

RECEIVED

MAY 14 2015

Planning Office
City of Wasilla

1 of 4

May 7, 2015

Garvan Bucaria
P.O. Box 870298
Wasilla, Alaska 99687-0298
Lot 7 Block 1 Iditaway Park Subdivision

Subject: Case U15-02 Matanuska-Susitna Borough
School District, Request to make Improvements
to the Iditarod Elementary Ball Fields, Located
at 701 E. Bogard Road, Tract A, Iditarod Elementary
Subdivision

Upon close inspection of the detailed plans I note a considerable change in the design and layout of the fields. An extensive parking lot within the perimeter of the elementary school site is a change which is not appropriate; and will adversely affect the existing Iditarod Elementary school facility and neighboring pedestrian/bike path and Good Shepherd Lutheran Church buildings & grounds. My frequent walks through the ball fields provide opportunity to first hand experience the effect of high wind velocities, glacial and other dust and wind driven snow and crusted snowdrifts. The removal of trees and other vegetation from the east and southeast further exposes on and off site areas mentioned to problems I have described. Removal of trees from the border to the Utility corridor/pedestrian/bike path will further exacerbate aforementioned problems. Specific recommendations follow:

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1. Eliminate at least one half ($\frac{1}{2}$) of the parking spaces identified within the boundaries of the Iditarod Elementary School site playing fields.
 - a) approximately one quarter ($\frac{1}{4}$) of the Iditarod field area would be occupied by parking spaces should the Iditarod ES Future site plan be adopted - 108 spaces would be reduced to about 50 under this change.
 - b) immediately east on Wasilla Jr. & Sr. High school land are 47 additional spaces, six (6) of which are set aside for American Disability act (ADA) individual vehicles.
 - c) A game the afternoon of May 12, 2015 I estimated 50 cars parked within the Iditarod baseball area including on the softball field grass.
 - d) Existing parking lots primarily serve school staff, students, parents and visitors. At football games patrons and teams park well off site, After all, young lungs are at work!
 - e) Alternative parking spaces are available immediately south of Ressler field across the bike path in the parking lot of the Good Shepherd Lutheran Church (≈ 100 spaces). This lot is available for baseball fans so long as there are no conflicts with church activities. Other spaces are the Wasilla High School Lot and the Iditarod Elementary School parking lot - the latter which is accessible through the play ground fence.

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2. Retain the existing forest stand along the south boundary of Iditarod Elementary School site. Volunteers have removed four birch trees from the Stand - it makes the best fire wood. An extensive Stand was cut just to the North on the eastern perimeter next to the utility corridor. Some stacks of limbs are too close to the remaining trees to insulate them from heat damage or fire, if burned. No burning should be allowed.
3. Other issues are important off site - which Borough managers and contractors have neglected to consider.
 - a) high school students, other pedestrians, and bicycleriders need the trees remaining along the south boundary of the Iditarod playing fields to reduce adverse effects of wind
 - b) Access to the City Utility yard must be protected. Unless some specific effort is made to protect the yard from deep snow drifts, the yard will not be accessible. A protective screen of trees is the usual, most economic, solution.
 - c) Iditarod Elementary School students have used the grass playing fields in the past. I do not believe the improved access driveway is conducive either to (b) above or to elementary school use of their own fields.
 - d) The integrity of the Lutheran Church roof will be threatened further if remaining trees are removed from the Iditarod Elementary School fields.

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- e) The map (aerial photograph) dated 1983 incorrectly depicts the Iditarod Elementary school site by exaggerating the extent of the forest stand due to the sun angle and projection of shadows. In reality, far fewer trees & other vegetation exist. In the past a richer environment offered people views of a wide variety of birds and large and small mammals, certainly creatures not expected to be seen at a baseball game. Consider; however, the enrichment to adults & children, after all these outdoor areas are adjoining ^{school} buildings and kids are there to learn.
- f) I understand that artificial turf is to be applied to parts of these baseball fields. A cautionary note needs to be expressed relative to use of artificial turf on soccer fields.
- g) Interestingly, the removal of the forest at The Iditarod site met the requirements of 16 U.S.C. 703-712 Migratory Bird Treaty Act and State of Alaska Guidelines, but seems to be in violation of the Wasilla City Code.
- h) My experience with recovering foul balls on my property confirms the reality of future broken windshields of vehicles parked near home plate and the increased potential should the Bessler Field be shifted 180°. Therefore, I strongly recommend The Bessler Field not be changed, nor the slim border of Vegetation & Trees be removed.

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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-07**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE
CLEARING OF 85 PERCENT OF THE VEGETATION ON TRACT A, IDITAROD
ELEMENTARY, PER WMC 16.33.050(A)(2).**

WHEREAS, Robert Bechtold, Project Manager, Matanuska-Susitna Borough Capital Projects Department, Agent for Matanuska-Susitna Borough School District, submitted a request for a waiver/modification on May 6, 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. 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.

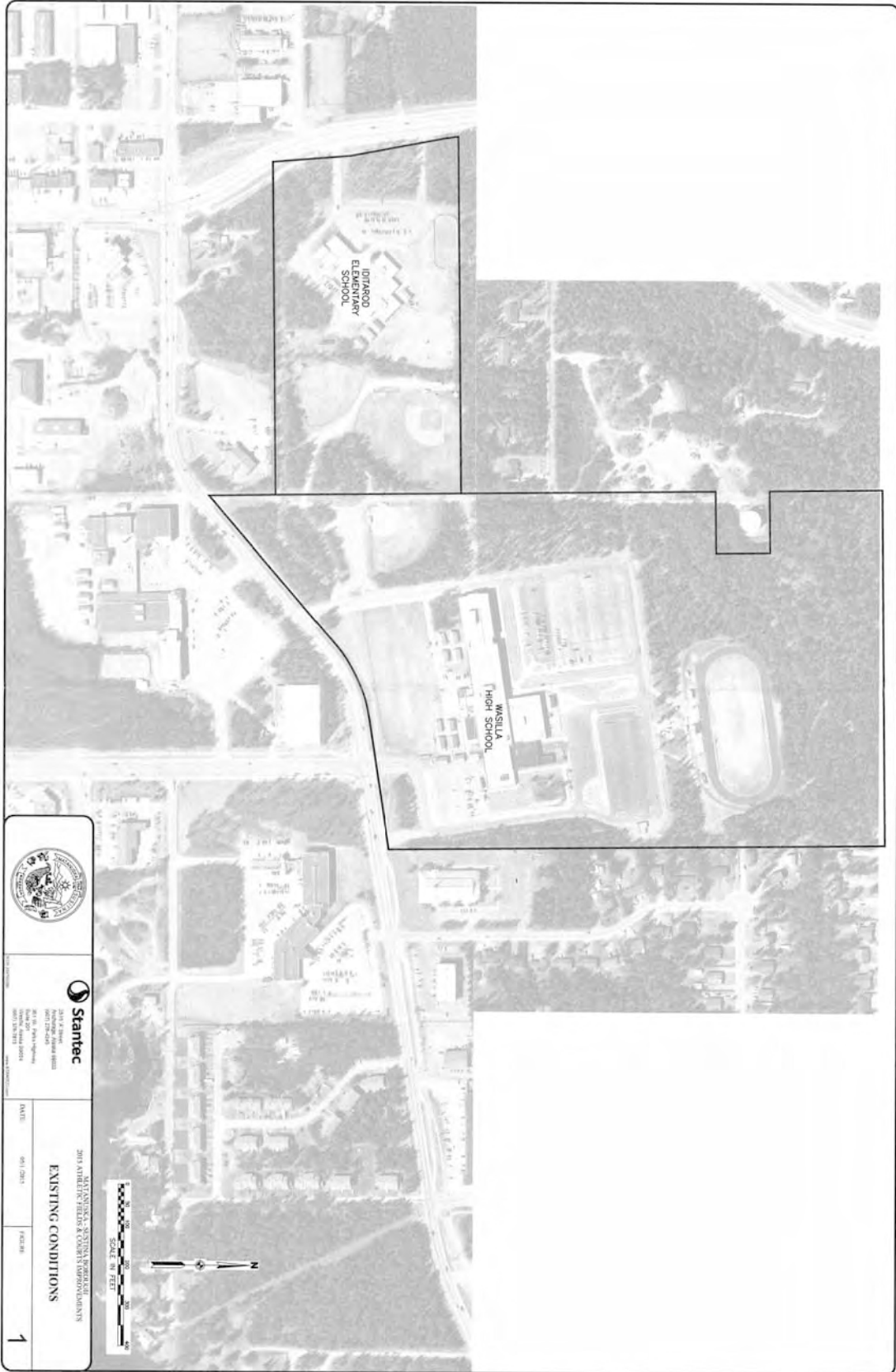
ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

