

Lot A14, Township 17 North, Range 1 West, Section 3, Seward Meridian

Zoning: Rural Residential (RR)

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

2. Item: **Conditional Use Permit #15-01** (Reso. #15-17)

Request: Approval for a faith-based residential discipleship program for men in existing commercial buildings.

Owner: Pacific Northwest Adult and Teen Challenge

Total Area: 1.28 acres +/-

Location: 545, 575, 591, & 555 S. Knik Street and 546, 560, 576, & 590 S. Knik-Goose Bay Road

(generally located at the NW corner of S. Knik St & S. Knik-Goose Bay Road)

Lots 1-4, 11, & 12A, Block 4, Kennedy Addition Subdivision

Zoning: Commercial (C)

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

3. Committee of the Whole

- a. Discussion regarding land clearing waivers and possible amendments to the landscaping regulations in Title 16 of the Wasilla Municipal Code.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log
- C. Matanuska-Susitna Borough Planning Commission agenda

XI. AUDIENCE COMMENTS (*three minutes per person*)

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Tuesday, August 11, 2015, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Claudia Pinard, Seat A
- Jessica Dean, Seat C
- Loren Means, Seat D
- Glenda Ledford, Seat E

Commissioner absent and excused was:

- Debra Barrett, Seat B

Staff in attendance were:

- Ms. Tina Crawford, City Planner
- Ms. Lyn Carden, Deputy Administrator
- Ms. Joan Klapperich,
- Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

- A. Ms. Carden led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

- A. City Deputy Administrator
Ms. Carden provided a report on projects in the City.

- B. City Public Works Director
No report given.

- C. City Attorney
No report given.

- D. City Planner
No report given.

VI. PUBLIC PARTICIPATION *(Three minutes per person for items not on agenda)*

No one stepped forward.

VII. CONSENT AGENDA

- A. Minutes of July 14, 2015, regular meeting
- B. Minutes of July 28, 2015, special meeting

GENERAL CONSENT: Minutes were approved as presented.

VIII. NEW BUSINESS *(five minutes per person)*

A. Public Hearing

- 1. Item: **Land Clearing Waiver #15-07** (Reso. #15-13)
Request: Approval to allow 79% of the lot to remain cleared of vegetation, which is 9% more than the 70% clearing allowed in WMC 16.33.050(A)(2) for a new commercial building.
Owner: Troy Davis Homes
Total Area: 0.92 acres +/-
Location: 1689 S. Knik-Goose Bay Road
Lot 2, Fern Plaza Subdivision
Zoning: Commercial (C)

a. City Staff

Ms. Crawford provided a summary of the request for the land clearing waiver.

Discussion moved to the Commission.

b. Applicant

Applicant not present.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

With no one present, Chair Ledford closed the public hearing.

d. Applicant

Applicant not present.

MOTION: Commissioner Dean moved to approve Land Clearing Waiver #15-07 (Reso. #15-13), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend Resolution Serial No. 15-13 to add a third condition that reads as follows:

- 3. Plant the maximum amount of tree and shrub coverage, with a minimum of two trees, which is feasible in the landscaped area in the northeast area of the lot that is near the adjoining Lot 1.**

VOTE: The amendment passes unanimously.

VOTE: The motion to approve Land Clearing Waiver #15-07 (Reso. #15-13) as amended, passed unanimously.

2. Item: **Variance #15-03** (Reso. #15-14)
Request: A variance of 6 feet to the maximum 25' sign height to allow a 31-foot sign height and variance of 43 square feet to the maximum 150-square foot sign area to allow a 193 square feet of sign area and a variance of 2 feet to the minimum 3-foot setback from a property line to allow a 1-foot setback from the property line to allow modifications to an existing nonconforming sign..
- Owner: PTF Investments
Applicant: Western Enterprises, Inc.
Total Area: 1.76 acres +/-
Location: 1261 S. Seward Meridian (SE corner of Parks Highway and S. Seward Meridian Parkway)
Lot 1A-1, Block 1, Carefree Acres Subdivision
Zoning: Commercial (C)

a. City Staff

Ms. Crawford provided a summary of the request for the variance.

Commissioner Dean disclosed she is leasing space in another building and that the applicant is also the landlord for that building.

Ms. Crawford stated that staff contacted the City Attorney and they said that this would not constitute a conflict of interest but that Commissioner Dean should disclose the information.

b. Applicant

Mr. Andrew Faiks, manager with Western Enterprises, provided a brief summary of the request for a variance to the current sign.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Ledford opened the public hearing.

With no one present, Chair Ledford closed the public hearing.

d. Applicant

No comments.

MOTION: Commissioner Dean moved to approve Variance #15-03 (Reso. #15-14), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to amend the main motion to add the following condition:

1. **The decorative sign and pole features must be installed in a manner substantially consistent with the drawing in the application and must be maintained in perpetuity.**

VOTE: The motion to approve Variance #15-03 (Reso. #15-14) as amended, passed unanimously.

VOTE: The motion to approve Variance #15-03 (Reso. #15-14) as amended, passed unanimously.

3. **Resolution Serial No. 15-15:** Supporting a recommendation by the Wasilla Parks and Recreation Commission that the Wasilla City Council support development of bocce ball courts at Iditapark.

a. City Staff

Ms. Klapperich proved a report on the request for bocce ball courts at Iditapark.

Mr. Robbin Robbert provided a brief report on the idea of bocce ball courts at Iditapark and stated that he is in support of the development.

b. Private person supporting or opposing the proposal
Chair Ledford opened the public hearing.

Ms. Christina Collins stated that she is in support of the development of bocce ball courts at Iditapark.

With no one present else stepping forward, Chair Ledford closed the public hearing.

c. Applicant

No further comments.

MOTION: Commissioner Pinard moved to approve Resolution Serial No. 15-15 as presented.

VOTE: The motion to approve Resolution Serial No. 15-15, passed unanimously.

IX. UNFINISHED BUSINESS

No unfinished business

X. COMMUNICATIONS

No statements made regarding the following items.

A. Permit Information

B. Enforcement Log

C. Matanuska-Susitna Borough Planning Commission agenda

XI. AUDIENCE COMMENTS (*three minutes per person*)

Mr. Dan Kelly requested that the Planning Commission recommend that the City Council adopt a noise ordinance that addresses vehicular traffic and outdoor events.

XII. STAFF COMMENTS

Ms. Klapperich thanked the Commissioners' for their time in hearing the request on the bocce ball courts.

XIII. COMMISSION COMMENTS

Commissioner Means stated that it was great to see support by the community for the bocce ball courts at Iditapark and that he was still considering the idea suggested by Mr. Kelly for beautification of Wasilla.

Commissioner Pinard stated that the City could seek sponsors to help with installing and maintaining landscaping in the City to improve the appearance. She also stated that landscape code needs to be reviewed and modified.

XIV. ADJOURNMENT

The regular meeting adjourned at 7:46 PM.

GLENDAL LEDFORD, Chairman Date

ATTEST:

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.

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Staff Report: PUD #15-01
Prepared by: Planning Staff
Meeting date: September 08, 2015

I. SUMMARY FACTS:

Agent/Owner: Fuller Properties, LLC

Request: Approval of a Planned Unit Development (PUD) to develop an 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units.

Parcels: Lot A14, Township 17 North, Range 1 West, Section 3, Seward Meridian

Location: Spruce Avenue (generally located on the south side of Spruce Avenue just east of N. Lacy Loop)

Parcel size: 8.05 acres±

Existing Zoning: Rural Residential (RR)

Future Land Use: Mixed Use

Surrounding Uses: North: Residential (Outside City limits)
South: Vacant
East: Vacant
West: Single-family residential/Vacant

II. STAFF RECOMMENDATION:

Staff recommends approval of the request with conditions based on findings of compliance with applicable criteria established in Section 16.16.050, 16.16.070, and 16.20.030 of the Wasilla Municipal Code.

III. SUMMARY OF REQUEST

Public hearing notices were mailed to 144 property owners within a 1,200 foot radius and 25 review agencies on August 19, 2015 allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

IV. APPLICABLE PROVISIONS

The following requirements from WMC 16.16.050, 16.16.070, and 16.20.030 are applicable to this request for rezoning property within the City of Wasilla:

V. FINDINGS

COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

16.16.050 *An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Staff Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Staff Finding: The proposed use is consistent with the Comprehensive Plan's Mixed Use Future Land Use Map designation that implements the Comprehensive Plan.

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Staff Finding: The specific approval criteria under 16.16.060 are not applicable since multi-family residential is not one of the special uses with additional criteria.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Staff Finding: The City mailed 144 notices to neighboring property owners within 1200', 25 review agencies that are typically provided with the opportunity to comment, and the Planning Commission and City Council. At the time of packet preparation, four comments were received from review agencies that indicated the status of the plat,

the requirement to obtain well and septic approvals from DEC, and no comments from MSB Cultural Resources and one comment from a neighbor expressing concerns about traffic, school capacity, and water/sewer. As indicated in the findings and the application packet, the development has direct access onto a major collector roadway (Spruce Avenue) and will obtain the necessary approvals to install appropriate well and septic on each lot.

Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

16.16.050(6) ***Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***

Staff Finding: Access for emergency vehicles will be provided from Spruce Avenue and the proposed subdivision road and the MSB Fire Chief will review the proposed subdivision for compliance with all applicable fire codes and emergency access as related to the public health, safety and welfare.

16.16.050(7) ***Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.***

Staff Finding: This multi-family development will not overload the street system or create unsafe streets or dangers to pedestrians since the proposed subdivision will have a residential street that directly accesses onto E. Spruce Avenue, which is a major collector road.

16.16.050(8) ***Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Staff Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010. The only modification granted by the PUD is the ability to construct a fourplex on each lot instead of the single-family or duplex allowed in the Rural Residential zoning district.

16.24.050(9) ***Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***

Staff Finding: The site plan provides the required parking and snow storage areas.

16.16.050(10) *Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.*

Staff Finding: A well and septic system will be installed on each lot, which will be reviewed and approved by the State DEC staff. Other utilities are currently available in the area.

16.16.050(11) *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.*

Staff Finding: The proposed drainage plan indicates adequate room for on-site drainage to prevent runoff from the site into the street.

16.16.050(12) *Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.*

Staff Finding: This criterion is not applicable since only one fourplex will be developed on each lot.

16.16.050(13) *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

Staff Finding: There should not be different peak use characteristics than the surrounding uses or area since the surrounding area is developed with residential uses and the adjoining subdivision is a small-lot subdivision with 36 residential units with a similar overall land area.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.*

Staff Finding: The proposed use should not generate any negative impacts to the surrounding properties.

16.16.050(15) *Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:*

- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.*
- b. Adequately sized, located and screened trash receptacles and areas.*

Staff Finding: The proposed site plan meets the clearing, landscaping, and buffering requirements in Title 16.

16.16.050(16) *Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

Staff Finding: Currently, no sidewalk or pathway system exists along E. Spruce Avenue and no sidewalk should be required since the proposed subdivision will only have eight lots.

16.16.050(17)

Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source

will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Staff Finding: City utilities are not in the immediate area so the applicant will install a well and septic system on each lot. The applicant will coordinate with DEC to obtain all necessary approvals.

16.16.050(18) ***Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.***

Staff Finding: Per the Matanuska-Susitna Borough Cultural Resources Office, there are no known historic resources on the site.

16.16.050(19) ***Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.***

Staff Finding: The proposed use is a residential subdivision and all of the buildings will have a similar appearance and style (see building elevation drawings in packet.)

16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Staff Finding: Due to the small size of the development, no additional open space or facilities is required.

16.16.050(21) ***Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

Staff Finding: There are no foreseeable problems associated with winter conditions are anticipated for the proposed use and all snow storage will be accommodated on site.

COMPLIANCE WITH WMC 16.16.070 - REZONING

A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.

Staff Finding: This criterion is met since the subject rezoning was initiated by the property owner.

B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.

Staff Finding: This criterion is met since the parcel is approximately 8.05 acres.

C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.

Staff Finding: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;

Staff Finding: This criterion is not applicable since there are not any approved neighborhood plans in the area. However, notices were mailed to all property owners within 1200' to inform them of the proposed development and allow them time to provide comments/concerns.

2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;

Staff Finding: The proposed PUD substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and the PUD requirements in WMC 16.20.030. Detailed findings regarding consistency with the PUD requirements are included in this report. Additional in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit applications for future development on these parcels.

3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;

Staff Finding: The proposed development is in an area that has access to the services above or will provide them at time of development.

4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;

Staff Finding: At the time of packet preparation, three comments were received from review agencies that indicated the status of the plat and the requirement to obtain well and septic approvals from DEC and one comment from a neighbor expressing concerns about traffic, school capacity, and water/sewer.

Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;

Staff Finding: There is a demonstrated need for more affordable housing options in the area, which is typically addressed by developing multi-family dwellings. The approval of the proposed development will allow construction of a fourplex per lot instead of the low-density single-family or duplex uses allowed by the RR zoning district.

6. The resulting district or expanded district will be a logical, integrated area; and

Staff Finding: The density per acre is consistent with the small lot subdivision immediately west of the proposed development. The other adjoining properties are currently undeveloped. Additionally, the location along E. Spruce Avenue, a major collector roadway, is an appropriate location for multi-family development.

7. The rezoning is in conformance with the city comprehensive plan.

Staff Finding: The proposed PUD is consistent with the intent of the Mixed Use future land use designation in the Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area. As stated above, the subject property is located along E. Spruce Avenue, which is a Major Collector roadway, and is adjacent to a small-lot subdivision that has the same overall density per acre.

COMPLIANCE WITH WMC 16.20.030 – PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

A. Purpose. The purpose of the PUD overlay district is to promote innovative and efficient land use and design by permitting greater flexibility in zoning requirements than this title generally permits. This flexibility should result in a more efficient and aesthetic development of the project site, allowing higher residential density or increased intensity or mix of uses than would be permitted in the underlying zoning district, while preserving harmony with uses in the surrounding area.

Staff Finding: The relaxation of the density restrictions of Title 16 will allow a higher density that would otherwise be reached on this parcel. Developing more dense residential uses on the parcel is consistent with the adjoining small lot, high density subdivision and is very close to the commercial core of the city.

B. Application. A PUD overlay district may be located in any zoning district, and may be used for any residential, commercial or industrial use or combination thereof. The terms and conditions of a PUD overlay district supplement the regulations in the underlying zoning district, and modify and supersede any conflicting regulations in the underlying zoning district. A PUD overlay district may be applied only to a parcel having an area not less than two acres, unless the planner finds one or more of the following factors justifies applying a PUD overlay district to a parcel having an area less than two acres:

- 1. Applying a PUD overlay district will permit reasonable development of the parcel while preserving an unusual physical or topographic feature of importance to the area as a whole;**
- 2. The parcel is adjacent to an existing PUD overlay district, and will be developed as an extension of, or compatibly with, that existing district;**

3. ***The project will use design features that benefit the general public and surrounding area, and that would not be permitted in the underlying zoning district;***
4. ***The project will provide a desirable mixture of uses, or meet a need for affordable residential, commercial or industrial development that would not be feasible under the regulations in the underlying zoning district; or***
5. ***The PUD overlay district will facilitate redevelopment in the downtown area as described in the comprehensive plan.***

Staff Finding: The proposed PUD meets this criterion since the parcel is approximately 8.05 acres.

