

PLANTING SCHEDULE

	KEY	BOTANICAL NAME	COMMON NAME	QUA.	SIZE	COMMENTS
TREES DECIDUOUS	P-1	PRUNUS VIRGINIANA	CANADA RED CHERRY		7'-8'	1 3/4" CALIPER
	E-1	PICEA SITCHENSIS	SITKA SPRUCE		4'-5'	1" CALIPER - SYMETRICAL SHADE
TREES EVER-GREEN	SS-1	SPIRAEA NIPPONICA	SNOWMOUND SPIRAEA		18"	#4 CONTAINER
	SS-2	SPIRAEA BUMALDA	GOLD FLAME SPIRAEA		18"	#4 CONTAINER
	F-1	FORSYTHIA 'SUNRISE'	SUNRISE FORSYTHIA		24"-30"	#4 CONTAINER
SHRUBS	F-1	DRYOPTERIS	SHIELD FERN		1' DIA CLUMP	SEE FERN TRANSPLANT NOTES
	F-2	ATHYRIUM	LADY FERN		1' DIA CLUMP	SEE FERN TRANSPLANT NOTES
	F-3	POLYSTICHUM	WESTERN SWORD FERN		1' DIA CLUMP	SEE FERN TRANSPLANT NOTES

CONTRACTOR NOTE:
HAND BROADCASTING OF LIME, FERTILIZER OR SEED IS NOT ACCEPTABLE. USE MECHANICAL SPREADING. HAND BROADCAST MATERIALS WILL BE REJECTED. SAVE ALL LIME, FERTILIZER AND GRASS CONTAINERS FOR INSPECTION BY THE ENGINEER - DURING THE FINAL SITE VISIT.

NOTES (for this detail)

- (N1) 12" PEAT/HUMUS. ORGANIC SOILS GATHERED DURING CLEARING AND GRUBBING PREFERRED. REMOVE ROOTS, ROCKS
- (N2) LANDSCAPE FABRIC TO COVER ENTIRE SURFACE OF PLANTING BED. CUT OUT HOLES FOR FERNS. HOLES 1" LARGER THAN FERN DIA MAX. LAP ALL FABRIC EDGES 6". WRAP UP BLDG WALL AND TERMINATE IN ROCK
- (N3) 6" OF WASHED OVERSIZE ROCK (1" - 4" MAX). INSTALL AFTER FERNS ARE IN PLACE AND WATERED. PROTECT FRONDS DURING INSTALLATION
- (N4) TOP SOIL AND GRASS AREA
- (N5) SEE FERN PLANTING DETAILS
- (N6) SEE PLAN - 2.3/L3.0

LANDSCAPING NOTES:

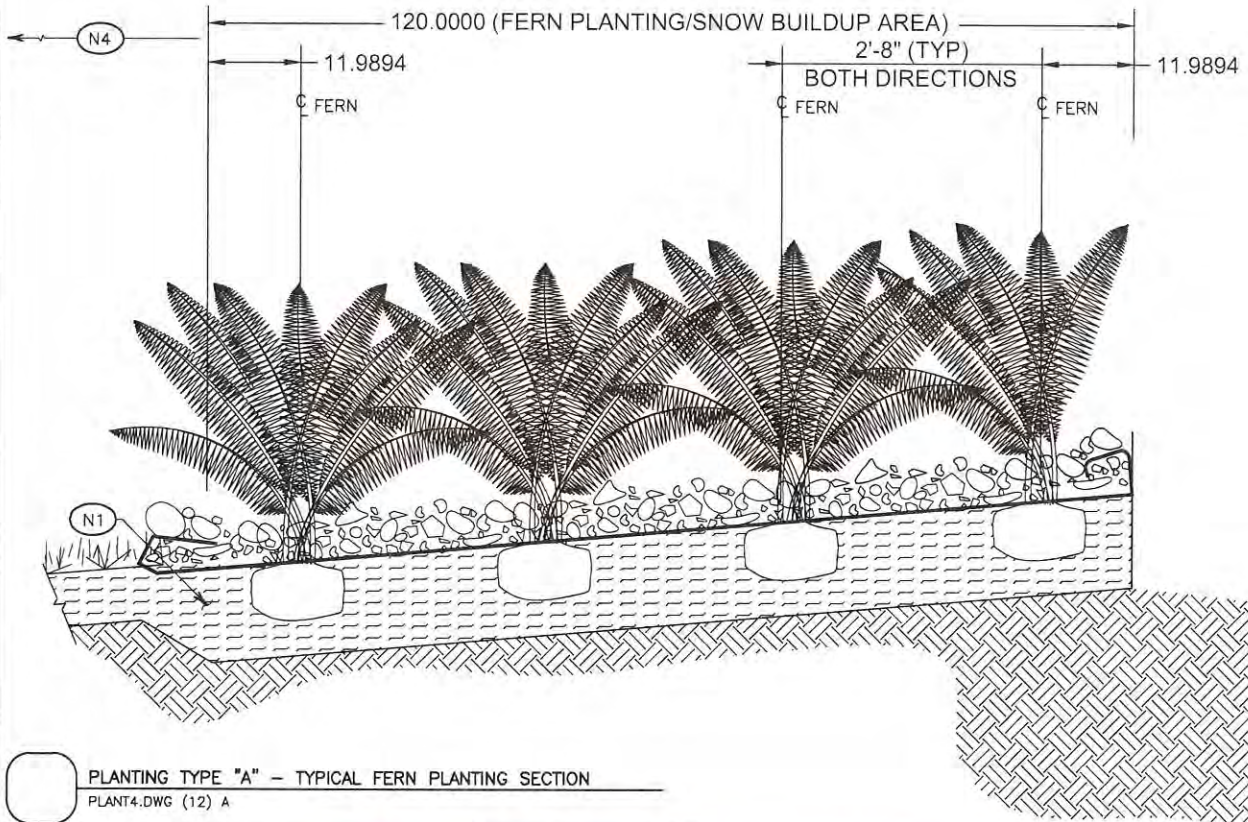
1. ESTABLISH BERMS AND FINISHED GRADE OF PLANTING BEDS WITH SCREENED, LIMED, FERTILIZED TOPSOIL. PLANTING BEDS SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL.
2. QUANTITY OF PLANT MATERIAL SHOWN GRAPHICALLY SHALL RULE.
3. NO PLANT MATERIAL SHALL BE LOCATED OR PLACED WHERE STANDING WATER EXISTS.
4. ALL PLANT SAUCERS SHALL BE FREE OF WEEDS.
5. LANDSCAPING PLAN IS STRICTLY FOR PLAN I.D., LAYOUT AND BED GRADING. FOR ELEVATIONS SEE SITE PLAN AND SECTIONS.
6. SPREAD 4-INCHES OF TOPSOIL OVER ALL DISTURBED AREAS. IN AREAS INDICATED TO RECEIVE GRASS, COMPACT THE TOPSOIL WITH A ROLLER. SEED THE TOPSOIL WITH A MIXTURE PER SPECIFICATIONS. LIME THE TOPSOIL TO A NEUTRAL PH AND SPREAD FERTILIZER OVER THE SEEDED AREA PER SPECIFICATIONS. HYDROSEEDING WITH SPECIFIED GRASS MIX WILL BE ALLOWED.
7. LANDSCAPING FABRIC - USE NONWOVEN GEOFABRIC AMOCO #4545 OR EQUAL UNDER ALL PLANTINGS CALLING FOR GEOFABRIC. FABRIC TO EXTEND FULL LENGTH AND WIDTH OF BED AND BE TERMINATED AS SHOWN IN PLANTING DETAIL. LAP EDGES 6".