Glenda Ledford, Chairman

ATTEST:

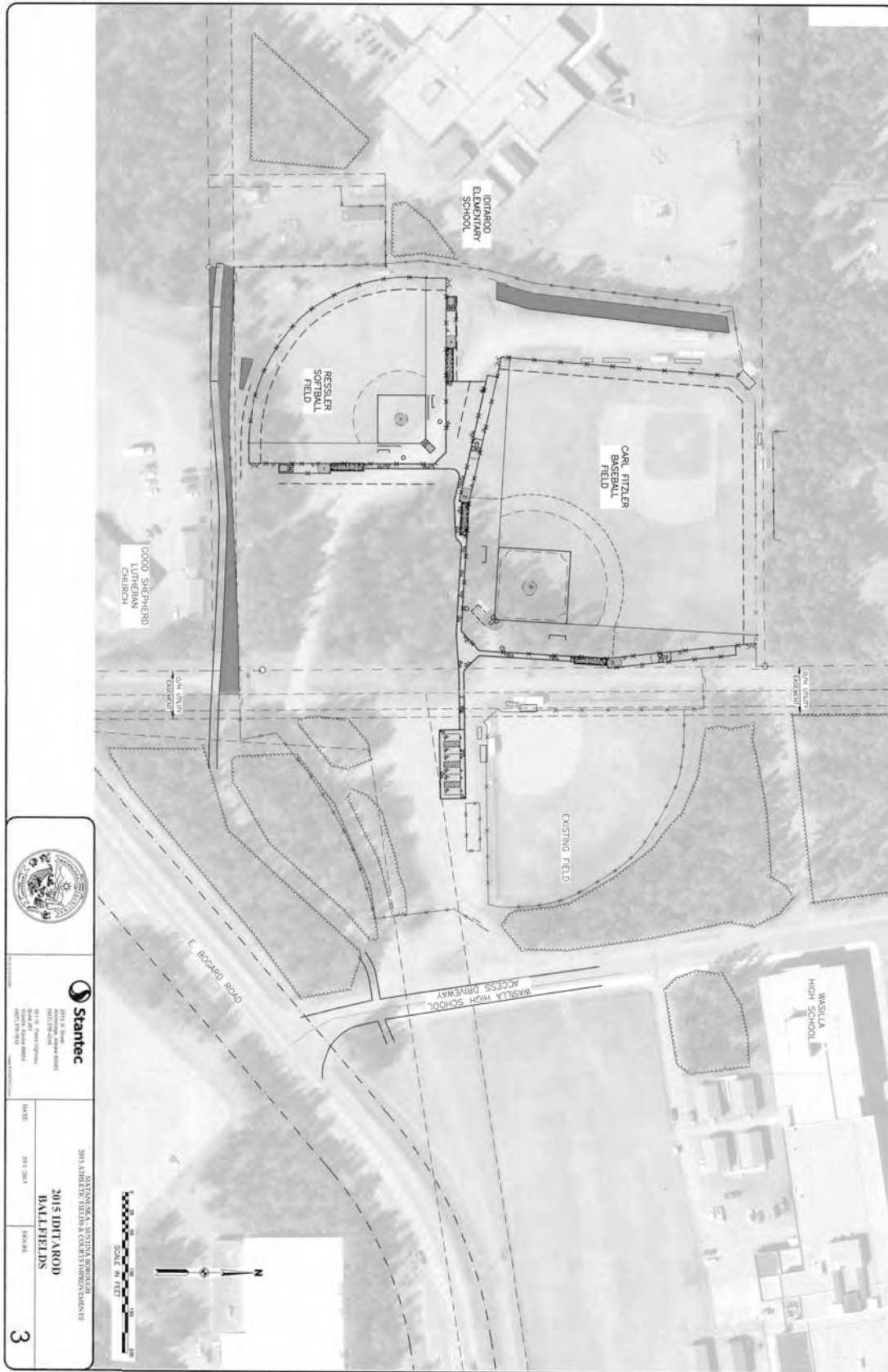
Tina Crawford, AICP, City Planner





		HOLD & REVIEW APPROVED: [Signature] DATE: 10/15/2014 PROJECT: 15-07	
		2014 AMERICAN SOCIETY OF CIVIL ENGINEERS FUTURE DMTAROD BALL FIELDS SHEET: 2 OF 2	





	 <small>3015 N. Decker Suite 100 Wasilla, Alaska 99607 Phone: 907.272.2424 Fax: 907.272.2425</small>	2015 IDITAROD BULLPENS	
		DATE: 08/13/2014	SCALE: 1"=40'
3015 AVIATION, WASTILLA, ALASKA 2015 IDITAROD BULLPENS		SHEET NO. 3	

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I. SUMMARY FACTS:

Applicant: Wende Wilber, AICP, PTP, ECI/Hyer, Inc., Agent for CFT Development/Panda Express Restaurant Group

Land Owner(s): Blue Rock Assets LLC

Proposal: Approval to allow 74% of Tract A3 to remain cleared of vegetation, which is 4% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop a Panda Express restaurant. Note: This lot was cleared of 100% of the vegetation by a previous owner.

Location: 1491 E. Parks Highway
Tract A3, Olson 1999 Addition Subdivision

Parcel size: 0.58 acres±

Zoning District: Commercial (C)

Future Land Use: Commercial

Surrounding Zoning: North: Commercial
South: Commercial
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.
--

III. SUMMARY OF REQUEST

The applicant is requesting approval to allow 74% of parcel to remain cleared of vegetation, which is 4% more than is allowed in WMC 16.33.050(A)(2). Although the lot was already cleared of vegetation prior to the applicant acquiring the parcel, WMC 16.33.050(B) states the following:

“The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter.”

However, WMC 16.33.050(A)(2) allows the Planning Commission to approve clearing vegetation from more than 70 percent of the lot area.

As stated above, the parcel is currently cleared of all vegetation and is covered with grass and asphalt. The applicant is proposing a drive-through restaurant and will be installing landscaping as shown on Sheet L2.01 that will cover 26% of the parcel.

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. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped May 20, 2015, attached as Exhibit A to Resolution Serial No. 15-08, 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 the frontage road and the entrance to the Fred Meyer's development 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.

