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VARIANCE #V15-01
STARN RESIDENCE – WESTPOINT DRIVE

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Tahirih Revet

From: Heather Ralston <Heather.Ralston@matsugov.us>
Sent: Friday, June 26, 2015 12:24 PM
To: Planning
Subject: Case V15-02
Attachments: NoObjection-City of Wasilla-Case V15-02.doc

To Whom It May Concern,

Attached are our comments in regards to the Variance Request public hearing notice for Case #V15-02.

Thanks,

Heather Ralston

Archaeological Site Supervisor
Matanuska-Susitna Borough
Cultural Resources Department
350 E. Dahlia
Palmer, Alaska 99645
heather.ralston@matsugov.us
(907) 982-4936





MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 26 June 2015
TO: City of Wasilla, Planning Office
FROM: Heather Ralston, Cultural Resources Specialist
SUBJECT: Case V15-02
LEGAL: Sec.10, T17N, R01W, SM
TAX MAP: WA 11

SPECIAL NOTE: NO OBJECTION – GENERAL CAUTION

Cultural Resources Division staff has reviewed the above application and finds there are *no known recorded sites* on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

Therefore, we have no objection to the proposed variance request. However, since our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

Note: recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861- 8655 as soon as possible. This would enable us to photograph and record any cultural materials that may be observed. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Heather Ralston
Archaeological Site Supervisor
Heather.Ralston@matsugov.us

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

Tina Crawford

From: Web Master
Sent: Wednesday, July 01, 2015 8:17 AM
To: Tina Crawford; Tahirih Revet
Subject: FW: City of Wasilla, AK: Wasilla Planning Commission to consider a variance to the front yard and shoreline setbacks on July 7, 2015 (continued from June 9, 2015)

From: dkellyhome@matnet.com [<mailto:dkellyhome@matnet.com>]

Sent: Friday, June 26, 2015 2:59 AM

To: Web Master

Subject: Re: City of Wasilla, AK: Wasilla Planning Commission to consider a variance to the front yard and shoreline setbacks on July 7, 2015 (continued from June 9, 2015)

The owner should not be granted the variance unless he purchased the land before the shoreline and setbacks were assigned by the governing bodies. It would set a terrible precedence. Please verify ownership dates and advise the commission. If this is allowed by one, then it would open it up for all, which would defeat the purpose of setback and shoreline regulations.

Dan Kelly

Sent from Windows Mail

From: [City of Wasilla, AK](#)

Sent: Thursday, June 25, 2015 1:15 PM

To: [Dan Kelly](#)

Wasilla Planning Commission to consider a variance to the front yard and shoreline setbacks on July 14, 2015 (continued from June 9, 2015)

William Starn has submitted an application for a variance to the front yard and shoreline setbacks on Tract 1, Parcel 3, Lakeshore Subdivision - Variance 15-01

William Starn submitted a permit for a variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback to construct a single-family dwelling. The property is generally located at the end of E. Westpoint Dr.

Post Date: 06/25/2015 9:00 AM

Variance Permit No.: V #15-01

Subject Property: 1245 E. Westpoint Drive

Property Tax ID Nos.: 1037T01P003

Owner/Applicant(s): William Starn

A variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling on Tract 1, Parcel, Lakeshore Subdivision (1245 E. Westpoint Drive). Wasilla Municipal Code Section 16.24.030 requires front yard setbacks of 25' from the lot line and a 75-foot setback for all buildings and/or footings from the high-water mark of a

water course or body of water. The parcel is approximately 0.36 acres and is zoned Residential Multifamily (RM).

A Planning Commission public hearing on this request is scheduled for **July 14, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before July 7, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing.

For additional information, please contact the City of Wasilla Planning office at planning@ci.wasilla.ak.us or 907-373-9020.

If you would like to provide comments regarding this use permit request, please click on the public notice link below for information on where to email, fax, or mail comments.

To view the public notice and map, click [V 15-01](#)

Having trouble viewing this email? [View on the website instead.](#)

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**NOTIFICATION OF CONTINUED PUBLIC HEARING
(Continued from June 9, 2015)
-VARIANCE REQUEST-**

DATE: 06-25-15

CASE #: V15-01

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): William Starn

REQUEST: A variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling on Tract 1, Parcel, Lakeshore Subdivision (1245 E. Westpoint Drive). Wasilla Municipal Code Section 16.24.030 requires front yard setbacks of 25' from the lot line and a 75-foot setback for all buildings and/or footings from the high-water mark of a water course or body of water. The parcel is approximately 0.36 acres and is zoned Residential Multifamily (RM).

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **July 14, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name MSB Land Management Division

Address 350 E. Dahlia Ave. Palmer, AK 99645

Lot _____ Block _____ Subdivision _____

Comments: Recommend review by ADF&G.



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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City of Wasilla

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LAND MANAGEMENT DIVISION
350 E DAHLIA AVE
PALMER, AK 99645-6488

Matanuska-Susitna Borough
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**NOTIFICATION OF CONTINUED PUBLIC HEARING
(Continued from June 9, 2015)
-VARIANCE REQUEST-**

DATE: 06-25-15

CASE #: V15-01

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: NO OBJECTION

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**CITY OF WASILLA
PLANNING OFFICE**
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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**Planning Office
City of Wasilla**



ZIP 99654
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CROZIER D KEVIN
CROZIER BARBARA A
3100 N BANNER WAY
WASILLA, AK 99654

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NOTIFICATION OF CONTINUED PUBLIC HEARING
(Continued from June 9, 2015)
-VARIANCE REQUEST-

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Planning Office
City of Wasilla

CASE #: V15-01

DATE: 06-25-15

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): William Starn

REQUEST: A variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling on Tract 1, Parcel, Lakeshore Subdivision (1245 E. Westpoint Drive). Wasilla Municipal Code Section 16.24.030 requires front yard setbacks of 25' from the lot line and a 75-foot setback for all buildings and/or footings from the high-water mark of a water course or body of water. The parcel is approximately 0.36 acres and is zoned Residential Multifamily (RM).

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **July 14, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

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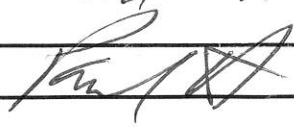
Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: No apparent platting action requested.
Platting department has no comment.



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06/25/2015

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CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021



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JUN 29 2015

MSB Platting Division Officer
350 E. Dahlia Ave
Palmer, AK 99645

Matanuska-Susitna Borough

JUN 26 2015

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Tahirih Revet

From: Theresa Taranto <Theresa.Taranto@matsugov.us>
Sent: Thursday, July 02, 2015 1:26 PM
To: Planning
Subject: Request for comments- William Starn Petitioner
Attachments: RFC COW 1037T01P003-1.pdf

*Theresa Taranto
Development Services
Administrative Assistant*

*Mat-Su Borough
350 E Dahlia Ave.
Palmer, Alaska 99645
907-861-8574*

**NOTIFICATION OF CONTINUED PUBLIC HEARING
(Continued from June 9, 2015)
-VARIANCE REQUEST-**

Matanuska - Susitna Borough
Development Services

CASE #: V15-01

JUN 26 2015

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DATE: 06-25-15

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): William Starn

REQUEST: A variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling on Tract 1, Parcel, Lakeshore Subdivision (1245 E. Westpoint Drive). Wasilla Municipal Code Section 16.24.030 requires front yard setbacks of 25' from the lot line and a 75-foot setback for all buildings and/or footings from the high-water mark of a water course or body of water. The parcel is approximately 0.36 acres and is zoned Residential Multifamily (RM).

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Open Cases **Y** or **N**

SpUD **Y** or **N**

Comments: _____

FIRM # 8085 Zone A

City of Wasilla

Comments: Flood Hazard area

MSB 17.29 - Require Flood Hazard

Development Permit for any Development

Date: 7/2/15 By: [Signature]

Please call 861-7800

for more information

\$00.48⁰⁰



**CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021**



ZIP 99654
041L11222587

MSB Chief of Code Compliance
350 E. Dahlia Ave
Palmer, AK 99645

Matanuska-Susitna Borough

JUN 26 2015

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V #15-01
MSB Map #WA 11
T17N, R01W, Sec. 11



SCALE IN FEET



SUBJECT PROPERTY

City of Wasilla/Planning - 05-22-15

ROURICK

TRACT 1-A

TRACT 1-B

LEATHERLEAF

(1820)

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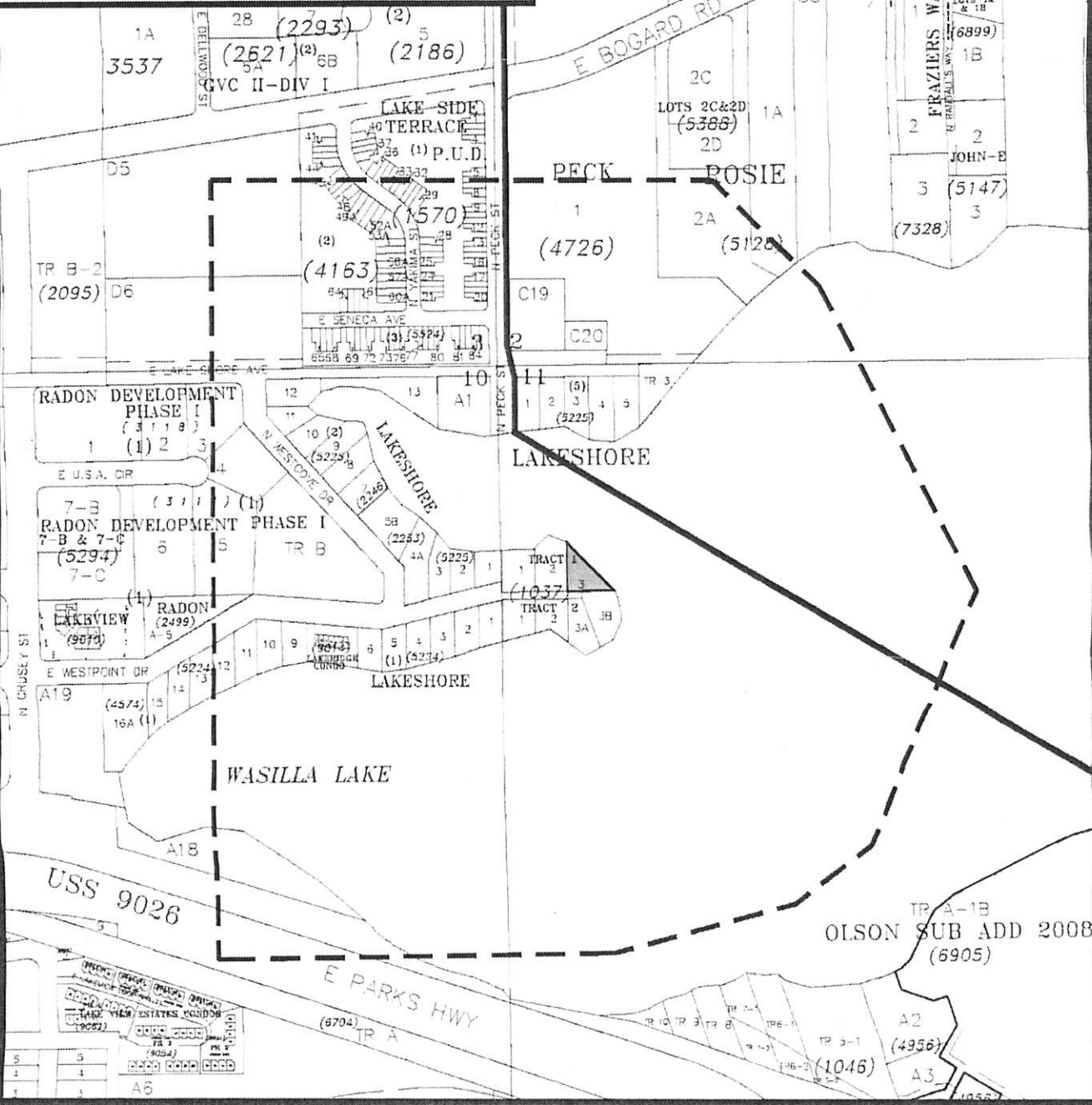
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Tahirih Revet

From: Sandra Cook <Sandra.Cook@matsugov.us>
Sent: Thursday, July 02, 2015 4:38 PM
To: Planning
Attachments: Variance Request-City of Wasilla--William Starn.docx

Comments on a Variance Request.

