



**MAYOR**  
Bert L. Cottle

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**

Claudia Pinard, Seat A  
Debra Barrett, Seat B  
Jessica Dean, Seat C  
Loren Means, Seat D  
Glenda Ledford, Seat E

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**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.**

**APRIL 14, 2015**

- 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 *(three minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
  - A. Minutes of March 5, 2015 special meeting
- VIII. NEW BUSINESS *(five minutes per person)*
  - A. Public Hearing
    1. Item: **Land Clearing Waiver #15-01** (Reso. #15-04)  
Request: Approval to clear 91 percent of the lot in order to develop an office/warehouse building.  
Applicant: Pat Eder, Architect, Design Company  
Owner: Igor Pavlus, Precision Homes LLC  
Total Area: 1.25 acres +/-  
Location: 1212 W. Mystery Avenue (SW corner Lucus/Mystery)

- Lot 4, Discovery Hill Subdivision, Phase II
- Zoning: Industrial (I)
- a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant

B. **Resolution Serial No. 15-05:** Supporting a 45 mile per hour urban design section within the city of Wasilla for the Knik-Goose Bay Road reconstruction project.

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

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**SPECIAL MEETING**

**I. CALL TO ORDER**

The special meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Thursday, March 5, 2015, 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  
Debra Barrett, Seat B (arrived at 6:02 PM)  
Jessica Dean, Seat C  
Loren Means, Seat D  
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Bert Cottle, Mayor  
Ms. Lyn Carden, Deputy Administrator  
Mr. Archie Giddings, Public Works Director  
Ms. Tina Crawford, City Planner  
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 stated that the contract for the new City Library was awarded and that they should be starting site work by the end of March or the beginning of April.

C. City Attorney  
No report given.

D. City Planner  
No report given.

E. AKDOT/PF – Knik-Goose Bay Road Reconstruction Project Update  
Mr. Gerry Welsh, AKDOT/PF Project Manager, provided an overview and a PowerPoint presentation on the Knik-Goose Bay Road reconstruction project.

Commissioner Means asked if the State would construct ATV trails as part of this project.

Mr. David Post, AKDOT/PF Planner, stated that AKDOT/PF does not have guidelines for off road vehicles and that the type of funding from the Federal and non-Federal match does not allow the money to be spent for off road vehicle trails.

**VI. PUBLIC PARTICIPATION** (*Three minutes per person for items not on agenda*)

Mr. Eugene Haberman stated that he represents himself and monitors the public processes with the different government agencies and other businesses like MEA to make sure they are done correctly.

Mrs. Lisa Ameen stated that she has a home in Arizona and that they allow ATVs on the roads as long as they meet the State of Arizona regulations.

**VII. CONSENT AGENDA**

A. Minutes of January 10, 2015, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Committee of the Whole

MOTION: Commissioner Pinard moved to enter into the Committee of the Whole at 6:40 PM.

Entered into the Committee of the Whole for the following item:

1. Transmission line update by MEA.

Ms. Julie Estey, Director of Public relations for MEA, provided a brief statement and background on the status of the transmission line project.

Mr. Gary Kuhn, Director of Engineering for MEA, provided a presentation on the transmission line project.

Mr. Dan Beardsley, Dryden & LaRue, Inc., provided additional information and more detail regarding the past public hearing process and proposed routes and how MEA would like to coordinate more with the City of Wasilla as they move forward with identifying a new transmission line route to connect to the Lazelle substation to either the Herning substation (preferred) or the Cottle substation.

Recessed at 7:34 PM.

Resumed at 7:43 PM.

MOTION: Commissioner Means moved to exit the Committee of the Whole at 8:24 PM.

**X. UNFINISHED BUSINESS**

No unfinished business.

**XI. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

**XII. AUDIENCE COMMENTS** (*three minutes per person*)

Ms. Ameen asked if there was a spreadsheet showing the costs associated with each transmission line route.

Mr. Beardsley stated that he has a spreadsheet with numbers on it but he would need to talk with MEA before providing that information.

**XIII. STAFF COMMENTS**

No comments.

**XIV. COMMISSION COMMENTS**

Commissioner Means stated that he appreciated the public comment regarding ATVs.

Commissioner Pinard stated that she thought tonight's meeting went well and appreciated the public input.

Chair Ledford stated that the City has created a task force regarding the use of ATVs within the city limits and thanked the Commissioners for their time at tonight's meeting.

**XV. ADJOURNMENT**

The regular meeting adjourned at 8:30 PM.

\_\_\_\_\_  
GLENDA LEDFORD, Chairman      Date

ATTEST:

\_\_\_\_\_  
TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.

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## **I. SUMMARY FACTS:**

Applicant: Pat Eder, Architect, Design Company  
Land Owner(s): Precision Homes LLC  
Proposal: Approval to clear up to 91% of the vegetation on Lot 4, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2), in order to construct an 8,208 square foot construction office and shop. A total of 35% of the lot will be covered in vegetation after development of the site.  
Location: 1212 W. Mystery Avenue (SW Corner Lucus & Mystery)  
Lot 4A, Discovery Hills Subdivision, Phase II (Lot 4 was just subdivided into two 1.25 acre parcels.)  
Parcel size: 1.25 acres±  
Zoning District: Industrial (I)  
Future Land Use: Generally Commercial/Business  
Surrounding Zoning: North: Industrial  
South: Industrial  
East: Industrial  
West: Public

## **II. STAFF RECOMMENDATION:**

Staff recommends approval of this request with conditions.
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## **III. SUMMARY OF REQUEST**

Pursuant to WMC 16.33.050(A)(2), the Planning Commission may approve clearing vegetation from more than 70 percent of the lot area. The applicant is requesting approval to clear approximately 91% of the vegetation on Lot 4A, which is more than is allowed in WMC 16.33.050(A)(2). However, after development of the site is complete, approximately 35% of the lot will be vegetated with a combination of original vegetation and landscaped/grassed areas as shown on the site plan (see Sheet A2.1).

Although approximately a 37' – 49' strip of vegetation is shown along the eastern property boundary, the creation of on-site drainage areas and the clearing of the 15' utility easement along Lucus Road for relocation of utilities out of the right-of-way reduce the width of vegetation that can be preserved to 7' – 10'. Vegetation along the eastern boundary of the property will be preserved to the greatest extent feasible and additional vegetation will be planted in “thinned out” areas. Vegetation along the southern property line is proposed to be removed to allow required excavation and slopes and to allow the proposed size for the storage yard.

#### **IV. APPLICABLE PROVISIONS:**

##### **WMC 16.33.050, Land Clearing Restrictions:**

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.**
  - 2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.**

#### **V. ISSUES REGARDING CODE**

Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

#### **VI. CONCLUSION AND RECOMMENDATION**

As indicated above, these lots are zoned Industrial. Since there are very few parcels with industrial zoning within the city limits where these types of businesses can locate, staff supports the request to maximize the use of these lots for this industrial-type business.

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is consistent with the intent of the landscaping requirements in Title 16 and recommends that the Planning Commission approve the requested waiver to the land clearing requirements with the following conditions:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped March 10, 2015, attached as Exhibit A to Resolution Serial No. 15-04, as required in WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along Lucus Road and Mystery Avenue (between the property line and the sidewalk) is maintained with grass in perpetuity consistent with WMC 16.33.060.
3. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any clearing and/or construction on the lot.





**RECEIVED**  
 MAR 10 2015  
 Planning Office  
 City of Wasilla

PROJECT TITLE  
**PRECISION HOMES  
 OFFICES & SHOP**  
 1100 NORTH LUCUS ROAD  
 WASILLA, ALASKA 99654

THE  
**DESIGN**  
 COMPANY  
 ARCHITECTURE &  
 PLANNING

Box 520189  
 Big Lake, AK 99652  
 907 863-6022  
 fax 892-7977  
 design@mtaonline.net

