



STAFF REPORT
Prepared by:
For the meeting of:

Case # V15-01
Planning Staff
June 9, 2015

I. SUMMARY FACTS:

Applicant: Denali North

Land Owner(s): William Starn

Proposal: 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.

Location: 1245 E. Westpoint Drive
Tract 1, Parcel 3, Township 17 North, Range 1 West, Sec. 11

Parcel size: 0.36 acres ±

Zoning District: Residential Multifamily (RM)

Comprehensive Plan: Mixed Use/Transitional

Surrounding Zoning: North: Residential Multifamily
South: Residential Multifamily
East: Residential Multifamily
West: Residential Multifamily

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.

III. SUMMARY OF REQUEST

WMC 16.28.110 provides for variances to density, setback, or height standards of this chapter.

The applicant applied 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 in order to construct a single-family dwelling.

WMC 16.24.030(A)(1) requires:

- A. Setbacks are measured from the outermost portion of the building to the nearest lot line or building as appropriate. Temporary buildings may be permitted within the side or rear yard area as administrative approval by the city planner. Where other setback standards are applicable, the most restrictive setback standards apply. The following are the building setback and height standards:
 - 1. Front and rear yard setbacks are twenty-five (25) feet from the lot line. In the commercial district, the city planner may modify the front and rear setbacks by averaging the existing building line and applying this average setback to the building.

WMC 16.24.030(C)(3) requires:

- C. Exceptions for setback requirements are as follows:
 - 3. No building or footing may be located closer than seventy-five (75) feet from the high-water mark of a water course or body of water; provided, docks, piers, marinas and boathouses may be located closer than seventy-five (75) feet if they are located primarily over water, not used for habitation, and do not contain sanitary facilities...

IV. ISSUES REGARDING CODE

Wasilla Municipal Code sets forth the requirements for variance approvals in §16.28.110. The procedural requirements and variance standards are identified below with appropriate staff findings for each:

§16.28.110(A) Application.

An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Staff Finding: A complete application was submitted to the Planning Department on May 12, 2015.

§16.28.110(B) Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.

Staff Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notice was mailed May 22, 2015 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040. Hearing procedure shall follow the criteria outlined in 16.16.040(A).

§16.28.110(C) Variance Standards

A variance may be granted only if:

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Staff Finding: The small, triangular shape does not apply generally to properties in the district or vicinity.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Staff Finding: The parcel is in the original platted configuration from 1963.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Staff Finding: Without approval of a variance, the parcel would be basically unbuildable since the Land Development Code requires a 25' front yard setback and a 75' shoreline setback.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Staff Finding: The applicant did not cause the conditions that require a variance.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Staff Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience. Without any variance, no structure may be built on the lot.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Staff Finding: The variance request appears to be the minimum necessary to permit reasonable use of the parcel. The applicant is proposing a single-family dwelling.

2. The variance will not permit a land use that is prohibited by this title;

Staff Finding: The proposed residential use is not prohibited as a residential use is permitted in a Residential Multifamily (RM) zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

Staff Finding: The variance is in keeping with the spirit and intent of the chapter.

4. The variance will not be detrimental to the public health, safety or welfare; and

Staff Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Staff Finding: The requested variance should not significantly adversely affect other properties in the area.

§16.16.040(A)(6) Decision.

The commission shall decide to deny, approve or approve with conditions the proposal or appeal. The burden of proof shall be on the applicant. The commission's decision may be made immediately following the public hearing portion of the commission meeting. The decision of the commission shall set forth the facts it finds relevant to its decision and the reasons for its decision. The effective date of the decision is the date the findings and the reasons are set out in writing and signed by the commission chairperson or the chairperson's designee.

VI. CONCLUSION AND RECOMMENDED CONDITIONS

Based on the above, staff recommends that the Planning Commission approve the requested variance with the following conditions:

1. Prepare a landscape plan to the City Planner for review and approval that re-vegetates the area between the structure and the high-water mark of Wasilla Lake in accordance with the *Property Owner's Guide to Shoreline Landscaping in the Matanuska-Susitna Borough* and any other requirements necessary to ensure adequate protection of the lake and shoreline.
2. Design the site appropriately to prevent direct runoff from the lots into the lake.
3. Obtain all necessary permits and approvals for the installation of any necessary water/sewer infrastructure.
4. Provide adequate shoreline vegetation or other stabilization methods at the water's edge to prevent additional erosion.
5. Obtain all necessary approvals prior to working on the water's edge.

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Tahirih Revet

From: Michelle Olsen <Michelle.Olsen@matsugov.us>
Sent: Tuesday, June 02, 2015 7:14 AM
To: Planning
Subject: William Starn Comments
Attachments: William Starn Comments.pdf

Please see attached comments.

Regards,

Michelle Olsen, CFM
Permit Technician
Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645
(907) 861-7871

**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 05-22-15

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 **June 9, 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. Herring 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 June 1, 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: This property lies within the FEMA designated Special Flood Hazard Area. A permit for development within the floodplain must be obtained prior to any development, digging, drilling, excavating or placement of equipment or materials *WRS 6/11/15*



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

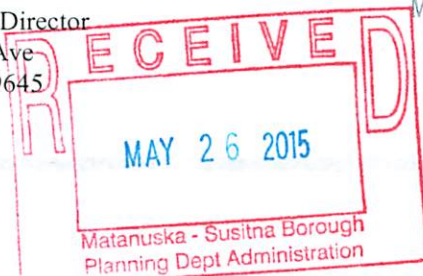
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ZIP 99654
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Matanuska-Susitna Borough

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



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PUBLIC NOTICE

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

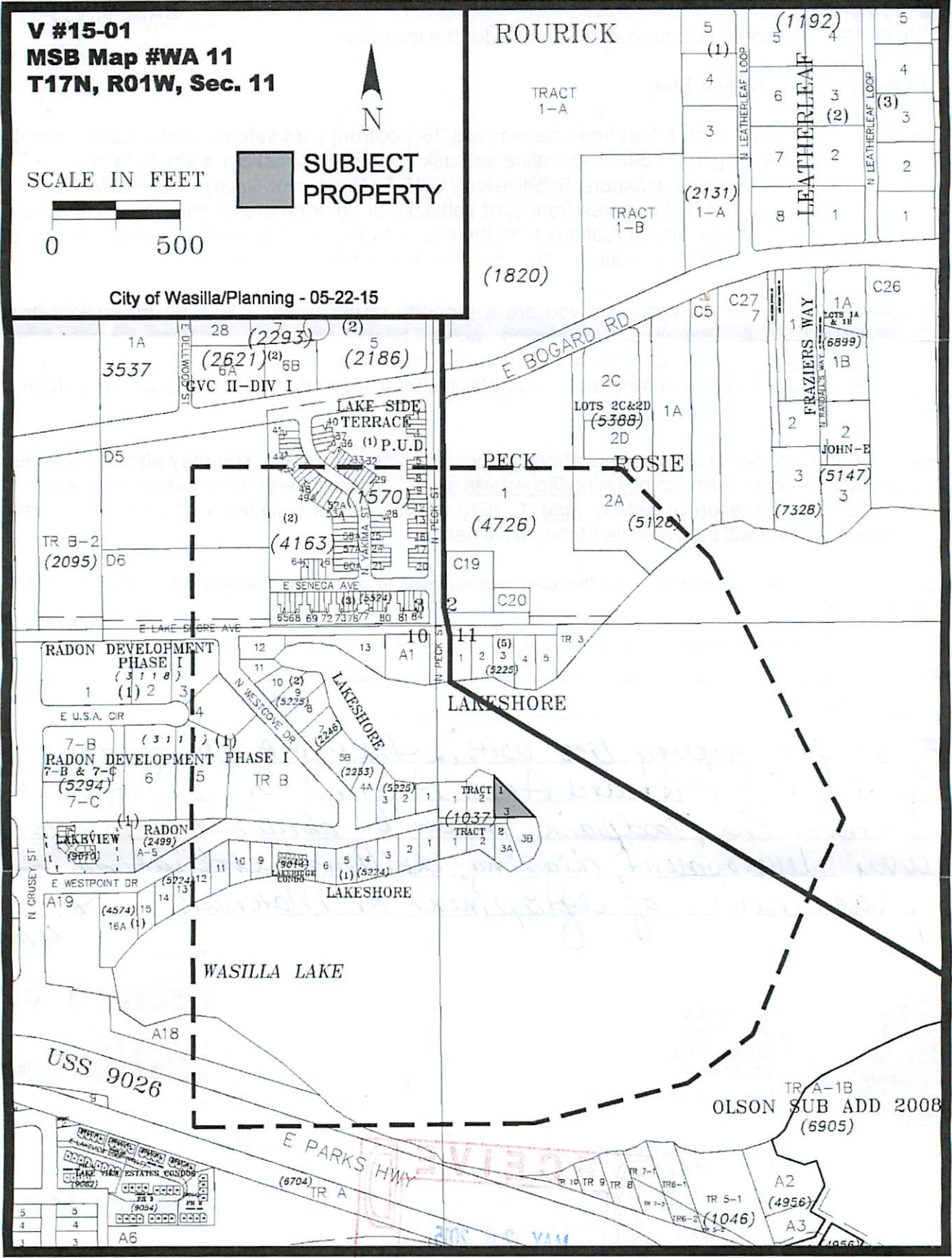


SCALE IN FEET



SUBJECT PROPERTY

City of Wasilla/Planning - 05-22-15





Matanuska-Susitna Borough



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

This map was automatically generated using Geocortex Essentials.

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Name Jean Brown
Address 1210 LAKE SHORE
Lot 1 Block 5 Subdivision LAKE SHORE

Comments:
I feel 30' ft setback is not appropriate for a 75' normal required setback for new construction. There is already an existing home that could be expanded if the lots are replatted into one



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

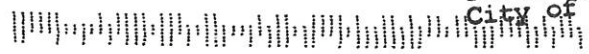
*Jean Brown
PO Box 874213
Wasilla, AK
99687*

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Planning Office
City of Wasilla

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-VARIANCE REQUEST-

DATE: 05-22-15

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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 June 9, 2015 at 6:00 p.m. 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 June 1, 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 Noel Kopperud

Address P.O. Box 4470 Palmer, AK 99645

parcel 2 Lot 2 Block 1 Subdivision Lakeshore

Comments: Opposed to variance request. Please see attached.

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

1037T01P002
KOPPERUD CLAIRE EST *(Noel Kopperud)*
PO BOX 4470
PALMER, AK 99645

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JUN 01 2015

Planning Office
City of Wasilla

PUBLIC NOTICE

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June 1, 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 15-01

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 is seeking the variance referenced above. Our family has owned our land since 1960. We have lived there for several generations and we are opposed to the request for abandonment of the city's lakeside setback restrictions that are designed to protect Wasilla Lake as a whole. Based on these problems, I request that that Commission deny the variance.

Executive Summary of Opposition

Mr. Starn also owns the upland parcel (Lot 3B) that is immediately adjacent to the Parcel 3 shoreline strip and can replat or otherwise make good use of this tiny 10,000 sf shoreline area without a variance. Mr. Starn currently is making reasonable use of the parcel and does not need a variance to continue and expand such use. The variance application is extremely aggressive in proposing a building that would have maximum adverse impacts on the shoreline and the neighborhood. Our house is the property most heavily impacted. The proposed three-story (includes basement) large-footprint structure is far beyond a minimum deviation from the code necessary for reasonable use. The variance is also not in keeping with the spirit and intent of the City's variance process that requires extraordinary circumstances and then anticipates that there will be only the minimum variation possible from the laws that apply to all citizens in the community. Wasilla Lake is a public asset and the protection of its shoreline is entrusted to the Planning Commission. This variance should be denied because the proposed destruction of the protected space around the lake is unnecessary and would be detrimental to the public's welfare and to the City's interests in managing for the future of the lake with a coherent shoreline plan.