May 4, 2015

City of Wasilla
Planning Department
Wasilla, Alaska

RE: Request for Waiver to Land Clearing Standards

CFT Developments/Panda Express Restaurant Group respectfully requests approval from the Planning Commission for site clearing in excess of the 70 percent allowed WMC 16.33.050 (A)(2). The proposed development will comply with all other applicable requirements of Title 16. The 28,864 SF (0.66 acre) commercially-zoned parcel was cleared of all native vegetation when originally developed. The majority of the lot is asphalt and used as parking in support of the Fred Myer development. Adjacent land uses are all zoned commercial. Special conditions which make strict adherence to the landscaping requirement impracticable include an irregular parcel shape encumbered with a higher than normal number of easements that severely constrain development. The buildable area outside the easements is only about 17,698 SF or 60 percent of the overall lot. Easements include:



- ADOT&PF right-of-way easement (ranging from about 17 feet to 27 feet wide) and trail encumbrance along southern portion of the site
- 14 to 20 foot wide water and sewer easement along northern portion of the site
- 20 foot telephone and electric easement along western boundary
- 20 foot wide water easement across the southeast corner

When the proposed development is completed, 7,394 square feet or 25.6 percent of the total sight will be revegetated, approximately 4 percent less than WMC 16.33.050 requires. The plan is consistent with the landscaping requirements in Title 16:

- Proposed landscaped areas exceed what is currently on the parcel and will enhance the visual character of the area. Because the landscaping will comply with Title 16, there will be a diversity of plantings which will provide a more attractive environment.
- Proposed landscaped areas exceed the 5 percent required by WMC 16.33.030 (A).
- Perimeter and interior parking lot landscaping will provide screening to soften the appearance of buildings and parking area and also provide functional separation between uses.
- Plantings in landscaped areas will comply with the WMC 16.33.030 and be subject to review under the land use permit approval process.

ARCHITECTURE
PLANNING
INTERIORS

101 WEST BENSON
SUITE 306
ANCHORAGE, AK 99503

907.561.5543
907.562.3213 FAX

WWW.ECIHYER.COM

Sincerely,

Wende Wilber, AICP, PTP
ECI/Hyer, Inc.



SIGNAGE ELEVATIONS



EAST ELEVATION



NORTH ELEVATION



EAST VIEW



NORTH VIEW



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City of Wasilla

SIGNAGE ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



WEST VIEW



SOUTH VIEW



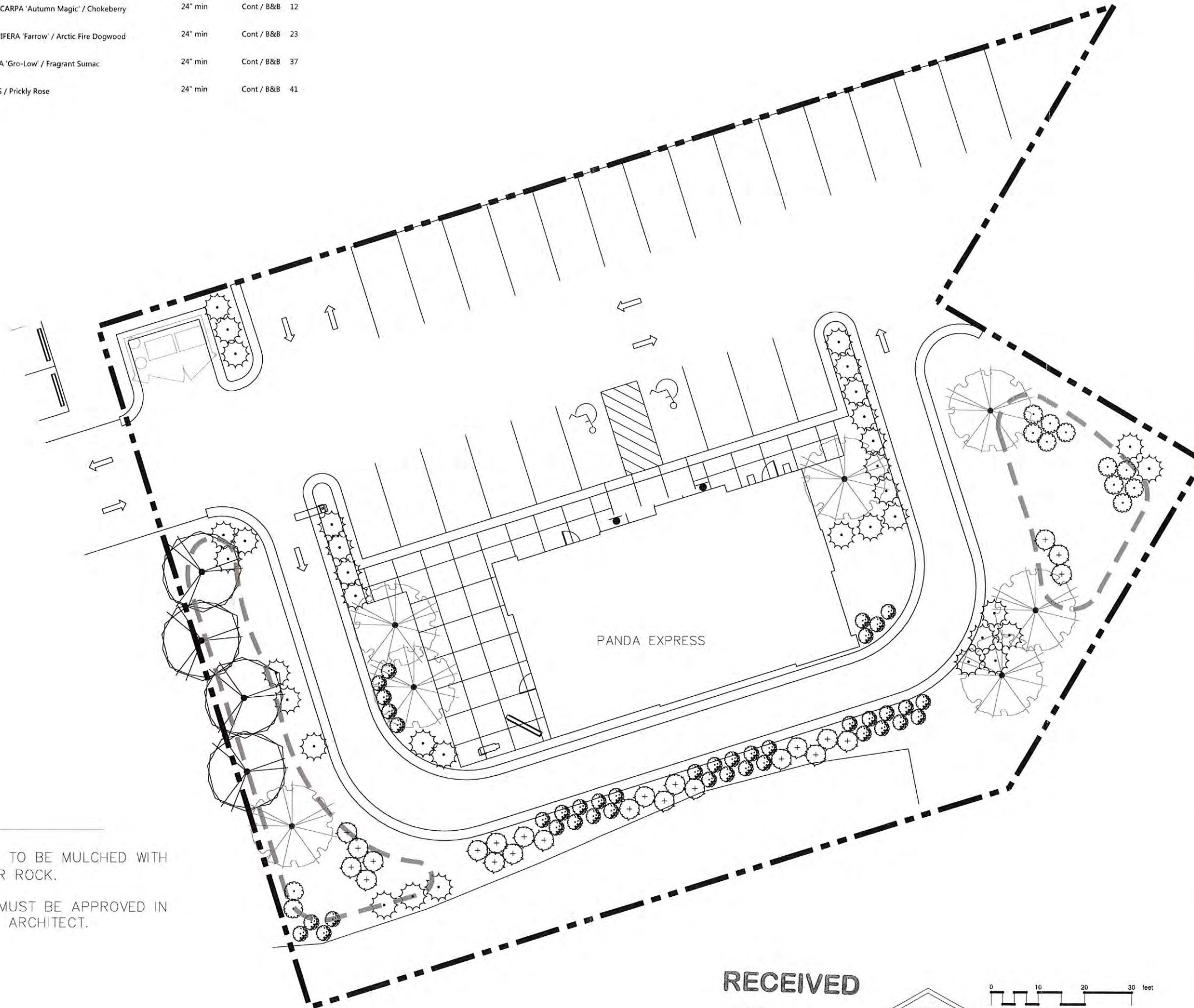
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PLANT SCHEDULE (Total for Project)

SYMBOL	SHRUB	BOTANICAL NAME / COMMON NAME	SIZE	CONT	QTY
	Aro mel	ARONIA MELANOCARPA 'Autumn Magic' / Chokeberry	24" min	Cont / B&B	12
	Cor sto	CORNUS STOLONIFERA 'Farrow' / Arctic Fire Dogwood	24" min	Cont / B&B	23
	Rhu aro	RHUS AROMATICA 'Gro-Low' / Fragrant Sumac	24" min	Cont / B&B	37
	Ros aci	ROSA ACICULARIS / Prickly Rose	24" min	Cont / B&B	41



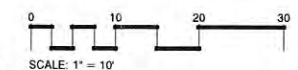
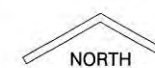
NOTE

ALL LANDSCAPE AREAS ARE TO BE MULCHED WITH 4-6" NATURAL ROUND RIVER ROCK.