C. Permitted Uses. The permitted uses in a PUD overlay district shall be specified in the ordinance establishing the district, and may include any uses permitted in the underlying zoning district by administrative approval, use permit or conditional use permit that are appropriate in furtherance of the goals of the comprehensive plan and designed to complement each other. In addition, the following uses are permitted in a PUD overlay district:

1. ***Multifamily dwellings.***
2. ***The following uses that only serve permitted residential uses within the PUD overlay district: community buildings; indoor or outdoor recreation facilities; and recreational vehicle storage.***
3. ***Retail commercial uses that serve principally the permitted residential uses within the PUD overlay district and the surrounding neighborhood.***

Staff Finding: The site plan for the proposed PUD indicates that one multi-family structure (fourplex) will be developed on each proposed lot.

D. Design and Development Standards. All uses and structures in a PUD overlay district shall conform to the following design and development standards:

1. ***Buildings, parking areas, pedestrian, bicycle and vehicular ways, and utility easements shall be designed to promote public safety, minimize conflict between uses, and reasonably maintain topography and other natural features.***

Staff Finding: The proposed PUD provides adequate building separation, parking areas, pedestrian and bicycle access and significantly maintains the topography and other natural features.

2. ***The design shall take into account the relationship of the site to the surrounding areas and between differing uses on the site, and shall minimize adverse impacts between the project and adjacent land uses, and different types of potentially incompatible land uses. Incompatibilities to be mitigated include traffic congestion, noise, visual intrusion and hours of operation.***

Staff Finding: The proposed PUD development is consistent with the surrounding land uses and will not create negative impacts.

3. ***If existing topographical or other barriers within ten (10) feet of the perimeter of the PUD overlay district do not sufficiently mitigate incompatibilities with adjacent existing uses, one or more of the following shall be required:***
 - a. ***Structures located on the perimeter of the district shall be set back in accordance with the front yard setback of the underlying zoning district.***
 - b. ***Screening or buffering shall be provided on the perimeter of the district in accordance with Section 16.33.030(G).***

Staff Finding: The proposed PUD meets or exceeds the screening and buffering requirements in Section 16.33.030(G) by retaining existing vegetation along the boundaries of the lots as shown on the site plan in Exhibit A.

4. ***Common open space shall meet the following requirements:***
 - a. ***The common open space shall be for amenity or recreational purposes, and appropriate to the size and character of the district, including its residential density, expected number of residents or employees, topography, and the number and type of dwellings.***
 - b. ***The common open space shall be suitably landscaped for its intended use, except that natural features worthy of preservation may be left unimproved.***
 - c. ***Any buildings, structures and improvements in the common open space shall be appropriate to the uses that are authorized for the common open space.***
 - d. ***Common open space shall be operated and maintained either through an association of owners of property in the PUD overlay district established under Chapter 34.08 of the Alaska Statutes, or by a public agency that has accepted a dedication of the common open space.***

Staff Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping.

5. ***Changes in Required Dimensions. The minimum lot and yard dimension requirements in the underlying zoning district may be waived for a PUD overlay district as necessary to achieve a better design, where compensating design or structural measures ensure adequate separation for fire protection, visual and acoustical privacy, and adequate light and air. Individual parcels in a PUD overlay district may exceed the maximum lot coverage in the underlying zoning district; provided, that the entire PUD overlay district does not exceed the maximum lot coverage. Building height in a PUD overlay district may exceed the maximum permitted in the underlying zoning district by fifty (50) percent; provided, that the design of improvements in the PUD overlay district protects uses and structures both inside and outside the PUD overlay district from adverse impacts on privacy, light and air.***

Staff Finding: The proposed development meets all of the minimum setbacks, clearing requirements, and landscaping requirements.

6. ***Required Improvements. All streets, paving, curbs, sidewalks, utilities, street lighting and similar facilities must be developed according to city standards unless specifically waived upon recommendation of the public works director.***

Staff Finding: All improvements will be constructed to applicable city and borough standards.

7. ***Project Phasing. An application for initial approval of a PUD overlay zone may provide for the project to be constructed and finally approved in sequential phases.***

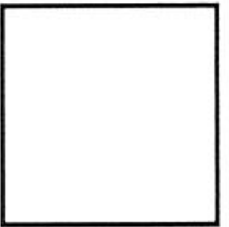
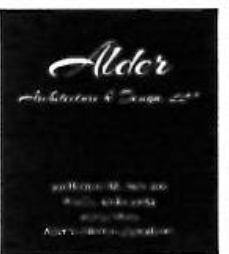
Staff Finding: The applicant did not request approval to develop the property in phases.

VIII. RECOMMENDATION

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council with the following conditions:

1. All development on the site must substantially comply with the site plan and landscape plans attached as Exhibit B. Any changes to the plans must be submitted to the City Planner for review. Minor revisions may be approved by the City Planner and all other changes must be approved as a rezoning request/amendment to the PUD.
2. No activity may commence on the site until all required construction guarantees have been posted with and approved by the City.
3. The applicant shall submit a final PUD overlay district plan to the City Planner within one year after the date of the approval of the preliminary PUD overlay district plan as required in WMC 16.20.030(F).

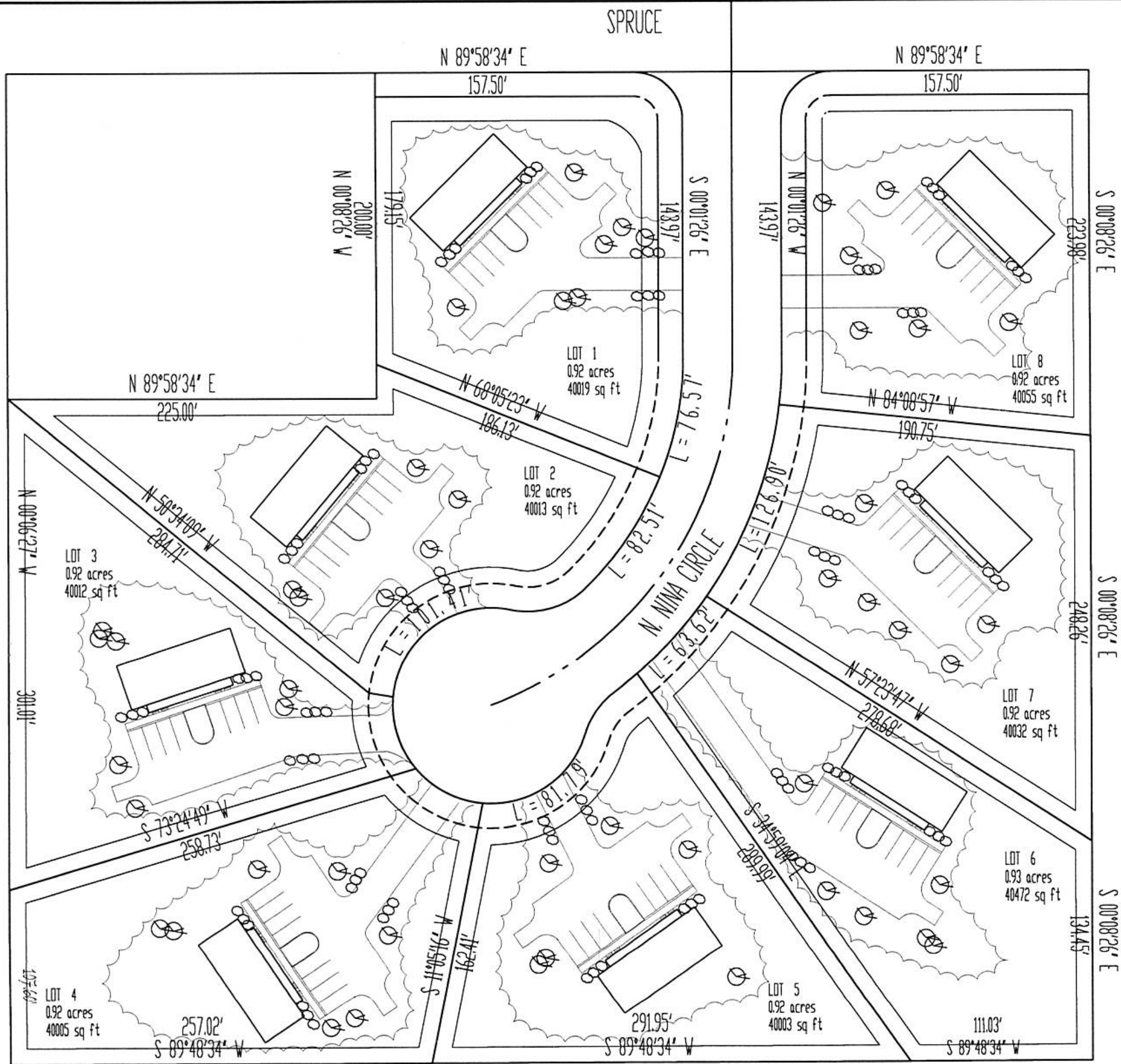
4. The applicant must obtain the required driveway permits from the City Public Works Department.
5. The applicant must obtain all necessary approvals from the State of Alaska Department of Environmental Conservation for the well and septic systems for each lot.



SUBDIVISION AT
NORTH NINA CIRCLE
 WASILLA, ALASKA 99654

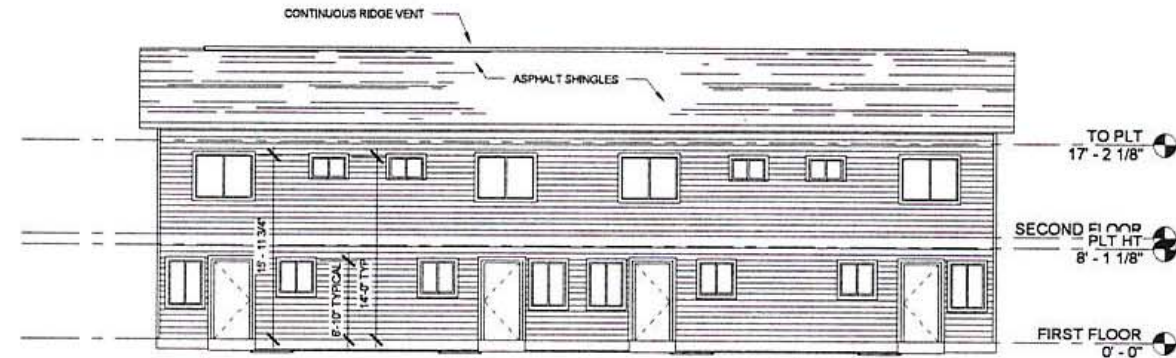


PROJECT NO. 10002	
DRAWING BY AML	Sheet
Date 7/10/15	

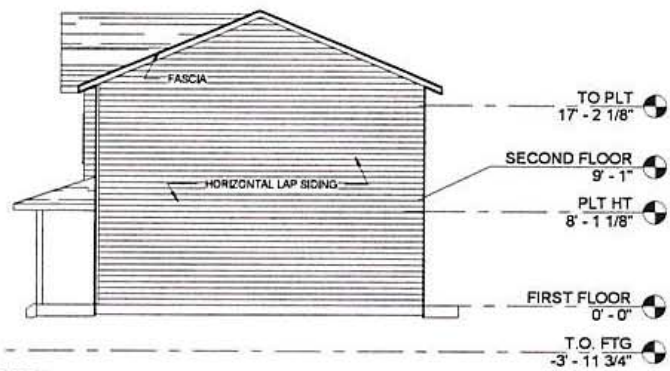


LEGEND	
	SHRUBS (12 PER LOT)
	TREES (6 PER LOT)
	EDGE OF CLEARING

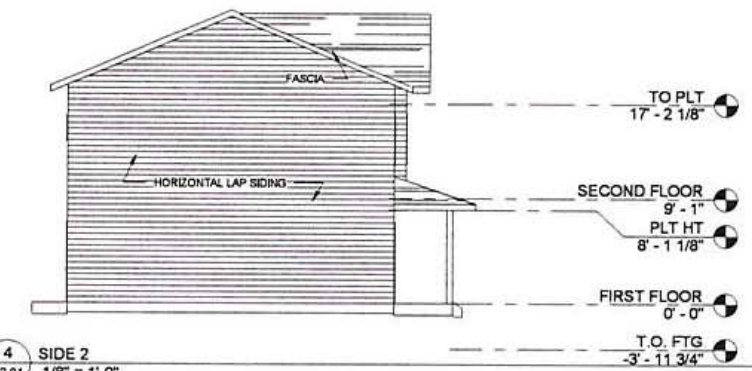
1 SUBDIVISION SITE/LAYOUT
 A1.01 SCALE: 1/400' = 1"-0" ON 22X34 SHEET AND 1/800' = 1"-0" ON 11X17 SHEET



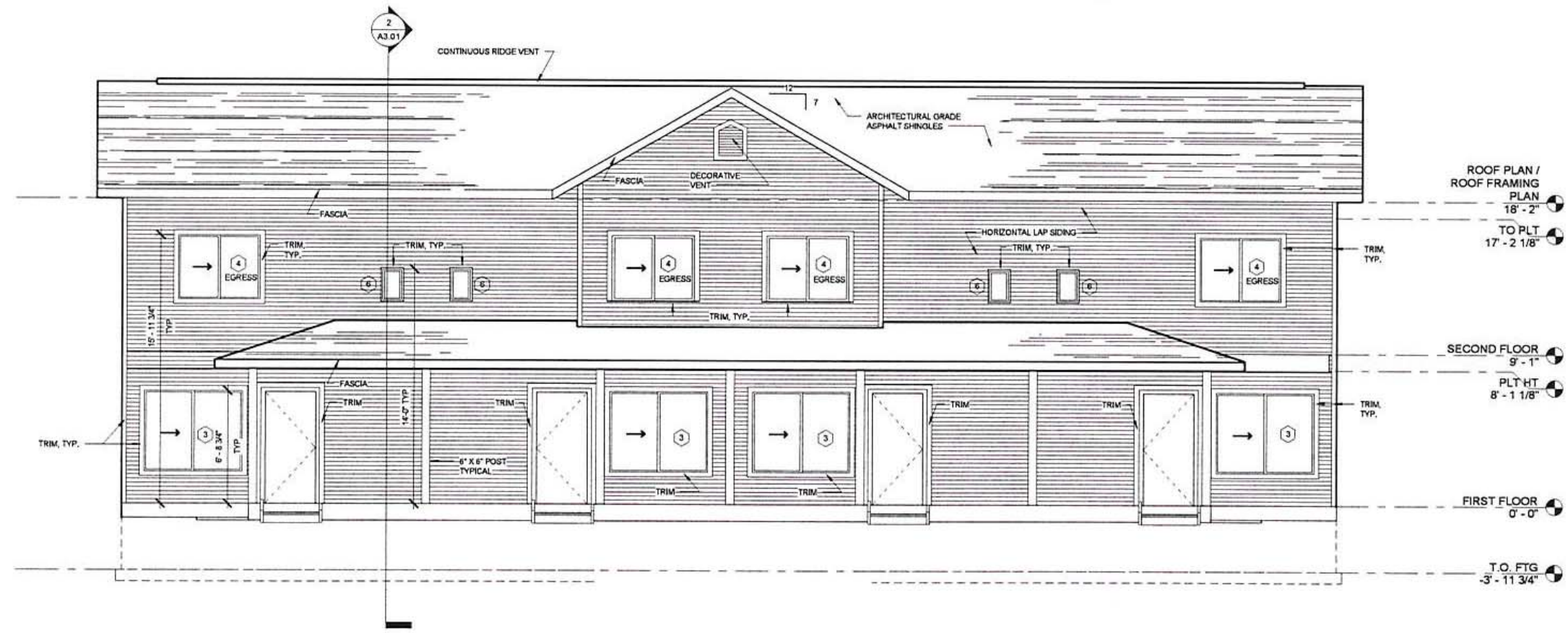
1 REAR
A2.01 1/8" = 1'-0"