Sandra Cook
Architectural Historian
Cultural Resources
Matanuska Susitna Borough



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

MEMORANDUM

DATE: 2 July 2015
TO: City of Wasilla Planning Department
FROM: Sandra Cook, Architectural Historian
SUBJECT: Variance Request
TITLE: William Starn
LEGAL: Section 11, T17N, R01W, SM
TAX MAP: WA 11

NO OBJECTION

Cultural Resources Division staff has reviewed the above application and finds there is are no known *recorded* sites on said property. This conclusion was derived through research of the documented sites on file in the Cultural Resources Division of the Matanuska-Susitna Borough and sites documented in Alaska Heritage Resource files at the State Office of History and Archaeology.

While we have no objection to the proposed Platting action on the said property, and our records are not complete, we recommend caution during construction or related activities in the event cultural remains may come to light or be recovered. If cultural resources are found as a result of the above mentioned activity we would appreciate the chance to document them to augment our knowledge of local history. Cultural remains may include features such as cache pits, house pits, garbage pits, depressions and/or other non removable indications of human activity, as well as, artifacts, buildings, machinery, etc.

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Sincerely

Sandra Cook
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that

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(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

Tahirih Revet

From: Kevin and SueEllen Ferris <tailwindav@gmail.com>
Sent: Monday, July 06, 2015 7:04 PM
To: Planning
Subject: Setback requirement variance request, case # V15-01
Attachments: City of Wasilla 7-6-15.pdf

Please reply to this email so I can confirm that you received it. Thank You, SueEllen O'Connor-Ferris

City of Wasilla
Planning Office
290 E. Herning Ave.
Wasilla, AK 99654

7/6/15

Reference: Setback Variance Request, Case # V15-01

We as Wasilla Lakefront property owners strongly oppose this setback variance request. It is unfortunate that Mr. Starn has a piece of property that will be challenging to build on, but these setback rules have been in place for a long time, and **must** be upheld for numerous reasons.

SueEllen O'Connor-Ferris
491 Westcove Dr.
Wasilla, AK 99654
Lot 7, Block 2, Lakeshore Subdivision

NOTIFICATION OF CONTINUED PUBLIC HEARING
(Continued from June 9, 2015)
-VARIANCE REQUEST-

DATE: 06-25-15

CASE #: V15-01

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): William Starn

REQUEST: A variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling on Tract 1, Parcel, Lakeshore Subdivision (1245 E. Westpoint Drive). Wasilla Municipal Code Section 16.24.030 requires front yard setbacks of 25' from the lot line and a 75-foot setback for all buildings and/or footings from the high-water mark of a water course or body of water. The parcel is approximately 0.36 acres and is zoned Residential Multifamily (RM).

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name Laura & Lawrence Hamblen

Address 1200 & 1240 E. Westpt. Drive

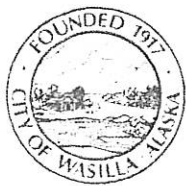
Lot 1 & 2 Block Tract 2 Subdivision Lakeshore Subdivision

Comments: WE oppose all variances concerning 1245 E. Westpoint Drive, (Tract 1, Parcel 3 of Lakeshore Subdivision)

✓ ✓ SEE ATTACHED → When buying water front property, it is the buyer's duty to check all information concerning "SETBACKS" & "RESTRICTIONS"!

500748

JUL 23 2015



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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Planning Office
City of Wasilla

PUBLIC NOTICE

• Laura & Lawrence Hamblen 1200 & 1220 E. Westpoint Drive
Lot 1 & 2 Block Tract 2 - Lakeshore Subdivision

We appose the variances asked for concerning 1245 E. Westpoint Drive (Tract 1, Parcel 3 of Lakeshore Subdivision) All property home owners have stayed within all required setback rules and requirements (75ft. from water & twenty five feet from road edge.) We expect all other property owners to comply with this LAW. This is not only an Alaska law, but it is also a "Federal Law". This property lies within the FEMA designated "Special Flood Hazard Area", requiring a special permit for development within the Floodplain. By allowing the "changes" of the required SETBACK LAWS of WATER property - The City of Wasilla Planning Commission will be setting a PRECEDENT for other vacant property tracts in this subdivision. There are 3 tracts west of Jobsons tract (1201 E. Westpt. Dr.), on the Cove side. All 3 tracts will have a problem staying within the required setbacks (75ft. from water and 25 ft. from road frontage.) Approving the Starn variances will allow other "water front" property owners to expect the same consideration you gave 1245 E. Westpt. Drive.

We ask the Wasilla Planning Commission to consider all their "CONSTITUENTS" who obided by the rules and regulations concerning water property.

Thank You

NOTIFICATION OF CONTINUED PUBLIC HEARING
(Continued from June 9, 2015)
-VARIANCE REQUEST-

DATE: 06-25-15

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name Noel Kopperud

Address 1225 E. Westpoint Drive

Parcel 2 Tract 1 Subdivision Lakeshore

Comments: Opposed to variance request. See attached.

neopost
06-05-2015
US POSTAGE \$00.48

WASILLA, AK
ZIP 99654
041111222697



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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JUL 07 2015

Planning Office
City of Wasilla

Noel Kopperud
P.O. Box 4470
Palmer, AK 99645

July 7, 2015

City Planner and Planning Commission
City of Wasilla
Planning Office
290 E. Herning Ave.
Wasilla, AK 99654

RE: Opposition to Starn Application for Variance on Parcel 3 (Tract 1) Lakeshore Subdivision,
City File V15-01

Dear City Planner and Planning Commission:

My name is Noel Kopperud and I own Parcel No. 2 (Tract No. 1) immediately adjacent to Parcel No. 3 (Tract No. 1) for which Mr. Starn (Applicant) is seeking a variance in Wasilla Planning Commission Case No. V15-01.

By letter dated June 1, 2015, I opposed the initial variance proposal and, in this letter, I wish to add my opposition to the amended variance request, apparently dated June 30, 2015. I received no notice of the amended variance, but learned of the same by having my son Alex check in the Planning Office at City Hall on July 2, 2015.

Executive Summary of Opposition

This variance request does not meet the minimum requirements for granting a variance under Wasilla Development Code section 16.28.110. The Wasilla Planning Commission has afforded the applicant, along with his surveyor, expanded opportunities to provide any and all information that would justify granting the variance. The amended request does nothing to remedy the defects in the initial variance application, which should now be denied.

The applicant is the common owner of Parcel 3B with an existing house on it, which is contiguous to Parcel 3, the lot for which he is seeking a variance. He has currently constructed a parking lot on Parcel 3, which is in use by the applicant's family, their guests, public service vehicles, and a flow of other vehicles that drive to Parcel 3, which is located at the terminus of a dead-end public road. The law allows expansion of the current use and numerous other uses as well as replatting of Parcel 3 by the contiguous owner, all without necessitating a variance. The applicant has a heavy burden of proof in this matter and he has failed to show any basis for his claim that he can make absolutely no reasonable use of the lot without a variance.

In truth, the applicant and his surveyor have demonstrated consistently that their goal is to obtain a variance for the specific purpose of enabling the applicant to get **maximum value from Parcel 3**.

The parcel is virtually covered by a public 75-foot shoreline setback use limitation. The only real effect of granting this variance would be to damage the public and to enrich the applicant, who bought the land with actual or constructive knowledge of its limited use.

History and Proceedings to Present Date

The applicant bought the house on Parcel 3B, which is contiguous to the east of variance Parcel 3, in May of 2011. Soon thereafter, the neighbor on the west side of the applicant's house demolished their old lakeside cabin and built a new home away from the lake and immediately adjacent to the applicant's house. The result was that the *de facto* parking and other space for use by the applicant's house became severely restricted. The situation was made chronic by the contractor traffic, related to the new construction. In February 2012, nearly 10 months after buying his house, the applicant secured more space by purchasing Parcel 3, which was a narrow strip mostly within the 75-foot shoreline setback area. The applicant constructed a parking and turn-around area on Parcel 3 and placed it into use. Some two and one-half years after buying Parcel 3, on May 12, 2015, the applicant applied for the pending variance, claiming he could make no reasonable use of Parcel 3 unless he was allowed to build a separate new home within the shoreline setback area.

Substantial public opposition to the variance was presented to the Planning Commission at its June 9, 2015 hearing on the variance. Considerable written opposition also was received previously by the planning staff, but the staff recommendations did not address the public concerns at all. The planning staff recommended granting the variance by reciting only code language or the language from the application. At the meeting two commissioners attended in person, and a third was available by cell phone. The third commissioner arrived in person after about an hour and requested that she have time to review the exhibits offered in her absence, before voting on the variance. The three commissioners decided that there was general agreement amongst them that the variance did not meet the minimum reasonable use criteria and would be denied, unless the applicant submitted a more suitable request.

During the meeting the applicant and his surveyor both sought an advisory ruling from the Commission as to what size would be acceptable. One commissioner proposed 400 square feet. The applicant's surveyor appeared to reject the proposal immediately and asserted that a much larger variance had been obtained somewhere on Lucille Lake. The commissioners and staff decided that the applicant would be allowed to submit an amended request to be re-noticed and heard at the July 14th meeting.

Burden of Proving that Land Cannot be Used Without a Variance

The burden never shifts from the person who signed the Application for Variance to prove that the statements made in the application are accurate. The signor must also carry the burden of proving that the stated facts establish each and every one of the five **standards** for the granting of any variance from the laws that apply to every other citizen. Among other facts, the applicant must prove why the land can have no use without a variance. If, and only if, the applicant meets all five standards for getting a variance, any variance to the law made must also meet five **conditions** set out in the Wasilla Code.

Application Statements Compared with the Facts

Standards for Granting a Variance

1. *Conditions of the property do not apply generally to properties in the vicinity.*

Applicant states: “property now 10,000 s.f., was 27,200 s.f.” (Starn application p. 2, paragraph 1).

Fact: The property size is exactly the same now as in 1960 when it was platted. Parcel 3 did not shrink, causing a need for a variance. The 27,200 s.f. area shown on the plat is a mathematical error. The additional issues arising from this misstatement are discussed further in paragraph 4 below.

2. *The conditions described arise out of natural features.*

Applicant states: shoreline receded 20 feet since platted (Starn application p.2, paragraph 2) [and therefore is closer to the shoreline today.]

Fact: The statement is false. There is no evidence that the shoreline has receded at all. The 1960 plat map shows that the original shoreline monuments are still in place and were located by the applicant’s surveyor in 2012. There are no natural conditions relevant to Parcel 3 that differ in the least from the ridge topography that is common to all of the properties along the Westpoint Drive peninsula that extends into Wasilla Lake.

3. *Strict application of the code would result in undue hardship such that no reasonable use of the property could be made.*

Applicant: The lot is “unusable without the variance” (Starn application p. 2-3, paragraph 3)

Fact: The shoreline ordinance allows substantial reasonable uses. Parcel 3 is contiguous to the applicant’s existing house on Parcel 3B. The applicant is now and has for some time been making substantial, reasonable use of Parcel 3 for parking. It is factually untrue that the applicant cannot continue to make any reasonable use of the property unless he is able to construct a building in the protected shoreline area.

In the case of *Pruitt v. City of Seward* (2007) the Alaska Supreme Court addressed the issue of minimum reasonable use under a variance requirement that was the same as the current Wasilla ordinance. The applicant in that case sought and was denied a variance to build within a setback area. If the applicant is currently making reasonable use of his adjacent lot for parking, Alaska law does not entitle him to build anything at all on Parcel 3.

In *Pruitt* the court said: “The commission was required to find that a requested variance is ‘the minimum variance necessary to permit reasonable use of the land or structure’. Because *Pruitt*’s

property was also being used for boat storage, the commission found that there was reasonable use of his property that did not require a variance. The commission could have denied Pruitt's variance application solely because this condition was not met."