In the following paragraphs, I state the problems with each of the five conditions (findings) that the Planning Commission must use in granting any variance under Wasilla Development Code Section 16.28.110(D).

- The deviation from the requirements of the Code that is permitted may not be more than is necessary to permit reasonable use of the lot.

The applicant (Mr. Starn) may make substantial reasonable use of Parcel 3 without granting a variance that would allow him to build a structure covering much of the protected setback areas. The proposed house is three stories high (including the basement) and is 1,000 square feet larger in living area than any other home in the neighborhood. The variance program isn't intended for such a massive structure.

The Planning Commission should seriously consider that a very reasonable alternative use for Parcel 3 (the small shoreline lot) is for Mr. Starn to continue using it in conjunction with his upland house on Parcel 3B. The vital additional parking space used by the existing Starn house would be an enhancement and provide essential room for public vehicles, snow storage, and other necessary use. Moreover, the shoreline restrictions allow substantial reasonable use of Parcel 3, without destructive development in a sensitive erosion zone. In addition to providing more space for parking, the shoreline ordinance allows other reasonable uses such as a dock, small boathouse, and possibly even a place where the Starn dogs could stay at home.

The lot for which this variance is sought is a narrow strip of land entirely within the 75-foot shoreline setback. Mr. Starn also owns the adjacent Parcel 3B upland property on the opposite side of the lot. The land for which the variance is sought may and should be reasonably used without destroying the protections afforded the public, other subdivision owners, and wildlife by the shoreline setback. In fact, the highest and best use of this thin strip of shoreline is that it be re-attached to the Starn Parcel 3B from which it was carelessly re-subdivided by the original developer.

Al Hagen originally platted this area in 1960 and deeded Parcel 2 of Tract 1 to my family that same year. A registered land surveyor had designed the lots in such a way that the point was a single lot (Parcel 3). Subsequently, in 1963, Mr. Hagen filed "an amended plat" without an engineer and drew lines that separate Parcel 3 into two large lots (Parcels 3A and 3B) and left a narrow shoreline fragment, which retained the title Parcel 3. In other areas around Hagen's Lakeshore Subdivision, these fragments have been replatted and joined with adjacent parcels to form a reasonably-designed lot.

It would be apparent to anyone looking at the site that either the Starn Parcel 3B or our Parcel No. 2 could make reasonable use of the tiny shoreline strip as a part of the adjacent uplands rather than stripping away the public lakeside safeguards in order to imbed a large building at water level. The building planned is approximately 1,000 square feet larger in living area than any house in the neighborhood. It virtually destroys forever every natural condition on the bluff and shoreline along the point in the area where the variance is to be applied.

The former owner of the existing Starn house on Parcel 3B was Mel Husa. He told me that he deeply regretted having transferred away the additional lot he inherited on the

point, Parcel 3A. He said it left his house on Parcel 3B with virtually no at-grade parking space on top of the bluff that overlooks the lake. Thereafter, Mr. Husa dumped a large amount of material on the Parcel 3 shoreline strip and some material even went into the lake, which ended with a Cease and Desist Order issued by the City of Wasilla Planning Department. Mr. Husa's goal was to purchase the property from its owner after creating an area where he could park additional vehicles off the narrow dead-end road which ended at his house.

Mr. Starn, after recently buying the former Husa house on Parcel 3B, soon thereafter bought the small adjacent Parcel 3. Mr. Starn is currently making good use of this shoreline parcel. Last fall he cleared away vegetation at the top of the shoreline parcel, dumped gravel, and has made a parking lot which is used for excess Starn vehicles. Mr. Starn mentioned to my son when building the parking area last fall that he was also concerned that there be some area where the garbage truck could turn around since the cul-de-sac at the end of Westpoint Drive is very narrow. These heavy public service vehicles otherwise have to back down the road and turn around in our driveway or another open space. It is not accurate that Mr. Starn needs a variance to continue his reasonable use of this land

The strip of land protected by the shoreline setback is an extremely sensitive area of Wasilla Lake. Parcel 3 is located at the tip of the peninsula extending into the lake; this point is aligned with an opening to the east, between the upper and lower portions of Wasilla Lake. As a result, a large stretch of open water allows the wind to reach high speeds – at times approaching 100 miles per hour – in the worst winter windstorms. The wind-driven waves have caused substantial erosion of the lands around the point. While there is a question about the amount of erosion, the applicant notes has been 20 feet on Parcel 3 in the 50 years since original subdivision maps were created.

Westpoint Drive is very narrow, and the careless re-subdivision of the land at the point has left very little room at the road elevation. Upland lots on the point are approximately 20 vertical feet above the Lake. The winter weather conditions are such that the miles of open snow and ice and high winds cause extreme drifting in the narrow road gulch at the end of Westpoint Drive, which provides the only access to the end of the point. Mr. Husa always maintained a bulldozer on the property to move drifts that sometimes reached more than 8 feet high and 50 feet or more long. People familiar with the Parks Highway drifting at the area beside Wasilla Lake will understand exactly what is going to happen under these winter conditions. The City has brought in a large bucket loader in recent years to dig out the drifts at the end of Westpoint Drive, and they stack the snow on the setback area and the upland corner of Parcel 3. This is the same area where Mr. Starn proposes to vacate the roadside setback. He plans to install buildings in the vacated setback areas that are currently used for turnaround, snow storage, and excess vehicle parking at the end of the road.

The potential for practical and reasonable use of Parcel 3 by the Starn family is particularly evident when it is recognized that the Starn house was expanded from a cabin that was constructed on the extreme western side of Parcel 3B and immediately against

the shoreline strip lot, Parcel 3. The at-grade and fully usable portion of Parcel 3 is actually along the eastern half of Parcel 3, where the Starns have built a nice parking lot. We own substantial shoreline that is covered by the 75-foot setback restrictions and we have enjoyed use of the lightly forested area of our setback in conjunction with our upland house. Reasonable continued use of Parcel 3, without granting the variance, is readily apparent.

- The variance will not permit a land use that is prohibited by the code.

The requested variance violates the code because all of the runoff from the large building Mr. Starn intends to embed directly in the lakeshore setback area will run into Wasilla Lake. The developer's plan will horizontally invade most of the lakeside setback and also dig down toward the surface level of the lake. Wasilla Lake is a very pollution sensitive area and the runoff from this building, excavated into the shoreline, will heighten the risk of illegal pollution by eliminating virtually all of the safeguards that the shoreline set back area was designed to provide.

Mr. Starn's application does not include a drawing that complies with the code. A professionally-developed site plan would include more elevation and survey points as well as additional required information.

- The variance is in keeping with the spirit and intent of the Code and its requirements.

Mr. Starn's request for variance violates this condition. His application suggests that the lakeside setback is such a minor concern that the request seeks a massive vacation of almost all of the protected setback area. The code takes the position that any variance of the setback requirement must be based upon findings that confirm the crucial setback area is preserved, and any variance must be limited to the greatest extent possible. The spirit of the code reflects that minimizing destruction of the lakeside setback requirement is enforced in order to provide for effective planning in the City of Wasilla.

Unlike most other Alaska cities, Wasilla is situated between two beautiful lakes. Wasilla Lake, which bears the City's name, is close enough to Anchorage to be under constant pressure for development. On one hand are those who view the lake as a large drainage pond, around which restrictions should be vacated even if that means we are left with a wall of buildings surrounding a dead lake, benefitting only someone's quest for immediate private opportunity. An alternate viewpoint is that the lake is to be shared with nature, for which someone needs to stand up. A coherent plan for the shoreline around Wasilla Lake protects the quality of the water and retains habitat for birds, fish, and other wildlife. The public users of the lake also benefit from having a shoreline view around the lake that has some trees and natural screening, rather than just an "all built up" appearance. The lakeside setback needs to be maintained in a consistent manner, and the spirit and intent of the lakeside setback as set out in the City code is to assure that this happens. It gives the Planning Department of Wasilla the opportunity to deal with

challenges that future development around the lake will undoubtedly bring.

In summary, the variance program was not intended to make a wholesale transfer of space protected for the public to a developer in a setting where the applicant knowingly acquired land entirely within the setback area. Granting such a variance would set a bad precedent. The message would be that there is no spirit or intent in the code to provide for a consistent protected area around the lake. Instead, the relief from the setback as a minor concern argument will be made to justify building as close to the lake as possible. The fish, birds and animals that live in and around the lake will have no voice in the outcome, because the idea of protecting a natural space is "old and outdated." There is no going back. Once the protected space around the lake is consumed with buildings, there are no tools left for future planners to use in solving the problems they are certain to encounter.

- The variance sought will not be detrimental to public health, safety, and welfare.

The variance request will be detrimental to public health and safety. With the proposed vacation of the roadside setback, there will be only 15.5 feet from the road to the house. A typical pickup is 20 feet and at least 5 feet of the vehicle will be in the road. The roadside setback will have to be maintained in this area as a requirement of public health and safety. The variance application proposes to build a very large building that may be used as a public accommodation for guests, on a parcel that will have virtually no room left at the road elevation. The adjacent Starn house on Parcel 3B was located so close to the property line and the bluff that successive owners have struggled to manage even their own parking needs. A new house has now been installed on top of the small bluff, immediately south of the Starn house, on Parcel 3A. Parking for the new house project was so restricted that workers used our lawn next to the road. A structure of this size and design should be planned for a lot that provides the building and its occupants with substantial space which will assure good access in all Alaskan weather conditions.

Mr. Starn told my son that he was considering building a bed and breakfast on his property. The building described in the application is 3 stories high and larger than other buildings in our neighborhood. Unlike the example building lots Mr. Starn attached to his application, Parcel 3 is just a strip of shoreline within the setback. None of the other properties lack upland to support lawful development. Mr. Starn apparently is seeking permission to excavate to a depth nearer the lake level and embed a large structure entirely within the lakeside protected area. His drawing confirms that the effective setback from the lake is going to be substantially less than 30 feet. Excavation for such a daylight basement would require destruction of much of the existing shoreline. Thereafter, the walkout places from the basement to the shoreline would destroy much of the remainder of any setback area from the lake.

The proposed Starn building would be situated at the end of Westpoint Drive, which is a dead-end road leading from one of the busiest areas of Wasilla. There is currently a lot of

turn-around traffic at the homes near the end of the drive and it will increase. Over the last 50 years that our family has shared a place beside the end of the road, it has not been uncommon to have hourly turn-around vehicles, which seem determined to go to the very end of the road, even though it is marked dead end. Much of the traffic has gone up to the Starn property to turn around, even though the road is narrow. The other homes clustered around the end of the point, such as ours, have shared this burden equally with Starn house. The development Mr. Starn proposes is going to transfer to the other neighbors the entire burden of all this turn-around traffic.

In addition, fire engines, ambulances, police vehicles, heavy snow removal equipment, and other public service vehicles must have substantial space to maneuver, particularly at the end of a dead end street. Planners require cul-de-sacs at the end of dead-end roads specifically to address such needs, and the loss of them is especially problematic in the case of Westpoint Drive, which is only 15 feet wide. I believe that it will be detrimental to public safety to construct a building of this size surrounded by water, in an area where the plan calls for vacating all of the open spaces where fire and other service equipment needs to operate.