2 SIDE 1
A2.01 1/8" = 1'-0"

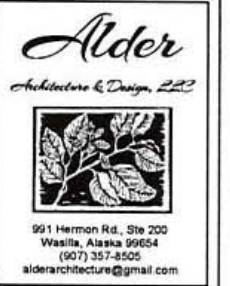


4 SIDE 2
A2.01 1/8" = 1'-0"



3 FRONT
A2.01 1/4" = 1'-0"

ROOF PLAN /
ROOF FRAMING
PLAN
18'-2"
TO PLT
17'-2 1/8"
SECOND FLOOR
9'-1"
PLT HT
8'-1 1/8"
FIRST FLOOR
0'-0"
T.O. FTG
-3'-11 3/4"



Four-plex
KGB & Vine
Wasilla, Alaska



DRAFT

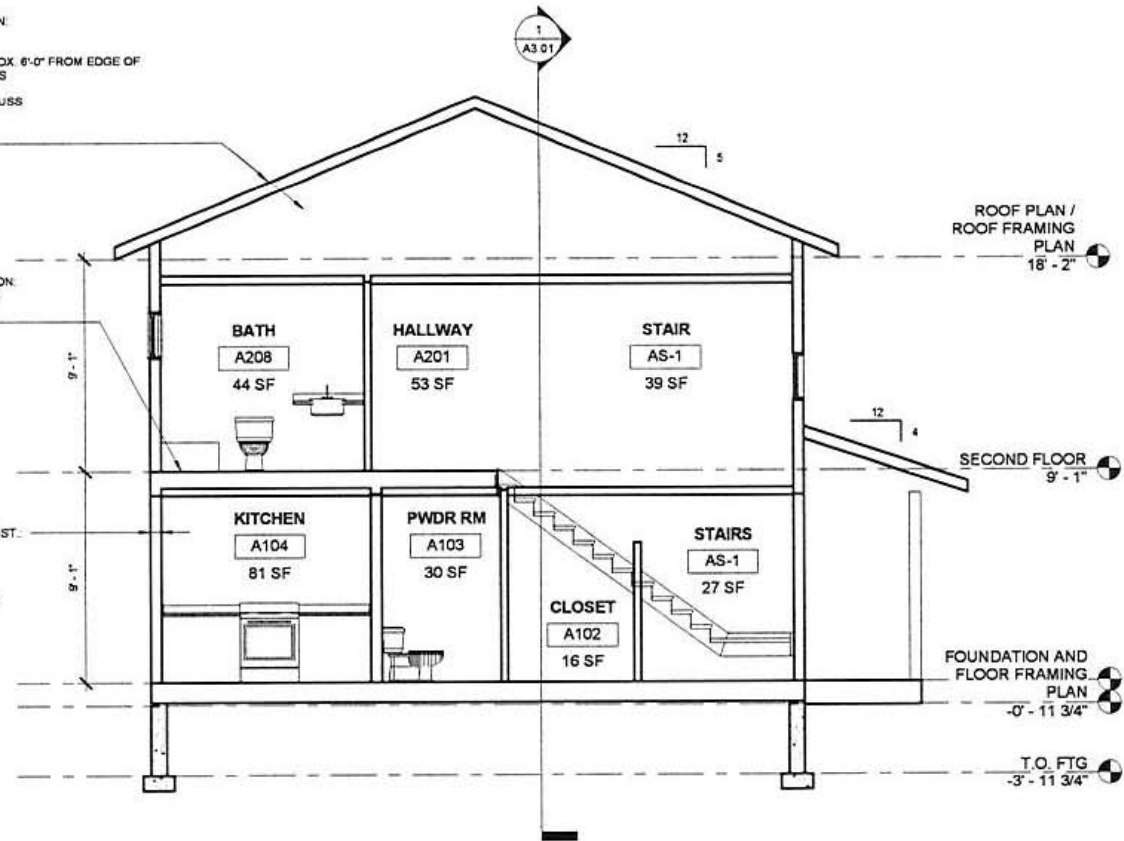
Project number 15019
Date 7/30/15
Drawn by Author

A2.01

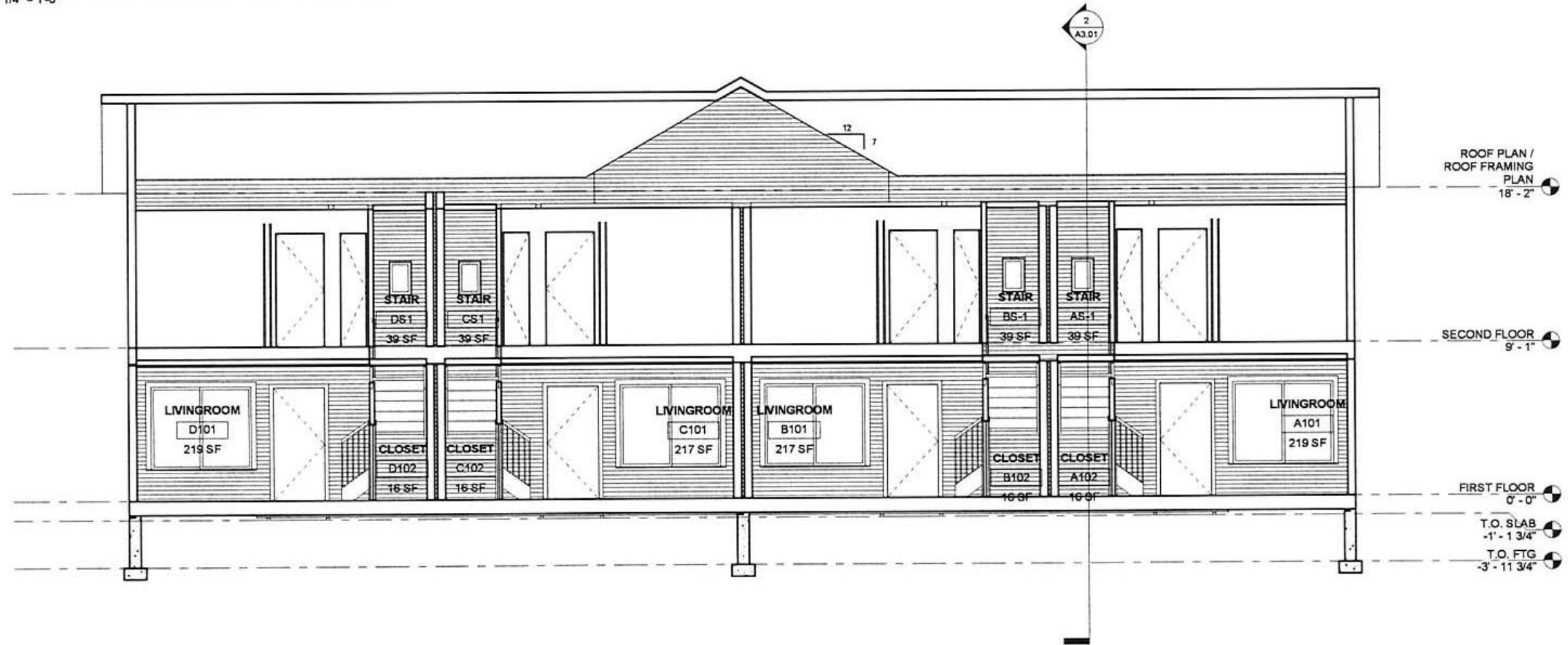
- TYPICAL ROOF CONSTRUCTION:
- ASPHALT SHINGLES
 - UNDERLAYMENT
 - ICE DAM PROTECTION APPROX 6'-0" FROM EDGE OF EAVE FOR TWO ROLL WIDTHS
 - ROOF SHEATHING
 - PRE-ENGINEERED ROOF TRUSS
 - R-38 MIN. INSULATION
 - VAPOR RETARDER
 - 5/8" GYPSUM WALL BOARD

- TYPICAL FLOOR CONSTRUCTION:
- 3/4" T&G FLOOR SHEATHING
 - 11 7/8" I-JOISTS AT 16" O.C.
 - 5/8" GYPSUM BOARD

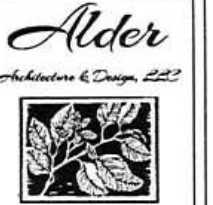
- TYPICAL EXTERIOR WALL CONST.:
- SIDING
 - BUILDING WRAP
 - EXTERIOR SHEATHING
 - 2X6 STUDS AT 16" O.C.
 - R-21 MIN. BATT INSULATION
 - VAPOR RETARDER
 - 5/8" GYPSUM BOARD



2 BUILDING SECTION 2
A3.01 1/4" = 1'-0"



1 BUILDING SECTION
A3.01 1/4" = 1'-0"



991 Hermon Rd., Ste 200
Wasilla, Alaska 99654
(907) 357-8505
alderarchitecture@gmail.com

Four-plex
KGB & Vine
Wasilla, Alaska



DRAFT

Project number 15019
Date 7/30/15
Drawn by Author

A3.01

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Tahirih Revet

From: Cassie Wohlgemuth <Cassie.Wohlgemuth@enstarnaturalgas.com>
Sent: Thursday, August 27, 2015 2:46 PM
To: Planning
Cc: Robin Leighty
Subject: ENSTAR Natural Gas Co. Comments on Case: PUD 15-01
Attachments: SKM_C364e15082714480.pdf

Hello,

ENSTAR Natural Gas Company is responding to the Public Notice of the request for approval of a Planned Unit Development, Case No. PUD15-01.

ENSTAR has reviewed the proposal and has no objections, recommendations, or comments, as shown in the attachment.

If you have any questions, please feel free to contact me at 907-334-7944 or by email.

Sincerely,

Cassie Wohlgemuth
Right of Way and Permitting
ENSTAR Natural Gas Company
401 E. International Airport Rd.
P.O. Box 190288, Anchorage, AK 99519-0288
907-334-7944 (office)
907-334-7798 (fax)

PUD #15-01

MSB Map #WA11; T17N, R01W, Sec. 3
Approval of a Planned Unit Development (PUD)
to develop an 8-lot subdivision with one fourplex
per lot with a total of 32 residential dwelling units
on an eight acre parcel.

Applicant: JYG Investment Group, LLC

SCALE IN FEET



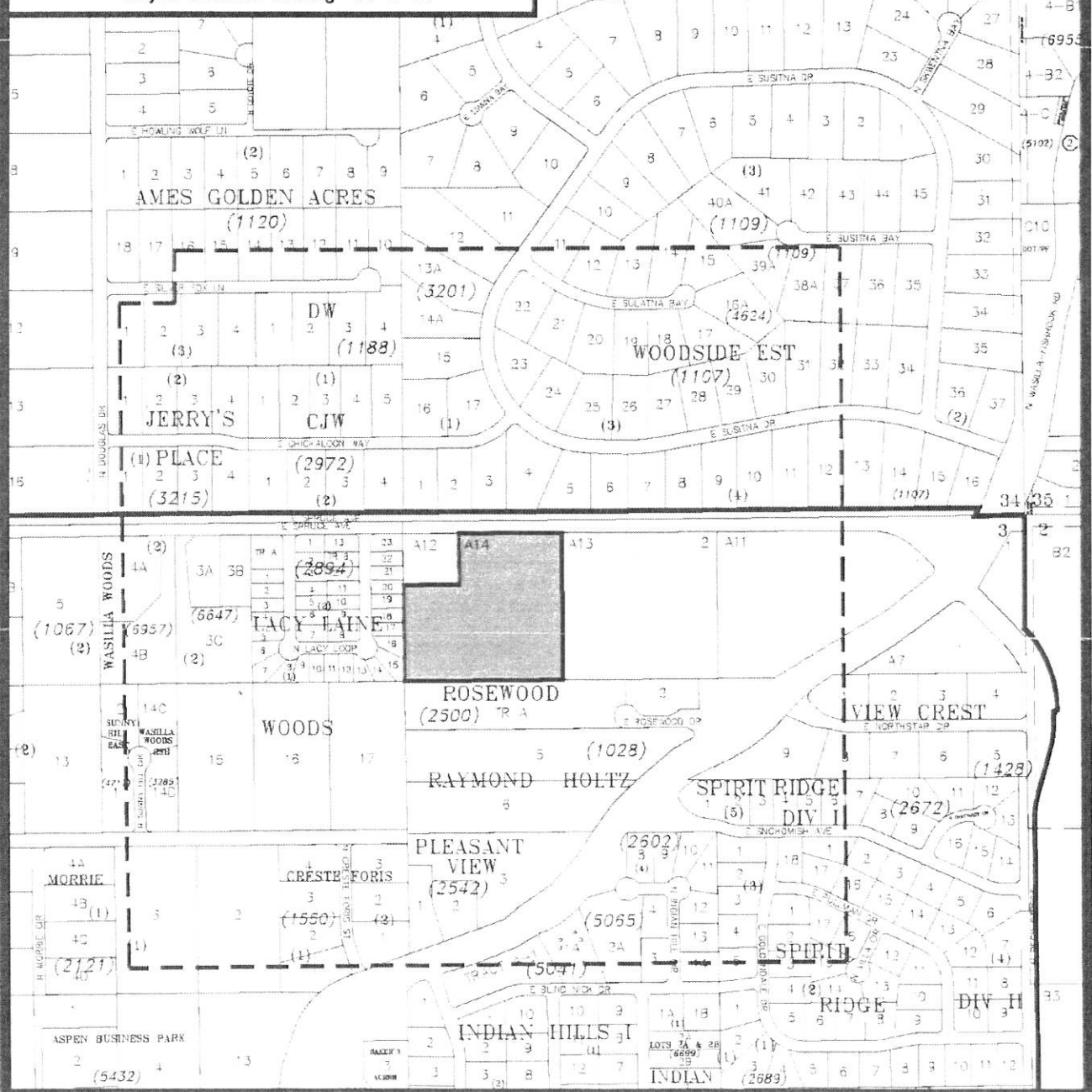
City of Wasilla/Planning - 08-17-15



**SUBJECT
PROPERTY**

APPROVED AS: SHOWN
CORRECTED
SIGN *Asst. City Planner* DATE 8/27/15

ENSTAR Natural Gas Company
Flight of Way Department
EDGEWOOD PLATES
304-773-6334/7743
(1168)



NOTIFICATION OF PUBLIC HEARING

-PLANNED UNIT DEVELOPMENT (PUD)-

DATE: August 19, 2015

CASE: PUD15-01

APPLICANT (S): Fuller Properties, LLC

REQUEST: Approval of a Planned Unit Development (PUD) to develop an 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units on an eight acre parcel.