It is also not correct that the City of Wasilla's density ordinance, referencing one house per lot, requires that the applicant be issued a variance to build a house of some kind on Parcel 3. The density ordinance does not have anything to do with variances. It assumes that the lot owner possesses a fully buildable lot as a prerequisite to construction in accord with the density limits.

4. *Special conditions were not caused by applicant, a predecessor in interest or agent of either.*

Applicant: "plat was created in '62 before setback codes, and the shoreline receding is a natural occurrence beyond anyone's control." (Starn application p.3, paragraph 4)

Fact: The statement about the shoreline receding is untrue because the shoreline has not receded.

Fact: Applicant bought the property in February 2012, some 39 years after the 75-foot shoreline setback ordinance became the law. He bought the land with actual or constructive knowledge of land use limitations on Parcel 3.

In the case of *Tweedy vs. Matanuska Susitna Borough* (2014) the Alaska Supreme Court recently ruled that an applicant has **no rights** to build in the shoreline setback arising from a lot having been platted before the ordinance was enacted. The date for determining the rights of an applicant is the date that the applicant took possession of the land. In the current variance request, that date is February 2012. The Court held that there is no loss or hardship of any kind because the applicant received exactly what he bargained for. Moreover, the Court ruled that there is no basis for the veiled threats of the kind made by the applicant's surveyor at the June 9th hearing about a "taking." The surveyor said that the applicant would have a right to claim that the City condemned his land, if he was not allowed to build a house within the setback area. The Supreme Court said in *Tweedy* that the applicant could claim **no loss**, because he had absolutely no right whatsoever to build in the restricted setback area when he took possession.

The applicant's predecessor in interest -- Alfred Hagen -- and his agent surveyor Joslin caused any problems that the applicant complains of with respect to Parcel 3. They negligently surveyed, subdivided, and platted Parcel 3 to include a significant amount of water in Wasilla Lake. The problem of the 1960 plat mistakenly including some of the waters of Wasilla Lake and the resulting grossly overstated area of the lot is not new and was known to the Starns when they acquired the tiny lot in February 2012. The deed they signed for Parcel 3 (Warranty Deed 2012-002535-0, Palmer Recording Dist.), from Myrtle Nussbaumer, stated that it was, "subject to rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Wasilla Lake."

5. *Variance request is not based upon costs or inconvenience.*

Applicant: Constructing a 4,200 s.f. structure (plus garage) within lakeside setback is reasonable as shown by comparative property chart (Starn application p.3, paragraph 5). *Note:* On June 30, 2015, the applicant modified his request only slightly, such that the proposed structure is now 2,984 s.f., plus a 550 s.f. garage. The proposed building would remain only 30 feet from the lake. He also submitted a modified chart of information on properties in the area.

Fact: Applicant's response has nothing to do with the requirement of the application. As a contiguous property owner, the applicant has total control over the choice to replat Parcel 3 and Parcel 3B into one lot at a modest cost. He can erase and build across all interior lot lines and setbacks. Parcel 3 has obvious contributory value to the Starn house on Parcel 3B as contiguous land that enhances the value of their existing Westpoint Drive house lot. The Municipality of Anchorage has a variance ordinance like that of the City of Wasilla. The Anchorage information sheet for applicants contains the following final notice to applicants: "The variance granted is the minimum variance that will make possible a reasonable use of the land." The sheet advises the applicant that "You must have no other conforming alternatives, such as *replating*, rezoning, vacate easements or rights-of-way, moving the structures, or remodeling the structure. In other words, a variance is the last resort to allow a reasonable use of the property" (Italics added).

Fact: The applicant's proposed building vacates as much public shoreline setback area as possible, for a building that remains completely unsuitable for the lot, and has no meaningful comparison to the impact on protected shoreline as the other neighborhood properties in the applicant's June 30, 2015 chart. The property comparison he provides continues to be misleading. Unlike other neighborhood properties, the applicant wishes to place a large home **entirely within** the shoreline setback area. The shoreline setback was held by the Alaska Supreme court to be based on avoidance of congestion and promoting the maintenance of open spaces (*Tweedy v. Matanuska Susitna Borough* 2014). The applicant argues that he should be able to stand on their head the variance and setback ordinances, in effect destroying open spaces, creating congestion, and building to the **maximum possible** in the setback area.

Fact: Although I believe the applicant may continue to have reasonable use of Parcel 3 without a variance, the misleading nature of applicant's comparative property chart evidence needs to be addressed specifically. When the true characteristics of Parcel 3 are considered (*that any building at all requires wiping out a nearly equal amount of publically protected shoreline setback*) only the property at 1190 E. Westpoint Drive (Lakeshore Lot 1, Block 1 / Tax ID#5224B01L001) has any sensible relevance to Parcel 3. It has a 384 s.f. cabin on a similarly small (11,760 s.f.) lakefront lot, on Westpoint Drive. This type of small structure is approximately what the Commission proposed in the June 9th meeting. If ever a lot was designed for a small house, Parcel 3 would fit the description. However, with his second request for a variance to build a house and garage in the 3,500 s.f. range, applicant has, in effect, refused to build a small house or to agree to adopt a minimum reasonable use of the lot. It is an established rule of variances that

the **minimum necessary variance** to allow some reasonable use of the land cannot be compared to the maximum use an owner could make of the property if use of the land has no restrictions.

No Variance Can Be Granted Unless It Meets These Conditions

1. *No more than necessary to permit reasonable use of lot.*

Fact: Applicant is now and has for some time made actual, reasonable use of a parking lot he constructed on Parcel 3.

Fact: Minimum reasonable use of land does not equate to a right to build in a setback (*Pruitt v. City of Seward* 2007).

2. *Variance is in keeping with the spirit and intent of chapter.*

Fact: Applicant knew the entire lot was within the setback area when he bought it. The variance is not a request for minor hardship adjustment. In this variance request, the applicant is asking to be exempted from the setback law. The application misrepresents the facts in order to obtain financial gain by converting his contiguous shoreline setback area into a more valuable building site. This is not consistent with the spirit and intent of the chapter.

3. *Variance will not significantly adversely affect other property.*

Fact: The Kopperud house immediately adjacent to Parcel 3 would be significantly impacted by constructing a building in the setback area between Kopperud's east windows that overlook the lake and the shoreline. In that area, fewer than 75 feet stand between the Kopperud property line and the mean high water line of Wasilla Lake. We have lived on the lot and enjoyed the view for more than half a century. It is not true that private property owners have no rights to a view across a protected shoreline area. There is an issue as to whether a taking of private property rights occurs when governmental action impacts such property rights in a setting where the variance ordinance contains language as is found in the City of Wasilla ordinance.

Fact: The variance sought will damage the shoreline in a sensitive area of Wasilla Lake. The application seeks permission to excavate the face of a bluff that has protected the point from miles of wind-driven waves since time immemorial.

Fact: This variance will have substantial adverse effect on public interests for maintaining a uniform setback around the lake. Granting such a variance is inconsistent with the area-wide comprehensive planning goals for lakes in the Matanuska-Susitna Borough and City of Wasilla.

Fact: All of the runoff from the building would drain into Wasilla Lake because the shoreline setback would be virtually eliminated.

Fact: Already congested parking at the end of Westpoint Drive (a dead-end road) would be severely aggravated by eliminating the current space used for parking by the Starns in conjunction with their existing house on Parcel 3B, and restrict the public turn-around overall.

Summary

There is ample reason why the Starn request for a variance has faced substantial public opposition. The variance request raises questions of public policy. A government is entitled to respect only to the extent it enforces the law in an even-handed manner and with an abiding concern for the public interest. In 1986 the Matanuska-Susitna Borough reduced the shoreline setback from 75 feet to 45 feet. The following year the public, by initiative referendum, restored shoreline setback to 75 feet. In 1997, following the Miller's Reach Wildfire, the Borough assembly was besieged by owners of burned homes on Big Lake to modify the law to allow the reconstruction of illegally-placed structures in the shoreline setback area. After public hearings, the Assembly decided to leave the current law unchanged. People who had built illegally were required to reconstruct any burned structures in compliance with the 75-foot shoreline setback rule.

The current variance applicant has suffered no hardship. He is the owner of a contiguous house and lot, and is currently making use of Parcel 3. He is able to replat and enjoy enhanced use of his combined properties, but has chosen to seek a variance designed to maximize his private financial return and deliver a corresponding loss to the public. The applicant has had two opportunities to address the Commission and the public, and the variance should be denied at this time.

Thank you for your consideration.

Respectfully Submitted,


Noel Kopperud

NOTIFICATION OF CONTINUED PUBLIC HEARING
(Continued from June 9, 2015)
-VARIANCE REQUEST-

DATE: 06-25-15

CASE #: V15-01

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): William Starn

REQUEST: A variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling on Tract 1, Parcel, Lakeshore Subdivision (1245 E. Westpoint Drive). Wasilla Municipal Code Section 16.24.030 requires front yard setbacks of 25' from the lot line and a 75-foot setback for all buildings and/or footings from the high-water mark of a water course or body of water. The parcel is approximately 0.36 acres and is zoned Residential Multifamily (RM).

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **July 14, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before July 7, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name WASILLA SOIL & WATER CONSERVATION DISTRICT
Address 5751 E MAYFLOWER CT WASILLA, AK 99654
Lot _____ Block _____ Subdivision _____

7-7-15

Comments: THE DISTRICT OPPOSES THE VARIANCE REQUEST & URGES THAT THE SETBACKS NOT BE VIOLATED. REQUIRED SETBACKS ARE MINIMUM DISTANCES ESTABLISHED TO PROTECT THE RIPARIAN AREA & HEALTH OF THE LAKE. CONSTRUCTION RESULTS IN IMPERVIOUS SURFACES THAT RESULT IN PERMANENT ADVERSE EFFECTS ON WATER LAKES. RIPARIAN AREAS BUFFER THE LAKE WITH NATURAL VEGETATION ALONG THE

neopost

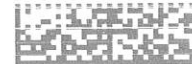
06/25/2015

US POSTAGE

\$00.48⁰⁰



CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021



ZIP 99654
041L11222587

RECEIVED

JUL 07 2015

Planning Office
City of Wasilla

FIRST CLASS

NRCS
Soil & Water Conservation
5751 E. Mayflower Ct
Wasilla, AK 99654-7880

PUBLIC NOTICE

99654*7880

CASE # VIS-01

7-7-15

COMMENTS (CONTINUED)

WASILLA SOIL & WATER CONSERVATION DISTRICT - FORMED IN 1948 TO ASSIST NEIGHBORS WITH BEST MANAGEMENT PRACTICE SOLUTIONS

SHORELINE, REDUCE/MITIGATE SURFACE RUNOFF, IMPROVE WATER QUALITY BY FILTERING CONTAMINANTS & PROTECT THE LAKE FRONT FROM BOATS & WIND WAVES.

LAKEs ARE A COMMUNITY ASSET/NATURAL RESOURCE THAT ARE HIGHLY REGARDED/FAVORED IN WASILLA. THE CITY'S COMP PLAN STATES THE FOLLOWING IN THE COMMUNITY ASSETS/CHAPTER 6 GOAL 4-PRESERVE & ENHANCE THE CITY'S UNIQUE COMMUNITY ASSETS) OBJECTIVE 4.3-PROTECT THE CITY'S NATURAL RESOURCES INCLUDING WASILLA LAKE & LAKE LUCILLE 4.3.2 " CONSIDER WAYS TO BETTER PROTECT WATERWAYS FROM NEIGHBORHOOD SEPTIC TANKS, USE OF DAMAGING CHEMICALS & FERTILIZERS, & CLEARING OF NATURAL VEGETATION ALONG THE SHORELINES WHICH BOTH FILTERS CHEMICALS & PROVIDES IMPORTANT HABITAT FOR YOUNG SALMON & OTHER FISH. 4.3.3 ESTABLISH PROGRAMS TO IMPROVE & MAINTAIN THE WATER QUALITY IN BOTH LUCILLE LAKE & WASILLA LAKE.