ANY PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

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Planning Office
City of Wasilla



PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1st Plan Check 05-11-15

DRAWN BY:

PANDA PROJECT #: D4291
ARCH PROJECT #: 2014-201



WASILLA, ALASKA
PANDA EXPRESS

E PARKS HWY & PALMER HWY
WASILLA, AK 99654

PLANTING PLAN

L2.01



PANDA RESTAURANT GROUP INC.
 1683 Walnut Grove Ave.
 Rosemead, California
 91770
 Telephone: 626.799.8898
 Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

1st PROGRESS 05-18-15

DRAWN BY:

PANDA PROJECT #: D4291

ARCH PROJECT #: 2014-201

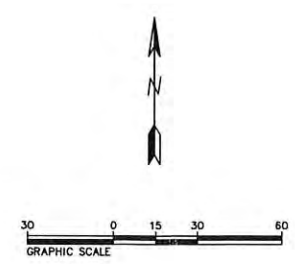
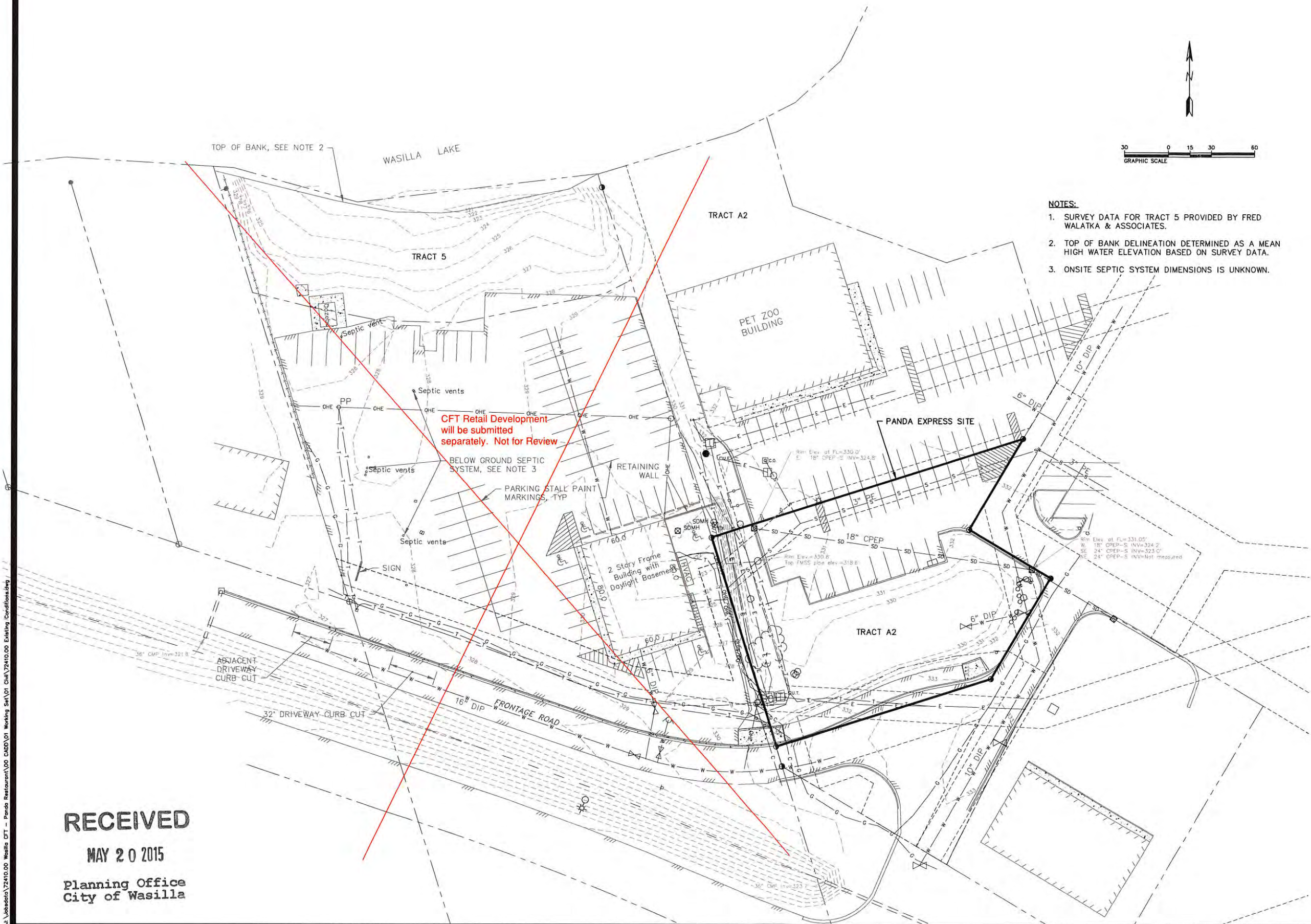


WASILLA, ALASKA
 PANDA EXPRESS

E PARKS HWY & PALMER HWY
 WASILLA, AK 99654

C2.1

EXISTING CONDITIONS



NOTES:

1. SURVEY DATA FOR TRACT 5 PROVIDED BY FRED WALATKA & ASSOCIATES.
2. TOP OF BANK DELINEATION DETERMINED AS A MEAN HIGH WATER ELEVATION BASED ON SURVEY DATA.
3. ONSITE SEPTIC SYSTEM DIMENSIONS IS UNKNOWN.

\\labdata\72410.00\Wasilla_CFT - Panda Restaurant\00 CAD\01 Working Set\01 Chg\72410.00 Existing Conditions.dwg

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MAY 20 2015

Planning Office
City of Wasilla



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1683 Walnut Grove Ave
Rosemead, California
91770
Telephone: 626 799 9898
Facsimile: 626 372 8288

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REVISIONS:

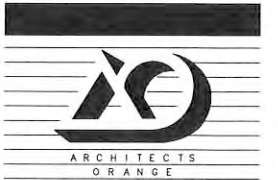
ISSUE DATE:

1st PROGRESS 05-18-15

DRAWN BY:

PANDA PROJECT #: D4291

ARCH PROJECT #: 2014-201



WASILLA, ALASKA
PANDA EXPRESS

E PARKS HWY & PALMER HWY
WASILLA, AK 99654

C2.2

DEMOLITION PLAN

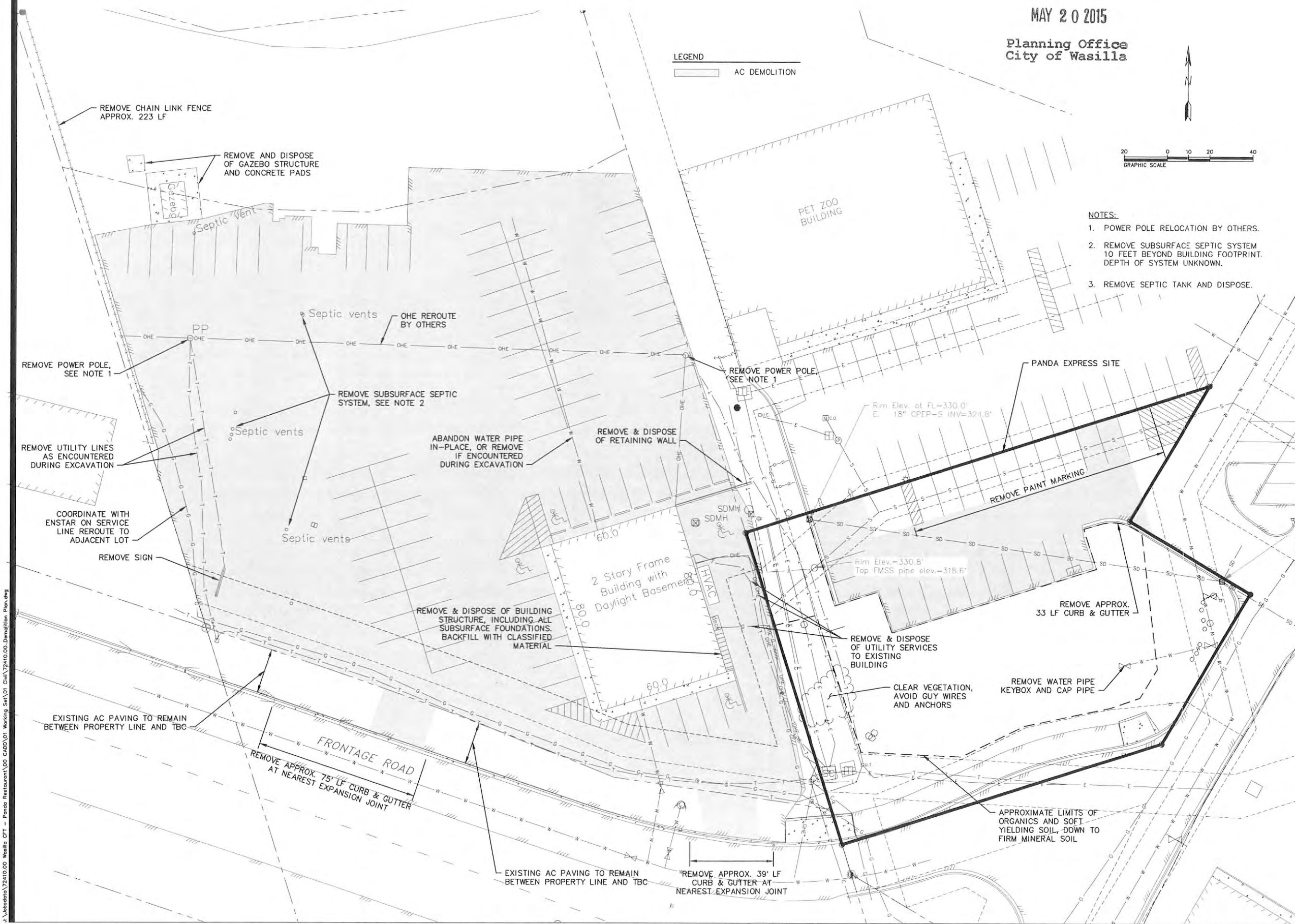
LEGEND

AC DEMOLITION

20 0 10 20 40
GRAPHIC SCALE

NOTES:

1. POWER POLE RELOCATION BY OTHERS.
2. REMOVE SUBSURFACE SEPTIC SYSTEM 10 FEET BEYOND BUILDING FOOTPRINT. DEPTH OF SYSTEM UNKNOWN.
3. REMOVE SEPTIC TANK AND DISPOSE.



J:\subarea\72410.00 Wasilla CFT - Panda Restaurant\00 CAD\01 Working Set\01 Civil\72410.00 Demolition Plan.dwg

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City of Wasilla



PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
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91770
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REVISIONS:

ISSUE DATE:

1st PROGRESS 05-18-15

DRAWN BY:

PANDA PROJECT #: D4291

ARCH PROJECT #: 2014-201

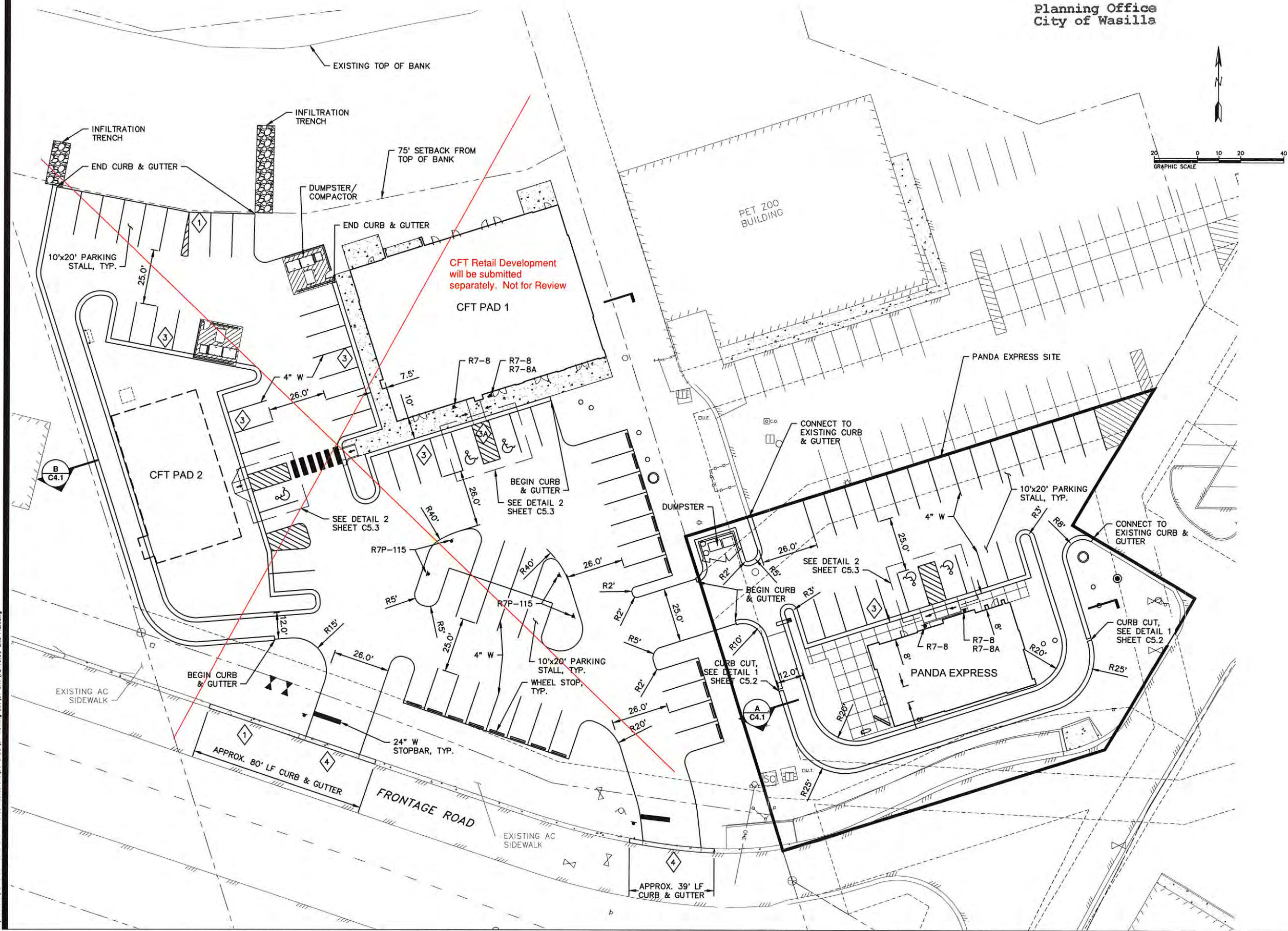


WASILLA, ALASKA
PANDA EXPRESS

E PARKS HWY & PALMER HWY
WASILLA, AK 99654

C2.3

SITE PLAN



J:\bbs\2014\2014-00 Wasilla CFT - Panda Restaurant\00 CAD\01 Working Set\01 Civil\20141000 Site Plan.dwg

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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-08**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING 74 PERCENT OF TRACT A3, OLSON 1999 ADDITION SUBDIVISION, TO REMAIN CLEARED OF VEGETATION, PER WMC 16.33.050(A)(2).

WHEREAS, Wende Wilber, AICP, PTP, ECI/Hyer, Inc., Agent for CFT Development/Panda Express Restaurant Group, submitted a request for a waiver/modification on May 4, 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 20, 2015, attached as Exhibit A to Resolution Serial No. 15-08, 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 the frontage road and the entrance to the Fred Meyer's development 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.