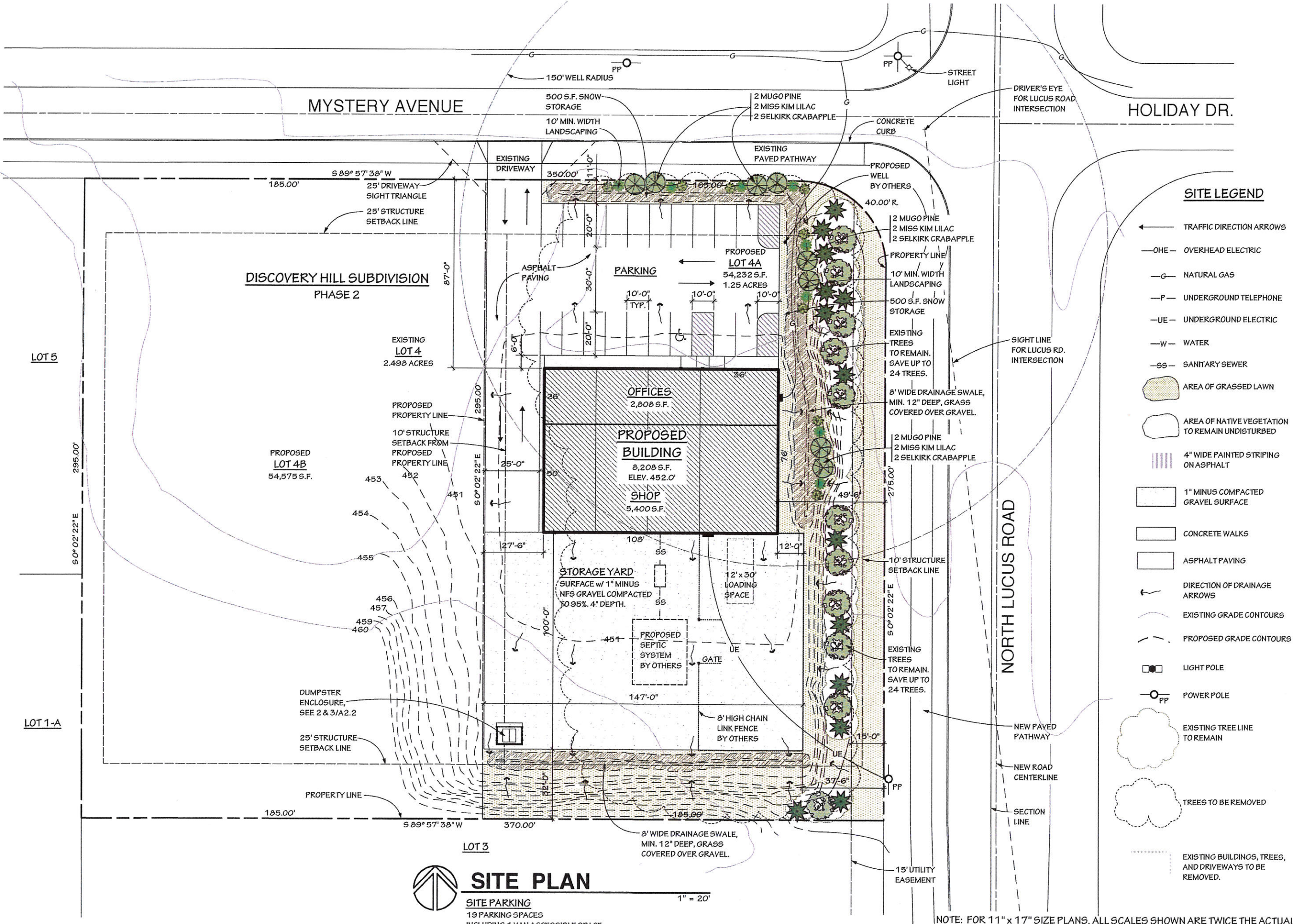
DRAWN BY  
 JPE

DATE  
 MAR 4, 2015

REVISED

SHEET TITLE  
 SITE PLAN

SHEET  
**A2.1**



**SITE LEGEND**

- ← TRAFFIC DIRECTION ARROWS
- OHE— OVERHEAD ELECTRIC
- G— NATURAL GAS
- P— UNDERGROUND TELEPHONE
- UE— UNDERGROUND ELECTRIC
- W— WATER
- SS— SANITARY SEWER
- AREA OF GRASSED LAWN
- AREA OF NATIVE VEGETATION TO REMAIN UNDISTURBED
- 4" WIDE PAINTED STRIPING ON ASPHALT
- 1" MINUS COMPACTED GRAVEL SURFACE
- CONCRETE WALKS
- ASPHALT PAVING
- DIRECTION OF DRAINAGE ARROWS
- EXISTING GRADE CONTOURS
- PROPOSED GRADE CONTOURS
- LIGHT POLE
- POWER POLE
- EXISTING TREE LINE TO REMAIN
- TREES TO BE REMOVED
- EXISTING BUILDINGS, TREES, AND DRIVEWAYS TO BE REMOVED.

**SITE PLAN**

**SITE PARKING**  
 19 PARKING SPACES  
 INCLUDING 1 VAN ACCESSIBLE SPACE

1" = 20'

NOTE: FOR 11" x 17" SIZE PLANS, ALL SCALES SHOWN ARE TWICE THE ACTUAL SCALE.

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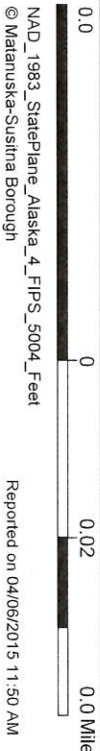
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# Matanuska-Susitna Borough



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Reported on 04/06/2015 11:50 AM



### Legend

- Public Facilities
- Administrative
- Animal Control
- City Hall or Courthouse
- Community Center
- Landfill or Transfer Station
- Library
- Medical
- Post Office
- Public Safety Fire and/or EMS
- Public Safety Law Enforcement
- School
- Alaska Railroad
- Streets**
- Highway
- Major Street
- Medium Street
- Minor Street
- Primitive Road
- Private Road
- Mat-Su Borough Boundary
- Incorporated Cities
- Parcels
- Flood Zone

1:1,263



### Notes

This map was automatically generated using Geocortex Essentials.



Google earth

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Google earth

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CITY OF WASILLA PLANNING OFFICE  
290 E. HERNING AVE.  
WASILLA, AK 99654-7091  
PHONE: (907) 373-9020  
FAX: (907) 373-9021

Date: 3-10-15  
TID # 4795000L004  
Case No. MA 15 - 18

*Land* USE PERMIT APPLICATION

<p>Type of application (check all that apply)</p> <p><input type="checkbox"/> Single Family Dwelling (SFD)    <input type="checkbox"/> Garage/Shed</p> <p><input type="checkbox"/> Addition to SFD                      <input type="checkbox"/> Accessory Use</p> <p><input checked="" type="checkbox"/> Commercial under 10,000 sq. ft.</p> <p><input type="checkbox"/> Other (please specify) _____</p> <p><b>Project Name and Description</b></p> <p><u>8,208</u> sq. ft. <u>Precision Homes Offices and Shop</u></p> <p><u>Construction of new, single story, wood frame office and shop building with required parking and landscaping.</u></p> <p><b>Subdivision Name:</b> <u>Lot 4,</u> <u>Discovery Hill, Phase II</u></p> <p><b>Street Address of project:</b></p> <p><u>1100 N. Lucus Road</u> (<u>1212 W. Mystery Ave.</u>)</p> <p><b>Zoning Designation:</b> <u>Industrial</u></p>	<p><b>Property Owner:</b> <u>Igor Pavlus</u> <u>Precision Homes LLC</u></p> <p><b>Applicant Name:</b> <u>Pat Eder, Architect</u> <u>Design Company</u></p> <p><b>Mailing Address:</b></p> <p><u>P.O. Box 520189</u></p> <p><u>Big Lake, AK 99652</u></p> <p><b>Phone:</b> <u>907 863-6022</u></p> <p><b>Fax #:</b> <u>907 892-7977</u></p> <p><b>Email:</b> <u>design@mtaonline.net</u></p>
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The following items must be shown on the Site Plan:

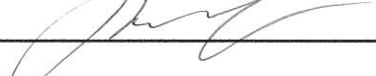
- All provisions of WMC 16.08.015 Site plan - As-built survey.

**Applicant Certification:**

*I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.*

**Signature of Applicant:** 

**Date:** March 4, 2015

**Signature of Owner:**   
(If different then Applicant)

**Date:** \_\_\_\_\_

\* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

**Precision Homes Offices and Shops**

1100 N. Lucas Road, Wasilla, AK 99654

March 4, 2015

**16.16.050 General Approval Criteria.**

1. **Neighbors.** This project will continue the existing industrial zoned development pattern in the neighborhood. The only residential use in the area is to the east across Lucas Road that is zoned Rural Residential. Industrial businesses are located adjacent to the south and west, and north across Mystery Avenue.

2. **Plans.** The city's current land use map shows the area zoned industrial. The current Comprehensive Plan's future land use map shows the area to remain generally industrial with mixed use/ transitional areas around the perimeter of the current industrial zone. This project is consistent with current and future land use plans.

3. **Special Uses.** The proposed project occupancy includes none of the special uses listed under 16.16.060.



Existing property looking to the southwest from the intersection of Lucas and Mystery.



4. **Reviewing Parties.** The plans for this project will be submitted to the Central Mat-Su Fire Department for plan review, to the City of Wasilla for land use review for planning commission approval, and DEC for approval of on-site water and waste water systems.

5. **Neighborhoods.** There is no current neighborhood plan. See criteria No. 1 **Neighbors** above.

6. **Fire Safety and Emergency Access.** This project will be reviewed and approved by the Central Mat-Su Fire Department before construction for emergency access requirements. All parts of the proposed building are within 150 feet of fire equipment access points as required by the International Fire Code.

7. **Traffic.** The traffic volume for this development will be less than 16 vehicles during the peak hour per Table B using the General Office Building factor. This factor is high for this development since the majority of the building square footage is shop/storage areas. The 16 vehicle trips per peak hour is well below the 100 trip threshold requiring a traffic analysis and will not overload the existing adjacent collector and arterial street system.

8. **Dimensional Standards.** Front and rear yard setbacks are twenty-five feet and side yard setbacks are ten feet or no setback. There is no density limitation in the industrial district. Height is limited to thirty-five feet. All dimensional standards are met or exceeded as shown on the attached site plan and building elevations.

9. **Parking.** This project requires one parking space per 300 square feet of gross floor area under the Offices Use and one parking space per 1,000 square feet of gross floor area under the Storage Use per 16.24.040. This project contains 2,808 square feet of office floor space requiring ten parking spaces and 5,400 square feet of shop/storage space requiring six parking spaces for a total requirement of 16 parking spaces. Nineteen parking spaces are proposed. The 2010 ADA Standards for Accessible Design requires one accessible parking space per the first twenty-five total parking spaces and one will be provided. For each six or fraction of six accessible spaces at least one van accessible space is required and one will be provided. All parking and driveways will be asphalt paved. A 100' x 147' storage yard is proposed to be surfaced with four inches of one inch minus non frost susceptible gravel compacted to 95% capacity. The storage yard will have very low anticipated traffic of 2 to 5 trips per day per tenant. The driveways will be a minimum of twenty-five feet wide and the parking spaces will be ten feet wide by twenty feet long. A minimum of one flood light for the parking area is required. Multiple area lights mounted on the building will be installed to illuminate the parking areas, driveways, and storage yard. Additional wall mounted light fixtures will provide additional illumination near the building. All light fixture will be cut-off to prevent glare off the property. Snow storage areas of 1,000 square feet will be provided, exceeding the 475 square feet required. A 12' x 30' loading space is required and provided. The driveway onto Mystery Avenue is lighted by an existing street light at the street intersection.