FERN TRANSPLANT NOTES:

1. **GENERAL** - THE FERNS SHOWN IN THE PLANTING SCHEDULE ARE BELIEVED TO BE COMMON VARIETIES IN THE YAKUTAT AREA. IT IS THE INTENT OF THESE DOCUMENTS TO USE COMMON LOCALLY AVAILABLE FERNS. ONLY ONE TYPE NEED BE USED IN THE PLANTINGS. FERNS GROW IN ABUNDANCE IN THE CLEAR CUT AREAS NEAR YAKUTAT. IDEALLY FERNS SHOULD BE HARVESTED PRIOR TO GROWTH IN THE EARLY SPRING (MARCH/APRIL OR AS SOON AS WEATHER PERMITS). ONLY CLUMPS 1' IN DIAMETER AND LARGER SHOULD BE HARVESTED. REMOVE CLUMPS AT RANDOM TO AVOID DENUDING FERN GATHERING AREAS. YTT WILL OBTAIN PERMISSION TO GATHER FERNS AND DESIGNATE GATHERING AREAS. PROVIDE AT LEAST 30 DAYS NOTICE TO YTT OF DESIRED GATHERING TIMES. GATHERING AREA WILL BE WITHIN 100 YARDS OF ROAD ACCESS AND WITHIN 5 MILES OF THE PROJECT SITE. COVER FERNS WITH TARP AND TRANSPORT AT LOW SPEED (10 MPH) TO AVOID WIND DAMAGE. SOAK FERNS EACH DAY FOR 7 DAYS AFTER PLANTING AND EVERY 3 DAYS FOR THE NEXT 3 WEEKS. AFTER FIRST MONTH WATER TWICE A WEEK DURING PERIOD FROM MAY TO SEPTEMBER

SPECIFIC INSTRUCTIONS

2. POUR WATER AROUND BASE PRIOR TO DIGGING IF SOIL IS DRY.
3. TAKE AS MUCH SOIL WITH ROOT BALL AS POSSIBLE. AT LEAST 2" BEYOND EDGE OF CROWN AND RHIZOMES.
4. USE SHARP SHOVEL TO DIG FERNS.
5. PUT FERNS IN PLASTIC BAGS AFTER DIGGING. DO NOT STACK DURING TRANSFER. PROTECT FRONDS.
6. BURY FERNS TO THE SAME DEPTH AS WHEN DUG.
7. TRIM OFF EXISTING FRONDS 12" ABOVE GROUND PRIOR TO DIGGING



PLANTING TYPE "A" - TYPICAL FERN PLANTING SECTION
PLANT4.DWG (12) A

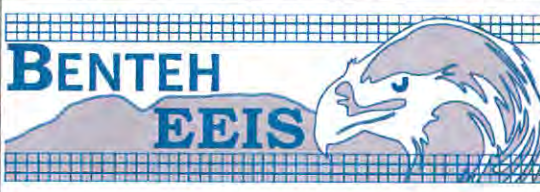
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PLANTING SCHEDULE AND LANDSCAPE NOTES
LSC-SCHE (1) A

File Name: F:\ACAD\2014\214014.0000 KTC DUPLEX\KTC DUPLEX\KTC SUBDIVISION LANDSCAPING\L20.1 PLANTING SCHEDULE.dwg
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DWG.No.	TITLE	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT
A	04-28-15	PLANNING COMMISSION ISSUE		CJ	JS	RB	RB	RB	
ISSUES / REVISIONS									

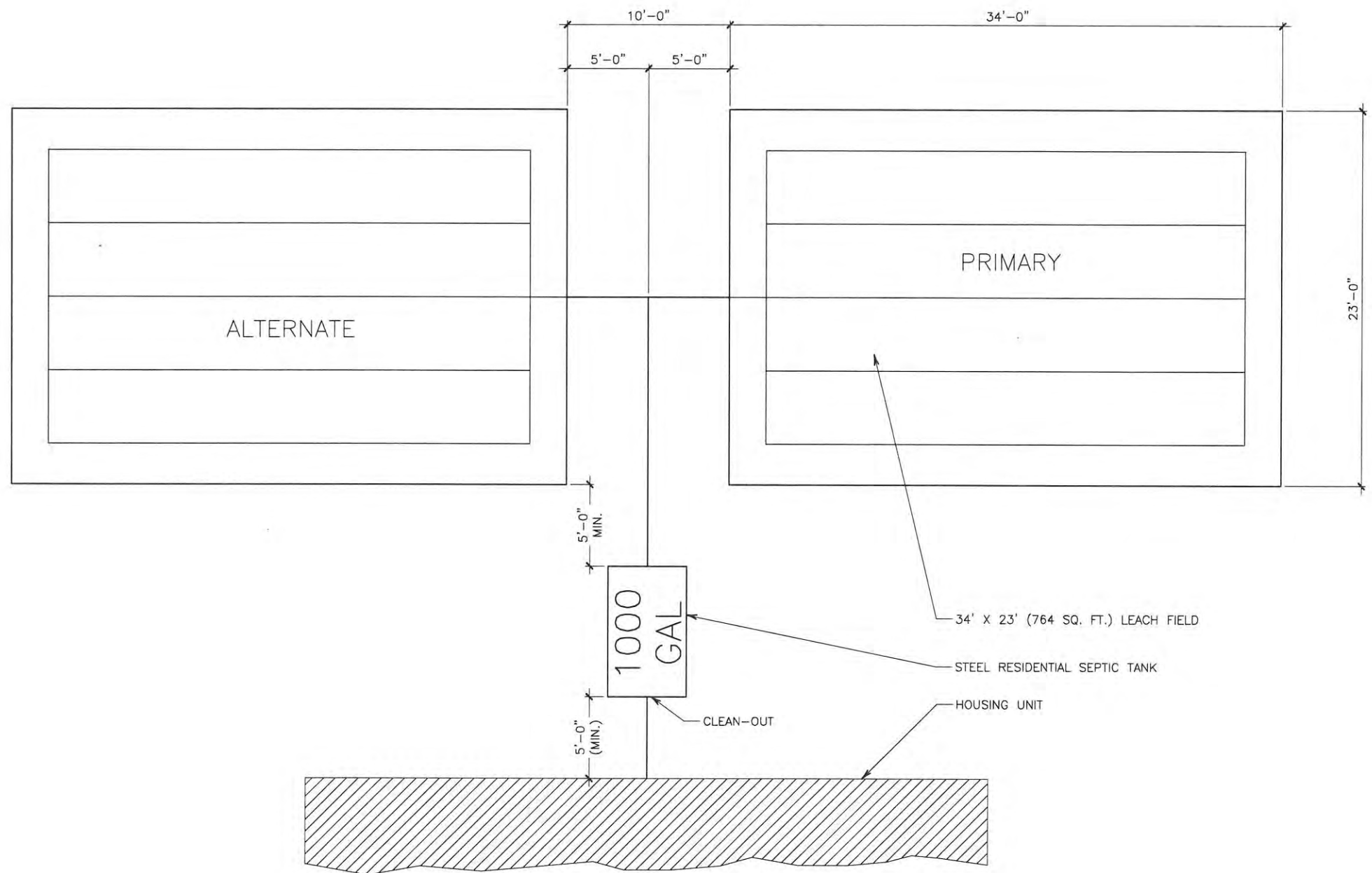
No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG	P. ENG	P. MGR	CLIENT