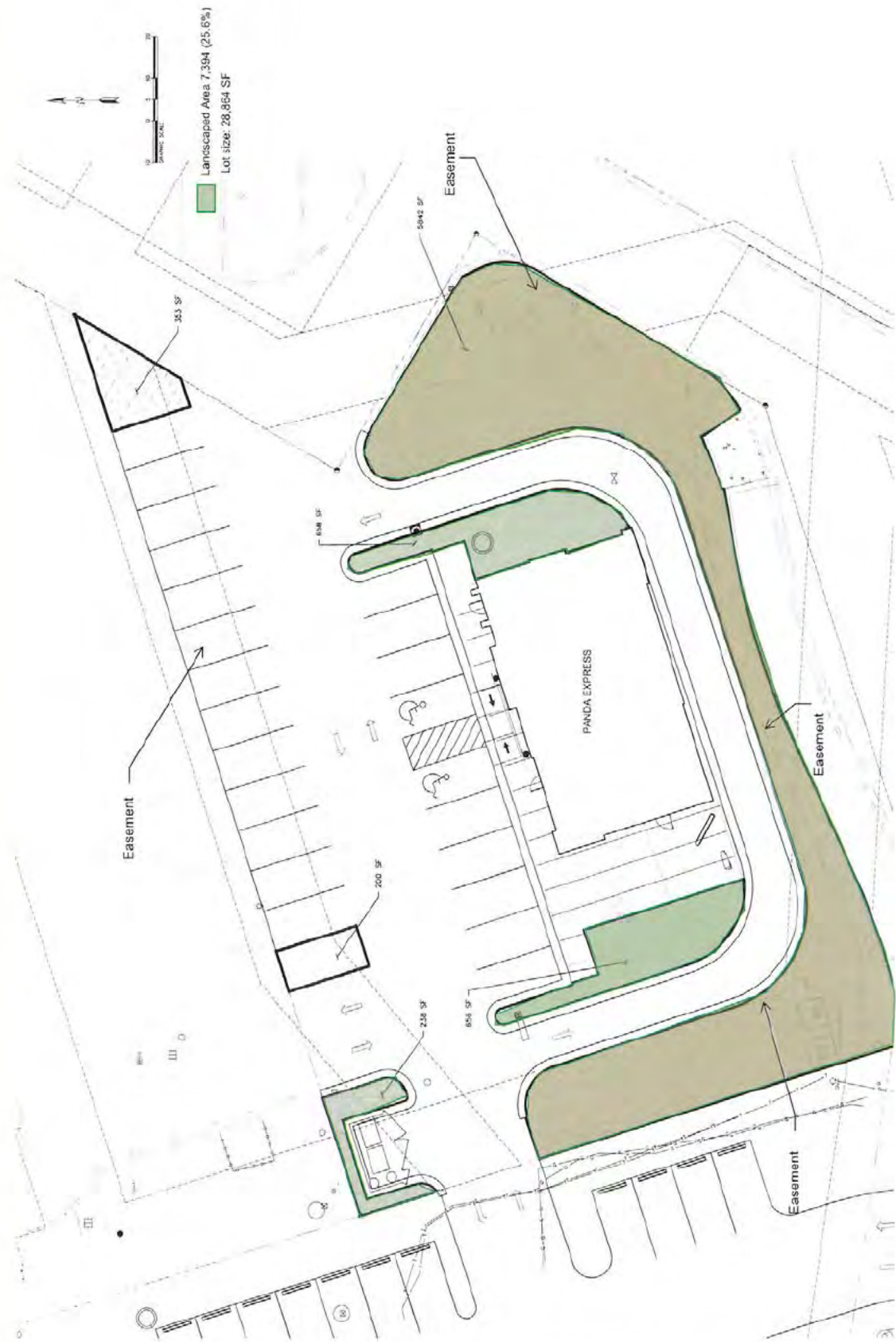
ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

Glenda Ledford, Chairman

ATTEST:

Tina Crawford, AICP, City Planner



PLANT SCHEDULE (Total for Project)

SYMBOL	PLANT	SYMBOL NAME / COMMON NAME	SIZE	QUANTITY	SIZE	QUANTITY
(Symbol)	Asiatic	ASIAN VIBURNUM / Asian Viburnum / Viburnum	24" max	400	1800	12
(Symbol)	Camellia	COLOSSAL CAMELLIA / Camellia / Camellia	24" max	400	1800	12
(Symbol)	Redwood	REDWOOD / Redwood / Redwood	24" max	400	1800	12
(Symbol)	Redwood	REDWOOD / Redwood / Redwood	24" max	400	1800	12

NOTE
 ALL LANDSCAPE AREAS ARE TO BE MAINTAINED WITH
 4-6" NATURAL ROUND RIVET SOCK.
 ANY PLANT SUBSTITUTIONS MUST BE APPROVED IN
 WRITING BY THE LANDSCAPE ARCHITECT.



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WASILLA, ALASKA
PANDA EXPRESS
 1 HANSEN BLVD
 WASILLA, AK 99607

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PLANNING PLAN
 L2.01



PANDA EXPRESS
 MANCHING WALKER ASSOCIATES

MANCHING WALKER ASSOCIATES
 10000 NE 10th Ave
 Suite 200
 Anchorage, AK 99504
 Phone: 907.561.1100