AN ALTERNATIVE IS TO REDUCE THE PROPOSED IMPERVIOUS FOOTPRINT/SIZE OF THE DWELLING/IMPROVEMENTS SO AS NOT TO IMPINGE INTO THE SETBACKS.

SEE PAGE 6-7, COMP PLAN - ATTACHED

RECEIVED

JUL 07 2015

Planning Office
City of Wasilla

Goal 4. Preserve and enhance the City’s unique community assets.

Objective	Actions
4.1 Recognize, preserve, and showcase the City’s historic past.	<p>4.1.1 Maintain, strengthen, and preserve the City’s historic town site and structures.</p> <p>4.1.2 Seek to acquire, restore, and protect important historical resources with an emphasis on pre-statehood articles, buildings, and historic sites. Once acquired, provide interpretive and visitor facilities that support that attraction.</p> <p>4.1.3 Provide support for the Dorothy Page Museum, and Museum of Alaska Transportation and Industry as important visitor and resident attractions.</p>
4.2 Enhance the City’s visual appearance and identity.	<p>4.2.1 Identify landmarks and features of visual interest to residents and visitors, and explore opportunities for enhancing access to them and/or framing views for the public (e.g. scenic overlooks, pullouts, site development that maintains and/or incorporates views.)</p> <p>4.2.2 Work to tap community pride and owners’ self interest in enhancing properties along the Parks Highway by partnering with the Chamber of Commerce and other organizations on community beautification and cleanup efforts.</p> <p>4.2.3 Collaborate with ADOT&PF to identify ways to preserve landscaping along state roadways and minimize dust pollution from winter maintenance.</p>
4.3 Protect the City’s natural resources, including Wasilla Lake and Lake Lucille.	<p>4.3.1 Seek mitigation opportunities and design solutions to balance recreational use of lands and preservation goals, particularly with ORV crossings of wetlands and anadromous streams.</p> <p>4.3.2 Consider ways to better protect waterways from neighborhood septic tanks, use of damaging chemicals and fertilizers, and clearing of natural vegetation along the shoreline which both filters chemicals and provides important habitat for young Salmon and other fish.</p> <p>4.3.3 Establish programs to improve and maintain the water quality in both Lucille Lake and Wasilla Lake.</p> <p>4.3.4 Require curbs, gutter, and stormwater runoff control measures that help collect, filter, and enhance the quality of water quality returning to natural waterways.</p>
4.4 Enhance access to natural areas.	<p>4.4.1 As possible expand the public land base to include greenbelts, stream corridors, and open spaces that support groundwater, flood control, habitat, and community enjoyment values.</p> <p>4.4.2 Work with landowners and other partners to enhance resident’s access to Cottonwood Creek, Lucille Lake and Wasilla Lake, and to create a connected trail system that features overlooks and interpretive materials pertaining to these important community resources.</p>

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WD= 8.03'(M)

NOTE ABOUT ACREAGE:
PLATTED = 0.62 ACRES 27,200 SQ.FT.
MSB= 0.36 ACRES 15,682 SQ. FT.
ACTUAL = 0.22 ACRES 10,076 SQ. FT.



PARCEL NO. 2

RETAINED VEGETATION (TYPICAL)

WASILLA LAKE

LEGEND

- ⊙ FOUND 3/4" REBAR
- ⊞ H2O VALVE
- FOUND 5/8" REBAR
- ⊗ FOUND 5/8" REBAR W/YELLOW PLASTIC CAP

(R)= RECORD FROM MULTIPLE LAKE SHORE PLATS.

(M) = MEASURED VALUE

N 00°03'00" E 170.00' (R) 161.82'(M)

S 43°16'00" E 233.3'(R)

N 89°57'00" E 160.00'(R)
150.30'(M) TO MC

WD=9.71'(M)

PROPOSED TWO STORY FRAME HOUSE W/D.L. BASEMENT & GARAGE

15' ROAD EASEMENT

PROPOSED DRIVE

10' X 25' PROPOSED SEWER EASEMENT FOR TRACT 1 PARCEL 3

E. WESTPOINT DR.

PARCEL NO. 3A

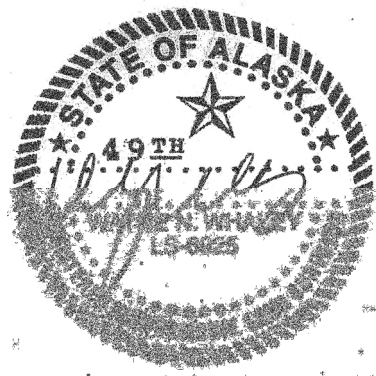
PARCEL NO. 3B

DENALI NORTH

47 W. Evergreen Ave. Palmer, Alaska 99645
Phone (907) 745-1110

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY : TRACT 1 PARCEL 3
AMENDED PLAT OF LAKESHORE SUBDIVISION
PLAT NO. 63-10

PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED.
DATED THIS _____ DAY OF _____ 20____ AT PALMER, ALASKA.
IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER SURVEY.



JOB NO. 12213

CLIENT

FIELD BOOK/PG(S)238-68

SCALE 30 Ft/In

PLOT PLAN

ASBUILT

X

MAP

DRAWN HW

CKD.

WW

PAGE

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Tahirih Revet

From: Tina Crawford
Sent: Wednesday, July 08, 2015 9:05 AM
To: Tahirih Revet
Subject: FW: Wasilla Lake Lot Variance - comparative summaries...
Attachments: 1245 E.Westpoint_concept footprint_rev1.pdf

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Denali North [<mailto:denalinorth6925@gmail.com>]
Sent: Tuesday, June 30, 2015 10:59 AM
To: Tina Crawford
Subject: Fwd: Wasilla Lake Lot Variance - comparative summaries...

Hi Tina,

Is this what you are asking for? Wayne has not made it into the office yet so I cannot ask him and don't want to miss this deadline!

Thanks for all you're help!

Hayli Weiland

Denali North Surveying & Engineering
230 E. Paulson Ave. Suite 68
907-376-9535 or 907-745-1110

----- Forwarded message -----

From: **B & J Starn** <mtnstar@mtaonline.net>
Date: Tue, Jun 30, 2015 at 6:36 AM
Subject: Re: Wasilla Lake Lot Variance - comparative summaries...
To: Denali North <denalinorth6925@gmail.com>

Hayli,

I was working outside yesterday and just saw your message this morning. The revised square footage is $(2 \times 1217) + 550 = 2984$ sf per the spreadsheets sent Friday and revised footprint (see attached; also sent late Friday).

The plan is revised to allow for 20' parking spaces in front of the garage, and winter snow storage. Call me on my cell if further details needed.

Thanks, Bill

On Jun 29, 2015, at 10:37 AM, Denali North wrote:

Hi Bill,
Is this something you can do or do I need to get with Wayne?

Thanks

Hayli Weiland

Denali North Surveying & Engineering
230 E. Paulson Ave. Suite 68
907-376-9535 or 907-745-1110

----- Forwarded message -----

From: **Tina Crawford** <tcrawford@ci.wasilla.ak.us>

Date: Mon, Jun 29, 2015 at 9:30 AM

Subject: RE: Wasilla Lake Lot Variance - comparative summaries...

To: Denali North <denalinorth6925@gmail.com>

Hayli,

As I mentioned Friday afternoon, we need an updated narrative with a breakdown on the square footage of the home that compares the previous submittal and the revised submittal. Also, the narrative needs to outline any other revisions from the previous site plan (e.g. amount of reduction in footprint, any change in height, setbacks). I need this information no later than tomorrow so that I can include it in the Planning Commission packet and respond to it in my staff report.

Let me know if you have any questions or need additional information.

Thanks,

Tina

Tina Crawford, AICP

City Planner

City of Wasilla Planning Department

290 E. Herning Avenue

Wasilla, AK 99654

(907) 373-9022

(907) 373-9021 fax

From: Denali North [mailto:denalinorth6925@gmail.com]

Sent: Friday, June 26, 2015 4:52 PM

To: Tina Crawford

Subject: Fwd: Wasilla Lake Lot Variance - comparative summaries...

Hayli Weiland

Denali North Surveying & Engineering

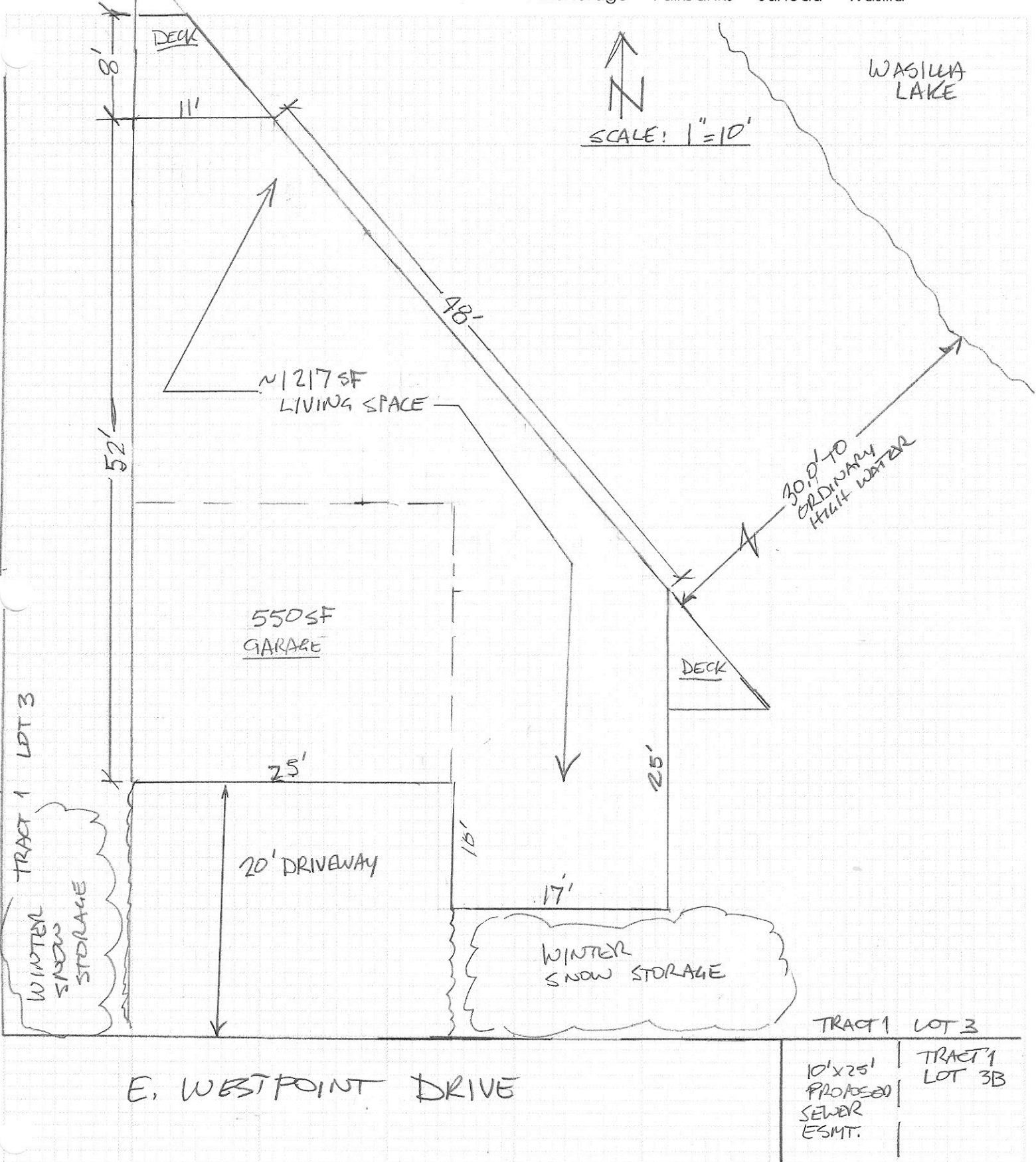
230 E. Paulson Ave. Suite 68

907-376-9535 or 907-745-1110

Hayli,

Three summaries attached:

- six nearest lots (1 page)
- 18 lots w/in 1200' of similar size (1 page)
- all 36 lots w/in 1200' of subject (2 pages)



Project Title 1245 E. WESTPOINT DRIVE Page Title REVISED CONCEPT FOOTPRINT

W.O. # _____ Date 6/26/15 By WAS Checked By _____

Tahirih Revet

From: Tina Crawford
Sent: Tuesday, July 07, 2015 1:43 PM
To: Tahirih Revet
Subject: FW: Wasilla Lake Lot Variance - comparative summaries...
Attachments: 1245 E. Westpoint Dr_6 adjacent lot comp.pdf; 1245 E. Westpoint Dr_18 lot comp.pdf; 1245 E. Westpoint Dr_36 lot comp_pg.1 of 2.pdf; 1245 E. Westpoint Dr_36 lot comp_pg.2 of 2.pdf; 12213-Drawing1 (Grid Bearing, Grid Dist, Feet).pdf

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Denali North [<mailto:denalinorth6925@gmail.com>]
Sent: Friday, June 26, 2015 4:52 PM
To: Tina Crawford
Subject: Fwd: Wasilla Lake Lot Variance - comparative summaries...

