list-style-type: none"> 33% - <i>Strongly Agree</i> 35% - <i>Agree</i> 19% - <i>Neutral</i> 9% - <i>Disagree</i> 4% - <i>Strongly Disagree</i> |

Source: 2010 Community Survey (see page 1-4)

3.2 Desired Future Conditions

In the future a functional network of State and regional roads are funded and constructed including a Parks Highway bypass. This allows the existing Parks Highway to be re-scaled to fit community needs.

Regional improvements take pressure off the local road system, which the City maintains to a consistently high standard.

The railroad brings commuter rail online and serves new industrial users via the multi-modal node at the airport. Aesthetic, acceptable safety solutions are found for rail-vehicle conflicts.

Public transportation options expand such as commuter rail, and community programs that reduce single-occupancy vehicle trips.

The airport expands and becomes a regional hub for small jets and planes, while personal floatplane and small plane use safely flourishes.

Pedestrians have safe routes for travel around schools and parks, and many neighborhoods feature sidewalks. Downtown has become pedestrian friendly.

Multi-use trails are well-linked across the City. Motorized and non-motorized uses are separated allowing both uses to safely operate.

Transportation Element Supplementary Documents

This comprehensive plan chapter on transportation presents a broad vision, intended for incremental implementation over the next 10 or more years. Please consult other documents, including those listed below, for more specific and up to date information, priorities and projects:

City of Wasilla

- Official Streets and Highways Plan
- City of Wasilla Trails Plan
- Wasilla Municipal Code Title 12 Streets and Sidewalks
- Wasilla Municipal Code Title 16 16.16.050.A(7)
- City of Wasilla Airport Master Plan

Matanuska-Susitna Borough Areawide Plans

- Long Range Transportation Plan
- Official Streets and Highways Plan
- MSB Code Title 11 Roads, Streets, Sidewalks and Trails
- MSB Code Title 27 Subdivisions

State of Alaska

- Statewide Transportation Improvements Program (STIP) Needs List
- Statewide Long Range Transportation Policy Plan
- Alaska Aviation System Plan
- Alaska Railroad Corporation (ARRC) Studies and Comprehensive Program of Capital Improvements



Rail crossing at Main and Knik Goose Bay Road.

Chapter 3

3.3 Goals, Objectives, and Actions

Goal 1. Provide for streets and highways that promote mobility, connectivity and access for both present and future users.

| Objectives | Actions |
|---|---|
| <p>1.1 Develop strategies and partnerships to successfully fund regionally important road projects (e.g., STIP identified priority projects).</p> | <p>1.1.1 Work with Alaska’s Governor’s Office and regional partners to ensure that incremental funding can move forward critical projects over the next decade.</p> <p>1.1.2 Aggressively pursue funding for transportation projects such as the Main Street Couplet and Knik Goose Bay Road improvements.</p> <p>1.1.3 Coordinate with federal, state, and Borough government agencies to support and fund local and regional transportation needs, such as regional corridors, Parks Highway alternatives, and better street connectivity in and out of the City.</p> <p>1.1.4 Consider creating development fees to be reserved and used for future transportation improvements where the expense should not be borne by a single developer or project, and is unlikely to be funded by state or federal programs.</p> |
| <p>1.2 Continue to improve and upgrade City-maintained streets and highways.</p> | <p>1.2.1 Update and maintain the City’s Streets and Highways Plan.</p> <p>1.2.2 Set aside funds annually to maintain and improve the existing City roads.</p> |
| <p>1.3 Identify the major east/west and north/south roadway corridors and linkages needed to support future growth.</p> | <p>1.3.1 Seek alternatives to expanding and widening the Parks Highway through Downtown to alleviate current and future traffic.</p> <p>1.3.2 Identify network options and negotiate right-of-way acquisition needed to speed up work on anticipated critical project linkages.</p> <p>1.3.3 Work toward completing the region’s perimeter roads that allow residents north and south of the City to avoid major road networks and remove unnecessary traffic from congested areas.</p> |
| <p>1.4 Improve the City’s road system to meet projected growth.</p> | <p>1.4.1 Continue efforts to locate, design, and maintain roads based on their function and the community needs.</p> |
| <p>1.5 Strive to ensure safe and efficient traffic flow.</p> | <p>1.5.1 Work with ARRC to develop and maintain appropriate at-grade railroad crossings and to make improvements that address traffic flow impacts related to the railroad.</p> <p>1.5.2 Minimize driveways and visual clutter within sight distance of intersections.</p> <p>1.5.3 Identify ways to improve safety at high accident intersections.</p> <p>1.5.4 Seek ways to reduce pedestrian and vehicle conflicts and make pedestrian crossings safer.</p> |

Goal 2. Provide a streets and highway network that supports economic development and growth.

| Objectives | Actions |
|---|---|
| 2.1 Create regulations that protect and improve the traffic flows on highways and arterials. | 2.1.1 Promote access management along collector and arterial roadways. 2.1.2 Reserve sufficient room for major future roadway upgrades along collector and larger roads when developing new roads. 2.1.3 Revise right-of-way reservation requirements in City Land Development Code to accommodate four lanes or more. 2.1.4 Require new commercial developments to provide connectivity with adjoining commercial uses. |
| 2.2 Ensure new development provides efficient roadway connections to existing street network. | 2.2.1 Continue to provide voluntary pre-application conferences for developers that gives staff feedback regarding proposed access and circulation. 2.2.2 Ensure future street connectivity for new subdivisions during plat reviews by recommending connections between subdivisions and appropriate roadway alignments. |
| 2.3 Maintain and enhance transportation infrastructure that accommodates future growth. | 2.3.1 Use the Official Streets and Highways Plan to identify desired and required parcels and routes to support future infrastructure networks. As parcels come up for sale, and or are platted, work to acquire the needed land resources and rights. 2.3.2 Dedicate funding in the City budget, as available, to obtain needed rights-of-way, easements, and properties. |