PLANNING COMMISSION
TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
PLANTING SCHEDULE
LANDSCAPING

DATE: 04-28-15
SCALE: AS NOTED
REVISION: A

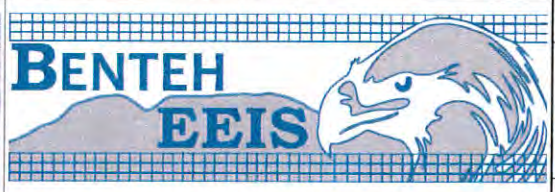
REVISION: A



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2.1 SCHEMATIC - PROPOSED SEPTIC SYSTEM
S(4B) G(A) P(H) D(EEIS)
Scale: 0 1' 2' 4'

No.	DATE	DESCRIPTION	DWN.	CHK'D	D. ENG.	P. ENG.	P. MGR.	CLIENT
B	04-28-15	PLANNING COMMISSION ISSUE	CJ	RB	RB	RB	RB	
A	03-25-15	CLIENT REVIEW	CJ	JS	RB	RB	RB	
ISSUES / REVISIONS								



PLANNING COMMISSION
TITLE: KTC YUYAN SUBDIVISION DEVELOPMENT
SCHEMATIC - PROPOSED SEPTIC SYSTEM
UTILITIES

DATE: 03-25-15
SCALE: AS NOTED

BENTEH JOB# 214014
CLIENT DOC#

REVISION: U7.1 B

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By: Planning
Public Hearing: 05/26/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-06**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE
CLEARING OF 100 PERCENT OF THE VEGETATION ON LOT B3, TOWNSHIP 17
NORTH, RANGE 1 WEST, SECTION 4, PER WMC 16.33.050(A)(2).**

WHEREAS, Richard Button, C.E., S.E., Benteh EEIS, Agent for Knik Tribal Council, submitted a request for a waiver/modification on May 1, 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 May 19, 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 May 1, 2015, attached as Exhibit A to Resolution Serial No. 15-06, 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 Cache Drive is maintained with grass in perpetuity consistent with WMC 16.33.060.

ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

Glenda Ledford, Chairman

ATTEST:

Tina Crawford, AICP, City Planner

KTC YUYAN SUBDIVISION DEVELOPMENT WASILLA, ALASKA

NO.	TITLE	REV.	DATE
001	GENERAL		
01.0	EXISTING SIGHT AND PROJECT INDEX	B	04-28-13
02.0	SITE PLAN	A	04-28-13
03.0	SITE PLAN WITH PHOTO	A	04-28-13
04.0	ACCESS	B	04-28-13
05.0	ACCESS DRIVEWAYS, PARKING AREAS	B	04-28-13
06.0	CIVIL LANDSCAPING		
10.0	WATER LANDSCAPING PLAN & LOT COVER INFORMATION	A	04-28-13
11.0	LANDSCAPING PLAN - TREES, FOLIAGE & GRASS	A	04-28-13
11.1	PROPOSED TREES	A	04-28-13
11.2	EXISTING TREES WITH LOTS SUPERIMPOSED	A	04-28-13
11.3	PARKING - P1 - P4	A	04-28-13
11.4	PARKING - P5 - P8	A	04-28-13
11.5	PARKING - P9 - P11	A	04-28-13
11.6	PARKING - P12 - P14	A	04-28-13
11.7	LANDSCAPING SECTIONS & DETAILS	A	04-28-13
11.8	LANDSCAPING SECTIONS & DETAILS	A	04-28-13
11.9	LANDSCAPING SECTIONS & DETAILS	A	04-28-13
12.0	PLANTING SCHEDULE	A	04-28-13
13.0	SCHEMATIC - PROPOSED SERVICE SYSTEM	B	04-28-13

OWNER
 KNIK TRIBAL COUNCIL
 531 EAST BOGARD, SUITE 101
 WASILLA, ALASKA 99654
 PHONE: (907) 258-3231
 CONTACT - LOHR, CANADY

ARCHITECTURAL / STRUCTURAL / CIVIL / LANDSCAPING
 BENTHE-EBIS CONSULTING ENGINEERS, INC.
 P.O. BOX 874517
 ANCHORAGE, ALASKA 99508
 PHONE: (907) 258-3231
 CONTACT - RICK BUTTON

SURVEYING / CONSULTING
 DENALI NORTH SURVEYING AND ENGINEERING
 P.O. BOX 874517
 WASILLA, AK 99687
 PHONE: (907) 373-1110
 CONTACT - WAYNE WHALLEY

SYMBOLS

	SECTION CUT		WINDOW TYPE
	SECTION CUT DETAIL, 3 DIMEN		DOOR NUMBER DETAIL
	DETAIL		EMERGENCY LIGHTS
	DETAIL W/DRIVE DETAIL, 3 DIMEN		LUMINATED EXIT SIGN
	DETAIL W/DRIVE DETAIL, 3 DIMEN		FIRE COMPARTMENT
	DETAIL W/DRIVE DETAIL, 3 DIMEN		
	DETAIL W/DRIVE DETAIL, 3 DIMEN		