Hayli Weiland

Denali North Surveying & Engineering
230 E. Paulson Ave. Suite 68
907-376-9535 or 907-745-1110

Hayli,

Three summaries attached:

- six nearest lots (1 page)
- 18 lots w/in 1200' of similar size (1 page)
- all 36 lots w/in 1200' of subject (2 pages)

**Comparative Summary of Six Nearest Buildings and Lots (Lakeshore Subd.), with
Proposed Residential Development for 1245 E. Westpoint Drive - Lakeshore Subdivision, Tract 1, Lot 3**
Based on MSB Real Estate Tax Records as of 5/7/2015

Address	Tax ID #	Legal Description	Lot Size Acres	2015 Land	Appraisal Impvts	Year Built	House Design	Living Bsmt	Space (area in sq. ft.) 1st flr.	2nd flr.	Total	Garage SF	Footprint SF	Footprint/ lot area%	Bldg sf / lot area%
1201 E. Westpoint Dr.	51037T01P001	Lakeshore 1963 Tract 1, Lot 1	0.35	78K	408K	2003	2-story	0	1312	1861	3173	1440	2752	18%	30%
1225 E. Westpoint Dr.	51037T01P002	Lakeshore 1963 Tract 1, Lot 2	0.36	83K	175.5K	1977	2-story w/ bsmt	1000	1000	0	2000	384	1384	9%	15%
1245 E. Westpoint Dr. PROPOSED BLDG	51037T01P003	Lakeshore 1963 Tract 1, Lot 3	0.23 10046sf	50K	TBD	TBD	2-story w/ DLB gar (int)	1217	1217	550	2984	550	1767	18%	35%
1200 E. Westpoint Dr.	51037T02P001	Lakeshore 1963 Tract 2, Lot 1	0.57	85K	50K	1994	Cabin w/ gar1 (int) gar2 (det)	0	528	216 (loft)	744	702	2460	10%	11%
1220 E. Westpoint Dr.	51037T02P002	Lakeshore 1963 Tract 2, Lot 2	0.31	81K	306.1K	1982	2-story w/ DLB gar1 (int) gar2 (det)	1168	1192	565	2925	1230	2300	17%	30%
1240 E. Westpoint Dr.	51037T02P003A	Lakeshore 1963 Tract 2, Lot 3A	0.32	81K	203.9K	2011	2-story w/ bsmt	750	750	1500	3000	0	1500	11%	22%
1260 E. Westpoint Dr.	51037T02P003B	Lakeshore 1963 Tract 2, Lot 3B	0.41	90K	185.7K	1955+	Tri-level w/ DLB	816	1296	816	2928	775	2071	12%	21%

Based on apparent sf from aerial photo

Comparative Summary of Comparable Sized Lots (up to 0.35 acre) with Structures, within 1200 feet of Proposed Residential Development for 1245 E. Westpoint Drive - Lakeshore 1963 Subdivision, Tract 1, Lot 3
Based on MSB Real Estate Tax Records as of 5/7/2015, and 6/10/15

Address	Tax ID #	Legal Description	Lot Size Acres	2015 Land Appraisal	Year Built	House Design	Living Space (area in sq. ft.)	Garage SF	Footprint SF	Footprint/lot area%	Bldg sf / lot area%				
1201 E. Westpoint Dr.	51037T01P001	Lakeshore 1963 Tract 1, Lot 1	0.35	78K	408K	2003	2-story	0	1312	1861	3173	1440	2752	18%	30%
1245 E. Westpoint Dr. PROPOSED BLDG	51037T01P003	Lakeshore 1963 Tract 1, Lot 3	0.23	50K	TBD	TBD	2-story w/ DLB	1217	1217	550	2984	550	1767	18%	35%
1220 E. Westpoint Dr.	51037T02P002	Lakeshore 1963 Tract 2, Lot 2	0.31	81K	306.1K	1982	2-story w/ DLB	1168	1192	565	2925	340	2300	17%	30%
1240 E. Westpoint Dr.	51037T02P003A	Lakeshore 1963 Tract 2, Lot 3A	0.32	81K	203.9K	2011	2-story w/ bsmt	750	750	1500	3000	0	1500	11%	22%
1190 E. Westpoint Dr.	5224B01L001	Lakeshore 1962 Block 1, Lot 1	0.27	71K	3.3K	1955	cabin	384	384	384	384	0	384	3%	3%
1166 E. Westpoint Dr.	5224B01L003	Lakeshore 1962 Block 1, Lot 3	0.29	71K	126.6K	1970	1-story	640	640	640	640	0	640	5%	5%
1144 E. Westpoint Dr.	5224B01L004	Lakeshore 1962 Block 1, Lot 4	0.29	71K	48.7K	1974	1-story	672	672	672	672	0	672	5%	5%
1100 E. Westpoint Dr.	5224B01L005	Lakeshore 1962 Block 1, Lot 5	0.29	71K	346.3K	1984	2-story w/ DLB	2016	1914	718	4648	720	2634	21%	42%
1090 E. Westpoint Dr.	5224B01L006	Lakeshore 1962 Block 1, Lot 6	0.34	71K	8K	1975	cabin	480	480	960	960	0	480	3%	6%
1036 E. Westpoint Dr.	5224B01L009	Lakeshore 1962 Block 1, Lot 9	0.24	69.5K	68.8K	1991	cabin/DLB, +sec.bldg.	840	876	1716	1716	624	1842	18%	26%
1018 E. Westpoint Dr.	5224B01L010	Lakeshore 1962 Block 1, Lot 10	0.24	69.5K	306.2K	1984	1-story w/ DLB	1724	1778	3502	3502	576	2354	23%	39%
1000 E. Westpoint Dr.	5224B01L011	Lakeshore 1962 Block 1, Lot 11	0.32	71K	214.1K	1977	2-story	1584	816	2400	2400	624	2208	16%	22%
990 E. Westpoint Dr.	5224B01L012	Lakeshore 1962 Block 1, Lot 12	0.34	71K	258.3K	1984	2-story w/ DLB	1080	1520	560	3160		1520	10%	21%
545 N. Westcove Dr.	5225B02L010	Lakeshore 1960 Block 2, Lot 10	0.26	48K	203.3K	1986	2-story w/ DLB	432	960	640	2032	528	1488	13%	23%
567 N. Westcove Dr.	5225B02L011	Lakeshore 1960 Block 2, Lot 11	0.25	51K	314.6K	1995	2-story dpx w/ DLB?	2048	2048	1216	3264	2048	4096	38%	49%
571 N. Westcove Dr.	5225B02L012	Lakeshore 1960 Block 2, Lot 12	0.31	48K	126.4K	1955	1-story w/ DLB	984	1336	2320	2320	352	1688	13%	20%
1210 E. Lakeshore Ave	5225B05L001	Lakeshore 1960 Block 5, Lot 1	0.34	71K	164.7K	1976	1-story w/ DLB	1176	1176	2352	2352	768	1944	13%	21%
1260 E. Lakeshore Ave	5225B05L004	Lakeshore 1960 Block 5, Lot 4	0.34	71K	348K	2004	1-story w/ DLB	1684	1713	3397	3397	704	2417	16%	28%
1280 E. Lakeshore Ave	5225B05L005	Lakeshore 1960 Block 5, Lot 5	0.32	76K	318.7K	2004	2-story	1432	1248	2680	2680	616	2048	15%	24%

**Comparative Summary of 36 Buildings and Lots within 1200 feet of
Proposed Residential Development for 1245 E. Westpoint Drive - Lakeshore 1963 Subdivision, Tract 1, Lot 3**
Based on MSB Real Estate Tax Records as of 5/7/2015, and 6/10/15

Address	Tax ID #	Legal Description	Lot Size Acres	2015 Appraisal		Year Built	House Design	Living Space (area in sq. ft.)				Garage SF	Footprint SF	Footprint/ lot area%	Bldg sf/ lot area%
				Land	Imprvs			Bsmt	1st flr.	2nd flr	Total				
1201 E. Westpoint Dr.	51037T01P001	Lakeshore 1963 Tract 1, Lot 1	0.35	78K	408K	2003	2-story	0	1312	1861	3173	1440	2752	18%	30%
1225 E. Westpoint Dr.	51037T01P002	Lakeshore 1963 Tract 1, Lot 2	0.36	83K	175.5K	1977	2-story w/ bsmt	1000	1000	0	2000	384	1384	9%	15%
1245 E. Westpoint Dr. PROPOSED BLDG	51037T01P003	Lakeshore 1963 Tract 1, Lot 3	0.23 10046sf	50K	TBD	TBD	2-story w/ DLB gar (int)	1217	1217	550	2984	550	1767	18%	35%
1200 E. Westpoint Dr.	51037T02P001	Lakeshore 1963 Tract 2, Lot 1	0.57	85K	50K	1994	Cabin w/ gar1 (int) gar2 (det)	0	528	216 (loft)	744	702 1230	2460	10%	11%
1220 E. Westpoint Dr.	51037T02P002	Lakeshore 1963 Tract 2, Lot 2	0.31	81K	306.1K	1982	2-story w/ DLB gar1 (int) gar2 (det)	1168	1192	565	2925	0	2300	17%	30%
1240 E. Westpoint Dr.	51037T02P003A	Lakeshore 1963 Tract 2, Lot 3A	0.32	81K	203.9K	2011	2-story w/ bsmt	750	750	1500	3000	0	1500	11%	22%
1260 E. Westpoint Dr.	51037T02P003B	Lakeshore 1963 Tract 2, Lot 3B	0.41	90K	185.7K	1955+	Tri-level w/DLB	816	1296	816	2928	775	2071	12%	21%
1190 E. Westpoint Dr.	5224B01L001	Lakeshore 1962 Block 1, Lot 1	0.27	71K	3.3K	1955	cabin	384	384	384	384	0	384	3%	3%
1168 E. Westpoint Dr.	5224B01L002	Lakeshore 1962 Block 1, Lot 2	0.3	71K	n/a	n/a	n/a						0	0%	0%
1166 E. Westpoint Dr.	5224B01L003	Lakeshore 1962 Block 1, Lot 3	0.29	71K	126.6K	1970	1-story	640	640	640	640	0	640	5%	5%
1144 E. Westpoint Dr.	5224B01L004	Lakeshore 1962 Block 1, Lot 4	0.29	71K	48.7K	1974	1-story	672	672	672	672	0	672	5%	5%
1100 E. Westpoint Dr.	5224B01L005	Lakeshore 1962 Block 1, Lot 5	0.29	71K	346.3K	1984	2-story w/ DLB	2016	1914	718	4648	720	2634	21%	42%
1090 E. Westpoint Dr.	5224B01L006	Lakeshore 1962 Block 1, Lot 6	0.34	71K	8K	1975	cabin	480	480	960	960	0	480	3%	6%
1072 E. Westpoint Dr.	9014000U001 to 9014000U006	Lakeridge Condos	0.07		140.7K	1985	2-story condos							~30%	~50%
1036 E. Westpoint Dr.	5224B01L009	Lakeshore 1962 Block 1, Lot 9	0.24	69.5K	68.8K	1991	cabin/DLB, +sec. bldg.	840	876	342	1716	624	1842	18%	26%
1018 E. Westpoint Dr.	5224B01L010	Lakeshore 1962 Block 1, Lot 10	0.24	69.5K	306.2K	1984	1-story w/ DLB	1724	1778	3502	3502	576	2354	23%	39%
1000 E. Westpoint Dr.	5224B01L011	Lakeshore 1962 Block 1, Lot 11	0.32	71K	214.1K	1977	2-story	1584	1584	816	2400	624	2208	16%	22%
990 E. Westpoint Dr.	5224B01L012	Lakeshore 1962 Block 1, Lot 12	0.34	71K	258.3K	1984	2-story w/ DLB	1080	1520	560	3160		1520	10%	21%