This extensive construction is proposed in an area of known erosion that is fully exposed to extreme wind, wave action and snow drifting. All of the runoff from this development will run into Wasilla Lake. Others who have sought to develop small Hagen lots have replatted them to attach the fragments to reasonably-sized upland parcels. Their approach provides substantial elevation and space between sewers, runoff, and other sources of pollution and the lake shore. The variance application does not provide any such protection and thus differs fundamentally from the example lots that include substantial upland areas. Granting the variance would allow a lot of runoff into the lake, violating public health and safety that the shoreline setback ordinance was enacted to protect.

- The variance will not significantly adversely affect other property.

The variance application will significantly adversely affect other property. Destruction of the protected shoreline by allowing permanent buildings to replace the setback space is an action that affects everyone with a view of the point. Neighboring property owners will likely experience adverse effects from further restricting the space to turn around at the end of Westpoint Drive, transferring the burden to them.

Our adjacent property would be heavily impacted. We have a mew gull nesting area along the lake adjacent to the Lot 3 shoreline. For many years a substantial flock of birds nest there, and their chicks learn to fly in the setback area near the trees and water.

The previous owner of Parcel 3 allowed me to undertake a reclamation project on the property, at my own expense, after the City's Cease and Desist order stopped the unpermitted dumping of waste dirt all over the lot, our property, and into the lake. I worked with my sons to install a silt fence and then hauled over 1000 cubic yards of waste material to the Carney gravel pit. We raked the lot, planted trees, and hydro-seeded

the area. In time, the shoreline stabilized and the City inspected the area so that we could remove the silt fence.

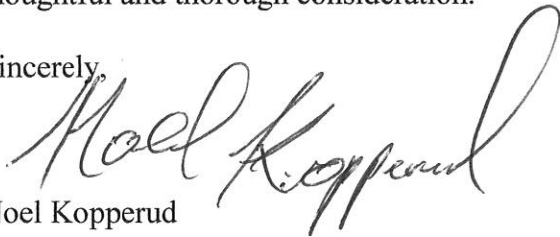
It was important for us to reclaim the damaged area because 40 years ago my father located our house in accord with measurements made to comply with the 75-foot setback. Our eastern windows look directly out at the lake across a narrow portion of Parcel 3 that is all within the lakeside setback area. Mr. Starn's variance request anticipates construction of a three-story structure which would extend deeply into the setback area and wipe out our capacity to see and enjoy the lake from our east windows. When my father chose the location for our house overlooking the lake, he respected the lakeside setback restrictions. He expected that the law would be applied equally to others. We should not be penalized by a variance that disregards the setback and allows a massive structure that would seriously and permanently impact our property.

Conclusion

The ill-conceived shoreline strip left by Mr. Hagen's re-subdivision can reasonably be used by attaching the fragment to one of the adjacent upland properties. Mr. Starn currently uses Parcel 3 and he can continue in the future to his use and enjoyment the additional land in conjunction with his upland lot on 3B, and without any need for the variance. Granting the variance is inconsistent with the spirit and intent of the code because the applicant purchased a lot that was entirely within the setback area and seeks permission to vacate most of the protected space. It would set a bad precedent to treat wholesale vacation of the shoreline protected area as if it were a minor concern. Moreover, the variance application in this case seeks to install a very large structure directly adjacent to lake, after removing all of the safeguards enacted to protect Wasilla Lake as a community asset. Our house and way of life would be very heavily impacted by this variance of the law. The City and all homeowners on the lake will benefit from continued enforcement of the reasonable shoreline development restrictions that preserve a natural lakeside environment for future generations.

Based on the problems that the variance would create for each of the five conditions, I request that the Planning Commission deny the application. Thank you for your thoughtful and thorough consideration.

Sincerely,



Noel Kopperud

Tahirih Revet

From: Desi & Cathy Mayo <mayo@mtaonline.net>
Sent: Sunday, May 31, 2015 4:48 PM
To: Planning
Subject: Response to Variance Request Case # V15-01

City of Wasilla Planning Commission,

We are not in favor of approving of the variances for the 1245 E. Westpoint Drive (Tract 1, Parcel, Lakeshore Subdivision). We built our house on Lot 4, Block 5, Lakeshore 1960 Subdivision within the required setbacks and expect all others to do so as well. To do otherwise impacts Wasilla Lake and those of us who have already complied with the rules.

Thank you for the opportunity to comment,

Desi Mayo

1260 Lakeshore Ave.
Lot 4, Blk 5, Lakeshore 1960 Subdivision

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NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-

DATE: 05-22-15

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 **June 9, 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 June 1, 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 Magali Chapelle
Address 1240 E. Lakeshore Ave.
Lot _____ Block _____ Subdivision _____

Comments: I suspect the 75ft setback Municode is in place for a reason. I would like the planning Commission to keep that in perspective when reviewing this request. As a homeowner on this lake, I have noticed an ↑ in algae production over the yrs. What will be the size of this single family home? My neighbors built a 5000sqft home for just the 2 of them w/a rolling green lawn right up to the lake that they diligently fertilize to keep it golf course green. We can't dictate the size of a person's dwelling. We can, though, continue to control the impact building so close to the lake has on the health of our waterways.

All of us in the borough living on this lake pull our well water from this source - and should be concerned with any building that could impact this development

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05/22/2015
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CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

Thank you for allowing me to comment "potentially" Magali Chapelle

5225B05L002
~~WARRICK RICHARDSON~~
CHAPELLE MAGALI S
1240 E LAKE SHORE AVE
WASILLA, AK 99654-7151

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Planning Office
City of Wasilla

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NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-

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Name Laura & Lawrence Hamblen

Address 1200 & 1220 E. Westpoint Dr.

Lot 1 & 2 Block Tract 2 Subdivision Lakeshore Subdivision

Comments: We object for a permit issued of any type of commercial or nonprofit building or business on 1245 E. Westpoint Dr. We agree to single family "ONLY" on said property above. We also object to the 5.5 ft. setback from the Road.



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

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

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City of Wasilla

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Tahirih Revet

From: dawnqueen@aol.com
Sent: Thursday, May 28, 2015 7:01 PM
To: Planning
Subject: Variance Request

The Estate Of
Nussbaumer Myrtle Tr Tre
3910 Ave Bonne Terre
New Iberia LA 70563

Case # V15-01

We are in favor of granting the variance. Thank you

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**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 05-22-15

CASE #: V15-01

The City of Wasilla Planning Commission will consider the following:

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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 PLATTING ACTION REQUIRED
FROM HONOR AND PAUL HUBBARD



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

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

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PLATTING

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CITY OF WASILLA
 • Planning Office •
 290 East Herring Avenue • Wasilla • Alaska • 99654-7091
 • Telephone 907-373-9020 •

APPLICATION FOR VARIANCE

Permit #: V 15-01
 Date: 5-12-15

I. PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>William Starn</u>	Name: <u>Denali North</u>
Mailing Address: <u>Po Box 1782</u>	Mailing Address: <u>Po Box 874577</u>
<u>Palmer AK 99645</u>	<u>Wasilla, AK 99687</u>
Contact Phone: Day <u>841-3677</u> Night <u>746-0805</u>	Contact Phone: Day <u>907-376-9535</u> Night <u>907-376-9535</u>
FAX:	FAX: <u>907-745-0964</u>
E-mail:	E-mail: <u>denalinorth6925@gmail.com</u>

II. PROPERTY INFORMATION	
Size of property <u>.36 Acres</u>	
Property tax # <u>1037 TOL P003</u>	
Street Address: <u>1245 E. westpoint DR.</u>	
Legal Description: Lot(s) _____ Block _____ Subdivision <u>Lakeshore 1963 Tract 1</u>	
OR	
Parcel/Tract <u>3</u>	Section <u>11</u> Township <u>17 North</u> Range <u>1 West</u>
[Attach additional page if necessary.]	
Zoning:	
RR Residential <input type="checkbox"/>	R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/>
RM Multi-family <input checked="" type="checkbox"/>	C Commercial <input type="checkbox"/> I Industrial <input type="checkbox"/> P Public <input type="checkbox"/>

III. VARIANCE
Applicant seeks a Variance from the following general requirement (s): Code Section #: _____
Describe problem and the minimum variation from code necessary to resolve the problem: <u>BUILDING SET BACK REQUIREMENTS FOR WATER BODY 75' TO 30', R.O.W. SET BACKS 25' TO 10.4 & 5.5. THIS LOT IS NONCONFORMING TO CURRENT CODE CREATED IN 1962 TO 1963.</u>

At Least two (2) days before the pre-application conference, submit the following materials to the Planning Office:

1. A copy of a plat or other legal description of the property.
2. A sketch of the property showing the features the applicant believes are relevant to the variance request.

APPLICATION

In addition to a site plan, the applicant must describe how their requested variance complies with each of the following five standards listed in Section 16.28.110 of the Land Development Code. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these five standards are met.

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought.

Describe how the problem stated on page one is unique to your property.

THE SIZE & SHAPE TO THIS PROPERTY IS UNIQUE ALONG WITH THE EXISTING TOPOGRAPHY. IF SET BACKS WERE USED THEY WOULD OVERLAP ALLOWING NO BUILDABLE AREA. THIS LOT IS NOW APPROXIMATELY 10,000 SQFT VERSUS 27,200 AS PER THE PLAT

2. Explain how the conditions described above arise out of natural features inherent in the property such as shape, or topographical conditions of the property, or because of unusual physical surroundings, or how conditions arise out of surrounding development or conditions.

THE TOPOGRAPHY IS DIFFICULT AND THE SHORELINE APPEARS TO HAVE RECESSED ABOUT 20'± FROM THE 1962 PLAT. BY USING A DAYLIGHT BASEMENT IT FITS THE BENCH AND GRADE OF THE ROAD SO THE GARAGE & DRIVE WILL BE LEVEL W/EXISTING ROAD, & UTILITY CONNECTIONS.

3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable use of the property could be made.

AS STATED THE SET BACKS OVERLAP ALLOWING NO BUILDABLE AREA. THEREFORE MAKING THE LOT UNUSABLE WITHOUT THE VARIANCE. MR STARN IS ONLY REQUESTING SINGLE FAMILY USEAGE IN A MULTI-FAMILY ZONING AND IS COMPARABLE IN SIZE TO SURROUNDING SINGLE FAMILY LOTS IN THE NEIGHBORHOOD.

4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.

THIS PLAT WAS CREATED IN 1962/1963 BEFORE ANY SETBACK CODES OR LOT SIZE REGULATIONS WERE IN AFFECT, AND THE SHORELINE RECEDING IS A NATURAL OCCURRENCE BEYOND ANYONES CONTROL.

5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.

REQUESTING THIS TO HAVE REASONABLE USE OF THE PROPERTY FOR SINGLE FAMILY USEAGE IN A MULTI-FAMILY ZONING. ATTACHED ARE COMPARABLE HOMES & USEAGE IN THE AREA

IV. FEE

A Fee of

\$500 must accompany this application. Checks must be made payable to the CITY OF WASILLA.

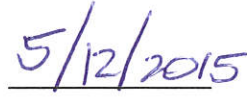
33991 - 5/13/15

V. CERTIFICATION

I certify that the representations made in this application and accompanying material are true.