10. **Utilities.** This property is located over a half mile from the nearest existing City of Wasilla public water and sewer systems. On-site water and sewer systems will be engineered, installed, and approved by DEC. Electric, telephone, natural gas, and cable all have service adjacent to the property and will be connected to the new building.



Existing driveway from Mystery Avenue with proposed development to the left.

11. **Drainage.** The site drainage will flow across paved parking and compacted gravel storage yards to grass lawn drainage swale areas. No drainage is directed toward the public streets.

12. **Large developments.** This development contains 8,208 sq. ft. and is less than the 10,000 sq. ft. threshold for large developments.

13. **Peak Use.** This proposed use is similar to or less than the existing adjacent industrial business peak uses and will not result in significantly different peak use characteristics than currently exist. As shown in criteria No. 7 **Traffic** above, the peak hour trip generation is 16 trips at most.

**14. Off-Site Impacts.** There will be no off-site impacts caused by this development. All activity except parking and storage yard will be conducted inside the building. No buffering of adjacent property will be required. Some trees will remain along the Lucas Road frontage to screen the storage area from view.

**15. Landscaping.** Lot 4 of Discovery Hill Subdivision was partially cleared many years ago and contains two and a half acres. The owner is subdividing this property into two 1 1/4 acre lots. This project will be located on Lot 4A which will be 54,232 sq. ft. in size and be adjacent to both Lucas Road and Mystery Avenue. Access is only allowed from Mystery Avenue and this will be the front of the property.

This project requires a minimum of 5% or 2,712 sq. ft. of landscaped area containing 8 newly planted trees and 16 newly planted shrubs. The new required landscaped areas have been located to define, soften, and/or screen the appearance of the building and off-street parking areas.

There will be no alternative landscaping features, no shoreline protection areas, and no parkway landscaping involved or required on this project. The 15 foot wide utility easement located along Lucas Road has been previously cleared by the utility companies. It contains an overhead power line and several buried cables. The utility easement will be subject to the relocation of several more buried cables from the adjacent road right of way as part of the Lucas Road Improvements that DOT will be having constructed this summer.

Landscaping in the utility easement will consist only of grass lawn as allowed by the scheduled utilities work. This property is not adjacent to a residential zone and is not required to have any six foot high screening or buffering on any lot line or any 3.5 foot high screening of a parking area.

This project has more than nine parking spaces and is required to have perimeter parking landscaping consisting of a planting bed having a minimum width of ten feet. This perimeter parking lot landscaping is indicated on the attached site plan along with the grass seeded snow storage areas. There are less than forty parking spaces and landscaped islands are not required.

Previous clearing and clearing for this project will amount to 91% of the proposed Lot 4A and requires approval by the Planning Commission. This project proposes that 35 percent of the site will be covered with native vegetation, grass lawn ground cover, and landscaped areas. As noted on the Site Details Sheet, top soil for seeded areas will be a minimum 4" deep after compaction.

All required sight triangles are shown on the site plan and are not obscured by the proposed landscaping. There will be no interference with any public utility, restriction of pedestrian or vehicular traffic, or obscuring of traffic control signs or devices by the proposed landscaping as is shown on the site plan.

The structure on this project is greater than 5,000 sq. ft. in area and a guaranty of required landscaping is to be furnished.

As required, a site plan showing landscaping and site details sheets are attached.

**a.** The included storage yard is for the use of the individual tenants. Fencing will be provided around the larger tenant's storage area. Some trees will remain along the Lucas Road frontage to screen the storage area from view.

**b.** An enclosed dumpster is indicated on the attached site plan with details.

16. **Walkways, Sidewalks, and Bike Paths.** An existing asphalt pathway parallels the adjacent Mystery Avenue frontage. This summer State of Alaska Department of Transportation and Public Facilities plans to have constructed an upgrade to Lucus Road that will include a paved pathway along Lucus Road adjacent to this project. This proposed upgrade and new pathway are shown on the attached site plan. Paved parking areas and concrete sidewalks will provide pedestrian circulation within the site and connect to the Mystery Avenue pathway.

17. **Water, Sewage and Drainage Systems.** This property is located over a half mile from the nearest existing City of Wasilla public water and sewer systems. On-site water and sewer systems will be engineered, installed, and approved by DEC. There is no existing storm drainage system along Lucus Road or Mystery Avenue.

18. **Historic Resources.** There are no historic resources on this property.

19. **Appearance.** The area is zoned industrial and the appearance and architecture of the neighborhood is not of one style or period. This project proposes a contemporary, light industrial building design with a roof covering over the sidewalk and rain gutters to collect the roof drainage. The building spacing, setbacks, lot coverage, and height meets both the City of Wasilla Land Development Code and the International Building Code for adequate natural light and air.

20. **Open Space and Facilities.** This is a private commercial development of small size. No public dedication for open space and facilities is anticipated.

21. **Winter Impacts.** The prevailing wind comes from the northeast. There will be minor snow drifting on the west and south sides of the proposed building. This anticipated snow drifting will stay on private property. This project will not cause any increase in the impact on the surrounding area from glaciation or drifting.



Pat Eder, Architect A-8109  
Design Company  
March 4, 2015



MYSTERY AVENUE

HOLIDAY DR.

DRIVERS EYE  
FORK LUCUS ROAD  
INTERSECTION

STREET  
LIGHT

150' WELL RADIUS

2 MISC. PINE  
2 MISC. KMLAC  
2 SIBERIAN CRABAPPLE

EXISTING  
PAVED PATHWAY

CONCRETE  
CURB

PROPOSED  
WELL  
BY OTHERS  
4000 R.

2 MISC. PINE  
2 MISC. KMLAC  
2 SIBERIAN CRABAPPLE

EXISTING  
PAVED PATHWAY

500 S.F. SNOW  
STORAGE  
10' MIN. WIDTH  
LANDSCAPING

EXISTING  
DRIVEWAY

25' DRIVEWAY  
SIGHT TRIANGLE  
25' STRUCTURE  
SETBACK LINE

5' 8 1/2" 57' 2 3/4" W

195.00'

87'-0"

DISCOVERY HILL SUBDIVISION  
PHASE 2

EXISTING  
LOT 4  
2.459 ACRES

PROPOSED  
PROPERTY LINE

10' STRUCTURE  
SETBACK LINE

PROPOSED  
PROPERTY LINE

PROPOSED  
LOT 4B  
54,375 S.F.

453

454

455

456

457

459

480

5 0° 02' 22" E

295.00'

195.00'

5 8 1/2" 57' 3 5/8" W

370.00'

LOT 3

8' WIDE DRAINAGE SWALE  
MIN. 12" DEEP GRASS  
COVERED OVER GRAVEL

8' HIGH CHAIN  
LINK FENCE  
BY OTHERS

PROPOSED  
SEPTIC  
SYSTEM  
BY OTHERS  
147'-0"

12' x 30'  
LOADING  
SPACE

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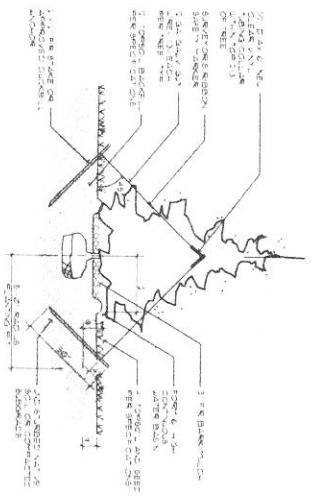
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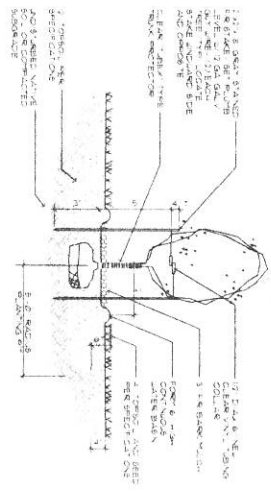
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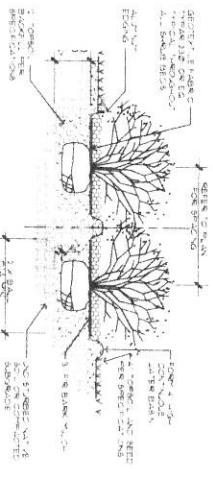
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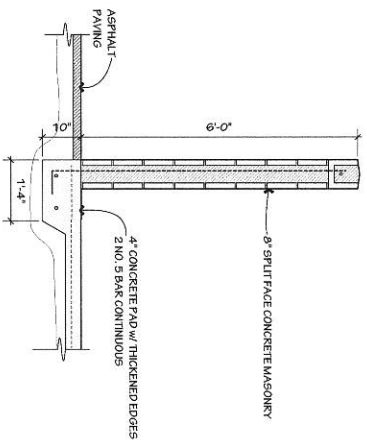
CONIFEROUS TREE PLANTING



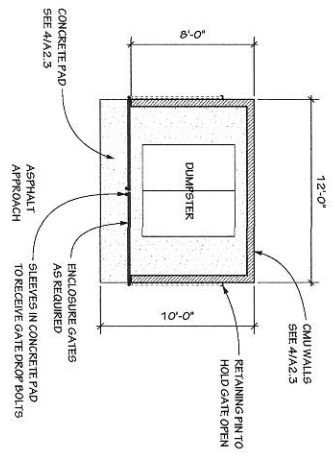
DECIDUOUS TREE PLANTING



SHRUB PLANTING



3 DUMPSTER ENCLOSURE SECTION  
3/4" = 1'-0"



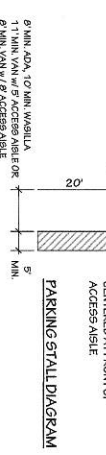
2 DUMPSTER ENCLOSURE  
1/4" = 1'-0"

NOTE: FOR 11" x 17" SIZE PLANS, ALL SCALES SHOWN ARE TWICE THE ACTUAL SCALE.