Based on appraisal sf from aerial photo

1500? 2500? 384 1884? 12%

**Comparative Summary of 36 Buildings and Lots within 1200 feet of
Proposed Residential Development for 1245 E. Westpoint Drive - Lakeshore 1963 Subdivision, Tract 1, Lot 3
Based on MSB Real Estate Tax Records as of 5/7/2015, and 6/10/15**

Address	Tax ID #	Legal Description	Lot Size Acres	2015 Appraisal		Year Built	House Design	Living Space (area in sq. ft.)			Garage		Footprint SF	Footprint/ lot area%	Bldg sf / lot area%
				Land	Imprvts			Bsmt	1st flr.	2nd flr.	Total	SF			
1191 E. Westpoint Dr.	5225B02L001	Lakeshore 1960 Block 2, Lot 1	0.21	58.5K		n/a							0	0%	0%
1167 E. Westpoint Dr.	5225B02L002	Lakeshore 1960 Block 2, Lot 2	0.26	58.5K		n/a							0	0%	0%
1165 E. Westpoint Dr.	5225B02L003	Lakeshore 1960 Block 2, Lot 3	0.32	58.5K		n/a							0	0%	0%
401 N. Westcove Dr.	2253B02L004A	Lakeshore B/2 L/4 & 5A RSB, Lot 4A	0.52	75K	277.6K	1981	2-story		1448	1574	3022	504	1952	9%	16%
445 N. Westcove Dr.	2253B02L005B	Lakeshore B/2 L/4 & 5A RSB, Lot 5B	0.57	72.5K	48.8K	2012	Tri-level		1196	2994	4190	1172	2368	10%	22%
491 N. Westcove Dr.	2246B02L007	Lakeshore B/2 L/7 Block 2, Lot 7	0.36	78K	129.4K	1978	2-story		768	512	1280		768	5%	8%
501 N. Westcove Dr.	5225B02L008	Lakeshore 1960 Block 2, Lot 8	0.37	66K		n/a							0	0%	0%
523 N. Westcove Dr.	5225B02L009	Lakeshore 1960 Block 2, Lot 9	0.46	68K		n/a							0	0%	0%
545 N. Westcove Dr.	5225B02L010	Lakeshore 1960 Block 2, Lot 10	0.26	48K	203.3K	1986	2-story w/ DLB		432	960	2032	528	1488	13%	23%
567 N. Westcove Dr.	5225B02L011	Lakeshore 1960 Block 2, Lot 11	0.25	51K	314.6K	1995	2-story dpx w/ DLB?		2048	1216	3264	2048	4096	38%	49%
1018 E. Lakeshore Ave	5225B02L012	Lakeshore 1960 Block 2, Lot 12	0.31	48K	126.4K	1955	1-story w/ DLB		984	1336	2320	352	1688	13%	20%
1090 E. Lakeshore Ave	5225B02L013	Lakeshore 1960 Block 2, Lot 13	0.78	73.2K	201.8K	2002	2-story multi-fam		data not available.....		0		0	0%	0%
1190 E. Lakeshore Ave	17N01W10A001	Twn 17N Rng 1W Section 10 Lot A1	0.64	99K	168.2K	1974	1-story w/ DLB		1110	1278	2388	728	2006	7%	11%
1210 E. Lakeshore Ave	5225B05L001	Lakeshore 1960 Block 5, Lot 1	0.34	71K	164.7K	1976	1-story w/ DLB		1176	1176	2352	768	1944	13%	21%
1220 E. Lakeshore Ave	5225B05L002	Lakeshore 1960 Block 5, Lot 2	0.33	71K		n/a					0		0	0%	0%
1240 E. Lakeshore Ave	5225B05L003	Lakeshore 1960 Block 5, Lot 3	0.36	78K	326.4K	1987	2-story w/ DLB		840	1000	3160	648	1648	11%	24%
1260 E. Lakeshore Ave	5225B05L004	Lakeshore 1960 Block 5, Lot 4	0.34	71K	348K	2004	1-story w/ DLB		1684	1713	3397	704	2417	16%	28%
1280 E. Lakeshore Ave	5225B05L005	Lakeshore 1960 Block 5, Lot 5	0.32	76K	318.7K	2004	2-story		1432	1248	2680	616	2048	15%	24%
1300 E. Lakeshore Ave	52250001T003	Lakeshore 1960 Tract 3	0.63	96.5K	183.8K	1972	1-story w/ DLB		1320	1320	2640	286	1606	6%	11%

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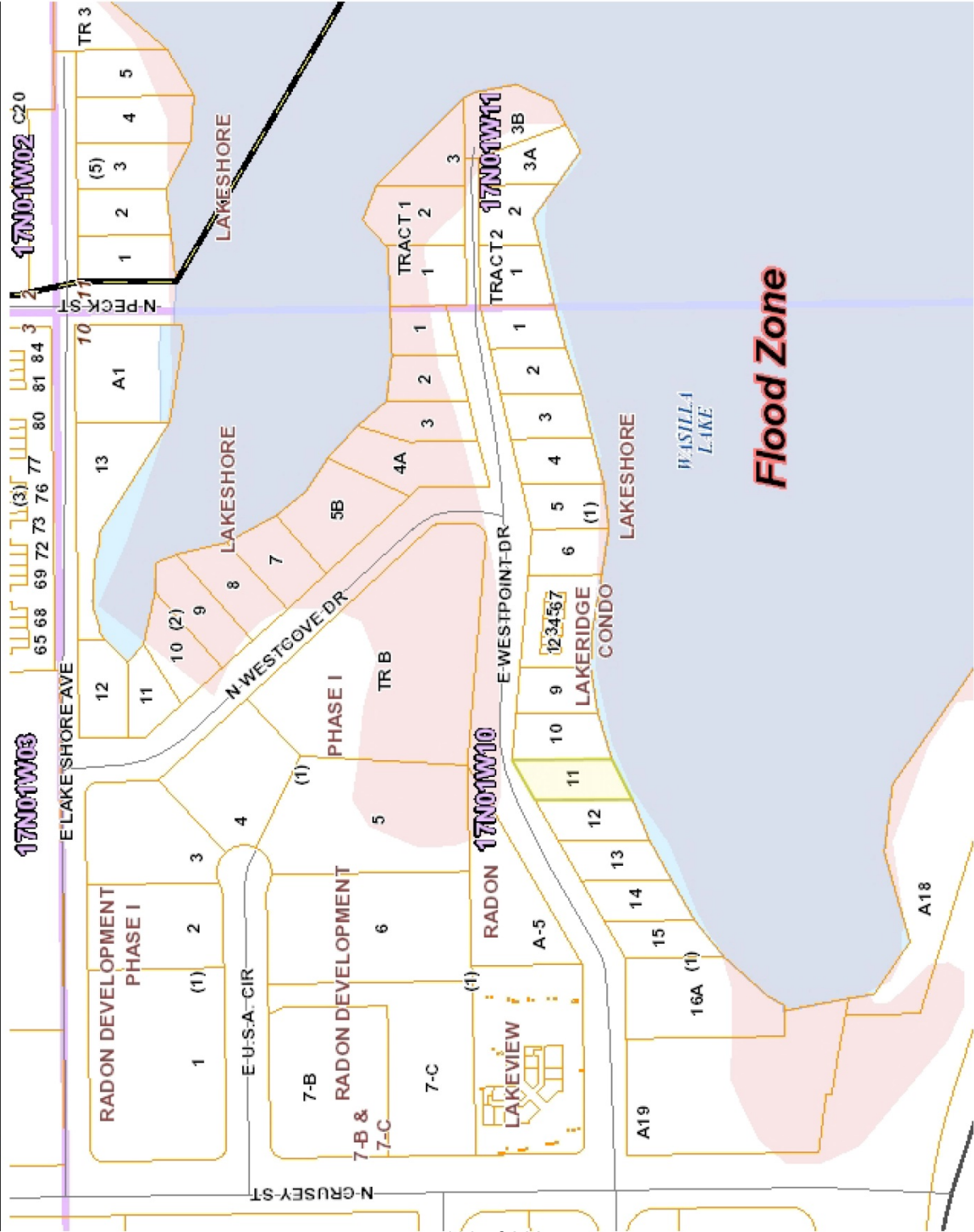
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Matanuska-Susitna Borough



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COMPARATIVE SUMMARY FOR PROPOSED RESIDENCE ON PARCEL 1, TRACT 3 AND OTHER RESIDENTIAL LOTS ALONG WASILLA LAKE

Total # Lots	34
Total # Variances	12
Lot Sizes (range)	.21 – .78 acres
Living Area to Lot Size (%):	
• Range	3 – 45%
• Median	17%
• Average	17.2%

SUBJECT PROPERTY

Lot Size	0.36 acres
Proposed Living Area	2,984 SF
Proposed Living Area to Lot Size	19%
Living Area to Lot Size using “Median”	2,666 SF
Living Area to Lot Size using “Average”	2,697 SF