Goal 3. Support the City as a transportation hub that provides connecting highways, railroad, and expanded air service.

| Objectives | Actions |
|--|--|
| 3.1 Continue to support improved aviation and an expanded airport. | 3.1.1 Adopt, implement, and regularly update an Airport Master Plan to identify future aviation demand and supporting infrastructure and site development needs. 3.1.2 Explore opportunities and funding sources for preserving future opportunities to expand the airport runways. |
| 3.2 Support improved rail service and linkages. | 3.2.1 Coordinate with ARRC to plan and develop the linkages and infrastructure that will bring commuter service online and make the rail element of the multi-modal site capable of serving its anticipated broad range of users, which include the following: <ul style="list-style-type: none"> • Industrial and commercial shipping • Commuters • Transit-oriented tourism with connectivity to Downtown, the Museum of Alaska Transportation and Industry, and other potential attractions, including at Jacobson Lake. |

Chapter 3

Goal 3. Support the City as a transportation hub that provides connecting highways, railroad, and expanded air service.

| Objectives | Actions |
|---|---|
| 3.3 Improve road connectivity to the new multi-modal transportation node at the City airport. | <p>3.3.1 Consider a Mack Drive with Clapp Road extension, with a major intersection that re-orientes and links in Fairview Road for maximum safety and connectivity.</p> <p>3.3.2 Consider a Museum Drive extension and new airport access road.</p> |
| 3.4 Ensure that land uses adjoining the multi-modal node support and utilize the strategic transportation linkages. | <p>3.4.1 Create a prospectus outlining City plans, goals, lease terms, and inviting proposals from prospective industry and enterprise representatives to help attract a synergistic mix of uses.</p> <p>3.4.2 Develop a conceptual site master plan for the transportation node and surrounding lands, which considers compatibility, connectivity, and buffering between non-compatible uses.</p> |
| 3.5 Encourage transportation options that minimize single-occupancy vehicle trips within the City and to major commuter destinations. | <p>3.5.1 Support the public and private sector in establishing viable alternatives to single-occupancy vehicle trips, particularly for commuters.</p> |

Goal 4. Provide a neighborhood street network that enhances residents' quality of life.

| Objectives | Actions |
|---|---|
| 4.1 Minimize use of local streets as major traffic corridors. | <p>4.1.1 Where through-traffic problems occur consider traffic calming measures or shifting road use and circulation patterns to address the issue.</p> <p>4.1.2 Endeavor to retain the integrity of neighborhoods as the road network expands.</p> |
| 4.2 Continue to work with residents to identify and address priority transportation issues and needs that will improve day-to-day travel experiences, safety, and neighborhoods' quality of life. | <p>4.2.1 Encourage neighborhoods to develop plans and identify neighborhood-specific transportation improvement priorities.</p> |
| 4.3 Continue to pave, improve, and rehabilitate substandard neighborhood roads. | <p>4.3.1 The City should encourage formation of LIDs by continuing to commit matching funds for neighborhood street improvements</p> |

Goal 5. Maintain and improve City sidewalks and non-motorized pathways to increase walkability.

| Objectives | Actions |
|---|---|
| <p>5.1 Create a safe pedestrian environment around community schools, parks, and neighborhoods.</p> | <p>5.1.1 Work with existing schools to identify major pedestrian/ bike access routes, and undertake safety and circulation improvements. Use the “Safe Routes to School” program as a potential resource and source of funding.</p> <p>5.1.2 Evaluate community parks and family attractions for pedestrian deficiencies and undertake safety and circulation improvements.</p> |
| <p>5.2 Enhance pedestrian connectivity between commercial establishments.</p> | <p>5.2.1 Require new commercial developments to provide basic pedestrian access to adjacent commercial uses.</p> |
| <p>5.3 Improve motorized and non-motorized pathway safety.</p> | <p>5.3.1 Develop signage and safety solutions for road crossings and sidewalks that attract multiple types of users (pedestrians, handicapped persons, bicycles, and ATV’s).</p> |
| <p>5.4 Improve existing walkways and create new walkways when possible.</p> | <p>5.4.1 Create and implement a maintenance plan for walkways that allows them to be used year-round.</p> <p>5.4.2 Encourage sidewalk connections to public transit stops.</p> <p>5.4.3 Create design standards for new sidewalks that require the developer to provide connectivity between uses that are pedestrian friendly.</p> <p>5.4.4 Ensure that sufficient area for pathways is set aside for future pathways at time of development.</p> <p>5.4.5 Enhance ADA accessibility on walkways.</p> <p>5.4.6 Encourage use of low-impact lighting.</p> |



The City needs to ensure that sufficient area for pathways are set aside at time of development, even if funds are not available for construction or improvements.