RECEIVED

MAR 10 2015

Planning Office  
City of Wasilla



1 ACCESSIBLE SIGN DETAIL  
3/4" = 1'-0"  
NOTE: POST INSTALLATION USED ONLY WHEN NOT PRACTICAL TO MOUNT SIGN ON BUILDING



PROJECT TITLE  
**PRECISION HOMES  
OFFICES & SHOP**  
1100 NORTH LUCUS ROAD  
WASILLA, ALASKA 99654

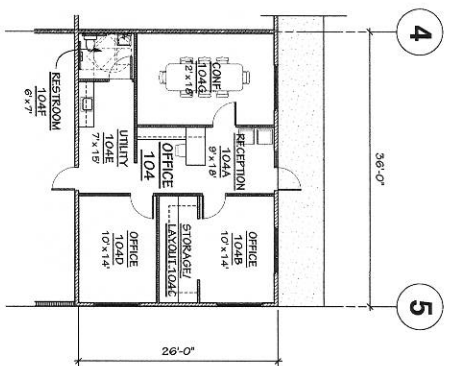
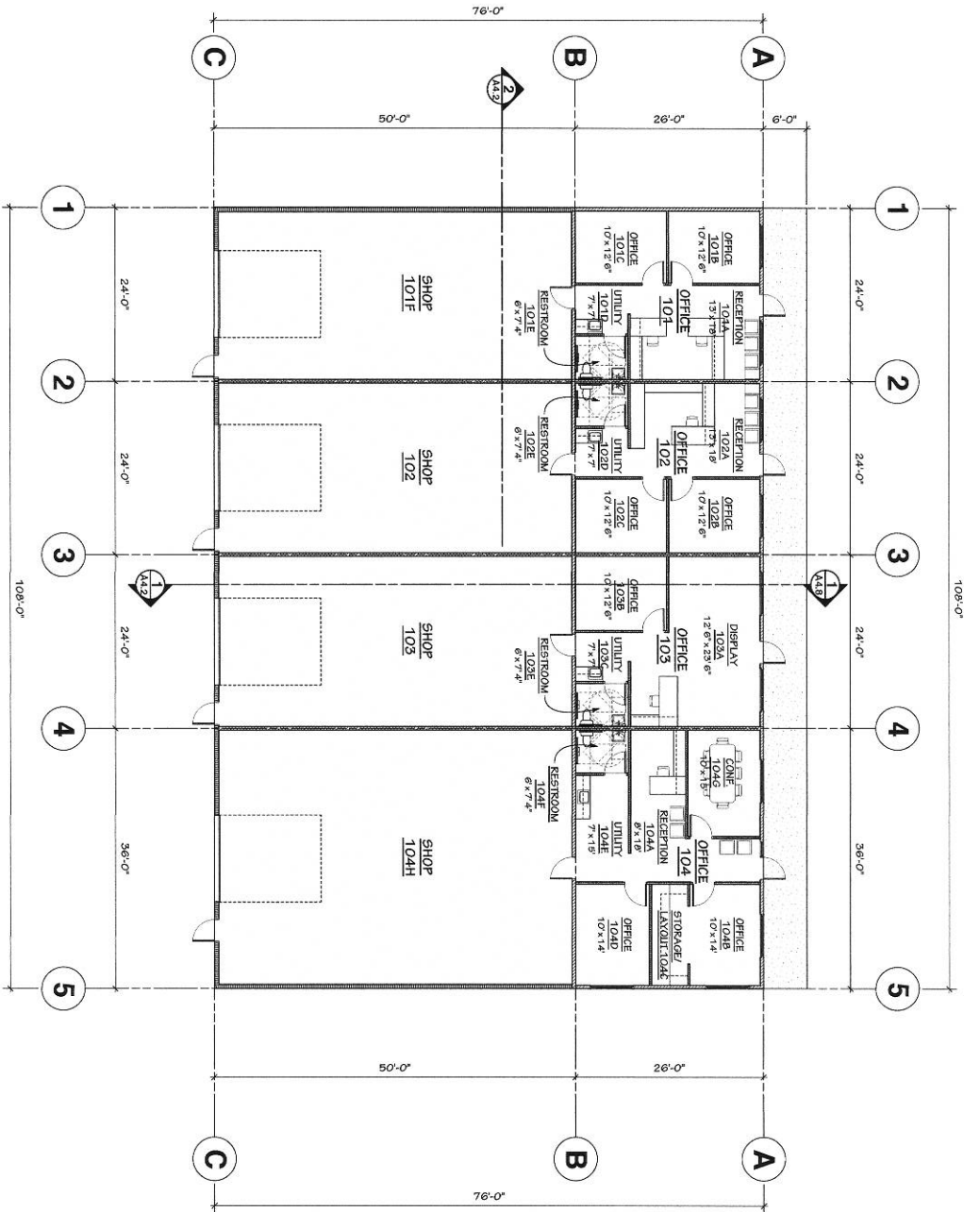
THE  
**DESIGN**  
COMPANY  
ARCHITECTURE &  
PLANNING  
Box 520118  
Big Lake, AK 99652  
907 863-6022  
907 863-6023  
design@thecompany.net

DRAWN BY: JFE  
DATE: MAR 4, 2015  
REVISION:

SHEET  
SITE DETAILS  
**A2.2**







ALT. OFFICE 104 FLOOR PLAN

RECEIVED  
MAR 10 2015  
Planning Office  
City of Wasilla

- WALL LEGEND**
- 3/8" METAL STUD WALLS  
OR 2x4 FRAME WALLS
  - 2x6 FRAME WALLS
  - 2x8 FRAME WALL
  - CMU WALLS
  - BEAMS & HEADERS
  - CONCRETE SLABS  
& FOOTINGS
  - ITING ABOVE OR HIDDEN BELOW AND  
REQUIRED CLEARANCE AREAS
  - 0" F FINE EXTINGUISHER, 24"-109C, 5 LBS. CAPACITY  
CABINET

**FIRST FLOOR PLAN**

2,809 S.F. - OFFICE AREAS  
5,400 S.F. - SHOP AREAS  
8,209 S.F. TOTAL

1/8" = 1'-0"

NOTE: FOR 11" x 17" SIZE PLANS, ALL SCALES SHOWN ARE TWICE THE ACTUAL SCALE.

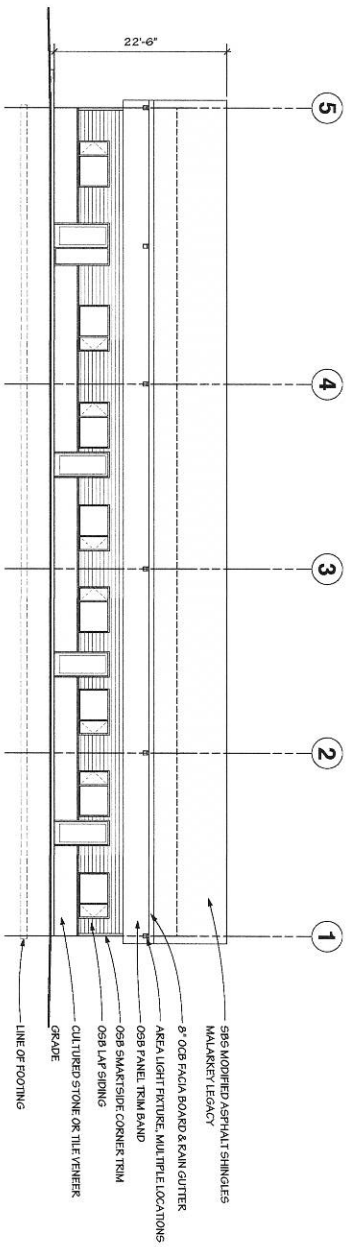
PROJECT TITLE  
**PRECISION HOMES  
OFFICES & SHOP**  
1100 NORTH LUCUS ROAD  
WASILLA, ALASKA 99654

THE  
**DESIGN**  
COMPANY  
ARCHITECTURE &  
PLANNING  
Box 5201 RP  
Big Lake, AK 99652  
907-863-5022  
907-863-5023  
design@thetdesign.com

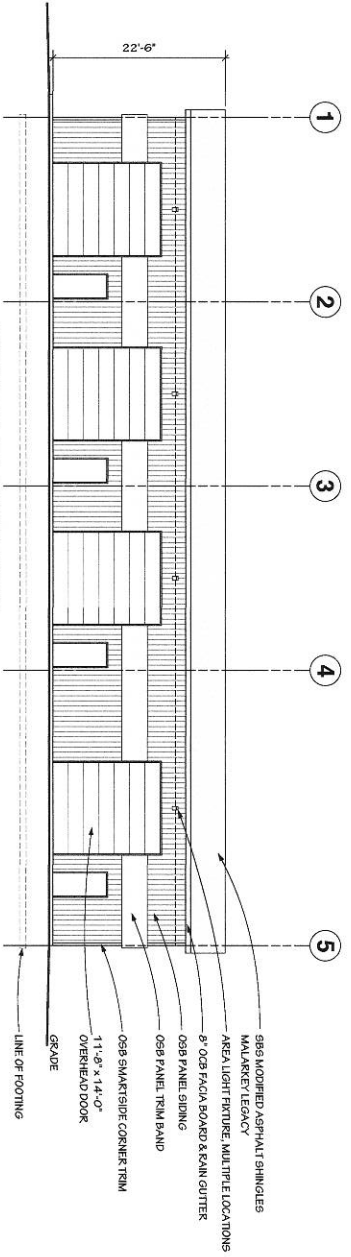
DRAWN BY JPE  
DATE MAR 4, 2015  
REVISD