Owner or Agent



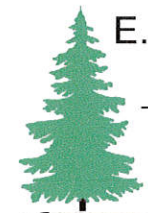
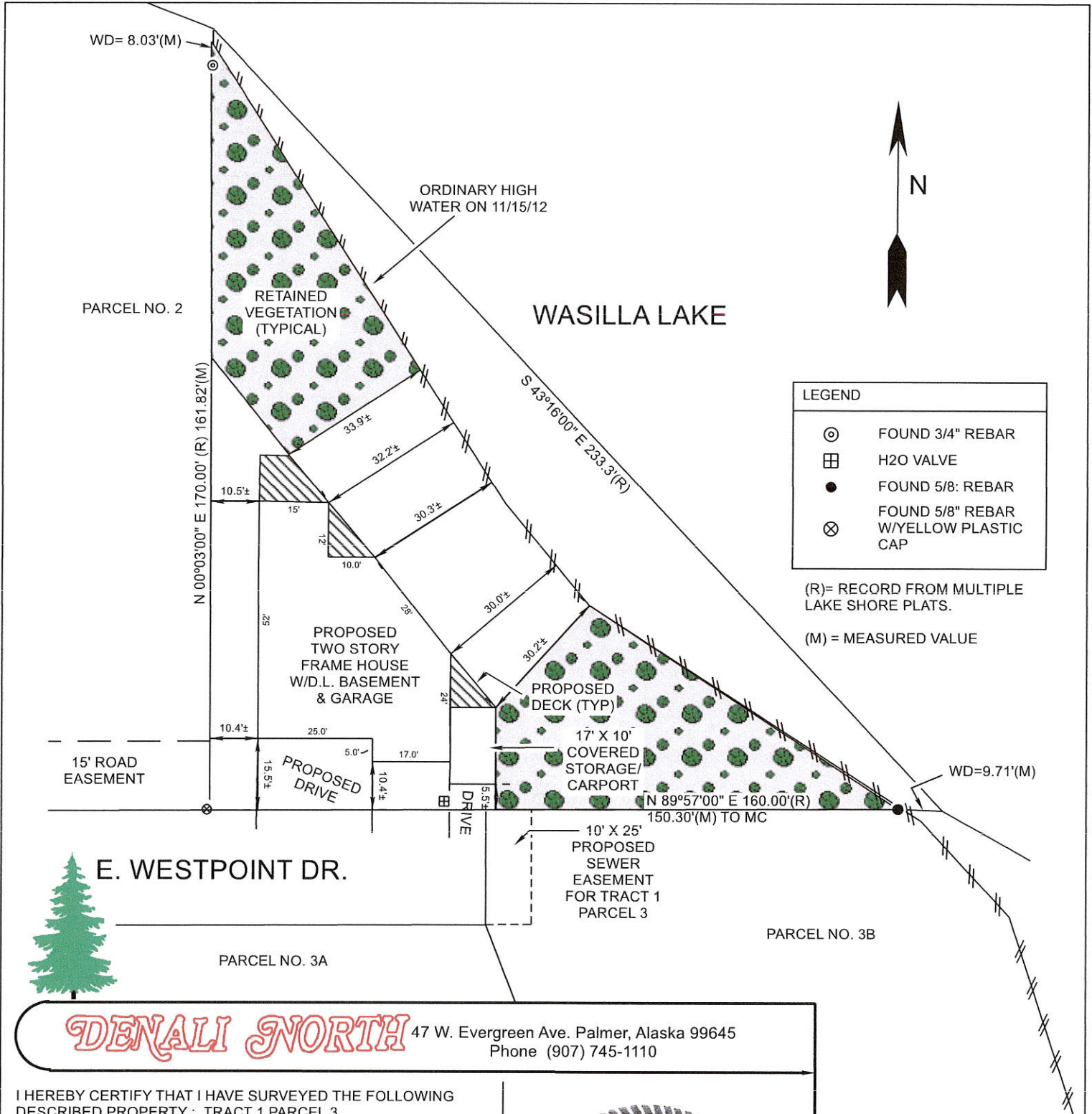
Date

Notice

If a property qualifies for a variance under the Wasilla Development Code Section 16.28.110 (D), the variance granted must meet the following conditions:

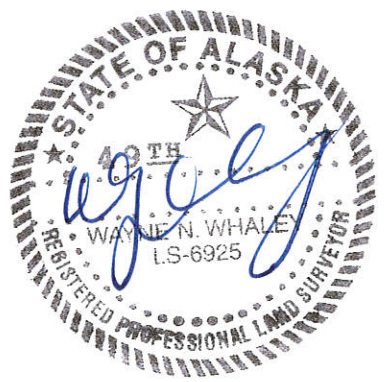
1. The deviation from the requirements of Code that is permitted may not be more than is necessary to permit reasonable use of the lot;
2. The variance will not permit a land use that is prohibited by the Code;
3. The variance is in keeping with the spirit and intent of the Code and its requirements
4. The variance will not be detrimental to the public health, safety or welfare; and
5. The variance will not significantly adversely affect other property.

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.



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

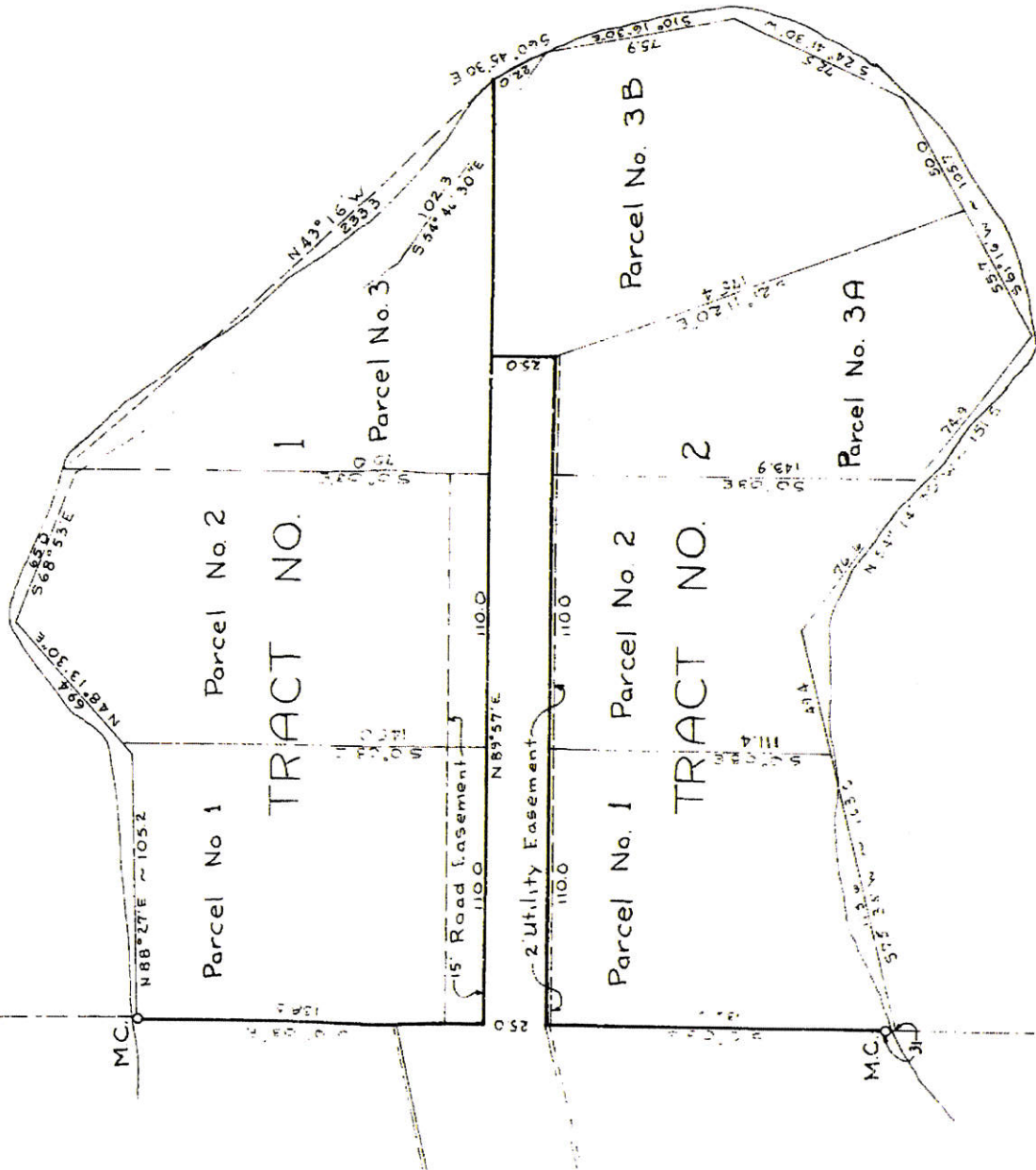
I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY : TRACT 1 PARCEL 3
AMENDED PLAT OF LAKESHORE SUBDIVISION
PLAT NO. 63-10
PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED.
DATED THIS _____ DAY OF _____ 20____ AT PALMER, 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

Sec. Cor.
3
2
10 11

WASILLA LAKE



WASILLA LAKE

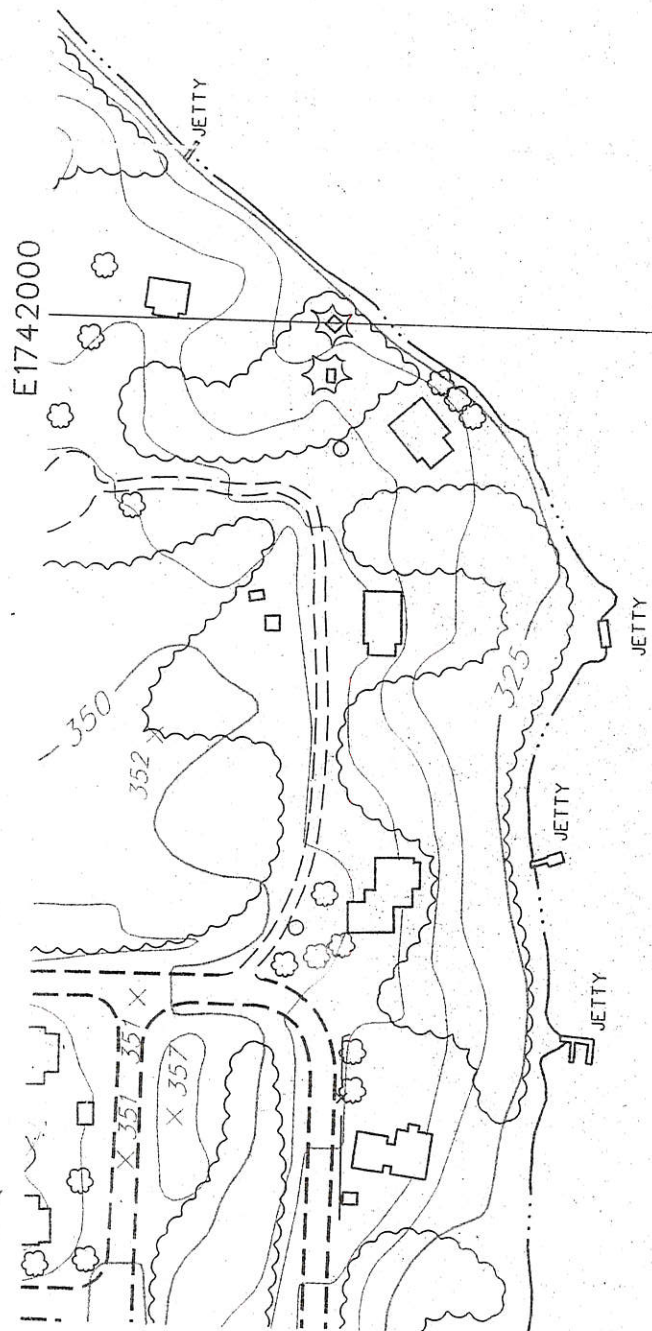
AMENDED PLAT
 of
 LAKE SHORE
 SUBDIVISION
 A. V. HAGEN PROPERTY
 LOT No. 3 SEC. 11
 T1711 R1W S.M.