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| PERMIT INFORMATION 2014 | | | | SQ | | TAX ID | | SUBDIVISION | | APPLICANT | | SITE ADDRESS | | ZONE | | AS-BUILT SURVEY | |
|--------------------------------|---------------|----------|--------------------|-----------------|-----------------|--|---------------------------|-------------------------|-----|-----------|--|--------------|--|------|--|-----------------|--|
| APPLICATION RCVD | APPROVAL DATE | PERMIT # | TYPE | FTG | | | | | | | | | | | | | |
| ADMINISTRATIVE APPROVAL | | | | | | | | | | | | | | | | | |
| 01/06/14 | PENDING | A14-01 | COMM <10,000 SQ FT | 6,390 | 1113B03L001 | WASILLA ACRES | KUDRYN, VITALY | 351 N SOUTHWAY ST | RR | | | | | | | | |
| 01/08/14 | 01/09/14 | A14-02 | TENANT SPACE | 1,200 | 7095000L003A | CREEKSIDE PLAZA WASILLA CENTER CONDOS UNIT 2 | T&C UPHOLSTERLY | 1830 E PARKS HWY | C | | | | | | | | |
| 01/23/14 | 01/23/14 | A14-03 | TENANT SPACE | 840 | 9108000U002 | CONDOS UNIT 2 | TEAMSTERS LOCAL 959 | 609 S KNIK GOOSE BAY RD | C | | | | | | | | |
| 01/23/14 | 01/30/14 | A14-04 | TENANT SPACE | 1,400 | 5797000L002A | IDITPARCEL ADDN 1 | MUCHO FRIO INC | 481 W PARKS HWY | C | | | | | | | | |
| 01/27/14 | 01/28/14 | A14-05 | HOME OCCUPATION | 2669B12L004 | | MISSION HILLS | BURRELL, ANTHONY | 925 N ARNOLD PALMER | R-1 | | | | | | | | |
| 01/31/14 | 01/31/14 | A14-06 | ADD TO GARAGE | 498 | 1319B03L012 | INDEPENDENCE EST WASILLA CENTER | LARSON, BRIAN & CHERYL | 360 E HYGRADE LN | RR | | | | | | | | |
| 02/06/14 | 02/07/14 | A14-07 | TENANT SPACE | 864 | 9155000U001B | CONDOS | CHRISTENSEN CHIROPRACTIC | 701 S KNIK GOOSE BAY | C | | | | | | | | |
| 02/07/14 | 02/07/14 | A14-08 | TENANT SPACE | 777 | 3099B01L001 | COTTONWOOD PARK | PRIMERICA | 1590 E FINANCIAL DR | C | | | | | | | | |
| 02/19/14 | 02/27/14 | A14-09 | TENANT SPACE | 1,577 | 5889000L003D | OLYMPIC | MARLIN, GLENN | 172 S LAMONT CIR | C | | | | | | | | |
| 02/20/14 | 03/04/14 | A14-10 | SUBDIVISION | 6740000L001 | | CREEKSIDE TOWN SQ | THEOBALD, LARRY & SARAH | 900 S HERMON RD | C | | | | | | | | |
| 03/04/14 | 03/05/14 | A14-11 | SHED | 240 | 2767B09L010 | MISSION HILLS PH 2 | KREIDER, SETH | 975 N SAM SNEAD LP | R-1 | | | | | | | | |
| 03/05/14 | 03/06/14 | A14-12 | TENANT SPACE | 7,500 | 2789B01L003A | WASILLA ARPRK | ZMG | 300 W SWANSON AVE | C | | | | | | | | |
| 03/06/14 | 03/06/14 | A14-13 | HOME OCCUPATION | 150 | 17N01W18D029 | | WALDEN, ROBERT | 2422 W JAMES T CIR | RR | | | | | | | | |
| 03/11/14 | 03/13/14 | A14-14 | COMM <10,000 SQ FT | 1,040 | 2524B03L001 &L5 | CENTURY PARK 2 | NORTHERN ENCLOSURES | 221 E CENTAUR | C | | | | | | | | |
| 03/11/14 | 03/13/14 | A14-15 | COMM <10,000 SQ FT | 840 | 7027000L001 | DISCOVERY HILLS PH V | NORTHERN ENCLOSURES | 1446 W MYSTERY AVE | I | | | | | | | | |
| 02/27/14 | PENDING | A14-16 | SUBDIVISION | 6826B01L005 | | DISCOVERY HILLS PH IV | BLUE GLACIER LLC | 1281 W MYSTERY AVE | RR | | | | | | | | |
| 03/13/14 | 03/13/14 | A14-17 | TUP | 320 | 17N01W09A006 | | LANGLOIS, JANA | 251 W PARKS HWY | C | | | | | | | | |
| 03/19/14 | 03/20/14 | A14-18 | DUPLEX | 3,800 | 2689B03L001 | SPIRIT RIDGE | FLETCHER, BILL | 940 E SNOHOMISH | RR | | | | | | | | |
| 03/18/14 | 04/04/14 | A14-19 | METAL BLDG | | | | | | | | | | | | | | |
| 03/18/14 | 04/23/14 | A14-20 | WAREHOUSE | 4,800 | 2389B01L006 | KOHRING | BIG SKY DEVELOPMENT LLC | 200 E FLAG CIR | RR | | | | | | | | |
| 03/25/14 | 04/01/14 | A14-21 | COMM >10,000 SQ FT | 27,300 | 4802000L002 | SUN PLAZA | CORPORATE WAY PROP | 2701 E SUN MTN AVE | C | | | | | | | | |