**COMPARATIVE TABLE OF RESIDENTIAL LOTS FRONTING WASILLA LAKE WITHIN CITY LIMITS
VARIANCE #15-01**

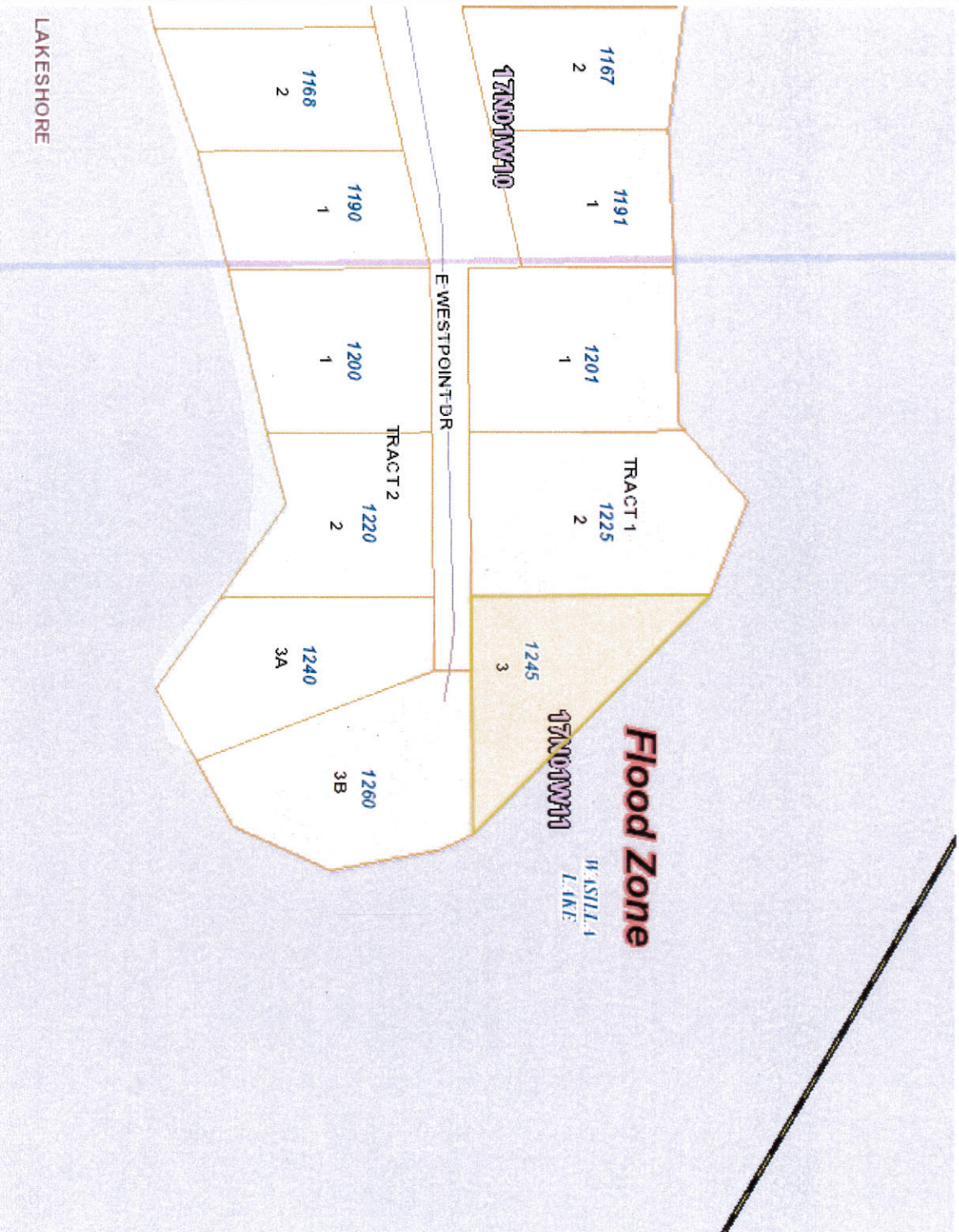
ADDRESS	TAX ID#	LOT SIZE* (Acres)	EXISTING SHORELINE SETBACK	VARIANCE, SHORELINE SETBACK AMNESTY, OR NONCONFORMING DETERMINATION	LIVING AREA (square feet)	LIVING AREA TO LOT SIZE (%)
954 E. Westpoint Drive	5224B01L014	0.31	Vacant	None	N/A	N/A
972 E. Westpoint Drive	5224B01L013	0.31	Vacant	None	N/A	N/A
990 E. Westpoint Drive	5224B01L012	0.34	50' from home and ±4' from pavilion	None	3,160	21%
1000 E. Westpoint Drive	5224B01L011	0.32	45'	S02-100	2,400	17%
1018 E. Westpoint Drive	5224B01L010	0.24	35'	S02-68	3,502	34%
1036 E. Westpoint Drive	5224B01L009	0.24	35'±	None	1,716 – 1 st 342 – 2 nd	20%
Lakeridge Condos (7 UNITS)	--	0.51	75'	None	10,096 total	45%
1090 E. Westpoint Drive	5224B01L006	0.34	45'	S09-03	960	7%
1100 E. Westpoint Drive	5224B01L005	0.29	45'	S09-02	4,648	37%
1144 E. Westpoint Drive	5224B01L004	0.29	45'±	None	672	5%
1166 E. Westpoint Drive	5224B01L003	0.29	67'	None	640	5%
1168 E. Westpoint Drive	5224B01L002	0.30	Vacant	None	N/A	N/A
1190 E. Westpoint Drive	5224B01L001	0.27	50'±	None	384	3%
1220 E. Westpoint Drive	1037T02P001	0.57	66'	V01-92	744	3%
1220 E. Westpoint Drive	1037T02P002	0.31	47'	S02-69	2,925	22%
1240 E. Westpoint Drive	1037T02P003A	0.32	22'	V01-92	2,250	16%
1260 E. Westpoint Drive	1037T02P003B	0.41	45'±	NC07-03	2,112	12%
1245 E. Westpoint Drive	1037T01P003	0.36	30' Proposed	Requesting 45' Variance	2,984 - Proposed	19% - Proposed
1225 E. Westpoint Drive	1037T01P002	0.36	55'±	None	2,000	13%
1201 E. Westpoint Drive	1037T01P001	0.35	60'	V00-83	3,173	21%
1191 E. Westpoint Drive	5225B02L001	0.21	Vacant	None	N/A	N/A
1167 E. Westpoint Drive	5225B02L002	0.26	Vacant	None	N/A	N/A
1165 E. Westpoint Drive	5225B02L003	0.32	Vacant	None	N/A	N/A
401 N. Westcove Drive	2253B02L004A	0.52	40'	Nonconforming Determination	3,022	13%
445 N. Westcove Drive	2253B02L005B	0.57	67.7'	10% Administrative Variance	4,190	17%
491 N. Westcove Drive	2246B02L007	0.36	72'±	None	1,280	8%
501 N. Westcove Drive	5225B02L008	0.37	Vacant	None	N/A	N/A
523 N. Westcove Drive	5225B02L009	0.46	Vacant	None	N/A	N/A
545 N. Westcove Drive	5225B02L010	0.26	18'±	None	2,032	18%
567/571 N. Westcove Drive	5225B02L011	0.25	47'	MSB Variance	3,264	30%
1018 E. Lake Shore Avenue	5225B02L012	0.31	90'±	None	2,320	17%
1090 E. Lake Shore Avenue	5225B02L013	0.78	75'	None – Denied 50' setback variance 2003	Unknown – 3 units	Unknown
1190 E. Lake Shore Avenue	17N01W10A001	0.64	75'	None	2,388	9%
1210 E. Lake Shore Avenue	5225B05L001	0.34	109'	None	2,352	16%

* Lot sizes based on Matanuska-Susitna Borough Real Property Detail – www.matsugov.us

NOTES: Shoreline Setback Amnesty may be granted for structures constructed prior to January 1, 1987 if meets criteria in WMC 16.24.030(C).
MSB adopted 75' shoreline setback in 1973



Matanuska-Susitna Borough



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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

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Notes

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CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 25 day of June, 2015, I mailed 125 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Variance
 Land Use Permit # V15-01.

Residents within 1,200'	<u>95</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>131</u>

DATED at Wasilla, Alaska, June 25, 2015.

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:
Tina Crawford
 TINA CRAWFORD
 City Planner

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**NOTIFICATION OF CONTINUED PUBLIC HEARING
(Continued from June 9, 2015)
-VARIANCE REQUEST-**

DATE: 06-25-15

CASE #: V15-01

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): William Starn

REQUEST: A variance of 19.5 feet from the required 25-foot front yard setback and a variance of 45 feet from the required 75-foot shoreline setback in order to construct a single-family dwelling on Tract 1, Parcel, Lakeshore Subdivision (1245 E. Westpoint Drive). Wasilla Municipal Code Section 16.24.030 requires front yard setbacks of 25' from the lot line and a 75-foot setback for all buildings and/or footings from the high-water mark of a water course or body of water. The parcel is approximately 0.36 acres and is zoned Residential Multifamily (RM).

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **July 14, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before July 7, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: _____



**CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021**

FIRST CLASS

V #15-01
MSB Map #WA 11
T17N, R01W, Sec. 11

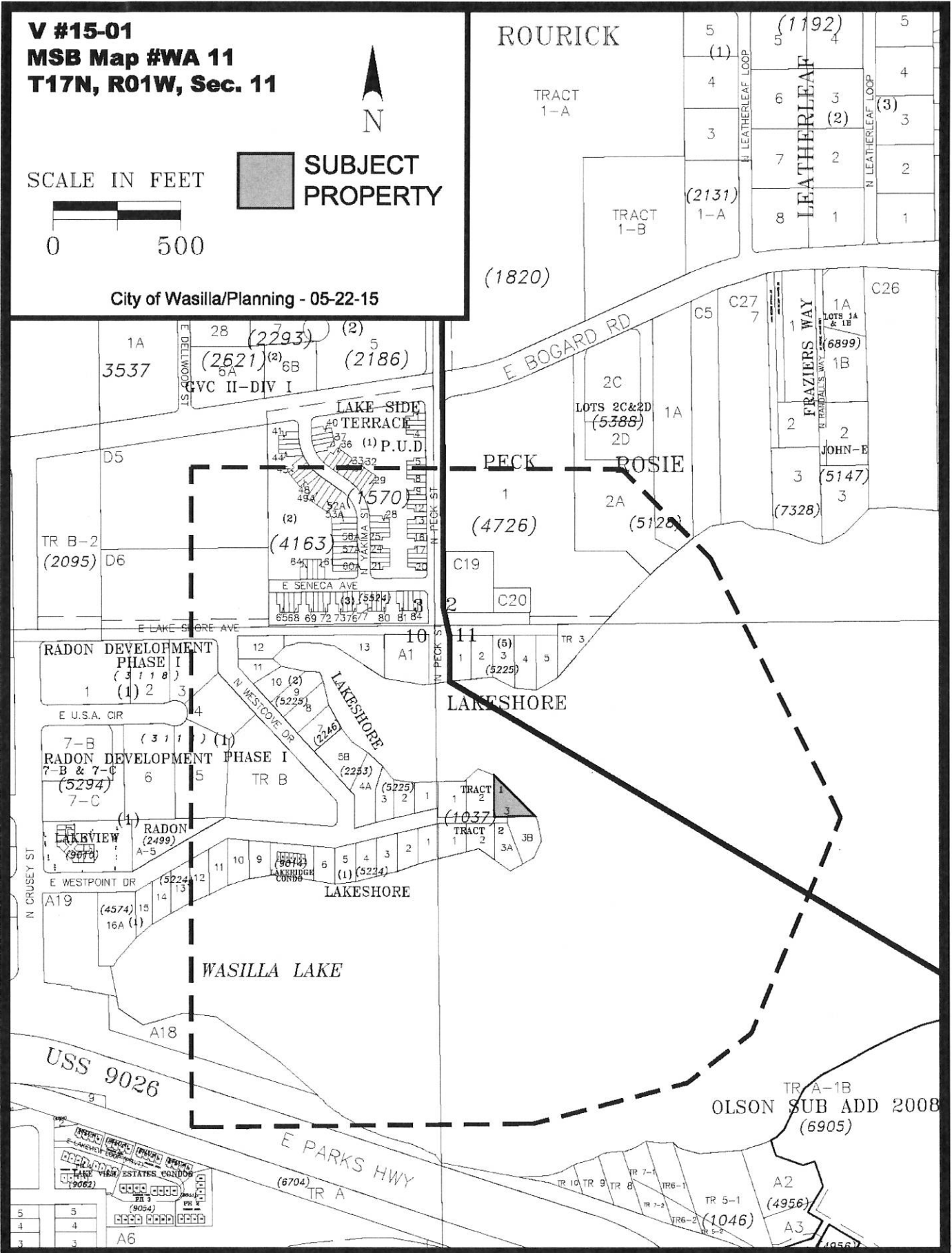


SCALE IN FEET



SUBJECT
PROPERTY

City of Wasilla/Planning - 05-22-15



1570B01L014
AHERN SHAWN C
674 N PECK ST
WASILLA, AK 99654-7170

5225000T003
ANDERSON T W & RAMONA K
PO BOX 872033
WASILLA, AK 99687-2033

5524B03L066A
BOWEN ELOISE L
LAKESIDE TER TOWNHOUSES
3200 E WHISPERING WOODS DR
WASILLA, AK 99654-7462

5225B05L001
BROWN JEAN M
PO BOX 874213
WASILLA, AK 99687-4213

5128000L001A
CEDERHOLM & RANSOM LVG TR
CEDERHOLM ROBT E TRE RANSOM LINDA A
TRE
PO BOX 871017
WASILLA, AK 99687-1017
5224B01L001
CROW RICHARD E JR & K A
4101 LEYDEN RD
ANCHORAGE, AK 99516