SHEET TITLE  
FIRST FLOOR PLAN

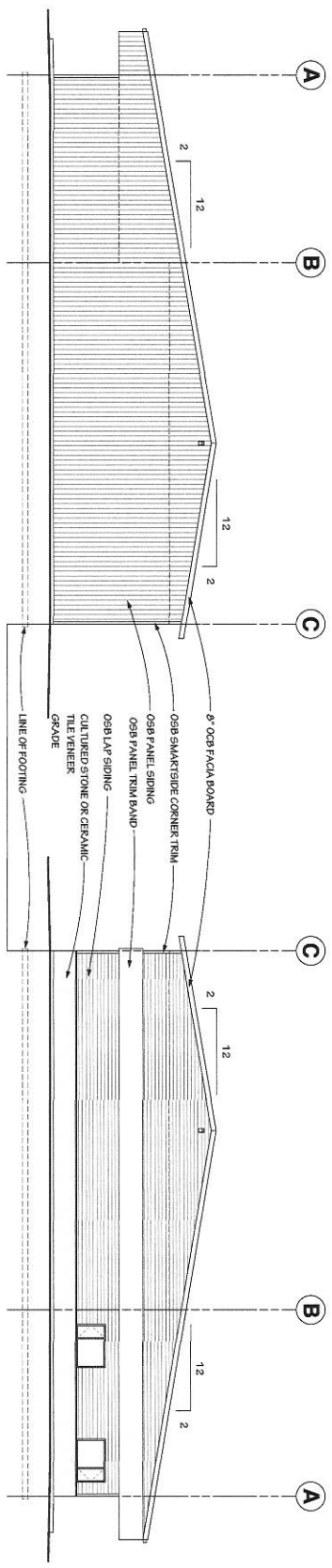
SHEET  
**A3-1**



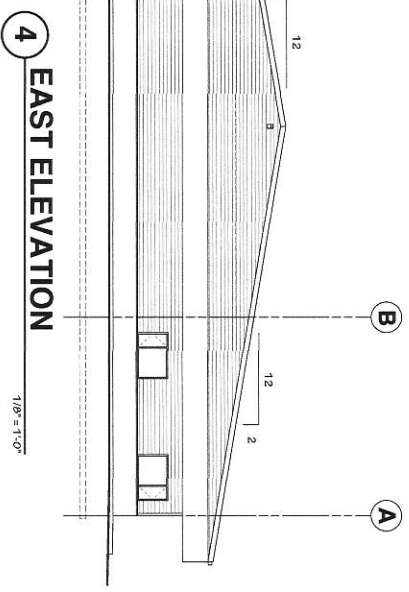
**1 NORTH ELEVATION**  
1/8" = 1'-0"



**2 SOUTH ELEVATION**  
1/8" = 1'-0"



**3 WEST ELEVATION**  
1/8" = 1'-0"



**4 EAST ELEVATION**  
1/8" = 1'-0"

NOTE: FOR 11" x 17" SIZE PLANS, ALL SCALES SHOWN ARE TWICE THE ACTUAL SCALE.

**RECEIVED**  
MAR 10 2015  
Planning Office  
City of Wasilla



PROJECT TITLE  
**PRECISION HOMES  
OFFICES & SHOP**  
1100 NORTH LUCUS ROAD  
WASILLA, ALASKA 99654

**THE DESIGN COMPANY**  
ARCHITECTURE & PLANNING  
Box 520189  
PO Box 4022  
Wasilla, Alaska 99652  
design@thedesignco.net

DRAWN BY: JFE  
DATE: MAR 4, 2015  
REVISIONS:

SHEET TITLE  
ELEVATIONS

SHEET **A4.1**

By: Planning  
Public Hearing: 04/14/15  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 15-04**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CLEARING OF 91 PERCENT OF THE VEGETATION ON LOT 4, DISCOVERY HILLS SUBDIVISION, PHASE II, PER WMC 16.33.050(A)(2).**

WHEREAS, Pat Eder, Architect, agent for Precision Homes LLC, submitted a request for a waiver/modification on March 10, 2015, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on April 7, 2015; and

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

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them, grants a waiver with the following condition:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped March 10, 2015, attached as Exhibit A to Resolution Serial No. 15-04, as required in WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along Lucas Road and Mystery Avenue (between the property line and the sidewalk) is maintained with grass in perpetuity consistent with WMC 16.33.060.
3. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any clearing and/or construction on the lot.

ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

---

Glenda Ledford, Chairman

ATTEST:

---

Tina Crawford, AICP, City Planner



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By: Planning  
Public Hearing: 04/14/15  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 15-05**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION SUPPORTING A 45 MILE PER HOUR URBAN DESIGN SECTION WITHIN THE CITY OF WASILLA FOR THE KNIK-GOOSE BAY ROAD RECONSTRUCTION PROJECT.**

WHEREAS, the Alaska Department of Transportation is currently planning for the reconstruction of Knik-Goose Bay Road to a divided four-lane arterial road; and

WHEREAS, the Alaska Department of Transportation is proposing a 45 mile per hour urban design section within the city limits to address the City's concerns with finding a balance between traffic mobility and access for residents and businesses along the road; and

WHEREAS, the Wasilla Planning Commission finds that the proposed 45 mile per hour urban design concept is consistent with the City's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Wasilla Planning Commission hereby supports the proposed 45 mile per hour urban design section within the city limits for the divided four-lane reconstruction of Knik-Goose Bay Road as depicted by the Alaska Department of Transportation in their January 28, 2015 preferred alternative drawings and attached to this resolution as Exhibit A.

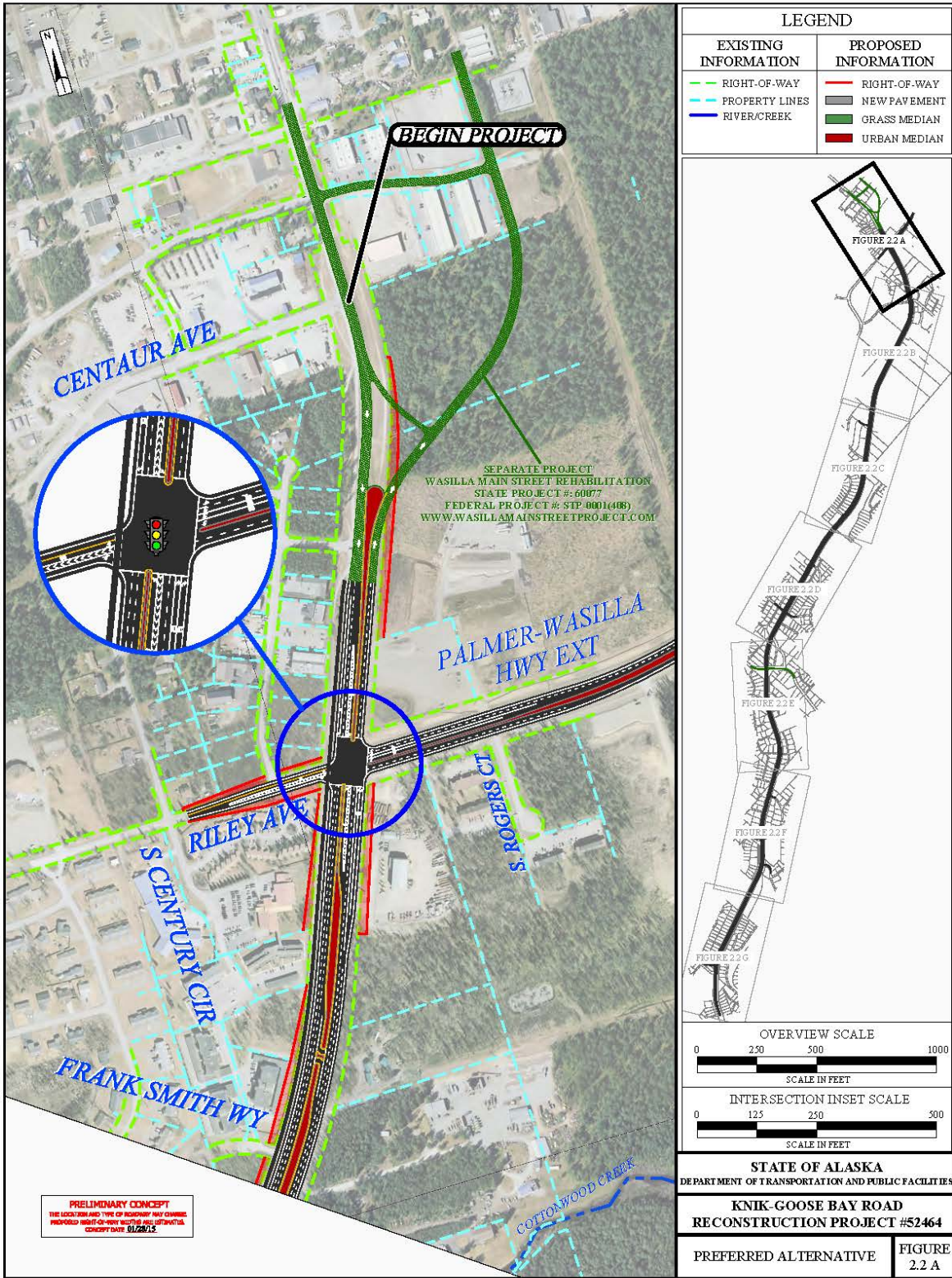
APPROVED by the Wasilla Planning Commission on -, 2015.