| 03/26/14 | 03/28/14 | A14-22 | SUBDIVISION | | | CREEKSIDE PLAZA | JYG INVESTMENT GROUP LLC | | C | | | | | | | | |
| 03/26/14 | 03/28/14 | A14-23 | DUPLEX | 3,000 | 6826B01L005 | DISCOVERY HILLS PH IV | BLUE GLACIER LLC | 1281 W MYSTERY AVE | RR | | | | | | | | |
| 03/28/14 | 04/04/14 | A14-24 | TENANT SPACE | 1,070 | 4061B01L001A-1 | CAREFREE ACRES | PTF INVESTMENTS | 1261 S SEWARD MERIDIAN | C | | | | | | | | |
| 03/28/14 | 04/04/14 | A14-25 | SUBDIVISION | 2483B01L016/L17 | | RAVENSWOOD DIV III | SMITH, SANDRA | 461/465 E RAVENSWOOD LP | RR | | | | | | | | |
| 03/28/14 | 04/04/14 | A14-26 | TENANT SPACE | 635 | 9007000U00D | MAIN PROF BLDG CONDO | DEBUS, DANIEL | 500 N MAIN ST | C | | | | | | | | |
| 04/02/14 | 04/02/14 | A14-27 | TENANT SPACE | 2,927 | 5797000L002A | IDITPARCEL ADDN 1 | BROWN JUG | 509 W PARKS HWY | C | | | | | | | | |
| 04/11/14 | 04/11/14 | A14-28 | CHANGE OF USE | | | ADVENTURE EST | WINCHESTER, ELISA | 174 W SPRUCE AVE | RR | | | | | | | | |
| 04/11/14 | 04/14/14 | A14-29 | DUPLEX | 1,800 | 6824B02L012C | WASILLA WOODS | HEWITT, JEFF | 1563 N RAVENS BEST CIR | RR | | | | | | | | |
| 04/14/14 | 04/14/14 | A14-30 | SFD | 2,364 | 7039000L00F | CENTER POINT | HARMEN EXCAVATING | 1495 S CENTER POINT DR | RM | | | | | | | | |
| 04/14/14 | 04/14/14 | A14-31 | SFD | 1,806 | 7039000L001 | CENTER POINT | HARMEN EXCAVATING | 1500 S CENTER POINT DR | RM | | | | | | | | |
| 04/14/14 | 04/14/14 | A14-32 | SFD | 2,158 | 7039000L00J | CENTER POINT | HARMEN EXCAVATING | 1490 S CENTER POINT DR | RM | | | | | | | | |
| 04/14/14 | 04/14/14 | A14-33 | SFD | 2,423 | 7039000L00G | CENTER POINT | HARMEN EXCAVATING | 1401 S CENTER POINT DR | RM | | | | | | | | |
| 04/15/14 | 04/15/14 | A14-34 | SFD | 2,068 | 1261B03L011 | CENTURY PK | NARINO, ALUARO | 900 S CENTURY DR | R-1 | | | | | | | | |
| 04/16/14 | PENDING | A14-35 | ADD | 720 | 7090B01L015A | PARKS MANOR | FAMILY CENTERED SVC | 301 E DANNA AVE | C | | | | | | | | |
| 04/23/14 | 04/23/14 | A14-36 | ADD TO SFD | 1,152 | 2818B12L017 | MISSION HILLS | TURNBULL, MATT | 900 N CRAIG STADLER LP | R-1 | | | | | | | | |
| 04/23/14 | 04/23/14 | A14-37 | ADD TO COMM | 2,000 | 1097B05L001 | SHADOWOOD VALLEY | CLAYTON, RICHARD | 201 W NELSON AVE | C | | | | | | | | |
| 04/23/14 | 04/23/14 | A14-38 | HOME OCCUPATION | 576 | 1357B02L007 | TERRACE MANOR | HOLCOMB, RALPH | 601 W PONDEROSA LP | R-1 | | | | | | | | |
| 04/24/14 | WITHDRAWN | A14-39 | TUP | | | | CUSTARD, BOBBY | | C | | | | | | | | |
| 04/29/14 | 05/01/14 | A14-39 | TENANT SPACE | 40 | 2523B01L005A | NELSON FRED RSB | WICK, WENDY | 290 N YENLO | C | | | | | | | | |
| 04/25/14 | 05/01/14 | A14-40 | TENANT SPACE | | 1108B02L017 | WASILLA ARPR HTS | BENCH TRANSMISSION & GEAR | 675 W WASAIR DR | C | | | | | | | | |
| 04/29/14 | 05/01/14 | A14-41 | TUP | 2705000L014A-1 | | SNIDER #4 | CHEPOS | 731 W PARKS HWY | C | | | | | | | | |
| 05/01/14 | 05/05/14 | A14-42 | SFD | 7039000L00H | | CENTER POINT | HARMEN EXCAVATING | 1510 S CENTER POINT DR | RM | | | | | | | | |
| 05/01/14 | PENDING | A14-43 | | 9108000U004 | | WASILLA CENTER | WESTERN ENTERPRISES INC | 613 & 615 S KGB RD | C | | | | | | | | |
| 05/08/14 | 05/08/14 | A14-44 | TUP | 6879000T00G-2 | | TALLERICO | ELGEE, KEVIN | 2150 S ENDEAVOR | RR | | | | | | | | |
| 05/08/14 | 05/08/14 | A14-45 | SHOP/GARAGE | 1,104 | 1104B03L009 | WASILLA ESTATES | LAUGHLIN, JADE | 686 W HOLIDAY DR | RR | | | | | | | | |
| 05/08/14 | 05/14/14 | A14-46 | DUPLEX | 2,700 | 1113B05L019 | WASILLA ACRES | ZHUCHKOV, IGOR & NATALIYA | 1960 W MELANIE AVE | RR | | | | | | | | |