Scale: 1" = 50'

Alfred V. Hagen Owner
 Agreed 17 1963

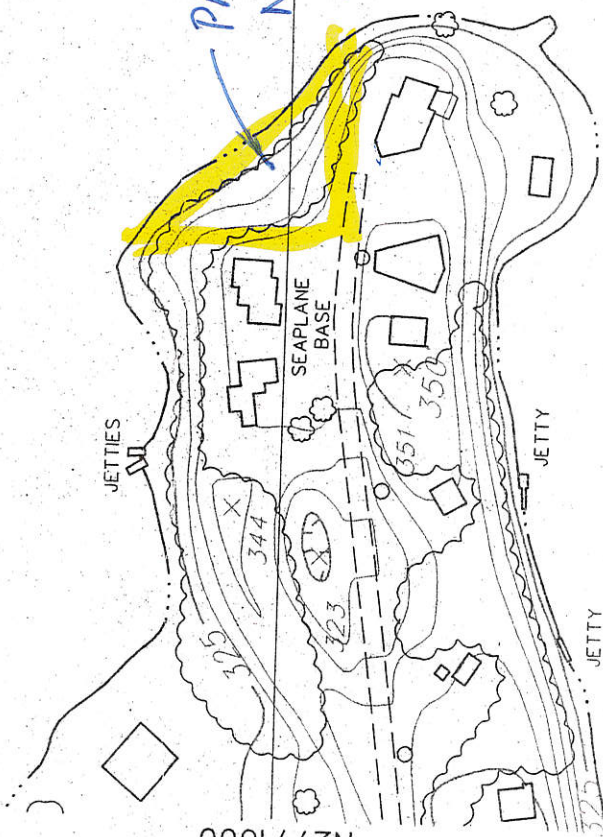
63-10

FILED
 REC. DIST.
 5-20-1963
 4-20-1963



E1742000

E1743000



N2771000

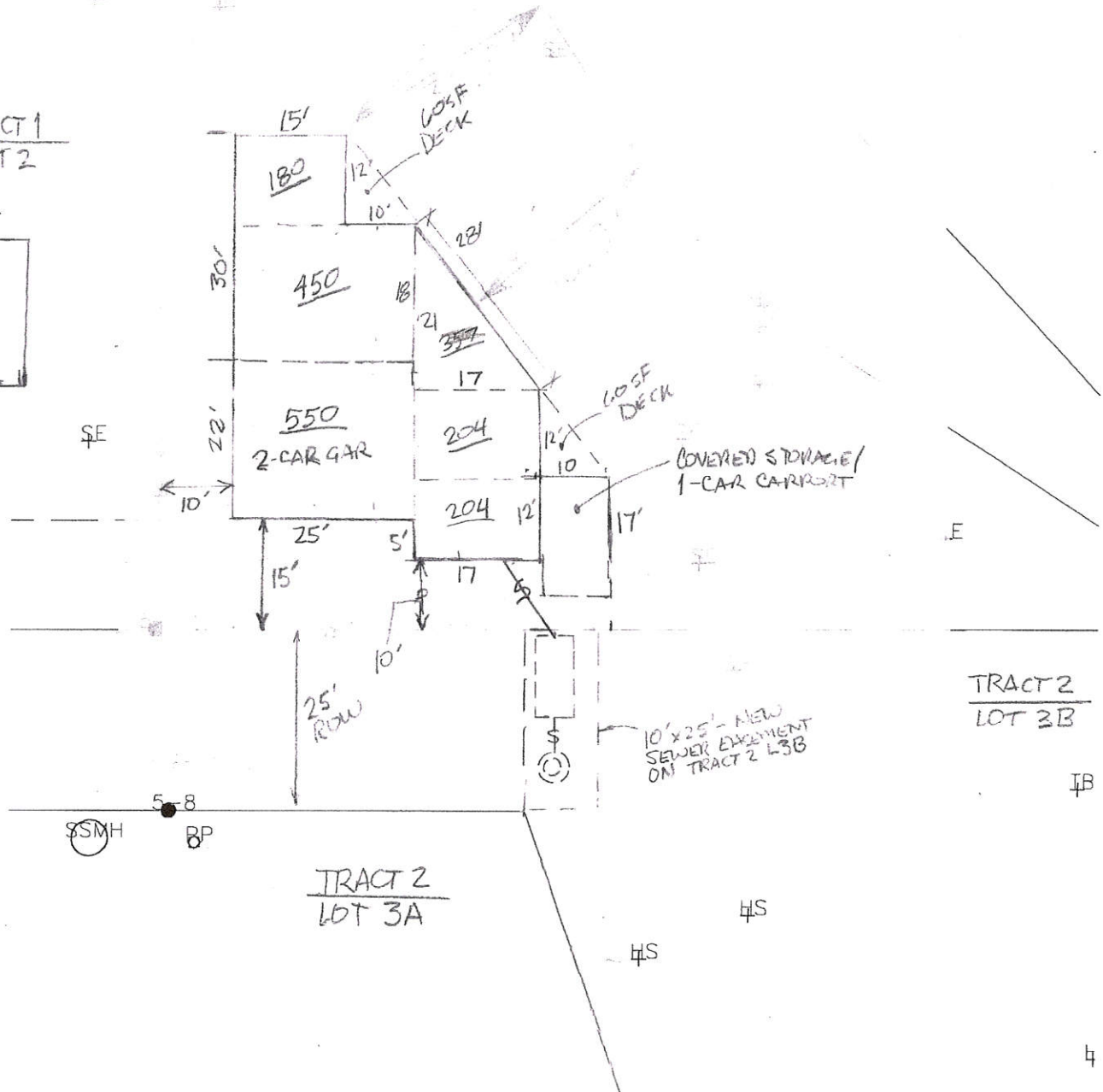
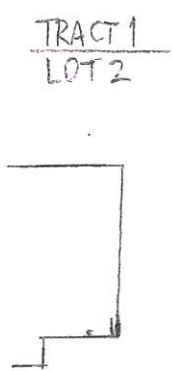
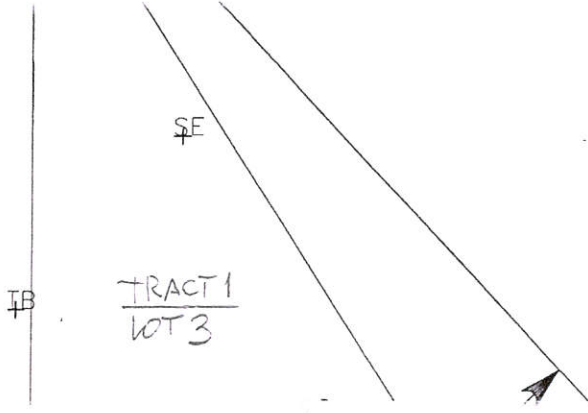
PARCEL 3
 NOTE: A CURRENT TOPO IS
 AVAILABLE IF NEEDED. WNW

WASILLA

W/1

ELEV: 321'

1245 E. WESTPOINT DRIVE	
PROPOSED BLDG SPACES	
DLB (FINISHED)	1395 SF 1217
[GARAGE (FLR1)	550 SF]
FLOOR 1	1395 SF 1217
FLOOR 2 (OPTION)	1945 SF 1766
MAX. LIVING SPACE:	4735 SF 4200



1245 E. WESTPOINT DRIVE, WASSILLA, AK
 LAKESHORE SUBDIVISION; TRACT 1, PARCEL 3

W. STARIN 5/11/15

Residential Development Proposal for: 1245 E. Westpoint Drive - Lakeshore Subdivision, Tract 1, Lot 3
 Comparative Summary of Adjacent Buildings and Lots
 Based on MSB Real Estate Tax Records as of 5/7/2015

Address	Legal Description	Lot Size (Acres)	Est. Value		Year Built	House Design	Living Space (area in sq.ft.)			Garage Area	Bldg/lot area %	
			Land	Impvts			Bsmt	1st flr.	2nd flr			Total
1201 E. Westpoint Dr.	Tract 1, Lot 1	0.35	78K	408K	2003	2-story	0	1861	1440	3301	1440	31%
1225 E. Westpoint Dr.	Tract 1, Lot 2	0.36	83K	175.5K	1977	2-story w/ full bsmt	1000	1000	0	2000	384	15%
1245 E. Westpoint Dr. PROPOSED BLDG	Tract 1, Lot 3	0.36	50K	TBD	TBD	2-story w/ full bsmt, gar1 (int) carport	1217 (DLB)	1217	1766	4200	550 170	31%
1200 E. Westpoint Dr.	Tract 2, Lot 1	0.57	85K	50K	1994	Cabin w/ gar1 (int) gar2 (det)	0	528	216 (loft)	744	702 1230	11%
1220 E. Westpoint Dr.	Tract 2, Lot 2	0.31	81K	306.1K	1982	2-story w/ full bsmt, gar1 (int) gar2 (det)	1168 (DLB)	1192	565	2925	340 768	30%
1240 E. Westpoint Dr.	Tract 2, Lot 3A	0.32	81K	203.9K	2011	2-story w/ bsmt	750 (unfin)	750	1500	3000	0	22%
1260 E. Westpoint Dr.	Tract 2, Lot 3B	0.41	90K	185.7K	1955+	Tri-level	816 (DLB)	1296	816	2928	775	21%

TARN GLEN HARDING TR
TARN WM A JANSON NANCY L TRES
; WILLIAM STARN
O BOX 1782

51037T01P003
1245 E WESTPOINT DR

ALMER AK 99645-1782

Acreage: 0.36

S 17N01W11B
WA 11
LAKESHORE 1963
Parcel ID: 64578

	Land	Sum of All Improvements	Exemption	Assessed Value
2015	\$ 50,000	\$ 0		\$ 50,000
2014	\$ 50,000	\$ 0		\$ 50,000
2013	\$ 46,000	\$ 0		\$ 46,000

Building ID:

Building Use

Const. Year

Foundation

Units

Item Description

Design Eff. Year
Physical Cond.