A public hearing on this request is scheduled for September 8, 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. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this PUD request must reach the Planning Office on or before August 31, 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 for additional information.

Name Carol Trevorak * Teeland already all over.
Address 1790 Lacy Loop
Lot Block Subdivision

Comments: 1) Water + SEWER will it be connected to lacy loop system If so will it be sufficient for that additional use? 2) Traffic - Spruce is already drag strip what will be done to enforce speed limit? School system - able to accommodate 11 #1's



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

2894B02L013
TVORAK CAROL C
1790 N LACY LOOP
WASILLA, AK 99654

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AUG 27 2015

Planning Office
City of Wasilla

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PUBLIC NOTICE

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Tahirih Revet

From: Woolley, Oran L (DEC) <oran.woolley@alaska.gov>
Sent: Monday, August 24, 2015 9:45 AM
To: Planning
Cc: Dilley, Jacob A (DEC)
Subject: PUD-15-01 Fuller Properties LLC

32 residential dwelling units on an eight (8) acre parcel will either require connection to the City of Wasilla water and sewer system or a complete plan review for on-site water and sewer system(s). Any development without one of the these two options will be considered illegal and may result in enforcement action against the developer.

*Oran Woolley, ADEC
1700 E Bogard Rd, Bldg B
Suite 103
Wasilla, Alaska 99654
(907) 376-1852*

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MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Cultural Resources Division

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

MEMORANDUM

DATE: 24 August 2015
TO: City of Wasilla Planning Department
FROM: Sandra Cook, Architectural Historian
SUBJECT: Case: PUD 15-01
TITLE: Fuller Properties, LLC
LEGAL: Section 3, T17N, R01W, SM
TAX MAP: WA 11

NO OBJECTION

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

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

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

Sincerely

Sandra Cook
Architectural Historian

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

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

(3) If a person knowingly

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

Tahirih Revet

From: Sandra Cook <Sandra.Cook@matsugov.us>
Sent: Monday, August 24, 2015 3:11 PM
To: Planning
Subject: comments case PUD 15-01
Attachments: PUD-City of Wasilla--JYG investment group.docx

**NOTIFICATION OF PUBLIC HEARING
-PLANNED UNIT DEVELOPMENT (PUD)-**

DATE: August 19, 2015

CASE: PUD15-01

APPLICANT (S): Fuller Properties, LLC

REQUEST: Approval of a Planned Unit Development (PUD) to develop an 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units on an eight acre parcel.

A public hearing on this request is scheduled for **September 8, 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. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this PUD request must reach the Planning Office on or before August 31, 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 for additional information.

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AUG 26 2015

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Planning Office
City of Wasilla

Comments: Scheduled for public hearing on 10/1/15
as a 2a/1a sub.

Paul Walker

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PLANNING

neopost

08/19/2015

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ZIP 99654
041L11222587



**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

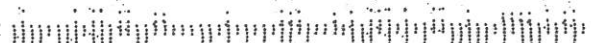
Matanuska-Susitna Borough

FIRST CLASS

AUG 20 2015

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CITY OF WASILLA

Planning Office

290 East Herning Avenue, Wasilla, Alaska 99654-7091

Telephone 907-373-9020

Date: 8/13/2015

PUD # 15-01

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>Fuller Properties, LLC</u>	Name:
Mailing Address: <u>2521 E. MTN Village DR. STE B</u>	Mailing Address:
<u>PMB 653</u>	
Contact Phone: <u>863-8038</u> (Day) <u></u> (Night)	Contact Phone: Day Night
FAX:	FAX:
E-mail: <u>Shawn@Lfig.com</u>	E-mail:

*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property (A minimum of 20,000 square feet is necessary before application may be accepted): <u>8.05</u>
Property tax # <u>17N01W03A014</u>
Street Address:
Legal Description: Lot(s) _____ Block _____ Subdivision _____
OR Parcel/Tract <u>A14</u> Section <u>3</u> Township <u>17N</u> Range <u>1W</u>
[Attach additional page if necessary.]
Current Zoning: RR Residential <input checked="" type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>

Land Use
Describe current use of property covered by this application: <u>Vacant</u>
Surrounding property: (Describe how land adjacent to the property is currently being used.)
North: <u>MSB</u>
South: <u>VACANT</u>
East: <u>VACANT</u>
West: <u>single family S/D</u>

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

Comprehensive Plan Information			
Expected Future Land Use Map shows property as :			
Generally Residential	<input type="checkbox"/>	Parks	<input type="checkbox"/>
		Mixed Use Area	<input checked="" type="checkbox"/>
Generally Commercial/Business	<input type="checkbox"/>	Generally Industrial	<input type="checkbox"/>
		Public/Institutional	<input type="checkbox"/>

Attach a written narrative addressing the following Criteria –
A project narrative will need to be included that address the following criteria under WMC 16.20.030(E)(2 through 5):
2. A statement of objectives to be achieved by the PUD overlay district through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant. The statement shall demonstrate how the PUD overlay district conforms to the purposes of the comprehensive plan, and the approval criteria;
3. A proposed development schedule, and phasing schedule if applicable, indicating the approximate dates when the development of the PUD overlay district and each phase of the PUD overlay district can be expected to begin and be completed;
4. Quantitative data for the following: total number and type of dwelling units, proposed coverage of buildings, approximate residential densities, total amount of nonresidential construction, the location and floor area of all existing and proposed buildings and other improvements, and any architectural renderings of typical buildings and improvements; and
5. Any other material requested by the commission or the planner.

Site Plan
An application for a PUD must include three (3) copies of accurate site plans drawn to an appropriate scale, and one set of topographic maps showing present and proposed contours at intervals of not more than two feet. The maps and plans must be of standard size format and show or contain:
a. Boundaries of the site;
b. The name and dimensions of all streets bounding or touching the site;
c. Conceptual design showing proposed location and horizontal and vertical dimensions of buildings proposed for the PUD;
d. Proposed location and dimensions of any private open space or trails within the site <i>(if any)</i> ;
e. Proposed public dedications within the site <i>(if any)</i> ;
f. Location, dimensions and design of off-street parking facilities showing points of ingress and egress;
g. The location, direction and bearing of any major features such as controlled intersections, public buildings and railroad tracks;
h. Proposed grading, drainage and landscaping plans;
i. Existing and proposed utility systems including sewers, storm drains, water, electric, gas and communication lines;
j. A preliminary plat if a re-subdivision of the site required or proposed;
Surrounding and underlying zoning and existing land uses and buildings;
k. Architectural renderings of typical buildings and improvements.

- Application Check list:
- Applications may only be accepted if area to be rezoned is 20,000 s.f. or larger.
 - Applicant has owner's authorization to submit application.
 - Narrative addressing criteria is attached.
 - Summary Development table is attached.
 - Application fee.
 - Legal description.

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the planned unit development.

DATE: 8/13/2015

APPLICANT SIGNATURE: *Shawn Filler*

DATE:

OWNER SIGNATURE:
If different then applicant

For Staff Use

Date Received: 8-14-15

Received by: Planning

Fee paid (\$500)

Receipt # 4343 - 8/14/2015

Application

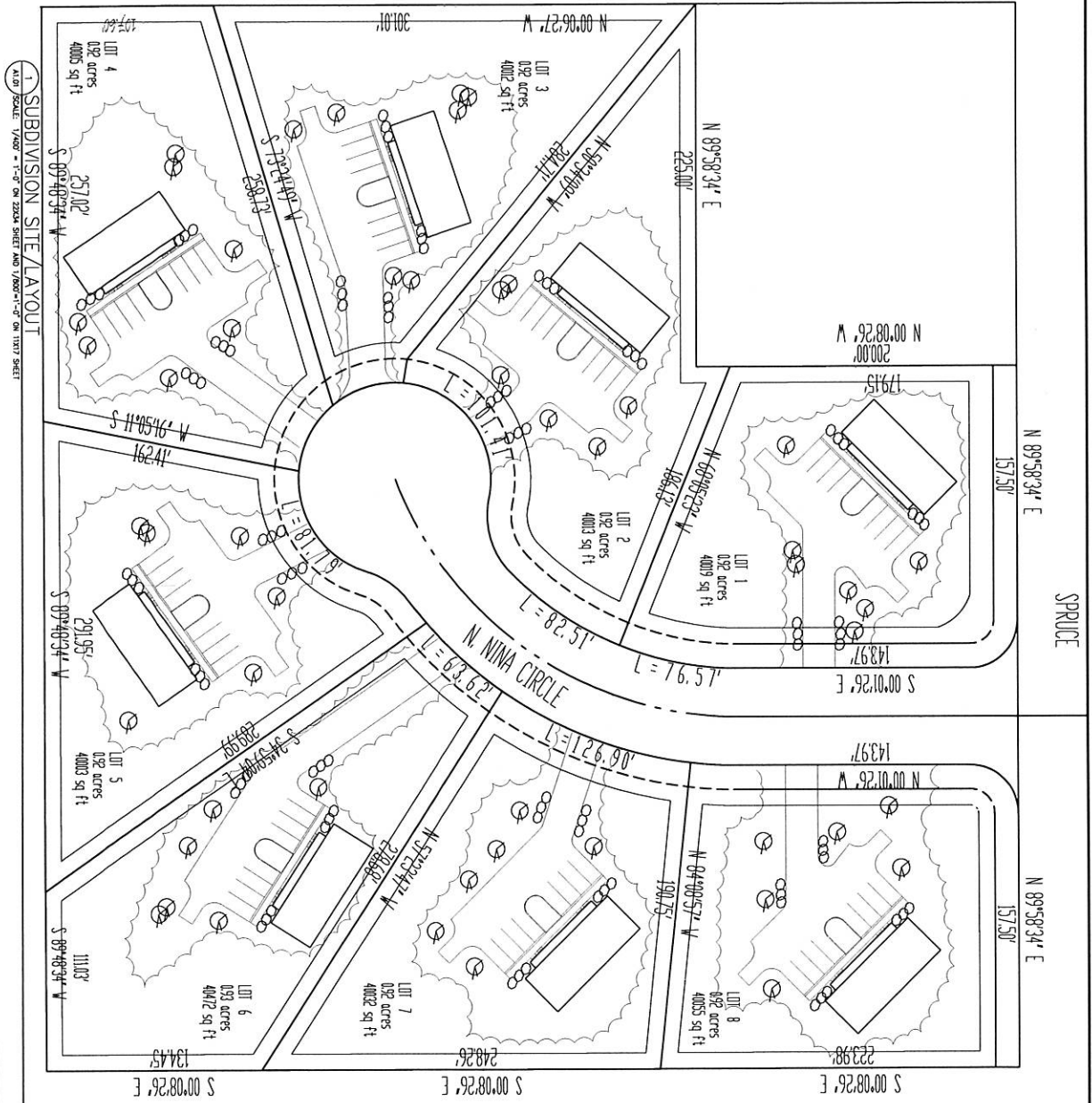
Site plan(s)

Property Owners Signatures

Development Table

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

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**



LEGEND	
	SHRUBS (12 PER LOT)
	TREES (6 PER LOT)
	EDGE OF CLEARING

PROJECT NO. 10002
DATE 7/10/15

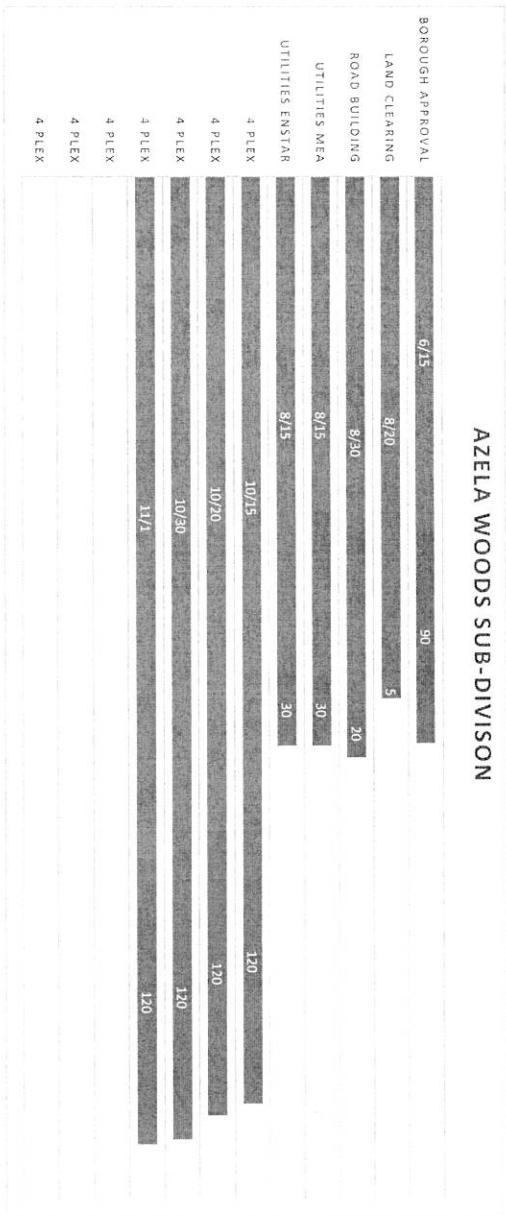


SUBDIVISION AT
NORTH NINA CIRCLE
 WASILLA, ALASKA 99654



Gantt Chart

Task Name	Start	End	Duration (days)
City of Wasilla			
Borough Approval	6/15		90
Land Clearing	8/20		5
Road Building	8/30		20
Utilities MEA	8/15		30
Utilities Enstar	8/15		30
4 Plex	10/15		120
4 Plex	10/20		120
4 Plex	10/30		120
4 Plex	11/1		120
4 Plex			0
4 Plex			0
4 Plex			0



Fuller Properties, LLC
PUD Application Question #2

Azalea Woods PUD

The Azalea Woods PUD will be a residential multi-family project from start to finish. The development will encompass the full 8.05 acres to create one-acre lots. The creation of the subdivision will include the dedication and construction of a road way into the property with dedicated utility easements. Each lot will have no more than four family dwellings, either attached or detached, with individual wells and septic systems.