| APPLICATION RCVD | APPROVAL DATE | PERMIT # | TYPE | SQ FTG | TAX ID | SUBDIVISION | APPLICANT | SITE ADDRESS | ZONE | AS-BUILT SURVEY |
|--------------------------------|---------------|----------|-------------------------------|---------|---------------------|------------------------|---------------------------|---------------------------|------|-----------------|
| 05/14/14 | 05/16/14 | A14-47 | MULTI FAMILY(10 UNITS 4 PLEX) | 253,739 | | BELLA VISTA WEST | JYG INVESTMENT GROUP LLC | OLD MATANUSKA RD | C | |
| 05/14/14 | 05/15/14 | A14-48 | TUP | | 1046000T005-1 | OLSON | LORD, SUZETTE | 1451 E PARKS HWY | C | |
| 05/20/14 | 05/20/14 | A14-49 | TENANT SPACE | 500 | 2705000L0014A-1 | SNIDER #4 | EZ MOBILE LLC | 735 W PARKS HWY | C | |
| 05/20/14 | 05/22/14 | A14-50 | CHICKENS/ROOSTER | 16 | 1118B01L005 | PROSPECTOR HILLS | PRESTON, RONIE & DIANA | 1460 N GRUBSTAKE DR | RR | |
| 05/16/14 | 05/16/14 | A14-51 | DUPLEX | 2,500 | | EXECUTIVE PROPERTIES 2 | PREMIER HOME, LLC | 901 W CACHE DR | RR | |
| 05/16/14 | 05/16/14 | A14-52 | DUPLEX | 2,500 | | EXECUTIVE PROPERTIES 2 | PREMIER HOME, LLC | 931 W CACHE DR | RR | |
| 05/23/14 | 05/04/14 | A14-53 | TENANT SPACE | 1,415 | 2523B01L001A | NELSON FRED RSB | ROYAL SPA | 224 N YENLO ST | C | |
| 05/30/14 | 05/30/14 | A14-54 | TUP | | 17N01W15B013 | | JOLT CONSTRUCTION | | RR | |
| 05/30/14 | 06/06/14 | A14-55 | TENANT SPACE | 400 | 1046000T005-1 | OLSON | STAND UP ALASKA | 1451 E PARKS HWY | C | |
| 06/06/14 | 06/10/14 | A14-56 | DUPLEX | 3,574 | 6647B02L003A | WASILLA WOODS | LACROSSE, MARK | 441 E SPRUCE AVE | RR | |
| 06/11/14 | 06/11/14 | A14-57 | DUPLEX | 3,000 | 2323B03L013 | GVC #2 DIV 4 | FARRELL, LARRY | 1160 E SNOWHILL AVE | RR | |
| 06/12/14 | 06/12/14 | A14-58 | ADDITION TO SFD | 915 | 1081B03L006 | CREEKSIDE EST #1 | DRORBAUGH, LISA | 1400 S BERTHA LN | RR | |
| 06/12/14 | 06/13/14 | A14-59 | SUBDIVISION | | 1524000L001&2 | RAVENSWOOD DIV 1 | EVANS, JAMES | | RR | |
| 06/12/14 | 06/12/14 | A14-60 | TUP | | 1056B02L019 | SNIDER #3 | HARRELL, BEN | 340 N LUCILLE ST | C | |
| 06/16/14 | 06/17/14 | A14-61 | SFD | 1,500 | 5627B03L012 | CENTER POINT | SELYUTIN, MYKOLA | 420 W GOLDENWOOD | RM | |
| 06/17/14 | 06/20/14 | A14-62 | SFD | 2,500 | 1261B03L005 | CENTURY PARK | NARINO, ALUARO | 1090 S CENTURY PK | R-1 | |
| 06/18/14 | 06/23/14 | A14-63 | SIGN | 46 | 6915000L002 | THOMAS PARK | PAYNE MGMT, LLC | 546 N MAIN ST | C | |
| 06/20/14 | 06/23/14 | A14-64 | HOME OCCUPATION | | 1190B01L001 | ADVENTURE EST | CONNER, MIKE & DALA | 400 W SPRUCE AVE | RR | |
| 06/24/14 | 06/25/14 | A14-65 | SIGN | 65 | 5203B03L012B | WASILLA HTS #1 | BURCHELL HS | 1775 W PARKS HWY | C | |
| 06/24/14 | PENDING | A14-66 | SIGN | | 1116B02L001 | OVERLOOK BUS PK | DEVINE, MIKE | 2200 E PARKS HWY | C | |
| 06/24/14 | 07/31/14 | A14-67 | SUBDIVISION | | 1095B02L002, L3, L4 | THE MEADOWS | FRIESEN, ROBERT | | RR | |
| 06/26/14 | 06/26/14 | A14-68 | SFD | 1,527 | 1261B03L008 | CENTURY PARK | LIFETIME INVESTMENTS | 990 S CENTURY DR | R-1 | |
| 06/27/14 | 07/21/14 | A14-69 | SUBDIVISION | 15 | 7232000T00A | SERENITY EST ADD #1 | NEWCOMB, KURT | | RR | |
| 06/30/14 | 06/30/14 | A14-70 | SFD | 2,934 | 1104B06L008 | WASILLA ESTATES | DROBENKO INV | 901 W BRIAR | RR | |
| 07/14/14 | 07/21/14 | A14-71 | TUP | | 17N01W09A006 | | | | C | |
| 07/15/14 | 07/28/14 | A14-72 | SIGN | 144 | 5568B02L018A | PARKS MNR RSB | TRIPLE B'S LLC | 700 N WASILLA-FISHHOOK | C | |
| 07/18/14 | 07/21/14 | A14-73 | HANAGER | 5,200 | 5912000L014 | NEW WASILLA ARPT | BURWELL, JEFFERY | 900 S BEACON ST | I | |
| 07/23/14 | 07/24/14 | A14-74 | GARAGE | 1,500 | 1102B01L004 | NORTHERN CAPITOL EST | HOEFR, SCOTT | 2201 MYSTERY | RR | |
| 07/23/14 | 07/24/14 | A14-75 | ADDITION | 60 | 4171B01L016A | SNIDER | PARTRIDGE, JAMES | 824 W SELINA LN | R-1 | |
| 08/05/14 | 08/14/14 | A14-76 | SUBDIVISION | | 7158000T004A-1 4A-2 | | | | RR | |
| 08/13/14 | 08/18/14 | A14-77 | SUBDIVISION | 3,680 | 7034000L001 | ERINWOOD | MCNEIL, SUSAN | | RR | |
| 08/14/14 | PENDING | A14-78 | | 289 | 1038B04L007 | LAKE VIEW EST | LUOTKE, PAUL & MOYA | 621 W LAKEVIEW AVE | R-1 | |
| 08/15/14 | 08/18/14 | A14-79 | | 720 | 1066B03L002 | WASILLA TWN | ADOIR, BRENDA | 285 E PARKS HWY | C | |
| 08/15/14 | PENDING | A14-80 | | 2,304 | 4755B01L012A | RICHMOND VIEW | CLARK, PATRICK | 1500 E COURRETAND CIR | R-1 | |
| 08/22/14 | 08/22/14 | A14-81 | COMM<10,000 SQ FT | 3,752 | 6888B03L002A | CENTURY PK 2 | COW/PW | 191 E CENTAUR DR | C | |
| 08/25/14 | PENDING | A14-82 | COMM<10,000 SQ FT | | 116B02L001 | OVERLOOK BUS PK | DEVINE, MIKE | 2200 E PARKS HWY | C | |
| 08/25/14 | 08/25/14 | A14-83 | SIGN | 32 | 1066B03L002 | WASILLA TWN | HALL, CARLEEN | 285 E PARKS HWY | C | |
| 08/27/14 | 08/28/14 | A14-84 | COMM<10,000 SQ FT | 175 | 2523B01L005A | WASILLA ARPT HTS | BERG, MATTHEW | 971 W PARKS HWY | C | |
| 08/29/14 | 09/03/14 | A14-85 | COMM<10,000 SQ FT | 500 | 9155000U001B | NELSON FRED RSB | TEELING, JASMINE | 290 N YENLO ST | C | |
| 09/04/14 | PENDING | A14-86 | COMM<10,000 SQ FT | 7,000 | 6826B01L003A | DISCOVERY HILL SUB | HM PROPERTIES LLC | 1201 W MYSTERY AVE | I | |
| USE PERMITS | | | | | | | | | | |
| 05/29/14 | 06/30/14 | UP14-01 | CHURCH | 13,410 | 17N01W05A005 | | SLAVIC EVANGELICAL CHURCH | 1350 N LUCAS RD | RR | |
| 07/31/14 | PENDING | UP14-02 | GRAVEL MINING | | 17N02W13A004 | | MTN VILLAGE LLC | 1614 S CLAPP ST | I | |
| | PENDING | UP14-03 | PAVILION | 2,340 | 27310000000 | ASLS 83-091 | WASILLA YOUTH BASEBALL | 2000 S KNICK-GOOSE BAY RD | P | |
| CONDITIONAL USE PERMITS | | | | | | | | | | |
| 03/28/14 | 05/13/14 | CU14-01 | STORAGE ADD | 750 | 7011B5B0000 | FLOYD 2010 | WASILLA STATION | 600 E RAILROAD AVE | C | |