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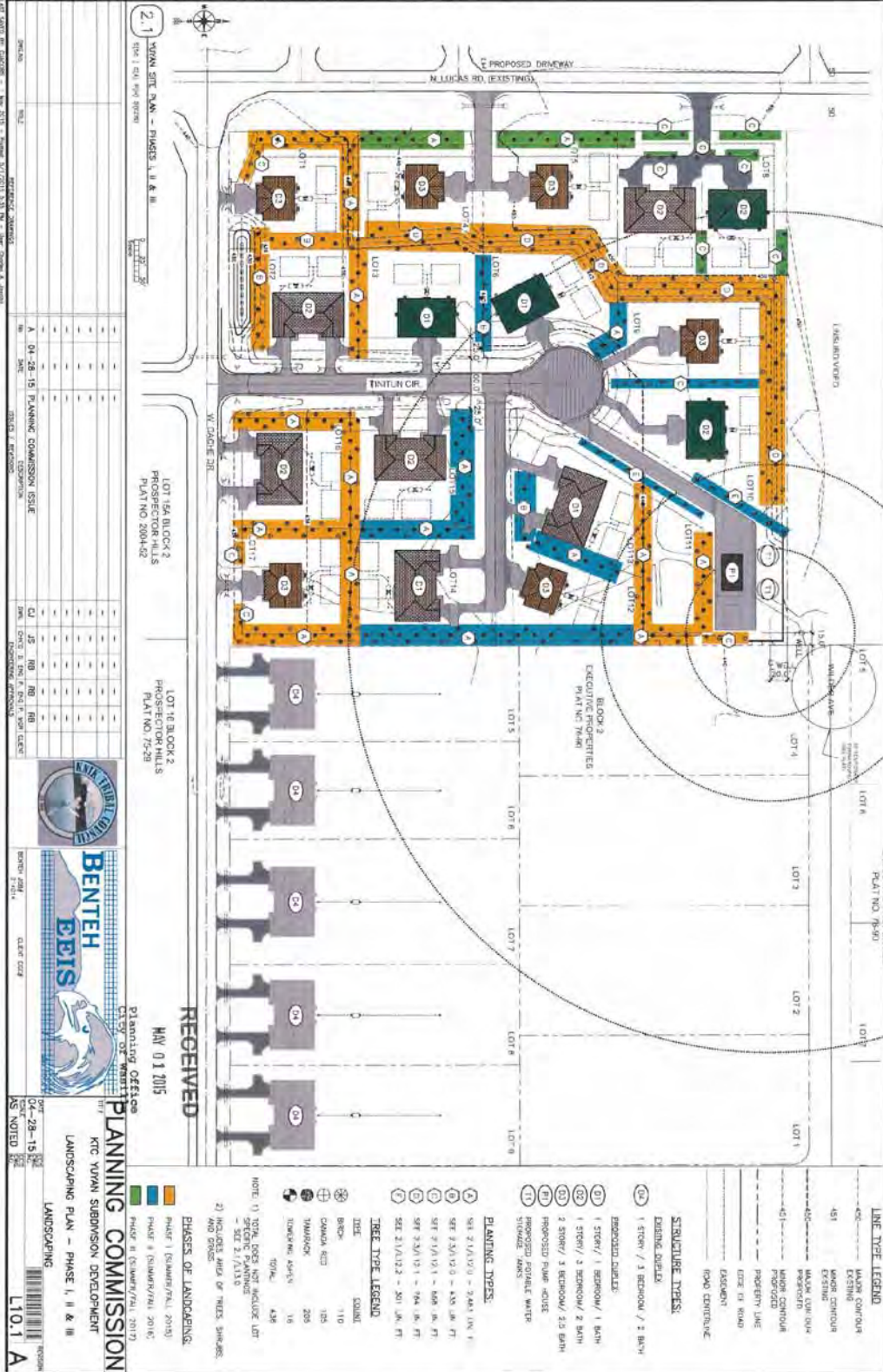
PLANNING COMMISSION
 KTC YUYAN SUBDIVISION DEVELOPMENT
 COVER SHEET AND PROJECT INDEX
 GENERAL

