

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

**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 conditions:

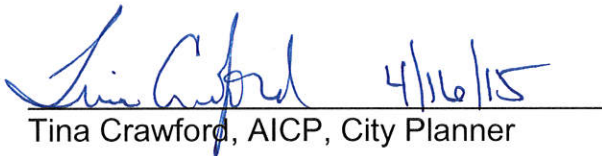
1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped March 10, 2015, attached as Exhibit A to Resolution Serial No. 15-04, as required in WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the right-of-way 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.

ADOPTED by the Wasilla Planning Commission on April 14, 2015.

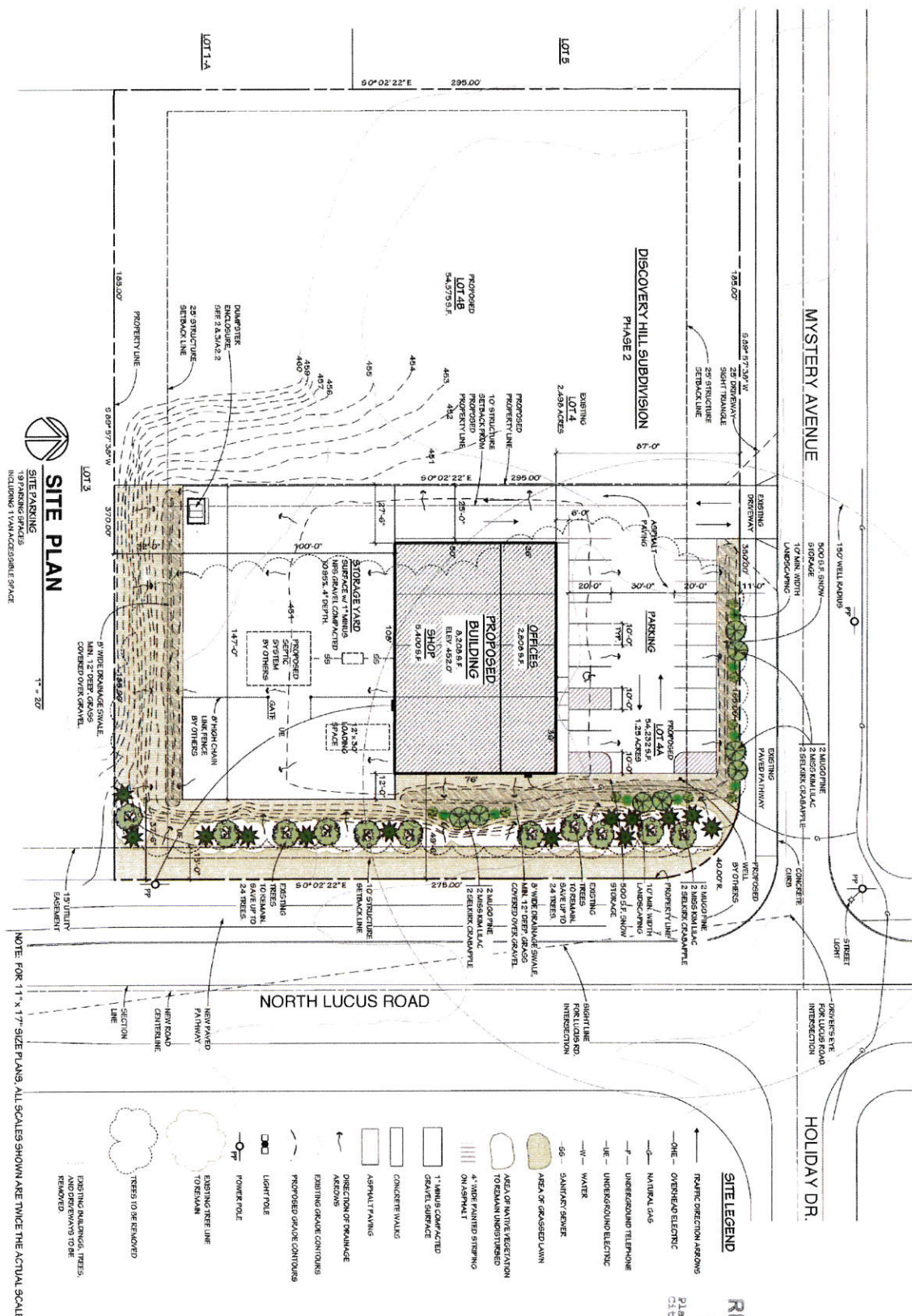
APPROVED:

 4-17-15
Glenda Ledford, Chairman

ATTEST:

 4/16/15
Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously



RECEIVED
MAY 10 2015
D1 SUNDAY OFFICES
615 W. 22ND AVENUE
WASILLA, AK

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

THE DESIGN COMPANY
ARCHITECTURE & PLANNING

800 530 1877
907 443 4522
907 443 4522
design@thdesign.com

DRAWN BY: JMS
DATE: MAY 4, 2015
REVISION:

SITE LEGEND

- ← TRAFFIC DIRECTION ARROWS
- OVERHEAD ELECTRIC
- NATURAL GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- WATER
- SANITARY SEWER
- 55' AREA OF GRASSY DRAIN
- AREA OF NATIVE VEGETATION TO REMAIN UNDISTURBED
- 4" TREE POWER STRIPING ON STREET
- 1" HILLS COMPACTED GRAVEL SURFACE
- CONCRETE WALLS
- ASPHALT PAVING
- DIRECTION OF PACKAGE AREAS
- 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

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

SITE PLAN
SITE PARKING
10' PARKING SPACES
NOTHING IS A VANDERBILT SPACE

A2.1