| APPLICATION RCVD | APPROVAL DATE | PERMIT # | TYPE | SQ FTG | TAX ID | SUBDIVISION | APPLICANT | SITE ADDRESS | ZONE | AS-BUILT SURVEY |
|---------------------------------------|---------------|----------|--------------------------------|--------|---------------|-------------------------|----------------------|-------------------------|------|-----------------|
| 04/11/14 | 05/13/14 | CU14-02 | CAR WASH | 11,600 | 5816B02L002 | CAROL | K&S ENTERPRISES | 1900 W RUPEE CIR | C | |
| 04/21/14 | 05/13/14 | CU14-03 | COMMS-10,000 | 6,000 | 17N01W10A019 | | KURANI, KURBAN | 101 N CRUSEY ST | C | |
| 04/21/14 | 05/13/14 | CU14-04 | COMMS-10,000 | 8,280 | 4574B01L016A | LAKESHORE | KURANI, KURBAN | 918 E WESTPOINT DR | RM | |
| 05/08/14 | 06/10/14 | CU14-05 | COMMS-10,000 | 11,940 | 6910000L002 | FERN PLAZA | NEWCOMB, KURT | 1689 S KGB RD | C | |
| 05/19/14 | 06/10/14 | CU14-06 | COMMS-10,000 | 60,000 | 17N01W13A008 | | SCHWEIGER, JOHN | 1450 S SEWARD MERIDIAN | C | |
| 05/19/14 | 06/10/14 | CU14-07 | ADD TO MOVIE THEATER | 10,136 | 17N01W13A009 | | SCHWEIGER, JOHN | 3331 E OLD MATANUSKA RD | C | |
| 07/11/14 | 08/12/14 | CU14-08 | COMMS-10,000 | 30,000 | 6704000L004&3 | ARR-DOT | AK RAILROAD | 630 OLD MAT RD | C | |
| 07/21/14 | 08/12/14 | CU14-09 | ADD PORTABLE BLDG | 880 | 5522000L008A | HALEY HLS PK RSB | DENALI GYMNASIICS | 300 E KALLI CIR | C | |
| PLANNED UNIT DEVELOPMENT (PUD) | | | | | | | | | | |
| 03/14/14 | 04/08/14 | PUD14-01 | PUD | | | CREEKSIDE PLAZA | JYG INVESTMENT GROUP | | C | |
| REZONE | | | | | | | | | | |
| 04/01/14 | 05/13/14 | R14-01 | REZONE | 11.97 | 6704000L004 | ARR-DOT | AK RAILROAD | 630 E OLD MATANUSKA RD | RR | |
| LEGAL NON-CONFORMING USE | | | | | | | | | | |
| SHORELINE SETBACK | | | | | | | | | | |
| 07/10/14 | | SH14-01 | SFD SETBACK EX | | 1036000L001 | LAKE LUCILLE SOUTHSHORE | GADBERRY, DEBORAH | 1775 W TILLICUM | R-1 | |
| AMNESTY | | | | | | | | | | |
| VARIANCE | | | | | | | | | | |
| 03/28/14 | 05/13/14 | V14-01 | SETBACK REAR YARD | | 7011B5B0000 | FLOYD 2010 | WASILLA STATION | 600 E RAILRAOD AVE | C | |
| 04/21/14 | 05/13/14 | V14-02 | SETBACK REAR YARD SIDE & FRONT | | 17N01W10A019 | | KURANI, KURBAN | 101 N CRUSEY ST | C | |
| 04/21/14 | 05/13/14 | V14-03 | SETBACK | | 4574B01L016A | LAKESHORE | KURANI, KURBAN | 918 E WESTPOINT DR | RM | |
| 05/19/14 | 06/10/14 | V14-04 | SETBACK FRONT YD | | 17N01W13A008 | | SCHWEIGER, JOHN | 1450 S SEWARD MERIDIAN | C | |