Site development will include roadway, drainage plan, buried utilities, parking areas (8 per lot), snow storage areas, and landscaping to meet the City of Wasilla requirements. Multi-family dwelling construction standards will be adhered to as per the national, state and city building codes. Each unit will have a minimum of two bedrooms and one bath and will be rental properties for rent to the general public. This PUD will enhance the mix of single family, commercial and multi-family currently located in this area. The proximity to schools, churches, city center and recreation make this location ideal for multi-family development. The limited amount of dwellings, four per acre, is lower density than Lacy Laine subdivision adjacent and to the west of this development. This PUD will simultaneously uphold the residential aspect of the neighborhood and provide multi-family rentals needed in this popular and rapidly growing area.

Subdivision of this 8-acre tract has been applied for and is currently being pursued with the Mat-Su Borough. The PUD described here is the preferred development plan. In the event the PUD is not approved by the City of Wasilla, single family dwellings will be constructed and sold. The subdivision process, road building and utility installation will be the same for both the PUD and single family development.

The adjacent properties, tracts A13 & A11, to the east are undeveloped and owned by the same seller, Lucille Halfacre. There are no known plans to develop these tracts. The subdivision to the west is Lacy Laine, a single family development on community water and septic, with an average lot size of 0.17-0.23 acres each. This subdivision is approximately 30 years old and has been fully developed. The 4.72 acre tract to the south is undeveloped according to MSB property records. These properties are all within the city limits of Wasilla and are zoned Rural Residential. The property to the north, across Spruce Avenue, is not in Wasilla city limits and is a developed residential subdivision. An existing bike and walking trail run east-west along the south side of Spruce Avenue, connecting with trails along Wasilla-Fishhook and Lucille Street. Wasilla Middle and High Schools and Iditarod Elementary are accessible via these trails and close to the PUD.

This PUD is centrally located to schools, medical clinics, churches, businesses, day cares, restaurants, etc. and will encourage growth within the City of Wasilla while maintaining low-density multi-family development.

SUMMARY DEVELOPMENT TABLE

PUE # _____

Project Area:

Gross area (including any area to be dedicated for public roads)

8 acres

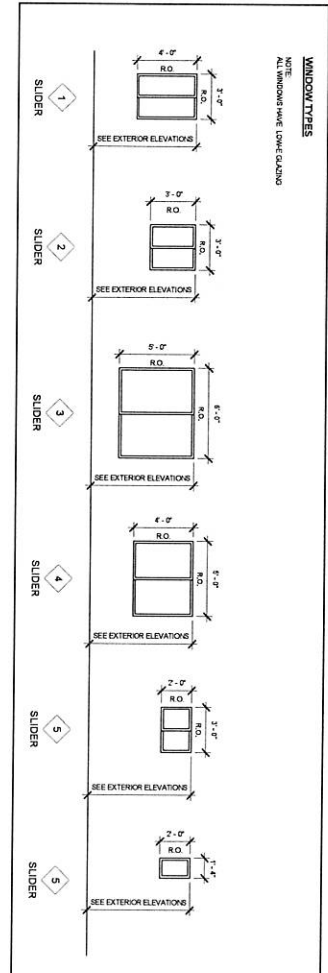
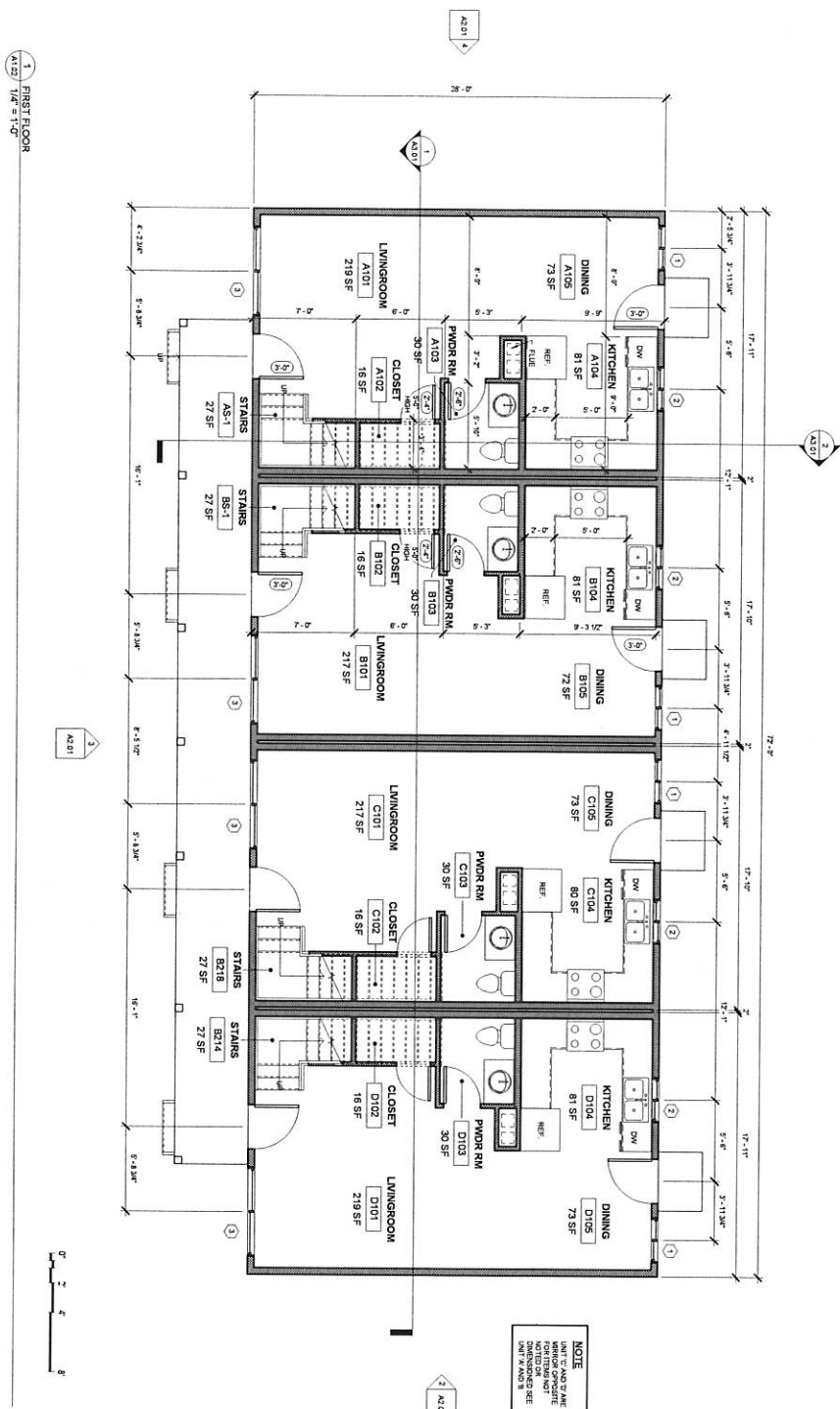
Net area (project area less public roads)

7.5 acres

Residential Uses:			
Dwelling Units	Number		Density
Single Family Detached	_____	_____	du/ac
Single Family Attached	_____	_____	du/ac
Duplex	_____	_____	du/ac
Multi Family	_____	4	du/ac
Total			4 du/ac
Area Distribution			
Building coverage	_____	acres	6.25 % net acres
Vehicle parking	_____	acres	6.25 % net acres
Roads	_____	acres	1 % net acres
Open space (net site area minus building & vehicle needs)	_____	acres	_____ % net acres
Private Usable Open Space (if any)	_____	acres	_____ % net acres
Common Usable Space	_____	acres	_____ % net acres
Parking			
Resident parking	_____	_____	2 spaces/unit
Guest parking	_____	_____	0 spaces/unit
Boat & RV parking	_____	_____	0 spaces/unit
Non- Residential Uses:			
Dwelling Units	Number		Density
Single Family Detached	_____	_____	du/ac
Single Family Attached	_____	_____	du/ac
Duplex	_____	_____	du/ac
Multi Family	_____	_____	du/ac
Total			du/ac
Area Distribution			
Building coverage	_____	acres	_____ % net acres
Vehicle parking	_____	acres	_____ % net acres
Roads	_____	acres	_____ % net acres
Open space (net site area minus building & vehicle needs)	_____	acres	_____ % net acres
Total Gross Floor Area (GFA)			
Commercial	_____	Square Feet	_____ % net acres
Office	_____	Square Feet	_____ % net acres
Restaurants/bars	_____	Square Feet	_____ % net acres
Theaters/auditoriums	_____	Square Feet	_____ % net acres
Warehouse/storage	_____	Square Feet	_____ % net acres
Parking			
Commercial	_____	spaces/300 s.f	
Office	_____	spaces/300 s.f	
Restaurants/bars	_____	spaces/ the > of 150 s.f or each 3 seats	
Theaters/auditoriums	_____	spaces/ the > of 150 s.f or each 4 seats	
Warehouse/ storage	_____	spaces/1000 s.f	

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

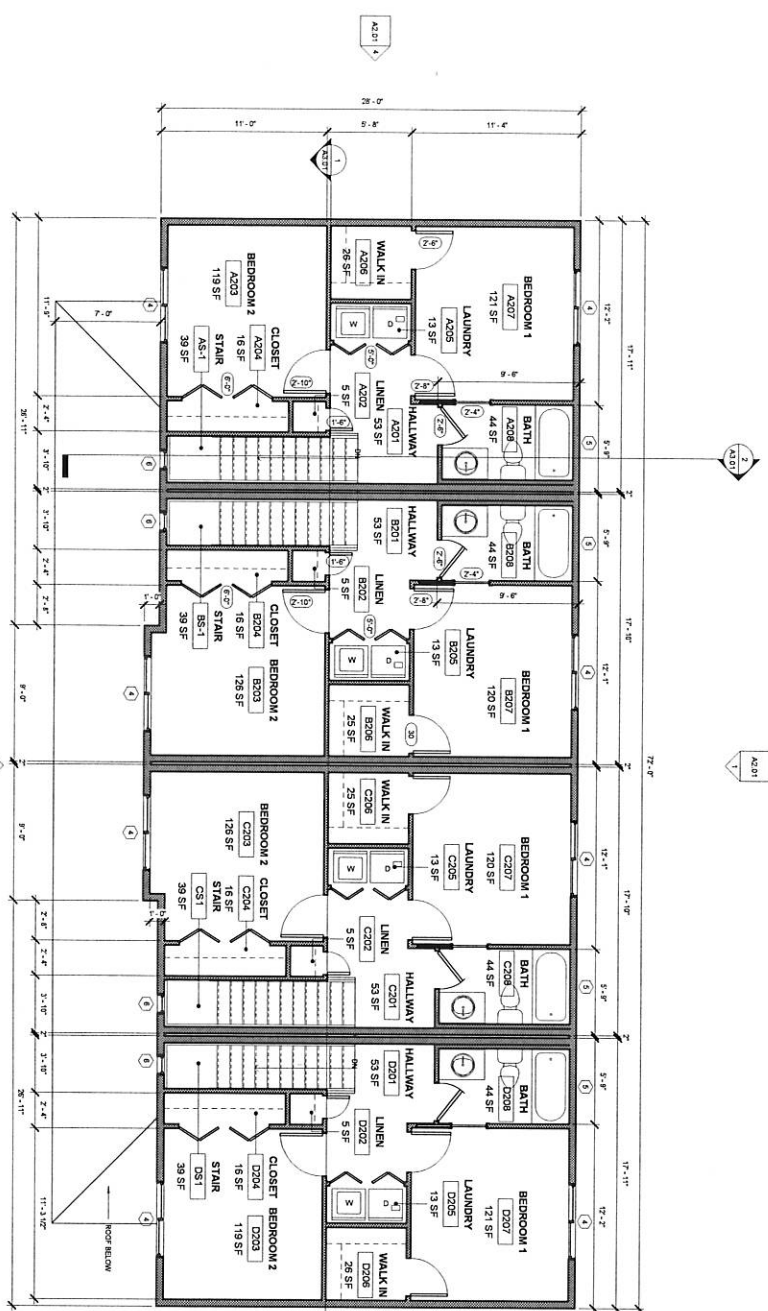
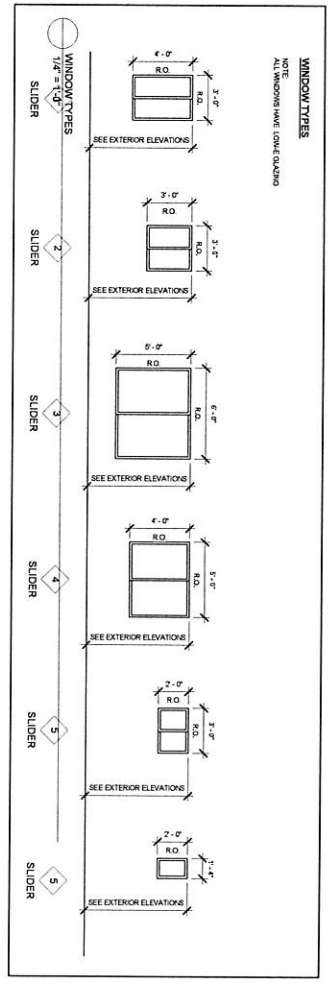
- GENERAL CONSTRUCTION NOTES**
1. ALL WORK IS TO BE BY THE TRADE OR BY THE MANUFACTURER.
 2. ALL EXTERIOR FINISHES SHALL BE TYPICAL TRADE PRODUCTS.
 3. ALL EXTERIOR FINISHES SHALL BE TO MATCH THE EXISTING FINISHES.
 4. SET WORK TO BE PROTECTED FROM DAMAGE BY THE TRADES.
 5. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.
 6. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.
 7. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.
 8. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.
 9. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.
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 13. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.
 14. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.
 15. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.
 16. ALL WORK SHALL BE PROTECTED FROM DAMAGE BY THE TRADES.



NOTE
UNIT 10 AND 11 ARE
CONVERTED FROM
EXISTING UNIT
CONTRACTOR SEE
UNIT 10 AND 11

	<p>Four-plex KGB & Vine Wasilla, Alaska</p>	<p>361 Terminal Rd. Ste 200 Wasilla, Alaska 99684 www.sliter.com</p>
	<p>DRAFT</p> <p>Project Number: 150718 Date: 7/30/15 Drawn by: AML</p>	

- GENERAL CONSTRUCTION NOTES**
1. ALL MATERIALS TO BE USED IN CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
 2. ALL PARTS OF ANY WORK INSTALLED IN CONTACT WITH ANY CONCRETE SHALL BE TREATED WOOD PRODUCTS.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC) AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND ALL APPLICABLE LOCAL ORDINANCES.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE (IECC) AND ALL APPLICABLE LOCAL ORDINANCES.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND SMOKE-CONTROL CODE (ISCC) AND ALL APPLICABLE LOCAL ORDINANCES.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC) AND ALL APPLICABLE LOCAL ORDINANCES.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.
 20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION CODE (ICC) AND ALL APPLICABLE LOCAL ORDINANCES.