Quantity

Units Area

% Complete

Grade Building Type
Bsmt. Type

Rate

N/A

Total

Building ID:

0.00

0

Building ID:

Heat - 8E

Building ID:

Calculated Value:

Market Factor

Location Factor

Less Depreciation:

Physical

Accelerated

Functional

External

Total Depreciation

\$0

Net Calculated Value((RCNLD):

Override Value:

\$0

Utilities:

Total Utilities:

TOTAL IMPROVED VALUE (ROUNDED AMOUNT)

\$0

OBSON ROBT M SR & A O
201 E WESTPOINT DR
VASILLA, AK 99654

51037T01P001
1201 E WESTPOINT DR

Acreage: 0.35

S 17N01W11B
WA 11
LAKESHORE 1963
Parcel ID: 27584

	Land	Sum of All Improvements	Exemption	Assessed Value
2015	\$ 78,000	\$ 408,300	\$ 218,000	\$ 268,300
2014	\$ 78,000	\$ 388,400	\$ 170,000	\$ 296,400
2013	\$ 83,000	\$ 379,300	\$ 170,000	\$ 292,300

Building ID: 6020

Building Use Residential Building
Const. Year 2003
Foundation PC
Units 1

Design Eff. Year Two Story 2004
Physical Cond. S

Grade Building Type 05.2 FRAME
Bsmt. Type

Item Description	Quantity	Units Area	% Complete	Rate	Total
Building ID: 6020					
1.0 First Story	1.0	1312		142.37	186,789
2.0 Second Story	2.0	1861		85.83	159,730
Garage (10.3)	11M	1440		23.74	34,186
Porch Open, 1 Story	51	228		14.00	3,192
Porch Open, 2 Story	52	360		18.80	6,768

Building ID: 6020

Heat - 8E	G	1		0	0
3 Fixture Bath	04	3		3,400	10,200
Paving	L	1		5,000	5,000

Building ID: 6020

Calculated Value:					\$420,800
Market Factor			96		
Location Factor			108		
Less Depreciation:					
Physical			5.00		
Accelerated			0.00		
Functional			0.00		
External			0.00		
Total Depreciation					\$21,040
Net Calculated Value((RCNLD):					\$399,760
Override Value:					\$0
Utilities:					
SEPTIC1	\$5,000.00				
WELL1	\$3,500.00				

Total Utilities: \$8,500.00

TOTAL IMPROVED VALUE (ROUNDED AMOUNT) \$408,300

IOEL H KOPPERUD
O BOX 4470
ALMER AK 99645-4470

51037T01P002
1225 E WESTPOINT DR

Acreage: 0.36

S 17N01W11B
WA 11
LAKESHORE 1963
Parcel ID: 23995

	Land	Sum of All Improvements	Exemption	Assessed Value
2015	\$ 83,000	\$ 175,500		\$ 258,500
2014	\$ 83,000	\$ 168,800		\$ 251,800
2013	\$ 83,000	\$ 166,900		\$ 249,900

Building ID: 28340

Building Use Residential Building
Const. Year 1977
Foundation UK
Units 1

Design Eff. Year Two Story 1983
Physical Cond. S

Grade Building Type 04.6 FRAME
Bsmt. Type Full

Item Description	Quantity	Units Area	% Complete	Rate	Total
Building ID: 28340					
1.0 First Story	1.0	1000		124.92	124,920
Daylight Basement	DLB	1000		45.75	45,750
Finished Split Entry	03	1000		12.14	12,140
Garage (10.3)	11M	384		30.28	11,628
Porch Open, 1 Story	41	168		12.02	2,019
Deck with Railing	12E	84		15.00	1,260

Building ID: 28340

Heat - 8E	G	1		0	0
Fireplace Heatilator	03	2		1,300.00	2,600
3 Fixture Bath	03	1		2,500	2,500

Building ID: 28340

Calculated Value:					\$216,852
Market Factor			99		
Location Factor			108		
Less Depreciation:					
Physical			23.00		
Accelerated			0.00		
Functional			0.00		
External			0.00		
Total Depreciation					\$49,876
Net Calculated Value((RCNLD):					\$166,976
Override Value:					\$0

Utilities:

SEPTIC1 \$5,000.00
WELL1 \$3,500.00

Total Utilities: \$8,500.00

TOTAL IMPROVED VALUE (ROUNDED AMOUNT) \$175,500

IAMBLEN LAWRENCE O
IAMBLEN LAURA L
220 E WESTPOINT DR
VASILLA AK 99654-7140

51037T02P001
1200 E WESTPOINT DR

Acreage: 0.57

S 17N01W11B
WA 11
LAKESHORE 1963
Parcel ID: 47504

	Land	Sum of All Improvements	Exemption	Assessed Value
2015	\$ 85,000	\$ 50,000		\$ 135,000
2014	\$ 85,000	\$ 51,700		\$ 136,700
2013	\$ 85,000	\$ 53,300		\$ 138,300

Building ID: 6021

Building Use Residential Building
Const. Year 1994
Foundation SP
Units 1

Design Cabin
Eff. Year 1994
Physical Cond. S

Grade 1220
Building Type FRAME
Bsmt. Type

Building ID: 63598

Building Use Residential Garage
Const. Year 1994
Foundation SG
Units 0

Design Other
Eff. Year 1994
Physical Cond. SS

Grade N/A
Building Type FRAME
Bsmt. Type None

Item Description	Quantity	Units Area	% Complete	Rate	Total
Building ID: 6021					
1.0 First Story	1.0	528		55.02	29,051
Loft Cabin	6W	216		6.00	1,296
Garage (10.3)	11M	702		25.62	17,985
Deck without Railing	12G	480		11.00	5,280
Building ID: 63598					
Garage (10.1)	11D	1230		11.60	14,268
Building ID: 6021					
Cabin Flooring	7H	528		1.50	792
Heat - 8E	PC	1		1500	1,500
5 Fixture	02	1		2,125.00	2,125
Electrical System	03	528		3.00	1,584
Building ID: 63598					
Heat - 8E					

Building ID: 6021

Calculated Value:

Market Factor 100
Location Factor 100

\$59,613

Less Depreciation:

Physical 37.00
Accelerated 0.00
Functional 0.00
External 0.00

Total Depreciation

\$22,057

Net Calculated Value((RCNLD):

\$37,556

Override Value:

\$0

Building ID: 63598

Calculated Value:

Market Factor
Location Factor

\$14,268

Less Depreciation:

Physical 13.00
Accelerated
Functional
External

Total Depreciation

\$1,855

Net Calculated Value((RCNLD):

\$12,413

Override Value:

\$0

Utilities:

SEPTICP
WELLP

Total Utilities:

TOTAL IMPROVED VALUE (ROUNDED AMOUNT)

\$50,000

IAMBLEN LAWRENCE O
IAMBLEN LAURA L
220 E WESTPOINT DR
VASILLA AK 99654

51037T02P002
1220 E WESTPOINT DR

Acreage: 0.31

S 17N01W11B
WA 11
LAKESHORE 1963
Parcel ID: 21887

	Land	Sum of All Improvements	Exemption	Assessed Value
2015	\$ 81,000	\$ 306,100	\$ 218,000	\$ 169,100
2014	\$ 81,000	\$ 302,300	\$ 170,000	\$ 213,300
2013	\$ 81,000	\$ 301,500	\$ 170,000	\$ 212,500

Building ID: 28341

Building Use Residential Building
Const. Year 1982
Foundation UK
Units 1

Design Two Story
Eff. Year 1990
Physical Cond. S

Grade 05.0
Building Type FRAME
Bsmt. Type Full

Building ID: 63600

Building Use Residential Garage
Const. Year 1987
Foundation SG
Units 0

Design Other
Eff. Year 1987
Physical Cond. S

Grade N/A
Building Type FRAME
Bsmt. Type None

Item Description	Quantity	Units Area	% Complete	Rate	Total
Building ID: 28341					
1.0 First Story	1.0	1192		134.28	160,062
2.0 Second Story	2.0	565		100.05	56,528
Daylight Basement	DLB	1168		47.17	55,095
Finished Split Entry	04	1168		14.94	17,450
Garage (10.3)	11M	340		31.37	10,666
Deck with Railing	12E	590		15.00	8,850

Building ID: 63600

Garage (10.2)	DD	768		22.75	17,472
---------------	----	-----	--	-------	--------

Building ID: 28341

Vaulted Ceiling	6U	1		2000.00	2,000
Heat - 8E	G	1		0	0
Fireplace Heatilator	04	1		1,500.00	1,500
3 Fixture Bath	04	1		3,400	3,400

Building ID: 63600

Heat - 8E

Building ID: 28341

Calculated Value:

Market Factor 99
Location Factor 108

\$337,386

Less Depreciation:

Physical 16.00
Accelerated 0.00
Functional 0.00
External 0.00

Total Depreciation

\$53,981

Net Calculated Value((RCNLD):

\$283,405

Override Value:

\$0

Building ID: 63600

Calculated Value:

Market Factor
Location Factor

\$17,472

Less Depreciation:

Physical 19.00
Accelerated
Functional
External

Total Depreciation

\$3,320

Net Calculated Value((RCNLD):

\$14,152

Override Value:

\$0

Utilities:

SEPTIC1 \$5,000.00
WELL1 \$3,500.00

Total Utilities:

\$8,500.00

TOTAL IMPROVED VALUE (ROUNDED AMOUNT)

\$306,100

IARRIS FAMILY LLC
O BOX 190465
ANCHORAGE AK 99519-0465

51037T02P003A
1240 E WESTPOINT DR

Acreage: 0.32

S 17N01W11B
WA 11
LAKESHORE 1963
Parcel ID: 32435

	Land	Sum of All Improvements	Exemption	Assessed Value
2015	\$ 81,000	\$ 203,900		\$ 284,900
2014	\$ 81,000	\$ 182,200		\$ 263,200
2013	\$ 86,000	\$ 180,400		\$ 266,400

Building ID: 6022

Building Use Residential Building
Const. Year 2011
Foundation CB
Units 1

Design Eff. Year Two Story 2011
Physical Cond. S

Grade Building Type 04.3 FRAME
Bsmt. Type Full

Item Description	Quantity	Units Area	% Complete	Rate	Total
Building ID: 6022					
1.0 First Story	1.0	750	48	124.80	44,928
2.0 Second Story	2.0	1500	48	76.66	55,195
Unfinished Basement	03	750		8.86	6,645
Deck with Railing	12E	425		15.00	6,375

Building ID: 6022

Heat - 8E G 1 0 0
3 Fixture Bath 03 48 2,500 120,000

Building ID: 6022

Calculated Value:					\$246,759
Market Factor			98		
Location Factor			108		
Less Depreciation:					
Physical			1.00		
Accelerated			0.00		
Functional			20		
External			0.00		
Total Depreciation					\$51,326
Net Calculated Value((RCNLD):					\$195,433
Override Value:					\$0

Utilities:

SEPTIC1	\$5,000.00
WELL1	\$3,500.00
Total Utilities:	\$8,500.00

TOTAL IMPROVED VALUE (ROUNDED AMOUNT) \$203,900

TARN GLEN H TRUST AGRMNT DATED 2, 51037T02P003B
TARN WILLIAM A & JANSON NANCY L T 1260 E WESTPOINT DR
O BOX 1782
ALMER AK 99645-1782

Acreage: 0.41

S 17N01W11B
WA 11
LAKESHORE 1963
Parcel ID: 4459

	Land	Sum of All Improvements	Exemption	Assessed Value
2015	\$ 90,000	\$ 185,700		\$ 275,700
2014	\$ 90,000	\$ 168,600		\$ 258,600
2013	\$ 88,000	\$ 173,400		\$ 261,400

Building ID: 28342

Building Use Residential Building
Const. Year 1955
Foundation UK
Units 1

Design Eff. Year Tri Level 1981
Physical Cond. S

Grade 04.5
Building Type FRAME
Bsmt. Type

Item Description	Quantity	Units Area	% Complete	Rate	Total
Building ID: 28342					
1.0 First Story	1.0	1296		115.03	149,079
Daylight Basement	DLB	816		45.79	37,365
Finished Split Entry	03	840		12.14	9,906
Garage (10.3)	11M	775		25.19	19,522
Porch Enclosed, 1 Story		36		0.00	0
Deck with Railing	12E	560		15.00	8,400

Building ID: 28342

Heat - 8E G 1 0 0
Fireplace Heatilator 03 1 1,300.00 1,300

Building ID: 28342

Calculated Value:					\$236,309
Market Factor			97		
Location Factor			108		
Less Depreciation:					
Physical			25.00		
Accelerated			0.00		
Functional			0.00		
External			0.00		
Total Depreciation					\$59,077
Net Calculated Value((RCNLD):					\$177,232
Override Value:					\$0
Utilities:					
SEPTIC1	\$5,000.00				
WELL1	\$3,500.00				