5524B03L069A
DRATH JAS W & SHIRIE S
LAKESIDE TER TOWNHOUSES
PO BOX 2629
KENAI, AK 99611-2629

2246B02L007
FERRIS KEVIN M
O'CONNOR-FERRIS SUE ELLEN
491 WESTCOVE DR
WASILLA, AK 99654

5524B03L071A
FUGERE MICHAEL M& BERNICE
LAKESIDE TER TOWNHOUSES
1060 E SENECA AVE
WASILLA, AK 99654-7164

5524B03L078A
GRANT SUE A
LAKESIDE TER TOWNHOUSES
1130 E SENECA AVE
WASILLA, AK 99654

5524B03L067A
ALCINA JUAN
LAKESIDE TER TOWNHOUSES
1020 E SENECA AVE
WASILLA, AK 99654-7164

1570B02L064
BEUKERS DON I & MARY E
1922 CREEK DR
SAN JOSE, CA 95125

1570B02L062
BOYD GALE F
1055 E SENECA AVE
WASILLA, AK 99654

1570B01L023
BUSINESS KEVIN S
645 N YAKIMA ST
WASILLA, AK 99654-7168

9014000U004
COLEGROVE S & S LVG TR
COLEGROVE S R & S A TRES COLEGROVE
SHANE
460 W BRIAR DR
WASILLA, AK 99654
5225B02L010
CULLEN GARY L & LOUISE F
PO BOX 871491
WASILLA, AK 99654-1491

5524B03L075A
DUBETZ MARLIN E & MARY A
LAKESIDE TER TOWNHOUSES
1901 DRIFTWOOD CIR
PALMER, AK 99645-9619

1570B01L025
FRITZ JENNIFER NOELLE MARIA
PO BOX 871215
WASILLA, AK 99687-1215

5225B02L009
GIELAROWSKI S J REV TR
1290 W WOODMEN RD
COLORADO SPGS, CO 80919-2727

1037T02P001
HAMBLEN LAWRENCE O
HAMBLEN LAURA L
1220 E WESTPOINT DR
WASILLA, AK 99654-7140

1570B01L008
ALLIE STANLEY J REV TR
1201 E BOGARD RD
WASILLA, AK 99654-6523

5524B03L079A
BLAKE ANGELA
LAKESIDE TER TOWNHOUSES
1140 E SENECA AVE
WASILLA, AK 99654-7164

4163B02L056A
BRANSON LYNN G
PO BOX 870045
WASILLA, AK 99687-0045

5524B03L072A
CARPENTER MICHAEL R
LAKESIDE TERRACE TOWNHOUSES
1070 E SENECA AVE
WASILLA, AK 99654-7164

2253B02L004A
COMBS DAVID LYNN
6348 QUINHAGAK ST
ANCHORAGE, AK 99507-2037

9014000U006
DE RU FERDINAND J & BRENDA J
1072 E WESTPOINT DR
APT 6
WASILLA, AK 99654-7179

1570B01L020
DUFRESNE MIKE W& JENNIFER
620 N PECK ST
WASILLA, AK 99654-7170

1570B01L016
FRONTIER DREAMS LLC
3175 W SECLUDED MEADOWS LOOP
% JESSE TANNER
WASILLA, AK 99654

5524B03L083A
GILBERT MARY
GILBERT ALEXA
1660A ELCADORE DR
ANCHORAGE, AK 99507-4504

4163B02L060A
HANSEN DANIEL J & NANCY
620 YAKIMA ST
WASILLA, AK 99654-7166

5224B01L006
HARMAN JERRY M
PO BOX 874712
WASILLA, AK 99687-4712

3118B01T00B
HAYES JOE L
PO BOX 101821
ANCHORAGE, AK 99510-1821

5524B03L081A
HOGAN PATRICIA M
LAKESIDE TER TOWNHOUSES
1160 SENECA AVE
WASILLA, AK 99654-7163

1037T01P001
JOBSON ROBT M SR & A O
1201 E WESTPOINT DR
WASILLA, AK 99654

5224B01L004
KONING CATHLEEN S
1072 E 28TH AVE
ANCHORAGE, AK 99508-3981

1570B01LCA01
LAKESIDE TER TOWNHOUSE
OWNERS ASSN
1365 E PARKS HWY # 205
% LEVALLEY REALTY
WASILLA, AK 99654
17N01W03D006
MAT-SU VALLEY MEDICAL CTR LLC
14400 METCALF AVE
% PROPERTY VALUATION SERVICES
OVERLAND PARK, KS 66223

5224B01L003
MILLER MICHAEL & JENNIFER L
2413 CAPTAIN COOK DR
ANCHORAGE, AK 99517-1254

5524B03L084A
MORGAN ELIZABETH
1190 E SENECA AVE
WASILLA, AK 99654-7163

5224B01L012
OH KAP BOK & SUN SOOK
990 E WESTPOINT DR
WASILLA, AK 99654

5225B05L002
HARREN RICHARD L
CHAPELLE MAGALI S
1240 E LAKE SHORE AVE
WASILLA, AK 99654-7151

5524B03L070A
HERMAN VICKI L
LAKESIDE TER TOWNHOUSES
1050 E SENECA AVE
WASILLA, AK 99654-7164

9014000U003
HUBBARD DON ANNA
PO BOX 871764
WASILLA, AK 99687-1764

1570B01L026
KATCHUR CATHERINE A
PO BOX 870352
WASILLA, AK 99687-0352

1037T01P002
KOPPERUD CLAIRE EST
PO BOX 4470
PALMER, AK 99645

9014000U001
LOGSDON BERTRAND M&ADRIENNE L
66751 N BAY RD
NORTH BEND, OR 97459

5225B05L004
MAYO REME D & CATHY M
PO BOX 870017
WASILLA, AK 99687-0017

5524B03L080A
MONTGOMERY KELLEY S
LAKESIDE TER TOWNHOUSES
1150 E SENECA AVE
WASILLA, AK 99654-7163

4163B02L059A
MORRIS JOELY
628 N YAKIMA ST
WASILLA, AK 99654

9014000U007
ORTH ANN M
1750 N FANCIFFUL PL
#2
WASILLA, AK 99654-5434

1037T02P003A
HARRIS FAMILY LLC
PO BOX 190465
ANCHORAGE, AK 99519-0465

5225B02L003
HILLBORN JOHN R
17915 LACY DR
EAGLE RIVER, AK 99577

17N01W10A001
JEFFORD CHERYL D
1190 E LAKESHORE DR
WASILLA, AK 99654

5524B03L065A
KENNEDY ANDREW C
LAKESIDE TER TOWNHOUSES
1000 E SENECA AVE
WASILLA, AK 99654

5224B01L002
LAIRD FAMILY TRUST
LAIRD SCOTT J TRE LAIRD PATRICIA A TRE
23506 NE GOLD NUGGET DR
BATTLE GROUND, WA 98604

1570B01L013
LOWE PHYLLIS J
682 N PECK ST
WASILLA, AK 99654

1570B01L024
MCCOURT JASON T
649 N YAKIMA ST
WASILLA, AK 99654

2253B02L005B
MORAN ANDREW M M
2247 N FILLY CIR
WASILLA, AK 99654

5225B02L001
NUSSBAUMER MYRTLE TR TRE
3910 AVE BONNE TERRE
NEW IBERIA, LA 70563

1570B01L009
OWEN KURT D
MOSS CHARLENE D
3930 E COTTONWOOD WAY
WASILLA, AK 99654-6618

5524B03L082A
PARAMO JOHN P & DEENA M
LAKESIDE TER TOWNHOUSES
405 S JOSEE CIR
WASILLA, AK 99654-7486

5225B05L005
PINQUOCH WAYNE & EDITH
PO BOX 870315
WASILLA, AK 99687-0315

5224B01L011
PURSCHE RAYMOND R
1000 E WESTPOINT DR
WASILLA, AK 99654-7138

5524B03L073A
REED YVONNE LEGRAND
LAKESIDE TER TOWNHOUSES
PO BOX 871328
WASILLA, AK 99687-1328

4163B02L057A
ROBINSON MARY KAY
PO BOX 874796
WASILLA, AK 99687-4796

5225B02L013
SHOWERS DONALD R
PO BOX 870757
WASILLA, AK 99687-0757

1570B02L061
STAMM JONI
1065 E SENECA AVE
WASILLA, AK 99654-7164

1570B01L022
STEWART RACHAEL
STEWART STEPHANIE
3390 E SCENIC CIR
WASILLA, AK 99654-2822

1570B01L028
TANNER MANDY K
683 N YAKIMA ST
WASILLA, AK 99654

1570B01L010
URBAN GREGORY M & ANDREA K
6915 BATTLE MOUNTAIN RD
COLORADO SPRINGS, CO 80922-1245

4726000L001
PECK VELMA D
1250 BOGARD RD
WASILLA, AK 99654

9014000U005
POIRIER HARLAN
PO BOX 870145
WASILLA, AK 99687-0145

1570B01L011
RAMSEY JOHN C
PO BOX 873711
WASILLA, AK 99687-3711

4163B02L055A
REXRODE GERALD L
PO BOX 870725
WASILLA, AK 99687-0725

2499000T00A-5
ROMAR LLC
11039 E HARRIS HAWK TRL
SCOTTSDALE, AZ 85262-4547

5524B03L074A
SMITH PAULA J
3245 E COTTLE LOOP
#13
WASILLA, AK 99654-7284

1037T01P003
STARN GLEN HARDING TR
STARN WM A JANSON NANCY L TRES
PO BOX 1782
% WILLIAM STARN
PALMER, AK 99645-1782

5224B01L009
STOTT WM D & MARIA S
2015 BLUEBERRY ST
ANCHORAGE, AK 99503-1854

5524B03L077A
TRAN ANH
LAKESIDE TER TOWNHOUSES
419 W PARKS HWY
STE DD
WASILLA, AK 99654
3118B01L004
VALLEY PROF CENTER LLC
1001 E USA CIR
WASILLA, AK 99654

1570B01L017
PINARD PAUL E JR
FARIAS CLAUDIA FONSECA
646 N PECK ST
WASILLA, AK 99654

3118B01L005
POON WM F T & GREENWOOD C
POON JAS JR & KIM ERIC L KIM DANINE &
LE
1220 E 68TH
#102
1570B01L012
REED LISA
692 N PECK ST
WASILLA, AK 99654

5524B03L068A
REYNOLDS CASEY
LAKESIDE TER TOWNHOUSES
603 VINE AVE
ANCHORAGE, AK 99501-1231

5128000L002A
SELK KENNETH L
1342 E BOGARD RD
WASILLA, AK 99654

5225B02L012
SMITH RICHARD W
PO BOX 874761
WASILLA, AK 99687-4761

5224B01L010
STENGRIM JON D
1018 E WESTPOINT DR
WASILLA, AK 99654-7138

1570B01L015
STRODE KERRY J
668 N PECK ST
WASILLA, AK 99654

5524B03L076A
TRAN MAI
LAKESIDE TER TOWNHOUSES
1110 E SENECA AVE
WASILLA, AK 99654

9014000U002
VOSBURG RACHEL H
1072 E WESTPOINT DR
WASILLA, AK 99654-7179

1570B01L018
WELTON TRAVIS E
PO BOX 870725
WASILLA, AK 99687-0725

1570B01L021
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625 N YAKIMA ST
WASILLA, AK 99654-7168

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MSB Public Works Director
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Palmer, AK 99645

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SOA/DEC
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SOA/DNR
WATER Resources
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SOA/DOTPF
Mat-Su Area Planner
PO Box 196900
Anchorage, AK 99519-6900

1570B01L019
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628 N PECK ST
WASILLA, AK 99654

3118B01L003
ZIPPERER JOHN D JR
300 W SWANSON AVE
% ZMG PROPERTIES
WASILLA, AK 99654-6844

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EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
Wasilla, AK 99654

Kathy Wells
Friends of Mat-Su
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Palmer, AK 99645

MSB Planning Director
350 E. Dahlia Ave
Palmer, AK 99645

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Real Estate Department
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SOA/DEC
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SOA/DFG/Habitat
1800 Glenn Hwy
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Superintendent
SOA/DOTPF
289 Inner Springer Loop
Palmer, AK 99645

4163B02L058A
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WRATHALL GRANT R JR TRE
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Palmer, AK 99645

MSB Platting Division Officer
350 E. Dahlia Ave
Palmer, AK 99645

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Soil & Water Conservation
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Loren Means III
1668 Pittman Road
Wasilla, AK 99687

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Stu Graham

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson

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