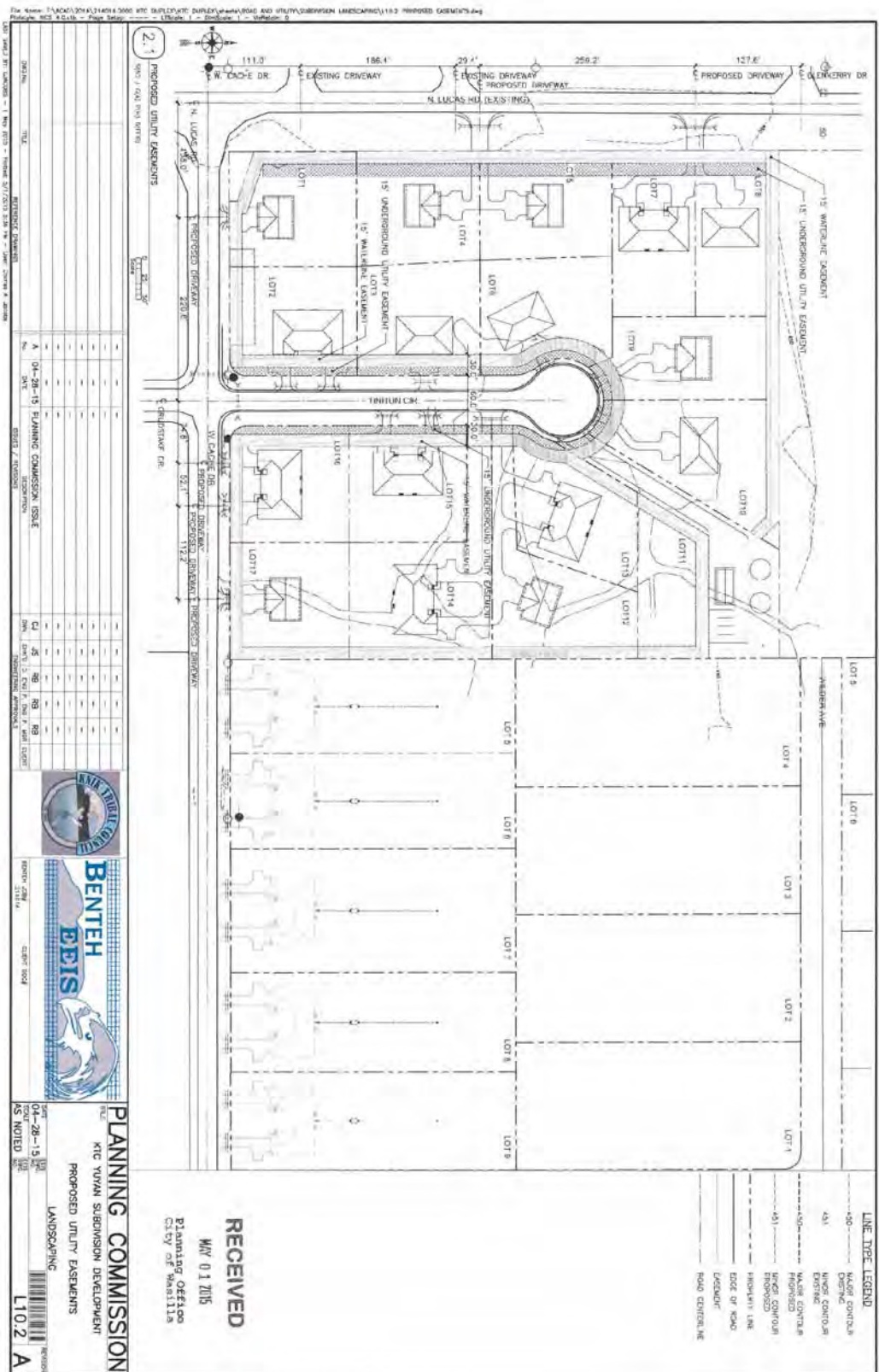
DATE: 03-28-15
 REV: AS NOTED

03-28-15
 AS NOTED

61.0 B









2.1 YVONI SITE PLAN
 YVONI SUB DIVISION

NO.	DATE	DESCRIPTION	BY	CHKD.
1	04-28-15	PLANNING COMMISSION ISSUE	CG	J5
2	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
3	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
4	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
5	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
6	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
7	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
8	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
9	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
10	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
11	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
12	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
13	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
14	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
15	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
16	05-11-15	PLANNING COMMISSION ISSUE	CG	J5
17	05-11-15	PLANNING COMMISSION ISSUE	CG	J5

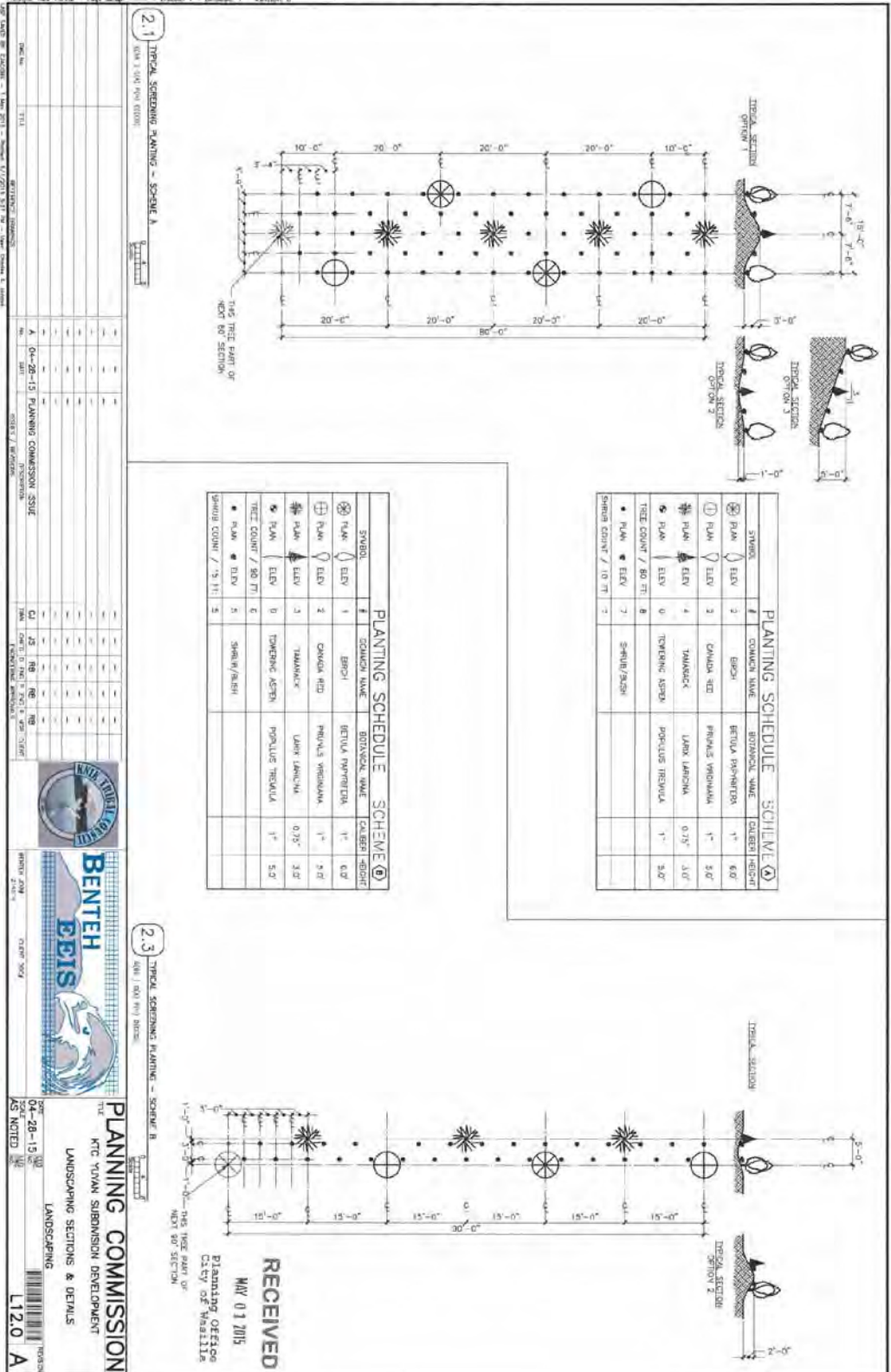
LOT #	AREA (ACRES)	PLANNING COMMISSION ISSUE	PROPOSED JURISDICTION			
1	20.021	0.46	93%	0%	455	A, B, TYPICAL DUPLEX PLANNING
2	20.021	0.46	93%	0%	456	A, B, TYPICAL DUPLEX PLANNING
3	20.021	0.46	93%	0%	457	A, B, TYPICAL DUPLEX PLANNING
4	20.021	0.46	93%	0%	458	A, B, TYPICAL DUPLEX PLANNING
5	20.021	0.46	93%	0%	459	A, B, TYPICAL DUPLEX PLANNING
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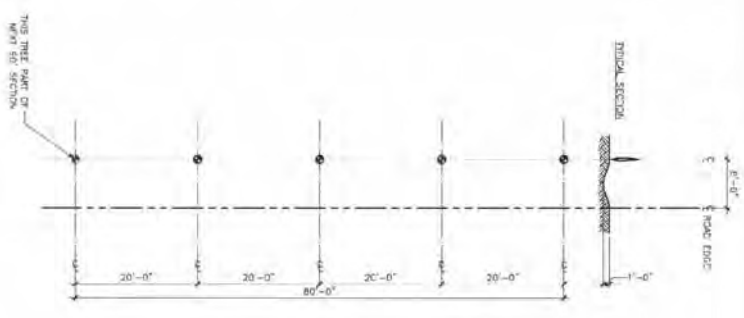
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PLANNING COMMISSION
 NTC YVONI SUBDIVISION DEVELOPMENT
 EXISTING COVER
 LANDSCAPING