APPROVED:

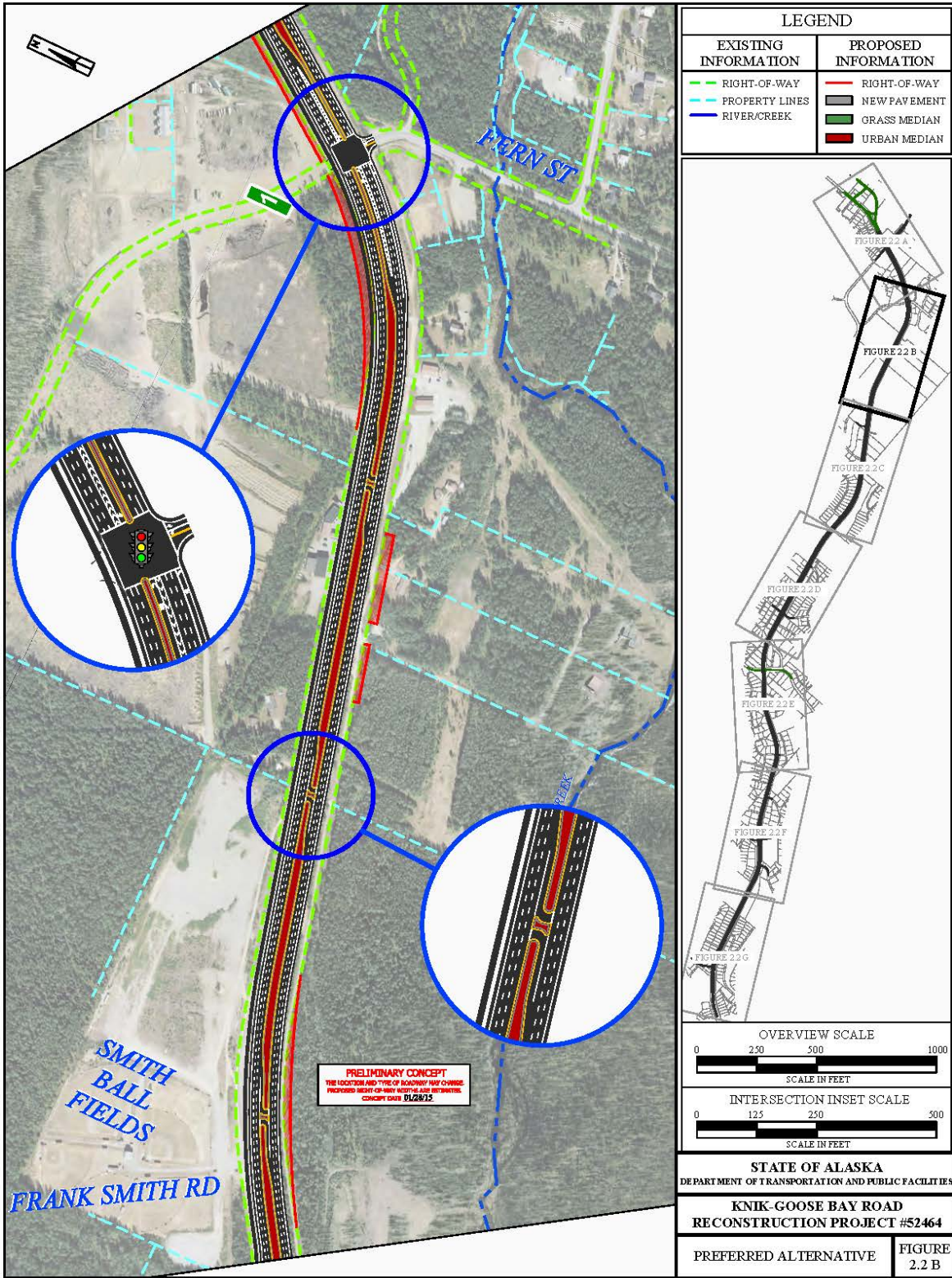
ATTEST:

\_\_\_\_\_  
Glenda Ledford, Chairman

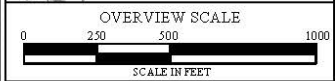
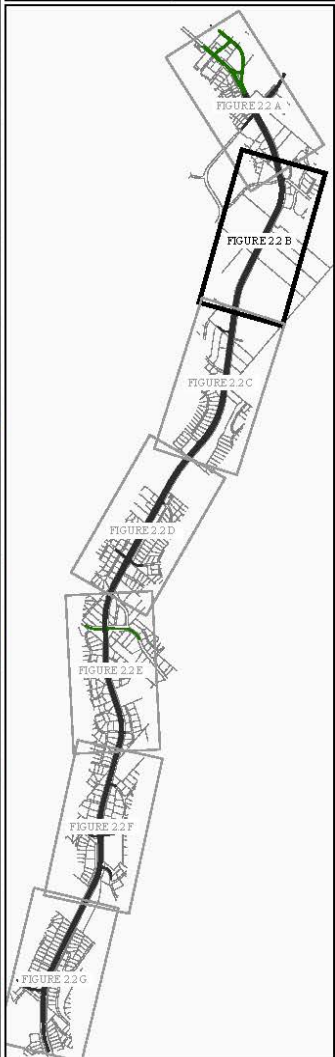
\_\_\_\_\_  
Tina Crawford, AICP, City Planner







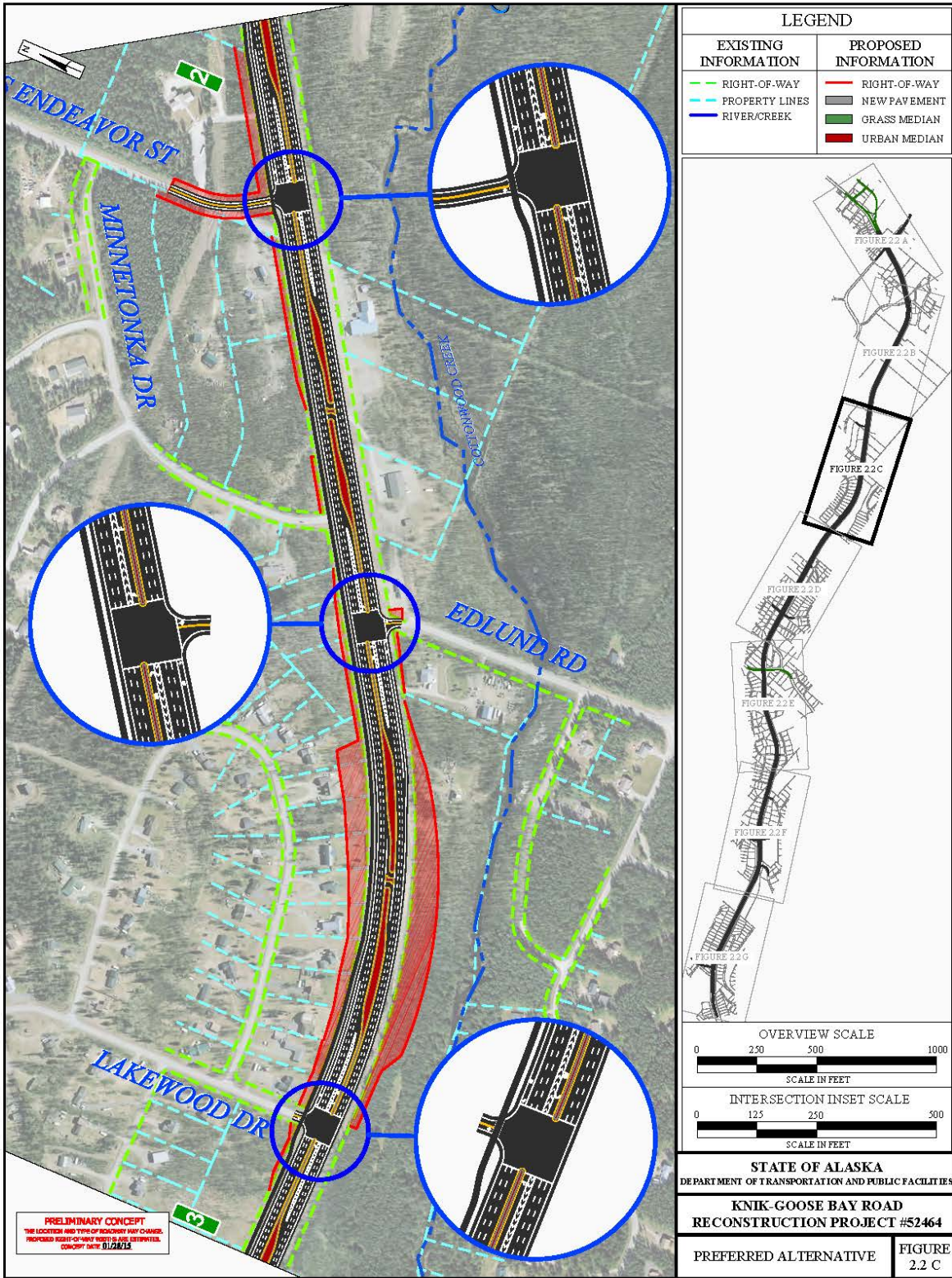
LEGEND	
EXISTING INFORMATION	PROPOSED INFORMATION
--- RIGHT-OF-WAY	--- RIGHT-OF-WAY
--- PROPERTY LINES	--- NEW PAVEMENT
--- RIVER/CREEK	--- GRASS MEDIAN
	--- URBAN MEDIAN