Total Utilities: \$8,500.00

TOTAL IMPROVED VALUE (ROUNDED AMOUNT) \$185,700

CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 22 day of May, 2015, I mailed 124 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Variance to setbacks
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, May 22, 2015

CITY OF WASILLA

Tahiri Revet
TAHIRIH REVET
Planning Clerk

Attest:

TINA CRAWFORD
City Planner

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**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 05-22-15

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 **June 9, 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 June 1, 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

PUBLIC NOTICE

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

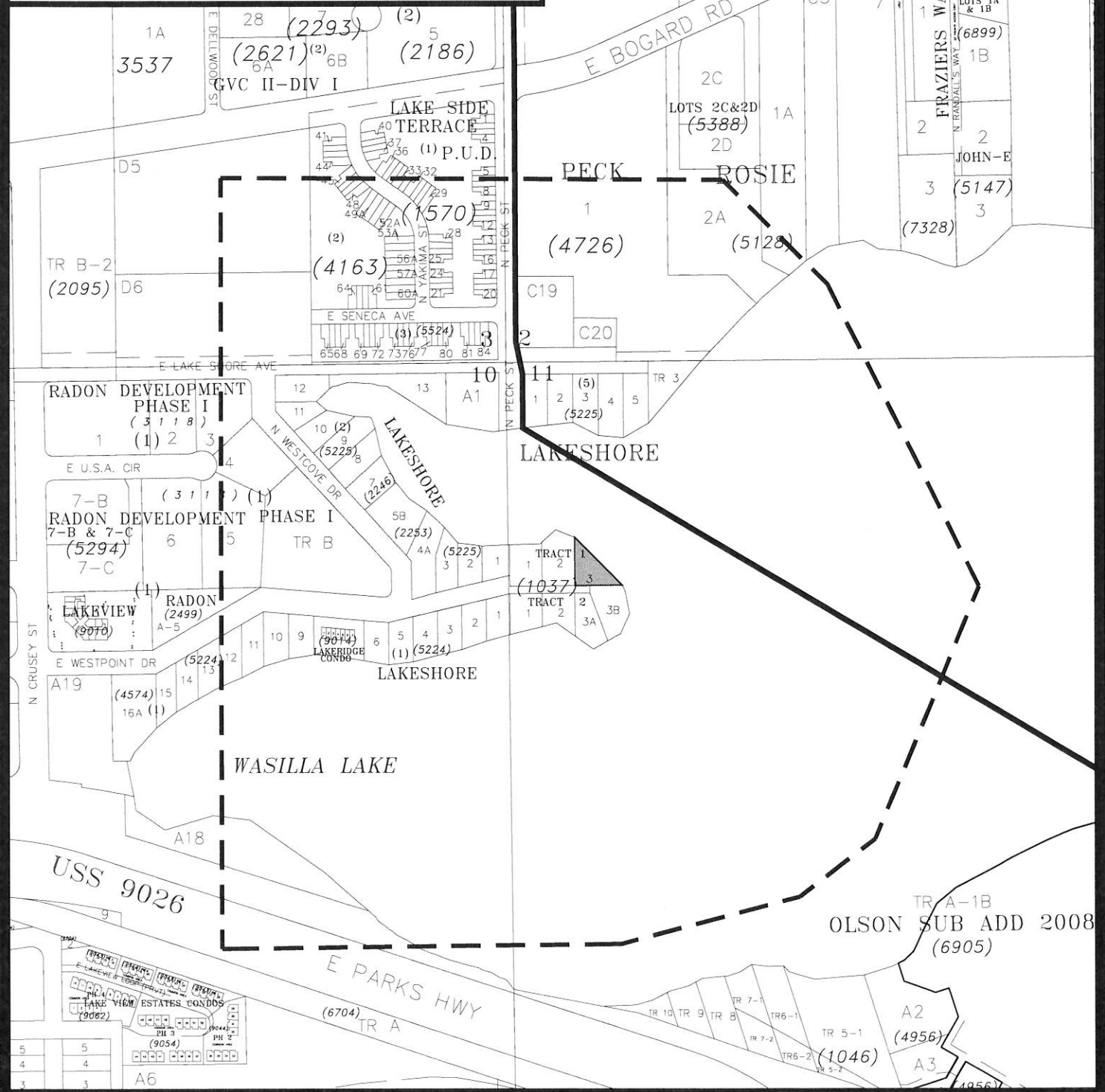


SCALE IN FEET



**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
BUSNESS KEVIN S
645 N YAKIMA ST
WASILLA, AK 99654-7168

9014000U004
COLEGROVE S & S LVG TR
COLEGROVE SR & SA 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
HAMBLÉN LAWRENCE O
HAMBLÉN 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 FANCIFUL 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 KIM DANINE & LE
1220 E 68TH
#102
ANCHORAGE, AK 99518
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

1570B01L019
WHITE AMANDA I
628 N PECK ST
WASILLA, AK 99654

4163B02L058A
WRATHALL FAMILY TR
WRATHALL GRANT R JR TRE
638 YAKIMA ST
WASILLA, AK 99654

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

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

Tom Brooks
Alaska Railroad Corp
PO Box 107500
Anchorage, AK 99501

Corps of Engineers
Regulatory Branch
PO Box 6898
Elmendorf AFB, AK 99506-0898

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

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

FAA
Airport Division
222 W. 7th Ave
#14
Anchorage, AK 99513

Kathy Wells
Friends of Mat-Su
PO Box 116
Palmer, AK 99645

Troy Scheuner
GCI
501 N. Main St
Suite 130
Wasilla, AK 99654

MEA
PO Box 2929
Palmer, AK 99645

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

MSB Cultural Resources Specialist
350 E. Dahlia Ave
Palmer, AK 99645

MSB Fire Chief
101 S. Swanson Ave
Wasilla, AK 99654

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

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

MSB Public Works Director
350 E. Dahlia Ave
Palmer, AK 99645

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

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

Oran Wooley
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654
SOA/DNR
WATER Resources
550 W. 7th Ave
Suite 1020
Anchorage, AK 99501

Roy Robertson
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654
SOA/DFG/Habitat
1800 Glenn Hwy
Suite 6
Palmer, AK 99645

SOA/DNR
Commissioner's Office
550 W. 7th Ave
Suite 1400
Anchorage, AK 99501

SOA/DNR
Technical Services
550 W. 7th Ave
Suite 650
Anchorage, AK 99510-3577

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

Superintendent
SOA/DOTPF
289 Inner Springer Loop
Palmer, AK 99645

Debra Barrett
581 Briar Dr
Wasilla, AK 99654

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

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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By: Planning
Public Hearing: 06/09/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-10**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V15-01 ALLOWING AN 19.5 FOOT VARIANCE FROM THE REQUIRED 25 FOOT FRONT YARD SETBACK AND A 45 FOOT VARIANCE FROM THE REQUIRED 75 FOOT SHORELINE SETBACK IN ORDER TO CONSTRUCT A SINGLE-FAMILY DWELLING, LOCATED ON TRACT 1, PARCEL 3, LAKESHORE 1963 SUBDIVISION IN THE MULTI FAMILY ZONING DISTRICT.

WHEREAS, William Starn submitted an application for a variance on May 12, 2015, along with a site plan and application fee; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 foot radius and review agencies and the Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on June 2, 2015; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on the requested variance 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

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. Prepare a landscape plan to the City Planner for review and approval that re-vegetates the area between the structure and the high-water mark of Wasilla Lake in accordance with the Property Owner's Guide to Shoreline Landscaping in the Matanuska-Susitna Borough and any other requirements necessary to ensure adequate protection of the lake and shoreline.
2. Design the site appropriately to prevent direct runoff from the lots into the lake.
3. Obtain all necessary permits and approvals for the installation of any necessary water/sewer infrastructure.
4. Provide adequate shoreline vegetation or other stabilization methods at the water's edge to prevent additional erosion.
5. Obtain all necessary approvals prior to working on the water's edge.

ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

ATTEST:

Glenda Ledford, Chairman Date

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 15-10
FINDINGS OF FACT – 16.28.110

§16.28.110(A) Application.

An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Finding: A complete application was submitted to the Planning Department on May 12, 2015.

§16.28.110(B) Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.

Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notice was mailed May 22, 2015 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040. Hearing procedure shall follow the criteria outlined in 16.16.040(A).

§16.28.110(C) Variance Standards

A variance may be granted only if:

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Finding: The small, triangular shape does not apply generally to properties in the district or vicinity.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Finding: The parcel is in the original platted configuration from 1963.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Finding: Without approval of a variance, the parcel would be basically unbuildable since the Land Development Code requires a 25' front yard setback and a 75' shoreline setback.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Finding: The applicant did not cause the conditions that require a variance.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience. Without any variance, no structure may be built on the lot.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Finding: The variance request appears to be the minimum necessary to permit reasonable use of the parcel. The applicant is proposing a single-family dwelling.

2. The variance will not permit a land use that is prohibited by this title;

Finding: The proposed residential use is not prohibited as a residential use is permitted in a Residential Multifamily (RM) zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

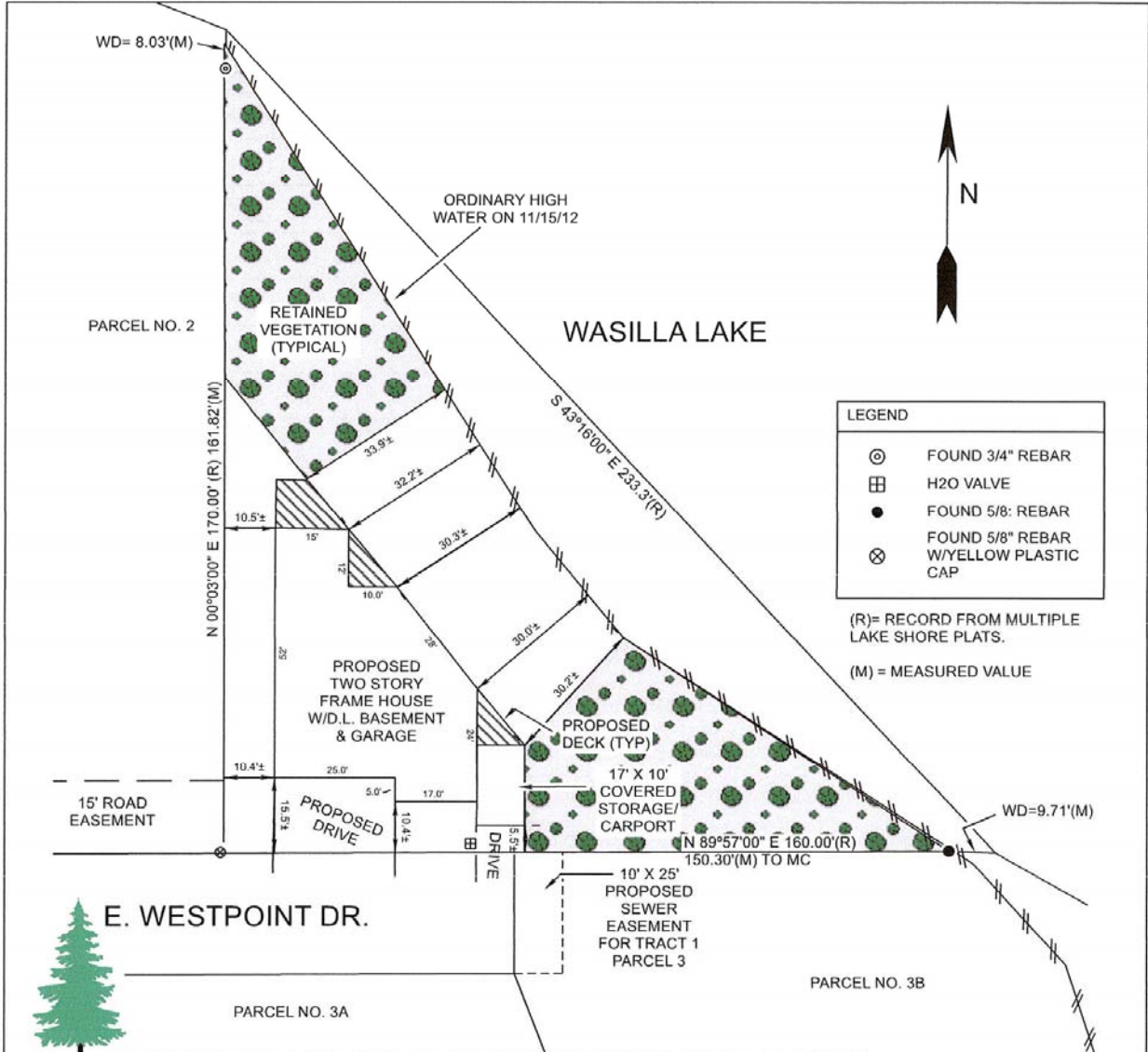
Finding: The variance is in keeping with the spirit and intent of the chapter.