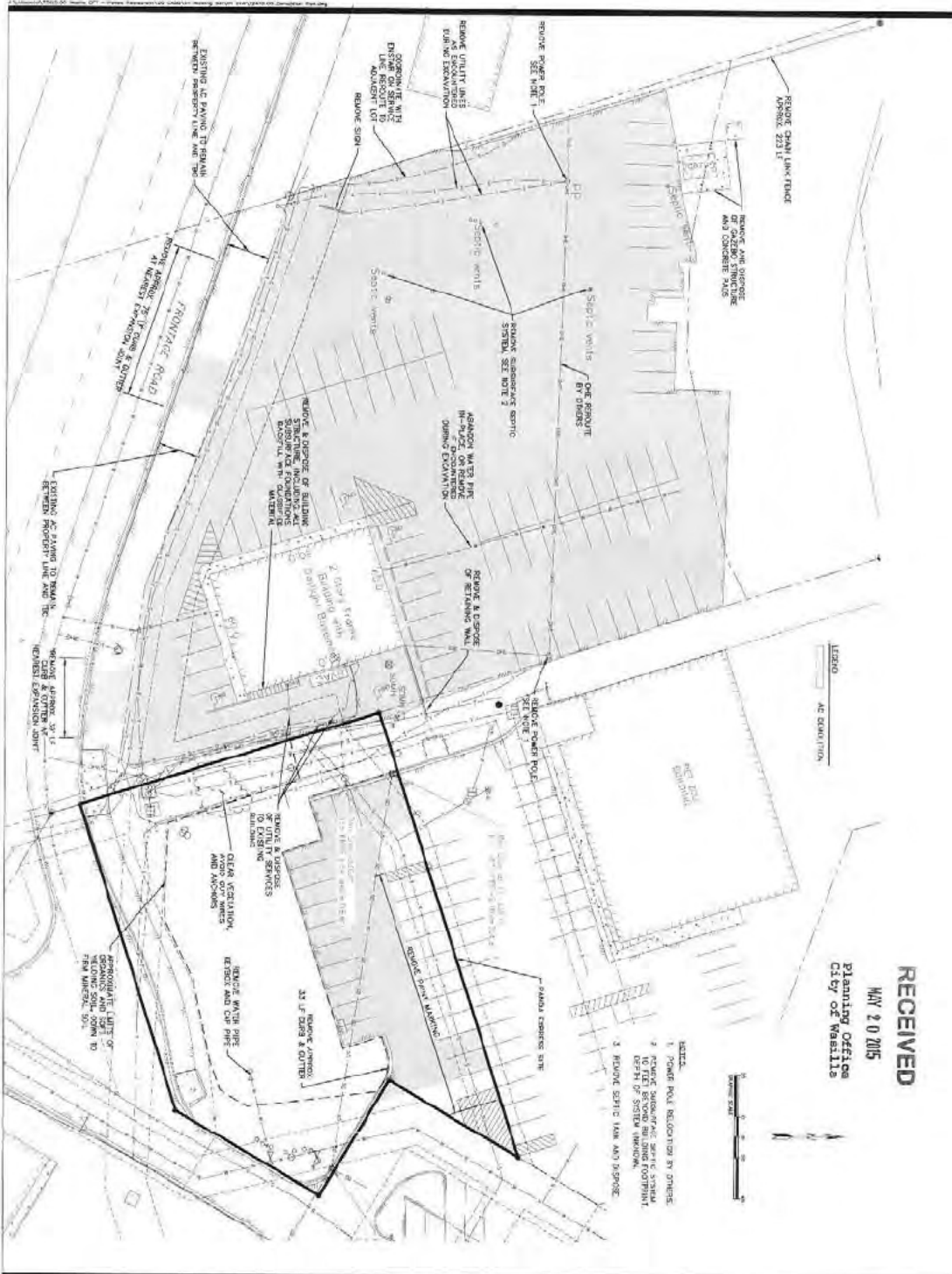
DATE: 05/15/15
 SHEET: 05-15-15

PROJECT: PANDA EXPRESS SITE
 ADDRESS: 1011 200

DESIGN BY: MANCHING WALKER ASSOCIATES

20
 MANILLA ALASKA
 PANDA EXPRESS
 E HANSEN ST/ SPARKS HWY
 WASILLA, AK 99687

C2.1
 DESIGN CONSULTING



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- NOTES:
1. REMOVE POLE RELOCATION BY OTHER.
 2. REMOVE SANITARY, SEWER, GAS, CABLE TV, FIBER OPTIC, DRAINAGE, STORM SEWER, SANITARY MAIN AND DISPOSE.
 3. REMOVE EXISTING MAIN AND DISPOSE.



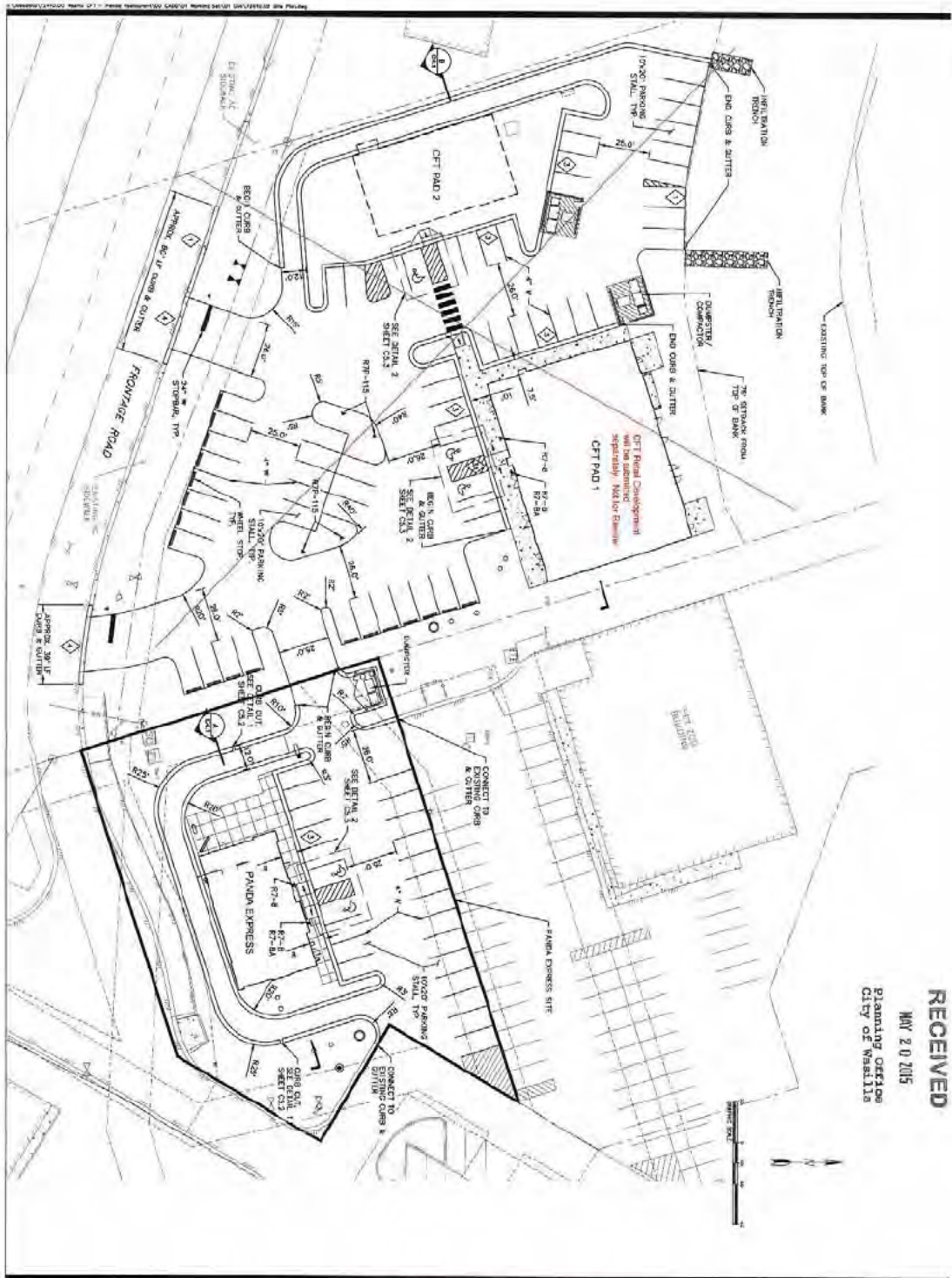
PANDA EXPRESS
 CHINESE TAKEOUT

WASHITA, OKLAHOMA
 PANDA EXPRESS
 1700 WEST MAIN STREET
 WASHITA, OKLAHOMA 73080

C22

REVISED: 10/14/14

DATE: 10/14/14
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 APPROVED BY: J. J. JENSEN



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 Planning Office
 City of Wasilla



MACH KETUMAT 7238P-1C
 1523 WARD DRIVE AS
 ANCHORAGE, ALASKA 99503
 (907) 562-8888
 www.pandaexpress.com

REVISIONS

NO.	DATE	DESCRIPTION
1	05-15-15	ISSUED FOR PERMITS

DESIGNER: [Redacted]
 CHECKED BY: [Redacted]
 DATE: [Redacted]