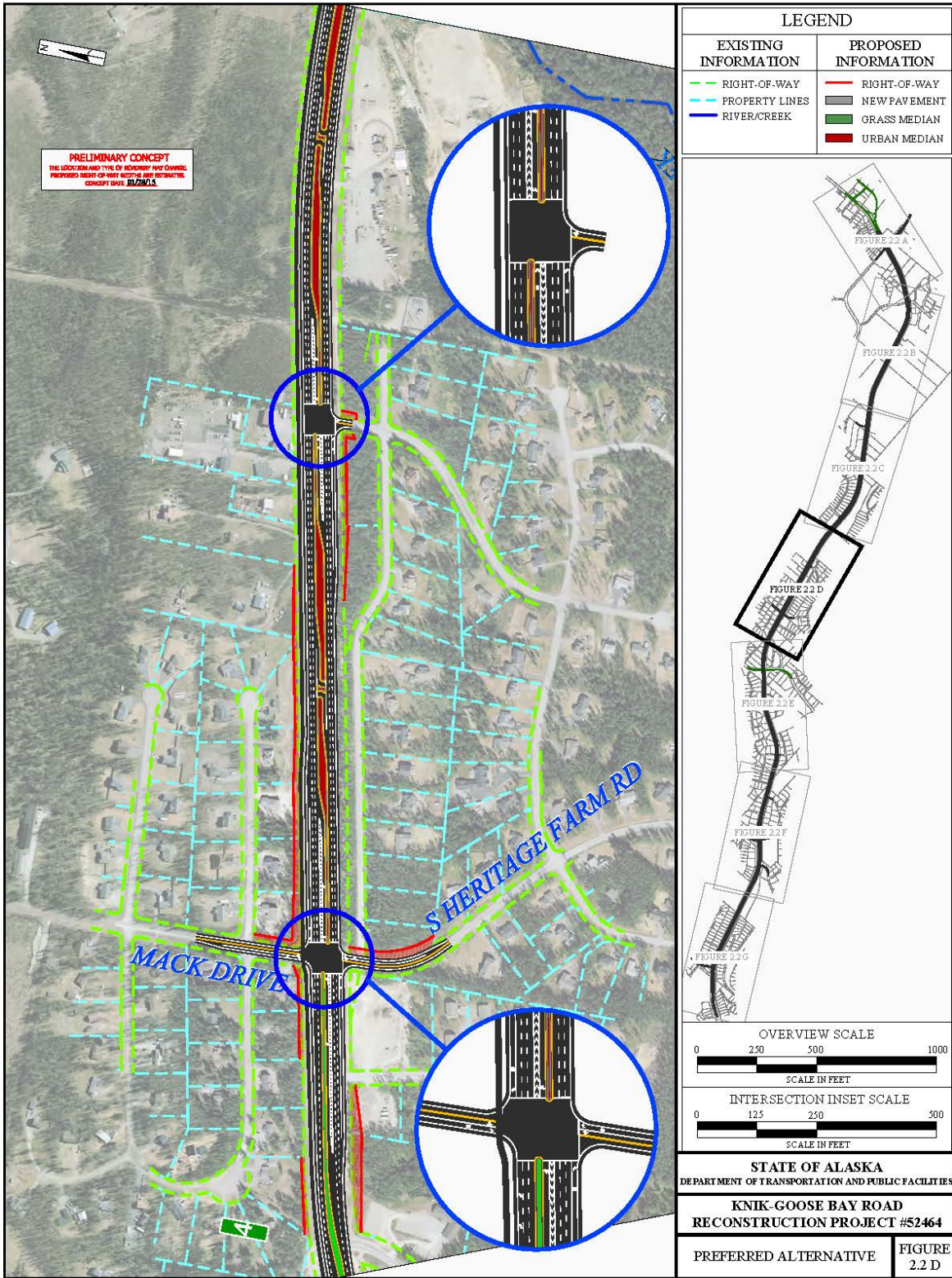


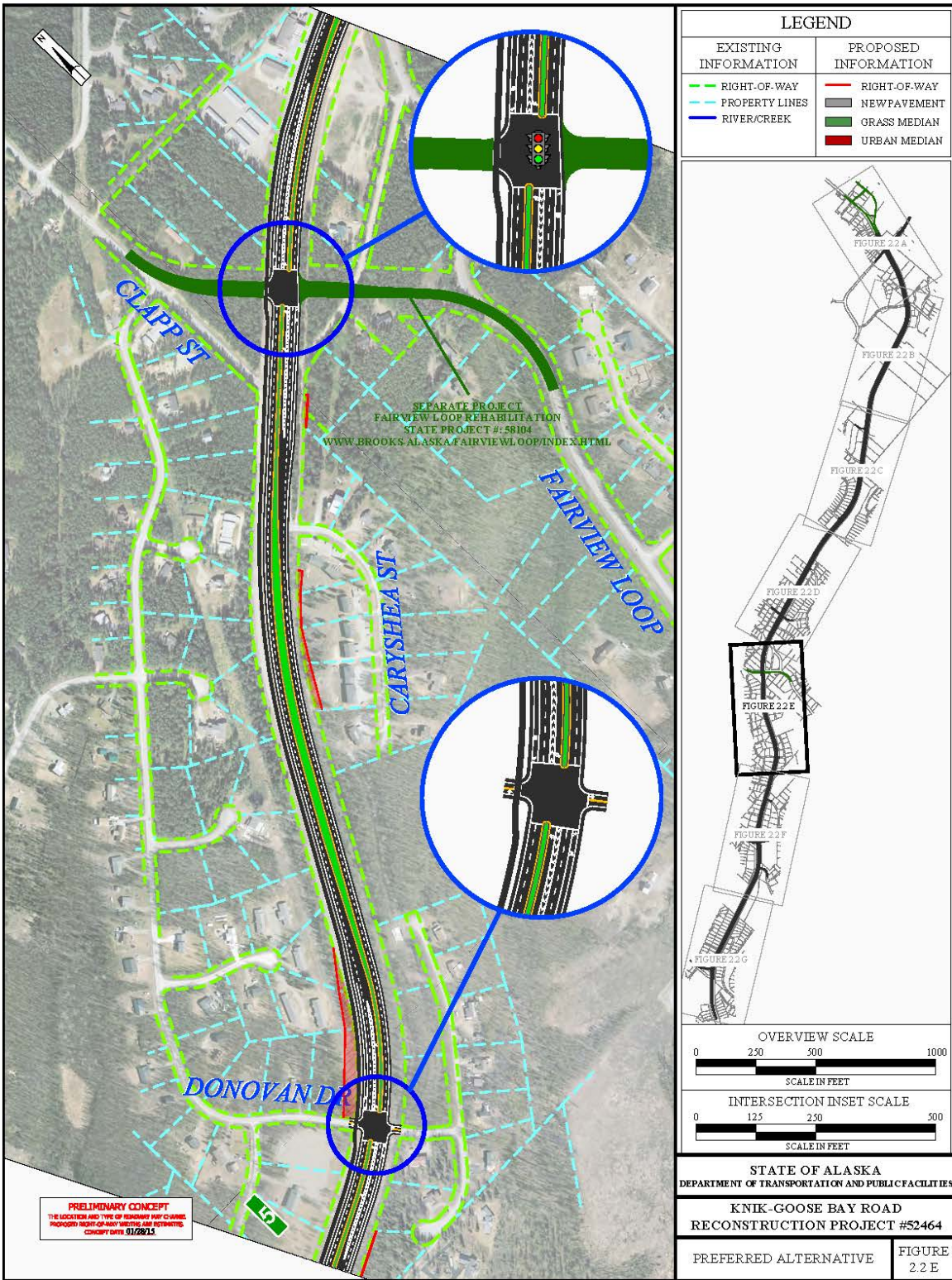
STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