DATE: 04-28-15
 BY: J5
 AS NOTED

L11.1 A





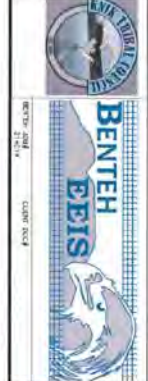
PLANTING SCHEDULE - SCHEME (E)

SYMBOL	#	COMMON NAME	BOTANICAL NAME	CALENDAR HEIGHT
⊕ PLAN	0	RICH	QUERCUS PAUCIFLORA	1" 8.0'
⊕ PLAN	0	CROWN RED	QUERCUS VIRGINIANA	1" 8.0'
⊕ PLAN	0	FLAMINGO	LAGERHEDDIA	0.75" 2.0'
⊕ PLAN	4	TOWERING ASPEN	POPULUS TREMULA	1" 2.0'
● PLAN	0	SHADE/BUSH		

2.1 TYPICAL SCREENING PLANTING - SIDEWALK

NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	04-28-15	TRAINING COMMISSION ISSUE			

NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	04-28-15	TRAINING COMMISSION ISSUE			



PLANNING COMMISSION
 K15 YUVAN SUBDIVISION DEVELOPMENT
 LANDSCAPING SECTIONS & DETAILS
 LANDSCAPING

04-28-15
 NOTED
 L12.2 A

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 City of Wasilla



I. SUMMARY FACTS:

Applicant: Robert Bechtold, Project Manager, Matanuska-Susitna Borough Capital Projects Department

Land Owner(s): Matanuska-Susitna Borough School District

Proposal: Approval to clear 85% of the vegetation on Tract A, which is 15% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to improve the athletic fields. Note: Approximately 78% of the parcel was previously cleared and the Borough is requesting approval to clear an additional 7% of the remaining vegetation.

Location: 801 N. Wasilla-Fishhook Road – Tract A, Iditarod Elementary Subdivision (Athletic fields are located between Iditarod Elementary and Wasilla High School. Access to fields is via Wasilla High School main entrance off Bogard Road.)

Parcel size: 19.28 acres±

Zoning District: Commercial (C)

Future Land Use: Public Institutional

Surrounding Zoning: North: R-1, Single Family Residential
South: Commercial
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.

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 85% of the vegetation on Tract A, which is more than is allowed in WMC 16.33.050(A)(2).

The proposed/upgraded ball fields are located on Tract A, along with the Iditarod Elementary School. Currently, approximately 82% of the parcel has been cleared of vegetation. In order to construct one ball field and associated parking, the applicant is requesting approval to clear up to 85% of the parcel. NOTE: In the future, the parcel will be subdivided to separate the ball fields from the elementary school site, which will create a new parcel for the ball fields that will be 100% clear of vegetation.

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

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. Any future clearing on the western portion of Tract A must be reviewed and approved by the City Planner.
- 2. Retain a 20' wide strip of natural vegetation/trees along the southern property line between the eastern edge of the reconstructed Ressler softball field and the property line.



MATANUSKA-SUSITNA BOROUGH

Capital Projects Department

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7723 • Fax (907) 861-7735

www.matsugov.us/cp

May 4, 2015
File: 204700286

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**Planning Office
City of Wasilla**

Attention: Tina Crawford

City of Wasilla, Planning Office
290 East Herning Avenue
Wasilla, AK 99654

**Reference: MSB 2015 Athletic Fields & Court Improvements (Iditarod Elementary Ball Fields)
Variance Request, Use Permit #15-02**

Dear Ms. Crawford:

The Matanuska-Susitna Borough (MSB) School District (MSBSD) through the MSB proposes to rehabilitate the ball fields at the Iditarod Elementary School. A planning effort undertaken with the project has resulted in a recommendation that future site plan attached to this application be the goal for the site. To this end, the current project has been developed as shown on the submitted project drawings. As further explained in this application, to construct the proposed facility a variance from the 70% maximum cleared area (WMC16.33.050 Land Clearing Restrictions) is requested. We ask 100% of the ball field site be cleared, or a maximum of 85% of the Iditarod Elementary School Site overall. We believe that the COW Planning Commission will find as required by 16.33.070(4) that full compliance with this requirement is both impracticable and contrary to the public interest.

Further we would like to request that the ball fields themselves be recognized as an alternative landscape feature in accordance with 16.33.030C for determining compliance with the code, either as natural grass or artificial turf surfacing.

Project Background

In October 2011, voters in the MSB approved the funding of \$6.46 M for this project as part of the District-wide infrastructure update package. The current ball field project is part of a project package that includes work at Susitna Valley HS, Palmer Junior Middle School, and Glacier View School this summer and work at other schools last summer.

There are two existing ball fields at Iditarod Elementary School. The fields are adjacent to a utility easement and softball field on Wasilla High School site (see Figure 1). The field to the north along the Iditaway Park subdivision is the Carl Fitzler Baseball, which is in

Providing Outstanding Borough Services to the Matanuska-Susitna Community.

active use and has an associated concessions/score booth, dugouts, bullpens, and batting cages. The field includes dirt base paths and mound and a natural grass outfield in reasonable condition. User groups recently installed an electronic scoreboard.

To the south is the Ressler Softball Field. The field has fallen into disrepair over the years and of late has been used for parking because of its condition.

The existing Iditarod Elementary School site (see Figure 1) is estimated to have been cleared of approximately 78% of its native vegetation (e.g. trees) based on available aerial photography (see Figure 1). If the ball field area is excluded, the cleared area is approximately 75%.

In anticipation of the project and to minimize costs to the 2015 construction project, a community group began tree clearing this spring. Work on this effort was stopped by the City because of the lack of permits. See project drawings Sheet 6.2. With these removals the cleared area is believed to now be approximately 82% for the overall site.

Proposed Project

The work proposed for this summer includes:

- Demolition of the existing, abandoned structures including concession/score booth, dugouts, and fencing associated with Ressler Softball Field, and the restroom building.
- Rotation of Carl Fitzler Baseball Field and Ressler Field to centrally locate spectator areas and concessions away from property lines. The rotation requires adjustment of the Fitzler field fence lines with demolition and reconstruction of the associated dugouts. Ressler Field has not been in use as a playing field and instead has become an informal parking area and requires all new fencing and dugouts.
- The MSB intends to award Additive Alternate 11, which calls for the construction of artificial turf infields for both the baseball and softball field. Outfields will remain natural turf with a 15-foot warning track at the fence line.

The areas where trees remain to be removed are along the south property line and where the playground access is to be better defined. See project drawings Sheet 6.2. While the intent is to leave trees to the extent feasible, the areas shown in Figure 3 are only 2-3% of the site and are sparsely vegetated in some areas, particularly on the south property line where the area has been impacted by past utility and pathway construction.