4. The variance will not be detrimental to the public health, safety or welfare; and

Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Finding: The requested variance should not significantly adversely affect other properties in the area.



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/PAGE(S) 238-68	
SCALE 30 Ft/in	PLOT PLAN	ASBUILT	X	MAP	
DRAWN HW		CKD. WW			

By: Planning
Public Hearing: 06/09/15
Public Hearing Continued: 07/14/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-10**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V15-01 ALLOWING AN 19.5 FOOT VARIANCE FROM THE REQUIRED 25 FOOT FRONT YARD SETBACK AND A 45 FOOT VARIANCE FROM THE REQUIRED 75 FOOT SHORELINE SETBACK IN ORDER TO CONSTRUCT A SINGLE-FAMILY DWELLING, LOCATED ON TRACT 1, PARCEL 3, LAKESHORE 1963 SUBDIVISION IN THE MULTI FAMILY ZONING DISTRICT.

WHEREAS, William Starn submitted an application for a variance on May 12, 2015, along with a site plan and application fee; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius and review agencies and the Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on June 2, 2015; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on June 9, 2015 regarding the requested variance 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

WHEREAS, the Wasilla Planning Commission continued the public hearing until the July 14, 2015 meeting; and

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

WHEREAS, notice of the continued public hearing was mailed to all property owners within a 1,200 feet radius and review agencies and the Planning Commission as required by §16.16.040(A)(2) of the Wasilla Municipal Code

WHEREAS, the Wasilla conducted the continued public hearing on July 14, 2015 regarding the requested variance 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

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. Prepare a landscape plan to the City Planner for review and approval that re-vegetates the area between the structure and the high-water mark of Wasilla Lake in accordance with the Property Owner's Guide to Shoreline Landscaping in the Matanuska-Susitna Borough and any other requirements necessary to ensure adequate protection of the lake and shoreline.
2. Design the site appropriately to prevent direct runoff from the lot into the lake.
3. Obtain all necessary permits and approvals for the installation of any necessary water/sewer infrastructure.
4. Provide adequate shoreline vegetation or other stabilization methods at the water's edge to prevent additional erosion.

5. Obtain all necessary approvals prior to working on the water's edge.

ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

ATTEST:

Glenda Ledford, Chairman Date

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 15-10
FINDINGS OF FACT – 16.28.110

§16.28.110(A) Application.

An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Finding: A complete application was submitted to the Planning Department on May 12, 2015.

§16.28.110(B) Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.

Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notice was mailed May 22, 2015 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040. Hearing procedure shall follow the criteria outlined in 16.16.040(A).

§16.28.110(C) Variance Standards

A variance may be granted only if:

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Finding: The small, triangular shape does not apply generally to properties in the district or vicinity.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Finding: The parcel is in the original platted configuration from 1963.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Finding: Without approval of a variance, the parcel would be basically unbuildable since the Land Development Code requires a 25' front yard setback and a 75' shoreline setback.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Finding: The applicant did not cause the conditions that require a variance.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience. Without any variance, no structure may be built on the lot.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Finding: The variance request appears to be the minimum necessary to permit reasonable use of the parcel. The applicant is proposing a single-family dwelling.

2. The variance will not permit a land use that is prohibited by this title;

Finding: The proposed residential use is not prohibited as a residential use is permitted in a Residential Multifamily (RM) zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

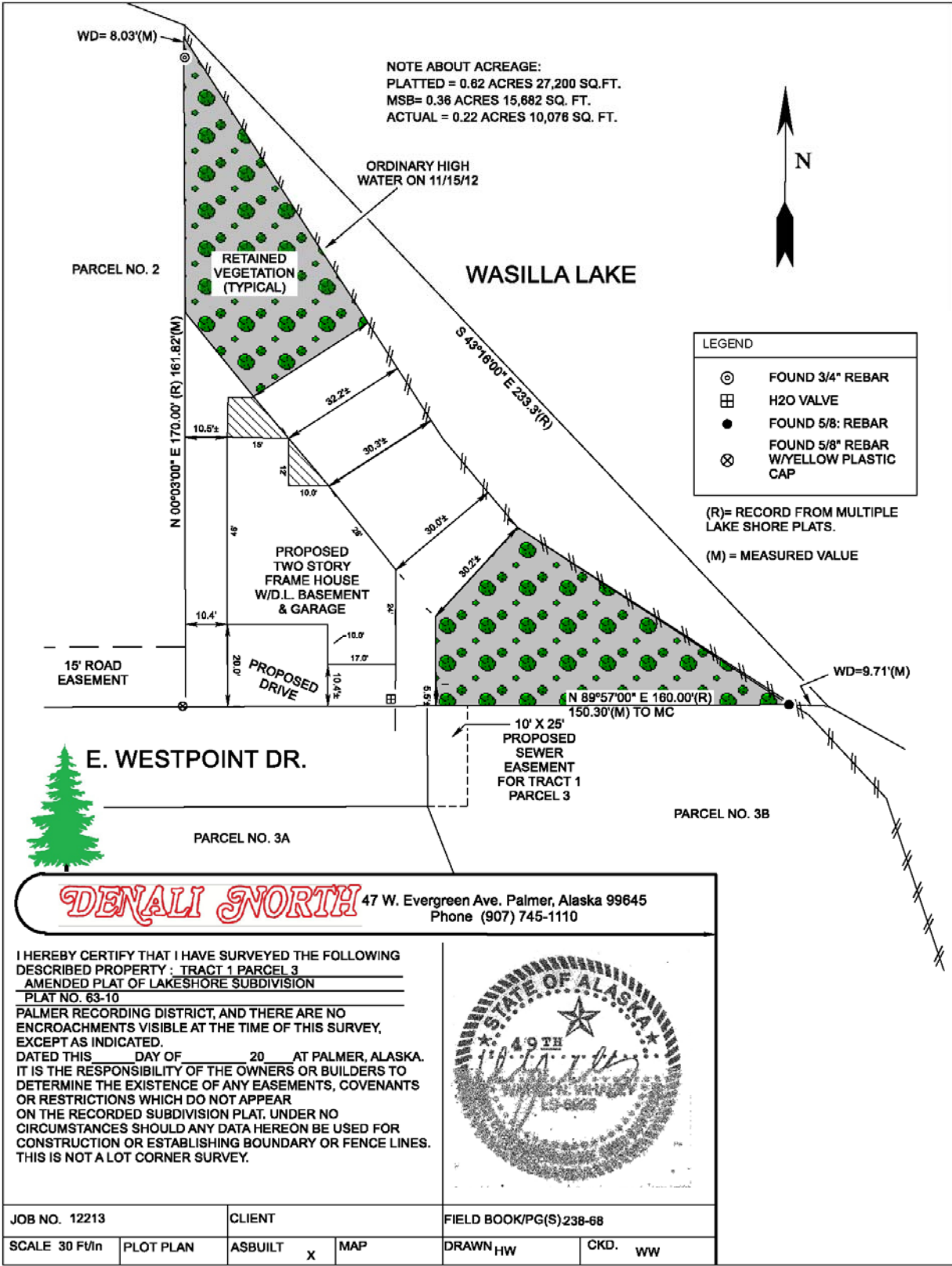
Finding: The variance is in keeping with the spirit and intent of the chapter.

4. The variance will not be detrimental to the public health, safety or welfare; and

Finding: The variance will not be detrimental to public health or welfare.

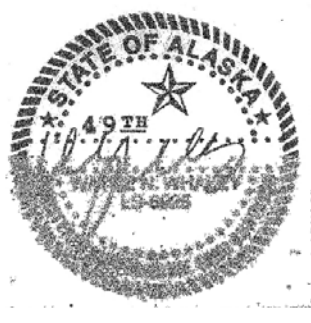
5. The variance will not significantly adversely affect other property.

Finding: The requested variance should not significantly adversely affect other properties in the area.



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/PAGE(S) 238-68	
SCALE 30 F/in	PLOT PLAN	ASBUILT	x	MAP	
				DRAWN HW	CKD. WW

Traverse PC

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By: Planning
Public Hearing: 06/09/15
Public Hearing Continued: 07/14/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-10**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION DENYING VARIANCE NO. V15-01 ALLOWING AN 19.5 FOOT VARIANCE FROM THE REQUIRED 25 FOOT FRONT YARD SETBACK AND A 45 FOOT VARIANCE FROM THE REQUIRED 75 FOOT SHORELINE SETBACK IN ORDER TO CONSTRUCT A SINGLE-FAMILY DWELLING, LOCATED ON TRACT 1, PARCEL 3, LAKESHORE 1963 SUBDIVISION IN THE MULTI FAMILY ZONING DISTRICT.

WHEREAS, William Starn submitted an application for a variance on May 12, 2015, along with a site plan and application fee; and

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WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on June 2, 2015; and

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WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby denies this application with the Findings of Fact, attached as Exhibit A and incorporated herein

ADOPTED by the Wasilla Planning Commission on -, 2015.

APPROVED:

Glenda Ledford, Chairman Date

ATTEST:

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 15-10
FINDINGS OF FACT – 16.28.110

§16.28.110(A) Application.

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Finding: A complete application was submitted to the Planning Department on May 12, 2015.

§16.28.110(B) Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.

Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notice was mailed May 22, 2015 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040. Hearing procedure shall follow the criteria outlined in 16.16.040(A).

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A variance may be granted only if:

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought;

Finding: **The small, triangular shape does not apply generally to properties in the district or vicinity.**

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Finding: The parcel is in the original platted configuration from 1963.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

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Finding: The proposed residential use is not prohibited as a residential use is permitted in a Residential Multifamily (RM) zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

Finding: **The variance is in keeping with the spirit and intent of the chapter.**

4. The variance will not be detrimental to the public health, safety or welfare; and

Finding: **The variance will not be detrimental to public health or welfare.**

5. The variance will not significantly adversely affect other property.

Finding: **The requested variance should not significantly adversely affect other properties in the area.**

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