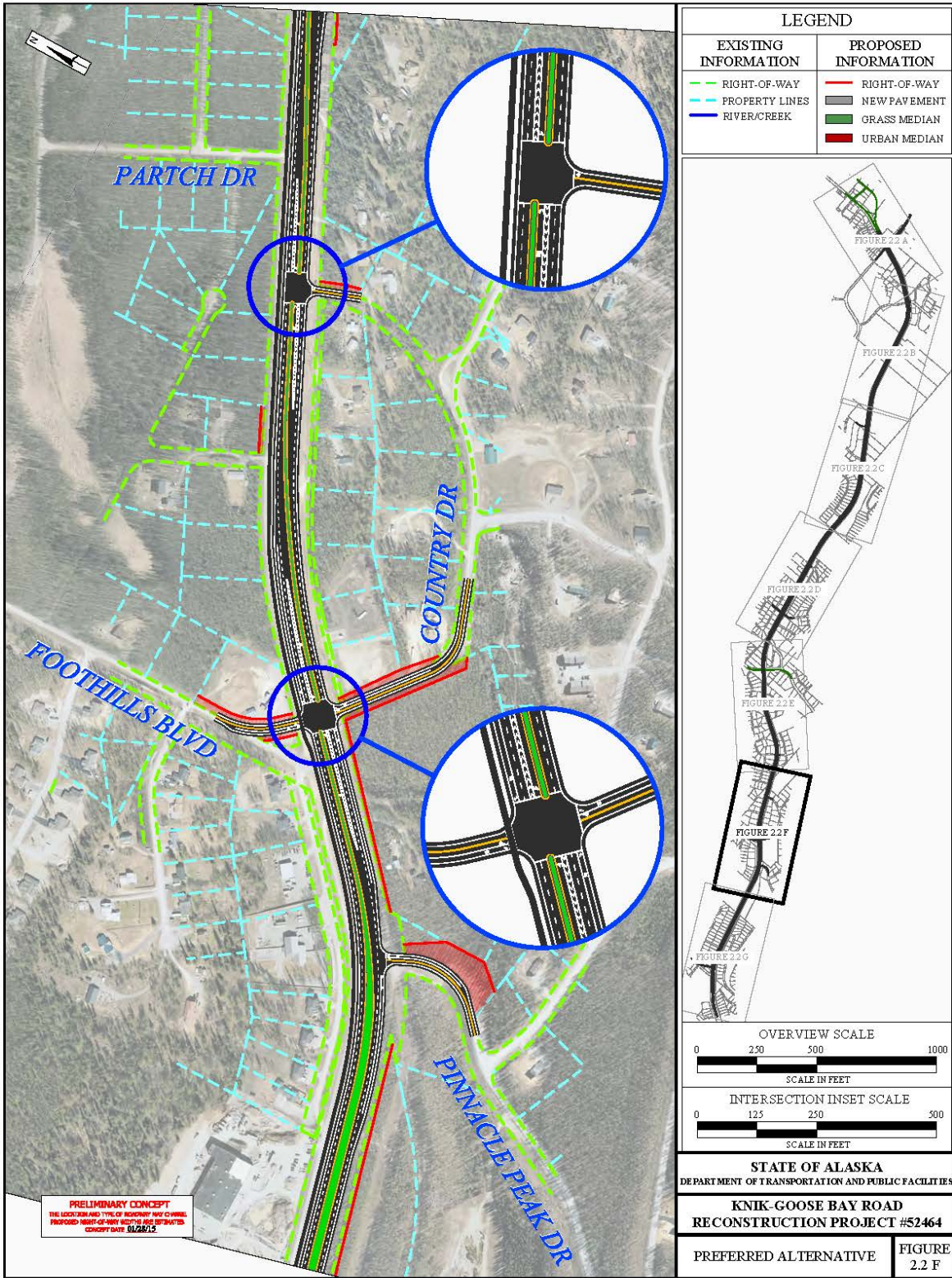
**KNIK-GOOSE BAY ROAD  
RECONSTRUCTION PROJECT #52464**

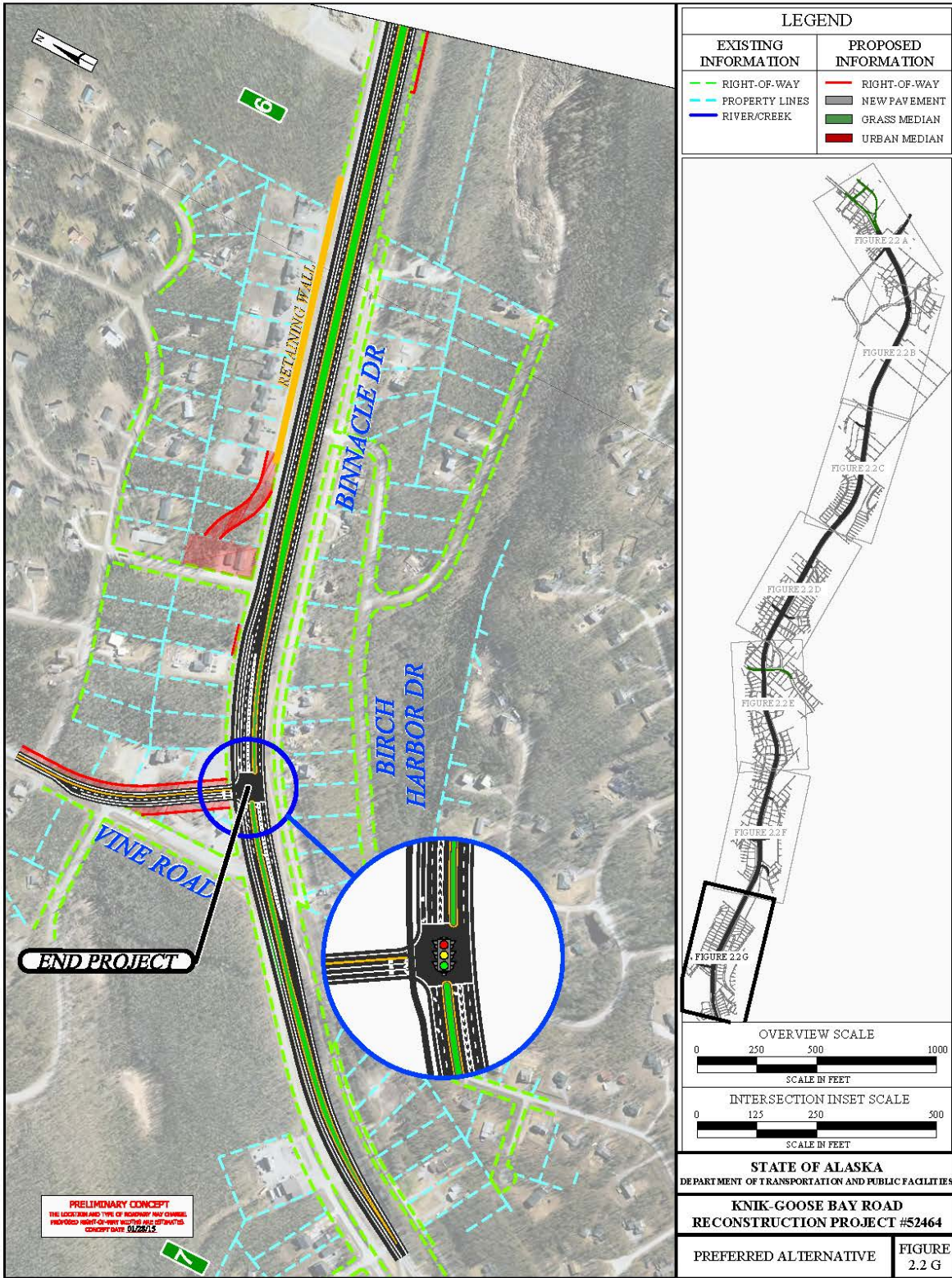
PREFERRED ALTERNATIVE	FIGURE 2.2 B
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**PERMIT INFORMATION 2015**

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
<b>ADMINISTRATIVE APPROVAL</b>										
01/06/15	01/20/15	A15-01	COMM<10,000 SQ FT	1,157	2638B07L002A	WASILLA TOWNSITE RSB	YI, TONG	322 N MAIN ST	C	
01/06/15	01/12/15	A15-02	COMM<10,000 SQ FT	960	6910000L02	FERN PLAZA	KRUCKOWSKI, KRISTINA	1689 S KNICK-GOOSE BAY RD	C	
01/08/15	01/20/15	A15-03	SUBDIVISION		1097B05L002	SHADOWOOD VLY #1	MCMANUS, CASEY	601 N SHADOWOOD CIR	C	
01/09/15	01/12/15	A15-04	MEDICAL OFFICE	3,400	9058000U003	PARK AVE COMM CONDOS	VALLEY UPRIGHT IMAGING	261 E PARK AVE	C	
01/13/15	01/21/15	A15-05	COMM<10,000 SQ FT	1,527	2523B01L001A	FRED NELSON RSB	DELRAM, ANTHONY	224 N YENLO ST	C	
01/16/15	01/16/15	A15-06	DUPLEX	3,200		THE MEADOWS	ROBERT YUNDT HOMES	1551 N KERRY LN	RR	
01/16/15	01/16/15	A15-07	DUPLEX	3,200		THE MEADOWS	ROBERT YUNDT HOMES	1501 N KERRY LN	RR	
01/16/15	01/16/15	A15-08	SIGN	96	1066B05L010	WASILLA TOWNSITE	WANG, JOSEPH	111 E HERNING AVE	C	
01/27/15	02/10/15	A15-09	COMM<10,000 SQ FT	2,095	4956000T00A4	OLSON 1999 ADD	EUNICE, WALTER	1511 E PARKS HWY	C	
01/28/15	PENDING	A15-10	COMM<10,000 SQ FT	1,120	1097B05L002	SHADOWOOD VLY #1	MCMANUS, CASEY	251 W GRAYBARK DR	C	
02/19/15	PENDING	A15-11	SFD	1,620	1113B05L015	WASILLA ACRES	SKRIPNIK, ROMAN	1931 W VAUNDA AVE	RR	
02/20/15	02/23/15	A15-12	COMM<10,000 SQ FT	8,190	6879000T00G-2	TALLERICO RSB	ELGEE, KEVIN	2150 S ENDEAVOR ST	RR	
02/24/15	02/25/15	A15-13	ALF	1,725	4993B06L017A	WASILLA EST	SAYEN, THEODORE	751 N SOMERSET CIR	RR	
02/25/15	02/25/15	A15-14	DUPLEX	3,359	1104B01L003	WASILLA EST	PRECISION HOMES	1101 W HOLIDAY DR	RR	
02/26/15	02/26/15	A15-15	COMM<10,000 SQ FT	500	1261B02L005	CENTURY PARK	CONRAD, ERIC	1075 CHECK ST	C	
02/26/15	03/02/15	A15-16	COMM<10,000 SQ FT	2,766	5816B01L004	CAROL	MILLER CONSTRUCTION	1951 RUPEE CIR	C	
03/02/15	03/02/15	A15-17	COMM<10,000 SQ FT	864	9155000U001A	WASILLA CENTER CONDOS	DJ FORMAL WEAR	705 S KNICK GOOSE BAY RD	C	
03/10/15	PENDING	A15-18	COMM<10,000 SQ FT	8,208	4795000L004	DISCOVERY HILLS PH II	PAVLUS, IGOR	1100 N LUCUS RD	I	
03/10/15	03/19/15	A15-19	SUBDIVISION		4795000L004	DISCOVERY HILLS PH II	PAVLUS, IGOR	1100 N LUCUS RD	I	
03/13/15	PENDING	A15-20	COMM<10,000 SQ FT				RICHARDSON, SPENCER	901 S HERMON RD	C	
03/18/15	03/19/15	A15-21	TUP		3224B03L001B	MOUNTAIN VLG PLZ	HUGHES, RHONDA	991 HERMON RD	C	
03/02/15	03/24/15	A15-22	COMM<10,000 SQ FT	200	1901B01L005D	SNIDER	SHULTIS, RANDY	201 W PARKS HWY	C	
03/25/15	03/27/15	A15-23	DUPLEX	3,500	7277000L001	EXECUTIVE PROP #2	PREMIER HOMES LLC	1001 W CACHE DR	RR	
03/26/15	03/26/15	A15-24	COMM<10,000 SQ FT	920	1004B01L005	BIRCH PK WASILLA	UMBARGER, NOELLE	472 N MAIN ST	C	
04/06/15	PENDING	A15-25	TUP		17N01W13A006		LITHIA-CHEV OF WASILLA	1350 S SEWARD MERIDIAN	C	
<b>USE PERMITS</b>										
03/12/15	PENDING	U15-01	GRAVEL EXTRACTION		17N02W13A004		KENNEDY, DAN	1614 S CLAPP ST	I	
<b>CONDITIONAL USE PERMITS</b>										
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>										
<b>REZONE</b>										
01/28/15	WITHDREW	R15-01	REZONE TO C		6879000T00G-2	TALLERICO	ELGEE, KIM	2150 S ENDEAVOR ST	RR	
<b>LEGAL NON-CONFORMING USE</b>										
<b>SHORELINE SETBACK</b>										
<b>AMNESTY</b>										
<b>VARIANCE</b>										