1 SECOND FLOOR
A1.04 1/4" = 1'-0"



DRAFT

Project Number: 15013
Date: 7/20/15
Drawing: A1.04
Author:

A1.04

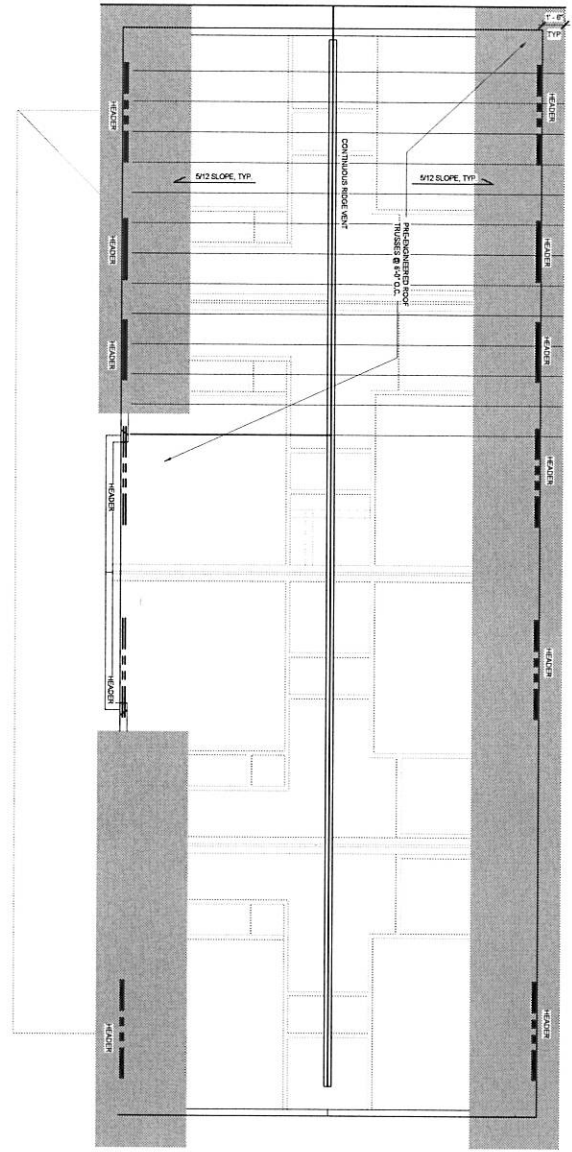


Four-plex
KGB & Vine
Wasilla, Alaska



Slider
Performance & Design Since 1982

9911 International Blvd. Ste. 200
Wasilla, Alaska 99607
www.slidertech.com

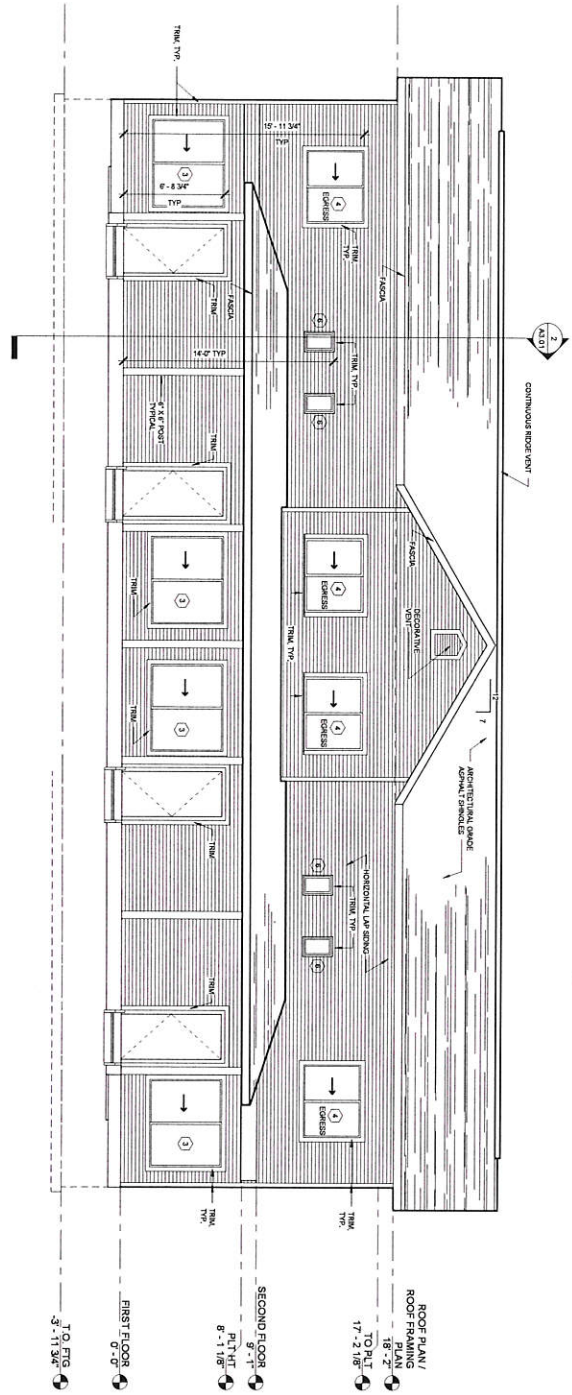
ROOF PLAN / ROOF FRAMING
 1/8" = 1'-0"



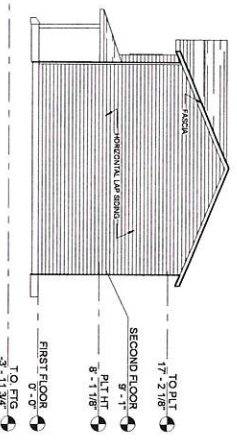
1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
4. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.

	<p>Four-plex KGB & Vine Wasilla, Alaska</p>		
<p>DRAFT</p>	<p>Project Number: 15015 Date: 7/20/15 Drawing No: A1.05</p>	<p>901 UNIVERSITY DRIVE WASH. STATE OFFICE 3600 UNIVERSITY BLVD WASHINGTON STATE</p>	

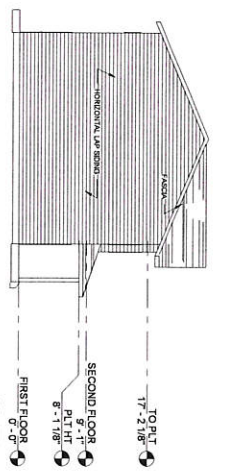
3 FRONT
K&S/ 1/8" = 1'-0"



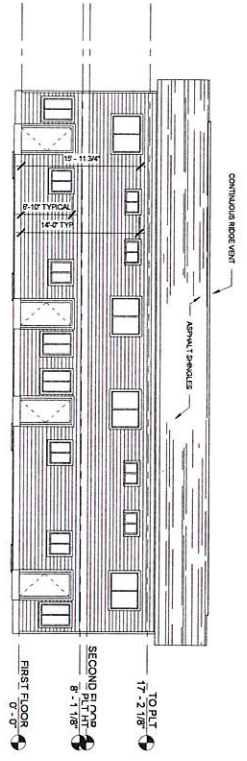
2 SIDE 1
K&S/ 1/8" = 1'-0"





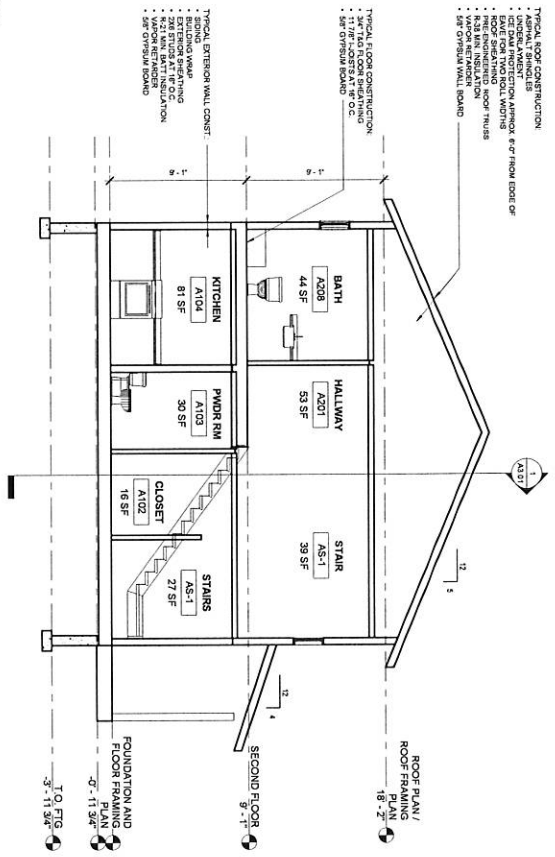
4 SIDE 2
K&S/ 1/8" = 1'-0"



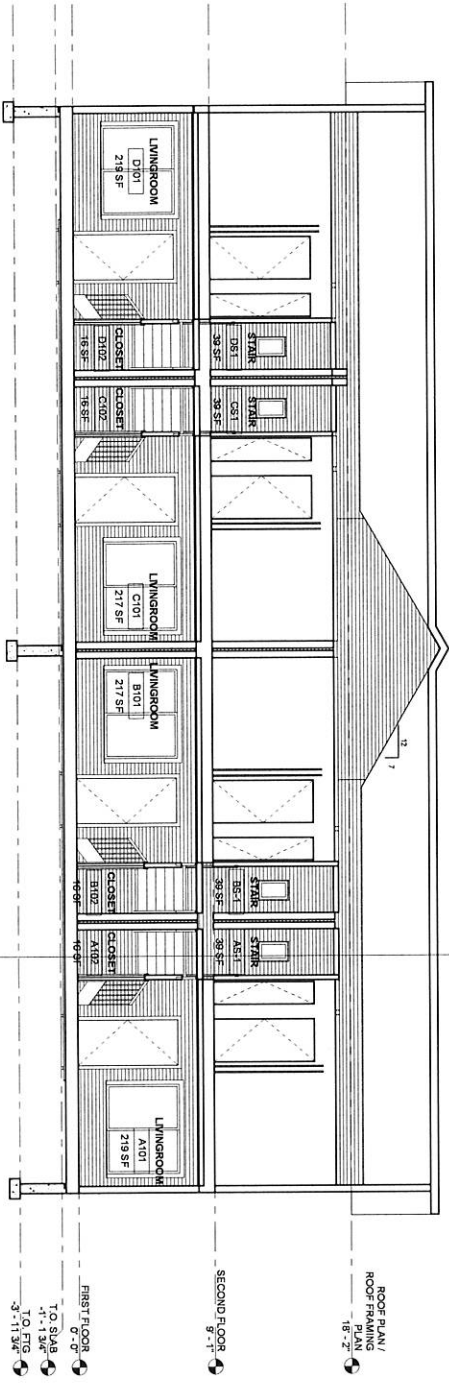
1 REAR
K&S/ 1/8" = 1'-0"



	<p>Four-plex KGB & Vine Wasilla, Alaska</p>		
<p>DRAFT</p> <p>Project number: 150713 Date: 7/20/15 Drawing: Author</p>	<p>A2.01</p>	<p>901 Hammond Rd. Ste 202 Wasilla, Alaska 99684 alderarchitects@gmail.com alderarchitecture.com</p>	



2 BUILDING SECTION 2
A3.01 1/4" = 1'-0"



1 BUILDING SECTION
A3.01 1/4" = 1'-0"

	<p>Four-plex KGB & Vine Wasilla, Alaska</p>		<p>9611 Harmon Rd., Ste. 202 Wasilla, Alaska 99684 www.waterinc.com waterinc@waterinc.com</p>
	<p>DRAFT</p>	<p>Project Number: 150719 Date: 7/20/15 Drawn by: [blank] Author: [blank]</p>	

CERTIFICATE OF OWNERSHIP & DEDICATION
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE _____
 LUCILE HALVARE
 209 E. HARVARD AVENUE
 ANCHORAGE, ALASKA 99501-1141

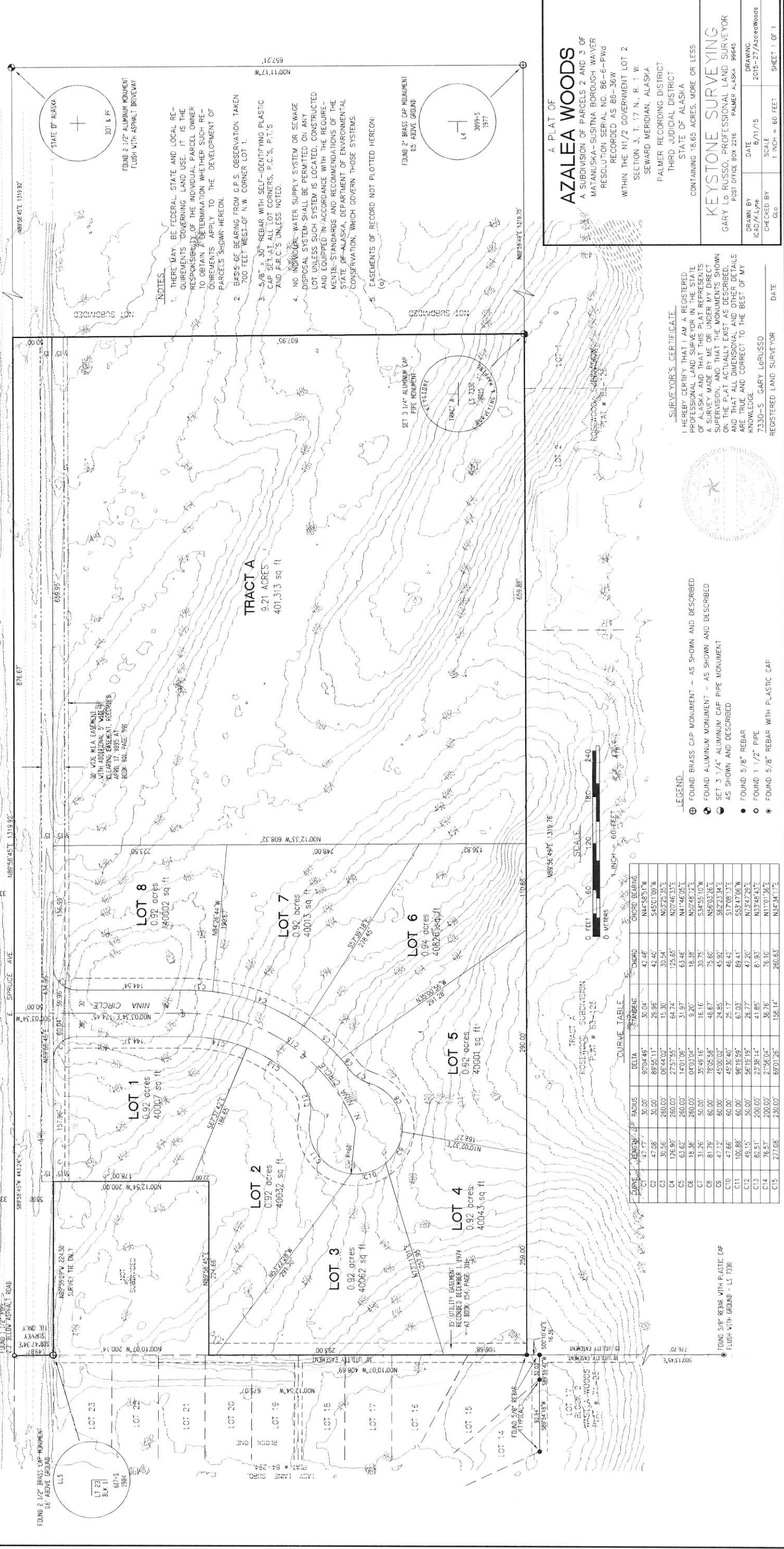
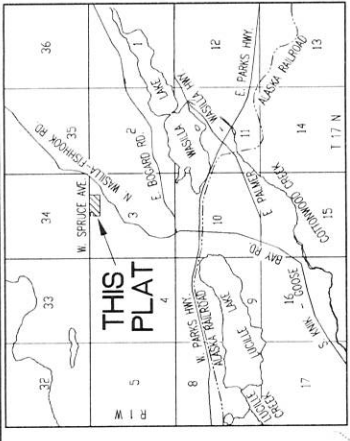
DATE _____
 NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ 20____, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE _____
 PLANNING & LAND USE DIRECTOR
 PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
 DATE _____
 BOROUGH TAX COLLECTION OFFICIAL