A Use Permit application for the proposed project has been submitted as Permit 15-02. In our application narrative, additional information in support of the project is provided.

Site Clearing Consideration

As noted above the Iditarod Elementary School site has been cleared of approximately 82% of its natural vegetation to date. The site does not however stand alone, but is part of a larger educational facility complex including Wasilla High School to the east. Wasilla Middle School also sits across Bogard Road although it has not been included in calculations.

As shown in the table below, the Iditarod Elementary School site does not now meet clearing requirements, in whole or in part. When considered with the high school it would however be in keeping with clearing standards.

Table 1: Clearing Proposed (By Lot and as a Complex)

	Existing				
	Iditarod ES (with fields)	Iditarod ES (without fields)	Iditarod Ball Fields	Wasilla High School	TOTAL
Total Lot Area	19.50 acres	11.92 acres	7.58 acres	61.19 acres	80.69 acres
% Cleared	82%	75.0%	92.5%	61.0%	66.0%
	Proposed				
% Cleared	83%	75.0%	100% (97.5% as shown)	61.0%	66.5%

We ask that the ball field area be considered separately as well as with the overall school site because of the proposed conveyance of the Iditarod Elementary School facility. With a new elementary school under development, plans call for conveyance of the elementary school building to another entity. Although a new property line for the subdivided lot has not been determined, it has been assumed for the purposes of this evaluation (in above table) to be the fence line between the ball fields and the school playground. In reality the recommendation would be that the MSBSD retain 10-20 feet on the west side of the fence and run it due north-south. With the line drawn this way, the existing ball field site is already 92.5% cleared. An additional 0.4 acres is scheduled for clearing in the current project to allow the reconstruction of Ressler Field and to allow access to the field. This will increase the cleared area to approximately 97.5% of the lot. Note that when taken in aggregate with the Wasilla High School site, the cleared area is within allowed limits at approximately 66.5%. Note that ball field development on the Wasilla High School site conforms to the existing gravel areas and does not remove additional trees.

Variance Justification

The clearing proposed and by extension the variance, is required to provide the intended uses on the site. Under WMC16.33.070 (4) the commission may approve an application only if the following standards are found to be met:

- a. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property;
- b. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either;
- c. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;
- d. The waiver or modification will not significantly affect adjacent property or water bodies; and
- e. The waiver or modification is consistent with the spirit and intent of this chapter. (Ord. 06-47(AM) § 2 (part), 2006)

A. Compliance Impracticable or Contrary to Public Interest

As noted in our Use Permit application, the need for both recreational and education facilities has been established in numerous plans (e.g. 2011 *COW Comprehensive Plan*, 2013 *COW Downtown Area Plan*). It is impracticable to think that on a 7.6 acre site two ball fields totaling approximately 4 acres in field space alone can be constructed with the access, parking, bullpens, dugouts, concessions, score booths, seating, batting cages and open areas that the public desires while only clearing 5.3 acres of the site.

C. Pecuniary Hardship

The proposed clearing adds costs to the project rather than saving money. Pecuniary hardship has not driven any element of the project, rather planning has focused on the desire to not save money on the immediate project to the detriment of the site development needs in the long-term.

D. Adjacent Property or Water Bodies

The current project will not significantly affect adjacent properties and there are no adjacent water bodies.

E. Spirit and Intent

Although the project does not comply with the specific numerical values of the City's adopted landscaping standards (16.33.010), we believe it does meet the spirit and intent of the purpose of the code, as outlined in our permit application letter. The project will provide an attractive and functional recreational facility for the community and school, thoughtfully sited to respond to the needs of the surrounding educational complex and adjacent landowners, both present and future.

Your consideration of the proposed variance is appreciated. If you have any questions please don't hesitate to contact me or Stephanie Gould of Stantec (Stephanie.gould@stantec, 276-4245) regarding the project.

Regards,

Matanuska-Susitna Borough



Robert F. Bechtold
Project Manager
Phone: (907) 861-7707
Robert.Bechtold@matsugov.us

Attachment: Use Permit Application Letter, dated 4/29/15
Figures 1, 2, and 3
Project Drawings