Code Compliance Log July 2014



| DATE | COMPL. DISP. SELF | NAME/ADDRESS | INF. CON. | LTR. ISS? | CASE STATUS | NOTES |
|-----------|-------------------|-------------------------|-----------|-----------|-------------|--|
| 7/1/2014 | FUP | 450 Graybark | | Y | N | Animal welfare check/civil issue 14-43408 |
| 7/1/2014 | S | Bumpus Ballfields | | N | N | Facility/security check 14-43803 |
| 7/2/2014 | D | 337 Ponderosa | | Y | N | RAL dog 14-43972 verbal warning |
| 7/2/2014 | S | Lucille & Spruce | | Y | N | ATV violation 14-43979 verbal warning |
| 7/2/2014 | D | 1321 Ivy | | Y | N | RAL dog 14-44001 |
| 7/2/2014 | C | City Hall | | Y | N | Illegal dumpster use 14-44022 verbal warning |
| 7/2/2014 | C | Centurian Pl. | | N | N | Report of illegal dumping 14-44095 unfounded |
| 7/3/2014 | S | Lake Lucille Park | | N | N | Facility/security check 14-44297 |
| 7/3/2014 | D | Valley Cinema | | N | N | Dog welfare check 14-44365 UTL |
| 7/3/2014 | S | Lake Lucille Park | | N | N | Facility/security check 14-44399 |
| 7/5/2014 | D | Parks & Seward Meridian | | Y | N | DOA dog 14-45120 RTO |
| 7/5/2014 | S | Wasilla Lake Park | | N | N | Facility/security check 14-45181 |
| 7/5/2014 | S | Lake Lucille Park | | N | N | Facility/security check 14-45138 |
| 7/5/2014 | D | Wasilla Lake Park | | N | N | Disturbance 14-45208 |
| 7/5/2014 | S | Wasilla Lake Park | | N | N | Facility/security check 14-45216 |
| 7/5/2014 | D | 1451 E Parks | | Y | N | Patrol request- wake zone violations 14-45216 unfounded |
| 7/8/2014 | S | Lake Lucille Park | | N | N | Facility/security check 14-45961 |
| 7/8/2014 | ADM | City Hall | | N | N | ATV meeting/patrol request 14-46016 verbal warning |
| 7/9/2014 | S | Bumpus Ballfields | | N | N | Facility/security check 14-46243 |
| 7/10/2014 | FUP | Railroad Ave. | | N | N | Trespassing complaint 14-46379 |
| 7/10/2014 | S | Lake Lucille Park | | N | N | Facility/security check 14-46477 |
| 7/10/2014 | D | 1101 Snowhill | | Y | N | Dog waste complaint 14-46521 verbal warning |
| 7/10/2014 | S | Bogard & Dellwood | | Y | N | ATV violation 14-46535 citation |
| 7/10/2014 | FUP | Railroad Ave. | | N | N | Trespassing complaint 14-46379 |
| 7/15/2014 | FUP | Wonderland Park | | N | N | Abandoned veh on city property 14-47820 |
| 7/15/2014 | C | Neil & Enterprise | | N | N | RAL dog 14-47858 RTO |
| 7/15/2014 | PAT | Illiamna & Susitna | | Y | N | Trespassing complaint 14-47940 verbal warning |
| 7/15/2014 | D | 1026 Dellwood | | Y | N | Dog bite 14-47857 accidental |
| 7/16/2014 | S | Wonderland Park | | N | N | Facility/security check 14-48139 |
| 7/16/2014 | S | Nelson & Lucille | | Y | N | ATV violation 14-48150 citation |
| 7/16/2014 | FUP | Wonderland Park | | N | N | Abandoned veh on city property 14-47820 impound |
| 7/16/2014 | FUP | Illiamna & Susitna | | Y | N | Trespassing complaint 14-47940 |