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH _____ 20____, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.
 DATE _____
 CITY OF WASILLA TAX COLLECTION OFFICIAL

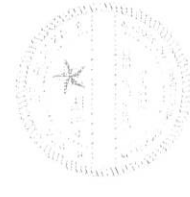


A PLAT OF
AZALEA WOODS
 A SUBDIVISION OF PARCELS 2 AND 3 OF MATANUSKA-SUSTINA BOROUGH WAIVER RESOLUTION SERIAL NO. 86-6-PWD RECORDED AS 86-36W WITHIN THE N1/2 GOVERNMENT LOT 2 SECTION 3, T. 17 N., R. 1 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 16.65 ACRES, MORE OR LESS

KEYSTONE SURVEYING
 GARY LO RUSSO, PROFESSIONAL LAND SURVEYOR
 POST OFFICE BOX 2818 PALMER, ALASKA 99645

DRAWN BY: ICAD/P-Lye
 CHECKED BY: GLO
 DATE: 8/11/15
 SCALE: 1" = 60 FEET
 DRAWING: 2015-27/AzaleaWoods
 SHEET: 1 OF 1

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACCORDING TO THE LEGEND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 72330-S GARY LORUSSO
 REGISTERED LAND SURVEYOR DATE _____



CERTIFICATE OF OWNERSHIP & DEDICATION
 WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT. DEDICATE ALL RIGHTS-OF-WAY TO THE MATANUSKA-SUSTINA BOROUGH AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE _____
 LUCILLE HALFACRE
 209 E. HARVARD AVENUE
 ANCHORAGE, ALASKA 99501-1141

DATE _____
 NOTARY ACKNOWLEDGMENT
 SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
 I CERTIFY THAT THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATING AUTHORITY BY PLAT RESOLUTION NO. _____

DATE _____
 PLANNING & LAND USE DIRECTOR

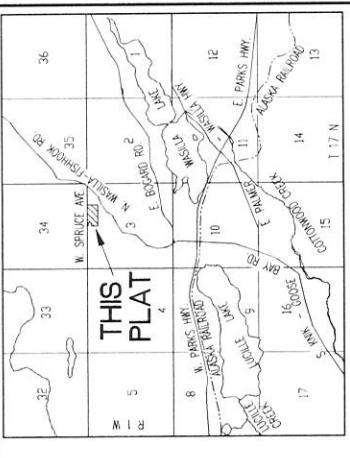
ATTEST:
 DATE _____
 PLATING CLERK

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ 20____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

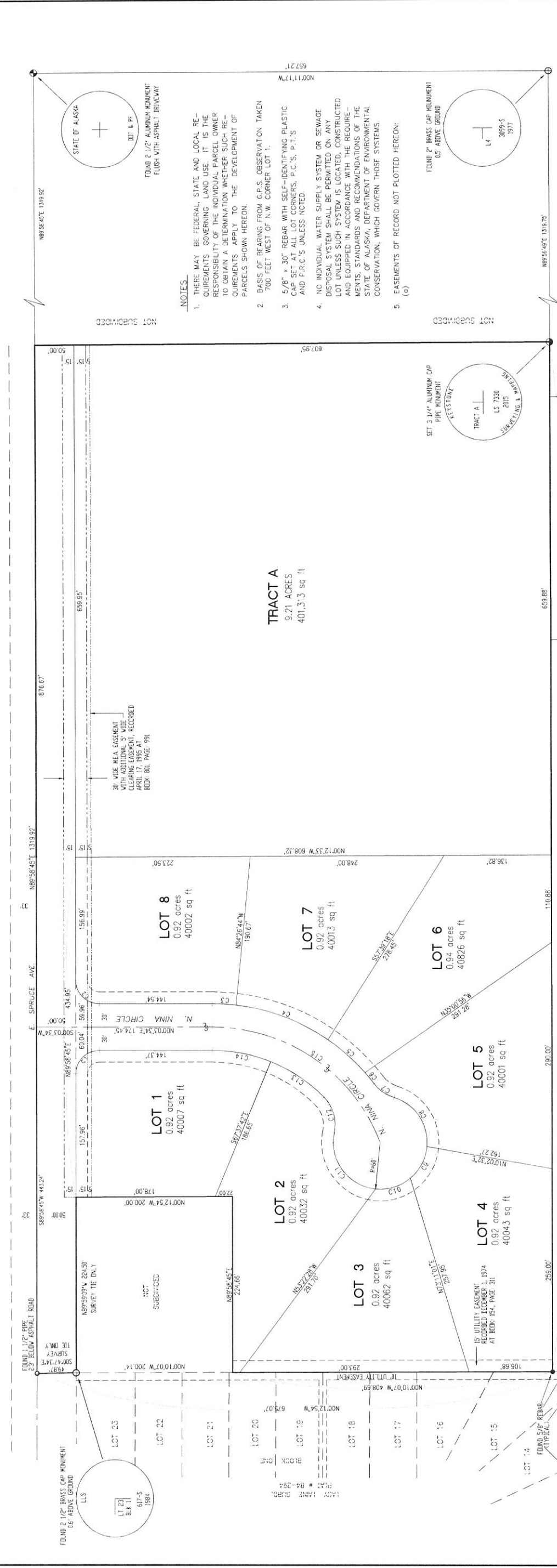
DATE _____
 BOROUGH TAX COLLECTION OFFICIAL

CERTIFICATION OF PAYMENT OF TAXES
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH _____ 20____ AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON, HAVE BEEN PAID.

DATE _____
 CITY OF WASILLA TAX COLLECTION OFFICIAL



VICINITY MAP
 SCALE 1" = 1 MILE



- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. BASIS OF BEARING FROM G.P.S. OBSERVATION TAKEN 700 FEET WEST OF N.W. CORNER LOT 1.
 3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.S., P.T.'S AND P.R.C.'S UNLESS NOTED.
 4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERN THOSE SYSTEMS.
 5. EASEMENTS OF RECORD NOT PLOTTED HEREON: (e)

A PLAT OF
AZALEA WOODS
 A SUBDIVISION OF PARCELS 2 AND 3 OF MATANUSKA-SUSTINA BOROUGH WAIVER RESOLUTION SERIAL NO. 86-6-PWG RECORDED AS 86-36W WITHIN THE N1/2 GOVERNMENT LOT 2 SECTION 3, T. 17 N., R. 1 W. SEWARD MERIDIAN, ALASKA PALMER RECORDING DISTRICT THIRD JUDICIAL DISTRICT STATE OF ALASKA CONTAINING 18.65 ACRES, MORE OR LESS

KEYSTONE SURVEYING
 GARY LO RUSSO, PROFESSIONAL LAND SURVEYOR
 POST OFFICE BOX 2216 PALMER, ALASKA 99645

DRAWN BY: JCD/K.L.M.
 CHECKED BY: G.L.G.
 DATE: 8/11/15
 SCALE: 1" = 60 FEET
 DRAWING: 2015-27/AzaleaWoods
 SHEET 1 OF 1

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM AWARE OF THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR: GARY L. RUSSO, 7330-S
 DATE: _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM AWARE OF THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

REGISTERED LAND SURVEYOR: GARY L. RUSSO, 7330-S
 DATE: _____

LEGEND

- ⊕ FOUND BRASS CAP MONUMENT - AS SHOWN AND DESCRIBED
- ⊙ FOUND ALUMINUM MONUMENT - AS SHOWN AND DESCRIBED
- ⊚ SET 3 1/4" ALUMINUM CAP PIPE MONUMENT - AS SHOWN AND DESCRIBED
- FOUND 5/8" REBAR
- FOUND 1 1/2" PIPE
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	47.17	30.00	90.0448°	30.04'	N42°55'51"W	42.46'
C2	47.08	30.00	89.9511°	29.96'	S45°01'09"W	42.40'
C3	30.96	260.00	08°44'02"	15.30'	N02°25'35"E	30.94'
C4	126.90	260.00	27°57'55"	64.74'	N72°46'33"E	125.65'
C5	65.62	260.00	14°01'05"	31.97'	N47°46'05"E	63.44'
C6	18.38	260.00	04°02'04"	9.20'	N02°46'12"E	18.38'
C7	31.26	50.00	35°46'16"	16.16'	S34°55'10"W	30.75'
C8	81.79	60.00	78°05'58"	48.67'	N50°02'26"E	75.80'
C9	47.12	60.00	45°00'22"	24.85'	S62°23'34"E	45.97'
C10	47.66	60.00	45°30'40"	25.17'	S17°08'13"E	46.47'
C11	106.88	60.00	96°18'59"	67.03'	S53°47'06"W	89.41'
C12	49.15	50.00	56°19'19"	26.77'	N73°47'29"E	47.20'
C13	85.51	200.00	23°38'14"	41.65'	N32°48'41"E	81.93'
C14	76.57	200.00	21°56'04"	38.76'	N17°01'36"E	76.10'
C15	277.08	230.00	69°01'26"	136.14'	N34°34'17"E	266.63'

NOTES

1. FOUND 1 1/2" PIPE 2.3' BELOW ASPHALT ROAD
2. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
3. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
4. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
5. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
6. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
7. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
8. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
9. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
10. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
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13. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
14. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
15. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
16. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330
17. FOUND 5/8" REBAR WITH PLASTIC CAP FLUSH WITH GROUND - LS 7330

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 19 day of August, 2015, I mailed 178 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Planned Unit Development
Land Use Permit # 15-01.

Residents within 1,200'	<u>144</u>
Review Agencies	<u>28</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>183</u>