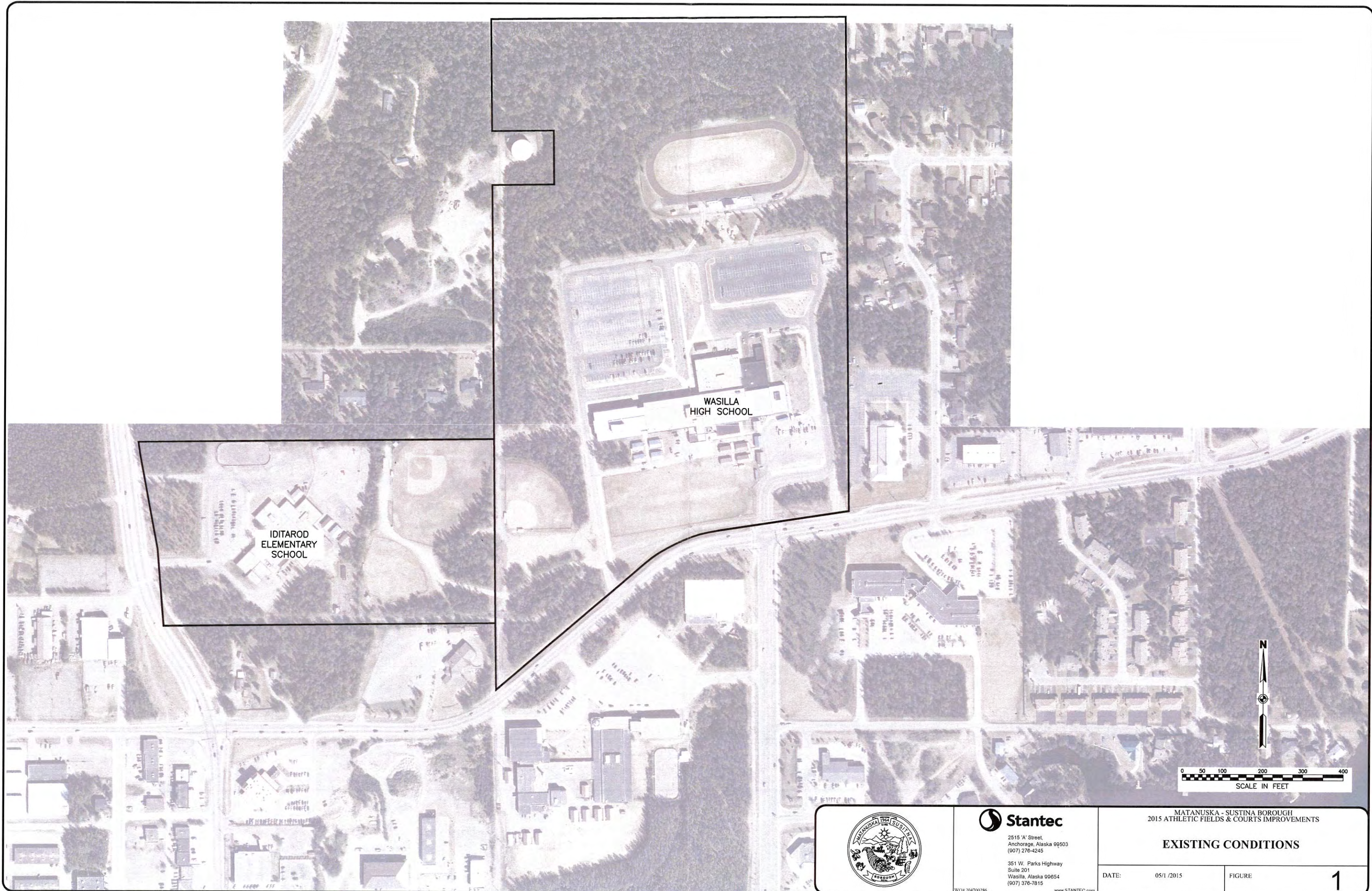
cc. Stephanie Gould, Stantec

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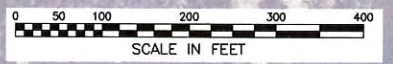
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HIGH SCHOOL

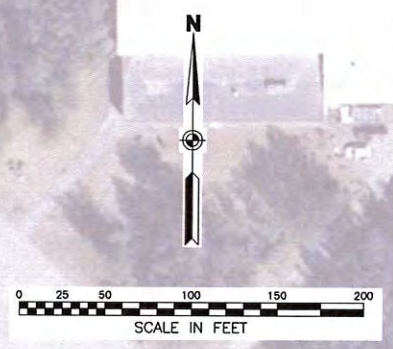



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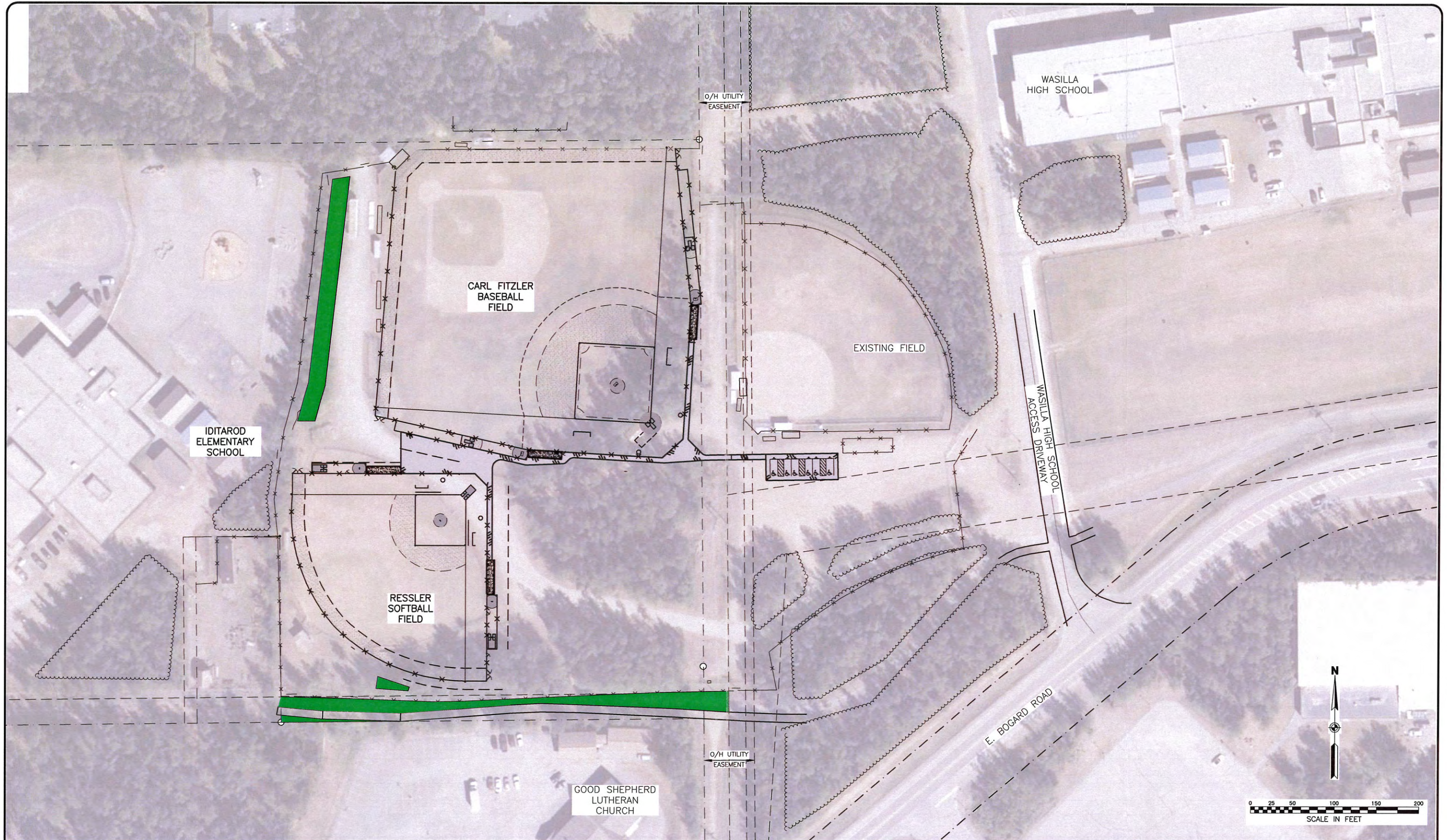
MATANUSKA - SUSTINA BOROUGH
 2015 ATHLETIC FIELDS & COURTS IMPROVEMENTS

EXISTING CONDITIONS

DATE: 05/1/2015 FIGURE: **1**



	Stantec 2515 'A' Street, Anchorage, Alaska 99503 (907) 278-4245 351 W. Parks Highway Suite 201 Wasilla, Alaska 99654 (907) 376-7815 <small>W319 304700286 www.STANTEC.com</small>	MATANUSKA - SUSTINA BOROUGH 2015 ATHLETIC FIELDS & COURTS IMPROVEMENTS	
		FUTURE IDITAROD BALL FIELDS	
		DATE: 05/1/2015	FIGURE: 2



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MATANUSKA - SUSTINA BOROUGH 2015 ATHLETIC FIELDS & COURTS IMPROVEMENTS		
2015 IDITAROD BALLFIELDS		
DATE:	05/1 /2015	FIGURE
		3

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