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| DATE | COMPL. DISP. SELF | NAME/ADDRESS | INF. CON. | LTR. ISS? | CASE STATUS | NOTES |
|-----------|-------------------|---------------------|-----------|-----------|------------------------------------|-----------------------------|
| 7/17/2014 | PAT | Home Depot | | N | Trespassing complaint | 14-48488 unfounded |
| 7/18/2014 | PAT | 2251 Mystery | | Y | Assist patrol with warrant service | 14-48661 |
| 7/18/2014 | D | Fred Meyer | | N | Dog welfare check | 14-48726 UTL |
| 7/18/2014 | D | Wal Mart | | N | Dog welfare check | 14-48756 UTL |
| 7/18/2014 | S | Wal Mart | | Y | HCP violation | 14-48758 verbal warning |
| 7/18/2014 | S | Parks & Hermon | | Y | ATV violation | 14-48772 citation |
| 7/18/2014 | S | Wasilla Lake Park | | N | Facility/security check | 14-48787 |
| 7/19/2014 | D | Home Depot | | N | Traffic hazard | 14-48983 unfounded |
| 7/19/2014 | PAT | Wonderland Park | | N | Assist patrol | 14-48990 |
| 7/19/2014 | PAT | Parks & Crusey | | N | MVA traffic control | 14-49068 |
| 7/22/2014 | D | Fred Meyer | | N | Dog welfare check | 14-49700 UTL |
| 7/22/2014 | D | WalMart | | N | Panhandling complaint | 14-49712 UTL |
| 7/22/2014 | D | Fred Meyer | | N | Dog welfare check | 14-49718 verbal warning |
| 7/22/2014 | D | Blind Nick | | Y | Dog welfare check | 14-49717 unfounded |
| 7/22/2014 | D | 921 Dellwood | | Y | Smelly dumpster | 14-49715 unfounded |
| 7/22/2014 | D | WalMart | | Y | RAL/aggressive rooster | 14-49750 RTO |
| 7/22/2014 | FUP | Lake Lucille Park | | Y | Trespassing/vandalism | 14-49477 vandalism citation |
| 7/22/2014 | D | 1486 Grubstake | | Y | RAL dog | 14-49809 verbal warning |
| 7/24/2014 | D | Susitna & Talkeetna | | N | Hydrant permit violation | 14-50153 UTL |
| 7/24/2014 | D | 2201 Ridgewood | | Y | Dog bite | 14-50163 accidental |
| 7/24/2014 | FUP | Illiamna & Susitna | | Y | Trespassing complaint | 14-47940 |
| 7/24/2014 | D | 1565 Tillicum | | Y | RAL pigs x3 | 14-50208 RTO |
| 7/24/2014 | D | Pet Zoo | | N | Littering complaint | 14-50182 |
| 7/24/2014 | C | 435 S Knik | | Y | Land use violation | 14-50240 verbal warning |
| 7/29/2014 | S | Wonderland Park | | Y | ATV violation | 14-51497 citation |
| 7/29/2014 | S | Lake Lucille Park | | N | Facility/security check | 14-51550 |
| 7/29/2014 | D | 220 Riverdance | | Y | RAL/barking complaint | 14-51352 verbal warning |
| 7/29/2014 | C | 1486 Grubstake | | Y | RAL dog | 14-49809 UTL |
| 7/29/2014 | S | Bumpus Ballfields | | N | Facility/security check | 14-51615 |
| 7/30/2014 | D | Pet Zoo | | N | Dog welfare check | 14-51778 UTL |
| 7/30/2014 | S | Wonderland Park | | Y | Facility/security check | 14-51800 |
| 7/30/2014 | S | Nelson & Weber | | Y | ATV violations x3 | 14-51805 citations x3 |



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| 7/30/2014 | S | Wasilla Lake Park | | N | Facility/security check | 14-51839 |
| 7/30/2014 | S | Holiday Station | | N | Welfare check | 14-51843 |
| 7/31/2014 | D | Sportsmans Wharehouse | | N | HCP parking violation | 14-52055 unfounded |
| 7/31/2014 | D | Wasilla Lake Park | | N | DOA cat | 14-52096 UTL |
| 7/31/2014 | S | Lake Lucille Park | | N | Facility/security check | 14-52110 |
| 7/31/2014 | S | Youngtree & Sam Snead | | Y | RAL dog | 14-52137 verbal warning |
| 7/31/2014 | S | Youngtree & Sam Snead | | Y | ATV violation | 14-52140 citations x2 |
| 7/31/2014 | D | Grandview | | Y | ATV violation | 14-52162 citations x2 |
| 7/31/2014 | C | 801 Wilder | | Y | RAL cat | 14-52186 verbal warning |
| 7/31/2014 | D | 450 Kimberly | | Y | ATV violation | 14-52199 citation |