MAELLA ALASKA
PANDA EXPRESS
 8 PERSIMMON AVENUE
 ANCHORAGE, ALASKA 99503

C2.3
 SHEET

PAGE

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PERMIT INFORMATION 2015										AS-BUILT SURVEY
APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	
ADMINISTRATIVE APPROVAL										
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	01/21/15	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	02/27/15	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	
						WASILLA CENTER CONDOS				
03/02/15	03/02/15	A15-17	COMM<10,000 SQ FT	864	9155000U001A	CONDOS	DJ FORMAL WEAR	705 S KNICK GOOSE BAY RD	C	
03/10/15	04/14/15	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	04/07/15	A15-25	TUP		17N01W13A006		LITHIA-CHEV OF WASILLA	1350 S SEWARD MERIDIAN	C	
04/10/15	04/13/15	A15-26	FILL SITE		1104B06L029	WASILLA AIRPORT HTS	STOLL, STEVEN	950 W TURK CIR	RR	
04/13/15	04/16/15	A15-27	COMM<10,000 SQ FT	9,600	17N01W03A007		SMITH, MARK	1790 N PECK ST	RR	
04/22/15	04/23/15	A15-28	DUPLEX	3,000	2293B03L018	GVC II DIV II	ROBERT YUNDT HOMES	1121 E DELLWOOD ST	RR	
04/27/15	05/15/15	A15-29	COMM<10,000 SQ FT	165	3224B03L001B	MOUNTAIN VLG PLZ	LEE, ANNA	991 S HERMON RD	C	
04/28/15	04/30/15	A15-30	TUP		7321B03L015B	WASILLA HEIGHTS ADD 1	MAKETE, JOHN	1551 W PARKS HWY	C	
04/29/15	04/30/15	A15-31	SFD	2,526	5627B03L014	CENTER POINT PH 2	HARMEN EXCAVATING	270 W GOLDENWOOD ST	RM	
04/29/15	04/30/15	A15-32	SFD	2,106	7039000L00A	CENTER POINT PH 2	HARMEN EXCAVATING	480 W GOLDENWOOD ST	RM	
04/29/15	04/30/15	A15-33	SFD	2,120	7039000L00B	CENTER POINT PH 2	HARMEN EXCAVATING	486 W GOLDENWOOD ST	RM	
04/29/15	04/30/15	A15-34	SFD	2,158	7039000L00C	CENTER POINT PH 2	HARMEN EXCAVATING	488 W GOLDENWOOD ST	RM	
04/29/15	04/30/15	A15-35	SFD	2,364	7039000L00D	CENTER POINT PH 2	HARMEN EXCAVATING	491 W GOLDENWOOD ST	RM	
04/29/15	04/30/15	A15-36	SFD	2,016	7039000L00E	CENTER POINT PH 2	HARMEN EXCAVATING	487 W GOLDENWOOD ST	RM	
WITHDRAWN										
05/04/15	05/05/15	A15-38	TUP		2705000L014A-1	SNIDER #4	NANEZ, JOSE	731 W PARKS HWY	C	
05/06/15	05/07/15	A15-39	DUPLEX		6824B02L012E	WASILLA WOODS	FENDICH, ANOTOLY	221 E FOREST	RR	
05/06/15	PENDING	A15-40	SUBDIVISION		17N01W04B003		KNIK TRIBAL COUNCIL		RR	
05/12/15	PENDING	A15-41	TENANT SPACE		2959000T00A1	WASILLA MALL RSB	MARTINEZ, CHERI	591 E PARKS HWY	C	
					17N01W17A002					
05/08/15	05/14/15	A15-42	SUBDIVISION		17N01W08D001		WICKER, BILLY & KATHLEEN	1270 & 1290 S ENDEAVOR ST	R-1/RR	
05/08/15	05/18/15	A15-43	HOME OCCUPATION		2323B03L020	GVCII DIV IV	MICHAEL, STACY	1075 E DELLWOOD ST	RR	
			COMM<10,000 SQ FT & LAND CLEARING							
05/14/15	PENDING	A15-44	WAIVER		17N01W03A007		SMITH, MARK	1790 N PECK ST	RR	
USE PERMITS										
03/12/15	PENDING	U15-01	GRAVEL EXTRACTION		17N02W13A004		KENNEDY, DAN	1614 S CLAPP ST	I	
04/30/15	PENDING	U15-02	ATHLETIC FIELDS		2076000T00A	IDITAROD ELEM SCH	MSSD	801 E BOGARD RD	C	

APPLICATION RCVD DATE	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
CONDITIONAL USE PERMITS										
PLANNED UNIT DEVELOPMENT (PUD)										
REZONE										
01/28/15	WITHDREW	R15-01	REZONE TO C		6879000T00G-2	TALLERICO	ELGEE, KIM	2150 S ENDEAVOR ST	RR	
LEGAL NON-CONFORMING USE										
SHORELINE SETBACK										
AMNESTY										
VARIANCE										
05/12/15	PENDING	V15-01	VARIANCE TO SETBACK		1037T0AP003	LAKESHORE 1963	STARN, WILLIAM	1245 E WESTPOINT DR	RM	



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/2/2015	S	WFH & Carpenter		N	RAL dog	15-13157 UTC
3/2/2015	PAT	Carrs		Y	Trespassing	15-13194
3/3/2015	D	291 Swanson		Y	Illegal dumpster use	15-13364 verbal warning
3/4/2015	S	Lucus & Mystery		Y	RAL dog	15-13651 RTO verbal warning
3/5/2015	S	Lake Lucille Park		N	Facility/security check	15-13812
3/5/2015	PAT	Bumpus		Y	Found property	15-13874
3/6/2015	S	Lake Lucille Park		N	Facility/security check	15-14060
3/6/2015	C	224 Yenlo		Y	Compliance inspection	15-14111
3/10/2015	D	1700 E Parks		Y	HCP parking violation	15-14956 unfounded
3/10/2015	D	445 Yenlo		N	Littering complaint	15-14991 no suspects/leads
3/13/2015	C	1660 E Parks		N	Abandoned veh in ROW	15-15569 red tag
3/13/2015	PAT	Parks & PWH		N	MVA traffic control	15-15572
3/16/2015	D	2690 Tamarak		Y	Dog bite	15-16314 unfounded
3/16/2015	D	900 Gambit		Y	Land use complaint	15-16317 refer to planner
3/17/2015	D	865 Wilder		Y	Abandoned veh in ROW	15-16534
3/17/2015	C	1771 E Parks		Y	HCP parking violation	15-16562 unfounded
3/17/2015	C	MUSC		Y	Illegal dumping	15-16601
3/18/2015	FUP	MUSC		Y	Illegal dumping	15-16601
3/18/2015	D	700 Somerset		Y	Trash complaint	15-16831
3/19/2015	D	3500 Tamarak		Y	RAL dog	15-16924
3/19/2015	D	3500 Tamarak		Y	RAL dog	15-17016
3/19/2015	C	201 W Parks		Y	Business license violation	15-17027 verbal warning
3/19/2015	C	2200 Mystery		Y	RAL dog	15-17033 UTL
3/20/2015	D	3500 Tamarak		Y	RAL dog	15-17236
3/20/2015	FUP	MUSC		Y	Illegal dumping	15-16601 littering citation
3/20/2015	S	Denali St.		N	Site inspection	15-17279
3/23/2015	PAT	Nelson & Graybark		N	Deploy radar cart	15-18129
3/24/2015	D	Carrs		Y	Illegal dumping	15-18308
3/24/2015	C	Parks & Church		Y	Illegal signs	15-18376
3/25/2015	FUP	Fred Meyer		N	Dog weelfare check	15-18294 UTL
3/25/2015	FUP	Carrs		Y	Illegal dumping	15-18308 verbal warning
3/25/2015	C	Lakewood & Harvest Loop		Y	RAL dog	15-18555 RTO verbal warning



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/26/2015	FUP	Parks & Church		Y	N	Illegal signs 15-18376
3/26/2015	D	801 KGB		Y	N	Trespassing 15-18785 verbal warning
3/31/2015	FUP	453 E Swanson		N	N	Trespassing 15-19810
3/31/2015	FUP	Nelson & Graybark		N	N	Retrieve radar cart 15-18129
3/31/2015	FUP	801 KGB		Y	N	Trespassing 15-18785 verbal warning
3/31/2015	C	453 E Swanson		N	N	Trespassing 15-19975
3/31/2015	PAT	Crestwood & Lucille		N	N	MVA traffic control 15-19981
3/31/2015	D	516 Pine Ridge Loop		Y	N	RAL cat 15-19984 UTL