DATED at Wasilla, Alaska, August 19, 2015

CITY OF WASILLA

Tahiri Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

 TINA CRAWFORD
 City Planner

PAGE

INTENTIONALLY

LEFT

BLANK

2672B05L006
HARRIS JASON D
1001 E SNOHOMISH AVE
APT 2
WASILLA, AK 99654-5780

2894B02L009
PEACEFULNESS LLC
1122 N 77TH ST
SEATTLE, WA 98103-4808

2894B02L003
BRADY MATTHEW S & DEE DEE
1530 N LACY LOOP
WASILLA, AK 99654-5615

2894B02L005
KROON BRITTNEY J
KROON KEETON J
1570 N LACY LOOP
WASILLA, AK 99654

1550B02L002
CALDWELL NOAH D POST #9
AMVETS
1591 CRESTE FORIS RD
WASILLA, AK 99654

2894B01L006
PETERSON GERALD J
1601 N LACY LOOP
WASILLA, AK 99654-5613

2894B01L013
SAFHOLM CYMANTHA
1661 N LACY LOOP
WASILLA, AK 99654

2672B05L002
HENDERSON WM H & MARGOT E
16839 YELLOWSTONE DR
EAGLE RIVER, AK 99577-9404

2894B01L019
ROGERS RYAN M
1711 N LACY LOOP
WASILLA, AK 99654

2894B01L020
CORNELL CHERYL N
1731 LACY LOOP
WASILLA, AK 99654

2894B02L008
VALLEY RESIDENTIAL SERVICES
1075 S CHECK ST
STE 102
WASILLA, AK 99654-8067

1107B03L026
DOLMAN JACK A III & LESLIE
1300 KELLER PKY
APT 1717
KELLER, TX 76248-1613

2894B01L002
MCKINLEY JUDY L
1531 N LACY LOOP
WASILLA, AK 99654-5612

2894B01L004
LINDGREN CHRISTOPHER D
1571 N LACY LOOP
WASILLA, AK 99654

2894B01L005
LARSON HARLEY J & EVETTE F
1591 N LACY LOOP
WASILLA, AK 99654

2894B01L007
BARNHARDT KENNETH RAY
1605 N LACY LOOP
WASILLA, AK 99654

2894B01L014
SEARLES HARRY
LOVEROFF ELEANOR
1671 N LACY LOOP
WASILLA, AK 99654-5613

2894B01L016
HARGER JOHN W
1685 N LACY LOOP
WASILLA, AK 99654-5613

6647B02L003B
LACROSSE MARK J
WILSON DAVID C
1728 E STALLION CIR
WASILLA, AK 99654-3571

2894B01L012
WEDGE MICHAEL D
JACOBS SHELLY A
17450 E FAMILY CIR
PALMER, AK 99645-8608

2689B03L004
SMITH DAVID B
11152 ADDISON RD
SANTA ANA, CA 92705-2438

2894B01L001
MARSH ANGELINA D
1511 N LACY LOOP
4
WASILLA, AK 99654-5612

2894B02L004
COKER JENNIFER L
1550 N LACY LOOP
WASILLA, AK 99654-5615

1550B01L004
JOHNSON SHERRY A
JOHNSON GERALD EST
1590 N CRESTE FORIS ST
WASILLA, AK 99654

2894B02L006
BURNS EYLEIN
1600 N LACY LOOP
WASILLA, AK 99654

2894B01L009
WOOD VICKY JOAN
CUMMINGS MELISSA ANN
1621 N LACY LOOP
WASILLA, AK 99654-5613

2894B01L015
PUNGOWIYI CALEB & GLADYS E
1676 N LACY LOOP
WASILLA, AK 99654

2894B02L010
JOHNSON MELODY K
1710 N LACY LOOP
WASILLA, AK 99654-5617

2894B02L011
ROGERS KEITH A
1730 N LACY LOOP
WASILLA, AK 99654

2894B01L021
BOLING ANTHONY C&DANIELLE
1751 LACY LOOP
WASILLA, AK 99654

2894B01L022
WILSON BRUCE E
VOGT KIMBERLY S
1771 LACY LOOP
WASILLA, AK 99654

2894B02L013
TVORAK CAROL C
1790 N LACY LOOP
WASILLA, AK 99654

2894B01L017
WILLIAMS AMANDA
1878 FOWLER ST
APT 36
RICHLAND, WA 99352-4816

1107B03L022
GILLOW TIMOTHY G
GILLOW J PRISCILLA
189 E NELSON AVE
PMB 124
WASILLA, AK 99654
6647B02L003A

2894B01L010
CROSTA LINDSEY C
1900 E VILLAGE LOOP
WASILLA, AK 99654-3624

2500000T00A
HENNESSY STEPHEN S & INA N
1914 COLUMBIA ST
VANCOUVER, WA 98660-2628

RATHBUN CHRISTOPHER S
RATHBUN REBECCA S
1925 N LUCILLE ST
WASILLA, AK 99654-3801

1188B01L003
HAUSSER AMANDA M
2000 N LAUREL DR
PALMER, AK 99645-8808

2602B04L003
NUNLEY TIM L & SENA E
2051 S JENSEN RD
PALMER, AK 99645

17N01W03A011
HALFACRE H LUCILE
209 E HARVARD AVE
ANCHORAGE, AK 99501-1141

2672B05L005
SHIFFER MICHAEL W & SUSAN
2200 BAMBURY
ANCHORAGE, AK 99504

2894B01L018
HAMILTON KINDRA A
2465 S ALTHEA LOOP
WASILLA, AK 99654

1107B03L019
GAMEZ ANNA M
2520 JACQUELINE CIR
WASILLA, AK 99654-2103

2672B05L003
TAIT YVONNE R
ROMER BYRON K
2555 S COGGIN DR
PALMER, AK 99645

2972B01L001
COFFEY JASON R & TARA E
2711 W DISCOVERY LOOP
WASILLA, AK 99654-1275

1428000L008
VINCENT MEGAN E
2860 E HIAWATHA DR
WASILLA, AK 99654-2845

2894B01L003
BURNS LISA E
3036 N TERRELL DR
WASILLA, AK 99654-4551

3215B01L001
BRAMAN SEAN & TAMMY
3381 E GODFREY DR
WASILLA, AK 99654

1107B04L008
STEVE ORR CONSTRUCTION LLC
351 W ROY RD
WASILLA, AK 99654-3242

1067B01L002
BEACHELL PHILIP A & P L
400 E FOREST AVE
WASILLA, AK 99654-5625

6647B02L003C
DRUMMOND REGINALD & TOWANDA
400 E SPRUCE AVE
WASILLA, AK 99654

2894B02L001
BANK OF AMERICA N A
400 NATIONAL WAY
SIMI VALLEY, CA 93065-6414

1067B02L015
TIMOTHY CALVIN R & LINDA J
401 E FOREST AVE
WASILLA, AK 99654

3215B01L003
PENTECOSTAL CH OF GOD INC
401 E SPRUCE
WASILLA, AK 99654

3215B01L004
HOUCK WM H III & MELISSA M
401 E SPRUCE AVE
WASILLA, AK 99654-3861

3285B02L014C
VOLZ MARILYN J
4051 SCENIC VIEW DR
ANCHORAGE, AK 99504-6603

6957B02L004A
JOHANNES SCOTT
412 S ADELE CIR
WASILLA, AK 99654

3215B02L003
BECKER BRUCE A
425 CHICKALOON WAY
WASILLA, AK 99654-3851

3215B02L004
TORMOZOV YURI Y & NELLY D
451 E CHICKALOON WAY
WASILLA, AK 99654

2894B01L011
WAISANEN LESLIE A
455 W JACK FISH RD
% LESLIE PHEASANT
WASILLA, AK 99654-0953

1188B01L001
TURNER DALE O
500 E SILVER FOX LN
WASILLA, AK 99654

1067B02L016
FOSTER CHAS A
501 FOREST AVE
WASILLA, AK 99654

2972B01L002
ATAVIN VLADIMIR & GALINA
511 E CHICKALOON WAY
WASILLA, AK 99654-3852

2972B02L002
DEGARMO HELEN I
520 E CHICKALOON WAY
WASILLA, AK 99654-3849

1188B01L002
CHOPENKO RUSLAN & YELENA
524 E SILVER FOX LN
WASILLA, AK 99654

1120B02L012
KIRILLOV YURIY N
KIRILLOVA VALENTINA A
525 E SILVER FOX LN
WASILLA, AK 99654

2972B01L003
ALLEN KELLY W & KARINA Y
531 E CHICKALOON WAY
WASILLA, AK 99654-3852

2972B02L003
ENGELBRECHT MATTHEW G
540 E CHICKALOON WAY
WASILLA, AK 99654-3849

3285B02L014D
GRANT CHARLENE L
GRANT-LEVY BARBARA ELLEN GRANT CHAS
D II
5426 21ST AVE SW
SEATTLE, WA 98106
1120B02L011
BELCHER ROBERT D & ANGELA
551 E SILVER FOX LN
WASILLA, AK 99654-3846

2602B04L010
WALTER TYLER B & HEIDI
545 S WARMWOOD WAY
PALMER, AK 99645-8934

2972B01L004
PETRIENKO DMITRY & MARIA
551 E CHICKALOON WAY
WASILLA, AK 99654

1107B04L011
WILLERT JEREMIAH J
5565 E BIG ROCK DR
WASILLA, AK 99654-9099

2972B02L004
EVJEN REBECCA
570 E CHICKALOON WAY
WASILLA, AK 99654-3849

2972B01L005
GALOM SERGEY & TATYANA
571 E CHICKALOON WAY
WASILLA, AK 99654-3852

1188B01L004
WAGNER LAURA J
574 SILVERFOX LN
WASILLA, AK 99654

1120B02L010
HOWES RICHARD M III & K A
575 E SILVER FOX LN
WASILLA, AK 99654

1107B04L001
RENZ WAYNE & CHARLENE LVG TR
600 E CHICKALOON WAY
WASILLA, AK 99654-3940

1107B01L016
WEATHERUP MARTIN G & ETTA
601 E CHICKALOON WAY
WASILLA, AK 99654

3215B02L002
LECOURS TODD R & MICHELE
6020 E TALGACH VIEW DR
WASILLA, AK 99654

2542000L003
SUMMERS AARON L
606 E FOREST DR
WASILLA, AK 99654-5652

1107B01L017
KREGER FRANK H III & ANN W
645 E CHICKALOON WAY
WASILLA, AK 99654-3942

4717000L002
DAMON ROBT D
6919 N SUNSET DR
WASILLA, AK 99623-9191

1107B03L031
WATKINS CHAS L & TINA L
701 E SUSITNA DR
WASILLA, AK 99654

1107B03L030
MORROW SHERYL R
715 E SUSITNA DR
WASILLA, AK 99654

1107B04L010
PETAL BENJAMIN J & MINDY S
720 E SUSITNA DR
WASILLA, AK 99654-3922

1107B03L021
HANSON JOHN J & CYNTHIA R
730 SULATNA BAY
WASILLA, AK 99654

1107B03L029
MCANALLY ANTHONY S & T J
735 SUSITNA DR
WASILLA, AK 99654

1107B04L009
OVERLAND JAS E
740 E SUSITNA DR
WASILLA, AK 99654-3922

1107B03L028
PENNINGTON FREDERICK C IV & VALERIE K
745 E SUSITNA DR
WASILLA, AK 99654-3931

1107B03L012
WELSH KERSTON F
KRULL JOSHUA A
755 E SULATNA BAY
WASILLA, AK 99654

5041000T00A-1
SMITH DN LLC
7774 W OVERVIEW CIR
WASILLA, AK 99623-9181

2602B04L004
WAREHAM ANDREW J & CATHY M
7937 N GROUSE LOOP
WASILLA, AK 99654-9028

2689B04L018
SPRACHER EDWARD J & MICHELLE A
801 E GOLDENDALE DR
WASILLA, AK 99654

1107B01L015
CROWTHER DANNY R & BRONIA
820 E SUSITNA DR
WASILLA, AK 99654

1428000L009
JEHOVAHS WITNESSE CONG OF
WASILLA
900 E NORTHSTAR CIR
WASILLA, AK 99654-5706

2672B05L001
MAT-SU ALANO CLUB INC
901 S SNOHOMISH AVE
WASILLA, AK 99654

2672B05L004
DUTY DARRELL T & BRENDA
961 E SNOHOMISH AVE
WASILLA, AK 99654

1067B02L017
BAILEY LORA ANN BASSETT
PO BOX 210995
ANCHORAGE, AK 99521-0995

2689B03L002
HOWE GORDON ROSS & GAY A
PO BOX 520555
BIG LAKE, AK 99652-0555

1107B03L027
LABLANCE JUDY S
755 E SUSITNA DR
WASILLA, AK 99654

1107B04L006
EDWARDS BRUCE A & DONNA J
780 E SUSITNA DR
WASILLA, AK 99654

1107B03L025
AXEMAKER KENNETH & CAROL
795 E SUSITNA DR
WASILLA, AK 99654-3931

1107B03L024
AXEMAKER CHANDLER A & SARAH R
811 E SUSITNA DR
WASILLA, AK 99654

1107B03L023
PALMER MARK & MARGARET
821 E SUSITNA DR
WASILLA, AK 99654

2602B04L009
COHN TAMARA
900 E SNOHOMISH AVE
3
WASILLA, AK 99654

1107B03L011
FRANK MICHAEL E & TAMMY J
911 SUSITNA DR
WASILLA, AK 99654

1107B04L003
KOHLENER CLIFFORD
9630 E HAYLOFT DR
FLORENCE, AZ 85132

17N01W03A012
MATANUSKA ELECTRIC ASSN
PO BOX 2929
PALMER, AK 99645-2929

1067B01L003
HOLMES LEE J & RUTH E
PO BOX 870065
WASILLA, AK 99687-0065

1107B04L007
EVANOFF QUENTIN M & CARLIN
760 E SUSITNA DR
WASILLA, AK 99654

2500000L002
NARDINI CHARLES J
780 ROSEWOOD DR
#1
WASILLA, AK 99654-5732

1107B04L005
BOYLE JOHN A
800 E SUSITNA DR
WASILLA, AK 99654

1107B01L011
LYFORD NORMAN A
8141 WILCOX DR
ANCHORAGE, AK 99502

1107B03L014
HUGLI SHEREE L
851 SULATNA BAY
WASILLA, AK 99654

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BATES DAVEN F
CROSS ROSE A
900 E SUSITNA DR
WASILLA, AK 99654-3925

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MEYERHOLTZ WM W & SALLY S
921 N VICTORIAN DR
COEUR D' ALENE, ID 83814-6844

2500000L001
ALASKA STATE OF
DEPT OF TRANS & PUB FAC DOT/PF
PO BOX 196900
ANCHORAGE, AK 99519-6900

3201B01L013A
GRANT MICHAEL
PO BOX 520352
% ISLANDER LODGE
BIG LAKE, AK 99652-0352

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FLETCHER WILLIAM D & MELODY M
PO BOX 870184
WASILLA, AK 99687-0184

1120B03L004
SINYAVSKIY ANDREY I & T P
PO BOX 870397
WASILLA, AK 99687

2894B01L008
WELTON ERNEST E
PO BOX 870548
WASILLA, AK 99687-0548

2972B02L001
COULOMBE JEAN PAUL
PO BOX 870795
WASILLA, AK 99687-0795

2894B02L002
WOLFE JOS L
PO BOX 870924
WASILLA, AK 99687-0924

1107B03L020
MCPEEK BEVERLY A
PO BOX 871071
WASILLA, AK 99687-1071

1107B04L012
WILBUR CHERYL L
PO BOX 871225
WASILLA, AK 99687-1225

6957B02L004B
LESHCHINSKIY DANIEL A & GALINA
PO BOX 871258
WASILLA, AK 99687-1258

2894B02L012
WRIGHT KATHLEEN J
PO BOX 871382
WASILLA, AK 99687-1382

2542000L002
ELDER NATALIE J
PO BOX 871582
WASILLA, AK 99687-1582

1107B04L004
HUBNER SCOTT A
PO BOX 871948
WASILLA, AK 99687-1948

5041B04L001A
BOITZ CATHY S
PO BOX 872002
WASILLA, AK 99687-2002

1107B03L018
EGGER PATRICK S & EVIE L
PO BOX 872282
WASILLA, AK 99687

1550B01L001
ZHUCHKOV IGOR I & NATALIYA P
PO BOX 872501
WASILLA, AK 99687-2501

1107B04L002
MARSHALL THOS A & KATHY L
PO BOX 872675
WASILLA, AK 99687-2675

1107B03L013
GARRISON WEBB W & MARY L
PO BOX 873214
WASILLA, AK 99687-3214

2602B04L011
SZEKELY MICHELE
PO BOX 874543
WASILLA, AK 99687-4543

3215B01L002
DEMENKO MARINA V
PO BOX 874896
WASILLA, AK 99687-4896

4624B03L016A
SKINNER STEPHEN B & CHRISTINE E
PO BOX 874961
WASILLA, AK 99687-4961

2602B04L008
BLACK WARREN A II
PO BOX 875033
WASILLA, AK 99687-5033

1428000L001
PACKA MATTHEW J
PO BOX 875084
WASILLA, AK 99687-5084

2602B04L012
TRI-VALLEY VENTURES
PO BOX 875271
WASILLA, AK 99687-5271

2602B04L013
LEE RAYMOND E & JENSINE
PO BOX 875298
WASILLA, AK 99687-5298

2689B03L003
MUNSELL BARRY R & MARLENE
PO BOX 876211
WASILLA, AK 99687-6211

2894B01L023
THOMAS BARBARA E
PO BOX 876294
WASILLA, AK 99687-6294

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

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

Debra Barrett
2860 W. Bayridge Circle
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

NOTIFICATION OF PUBLIC HEARING
-PLANNED UNIT DEVELOPMENT (PUD)-

DATE: August 19, 2015

CASE: PUD15-01

APPLICANT (S): Fuller Properties, LLC

REQUEST: Approval of a Planned Unit Development (PUD) to develop an 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units on an eight acre parcel.

A public hearing on this request is scheduled for **September 8, 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. Hering Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this PUD request must reach the Planning Office on or before August 31, 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 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

PUD #15-01

MSB Map #WA11; T17N, R01W, Sec. 3

Approval of a Planned Unit Development (PUD) to develop an 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units on an eight acre parcel.

Applicant: JYG Investment Group, LLC

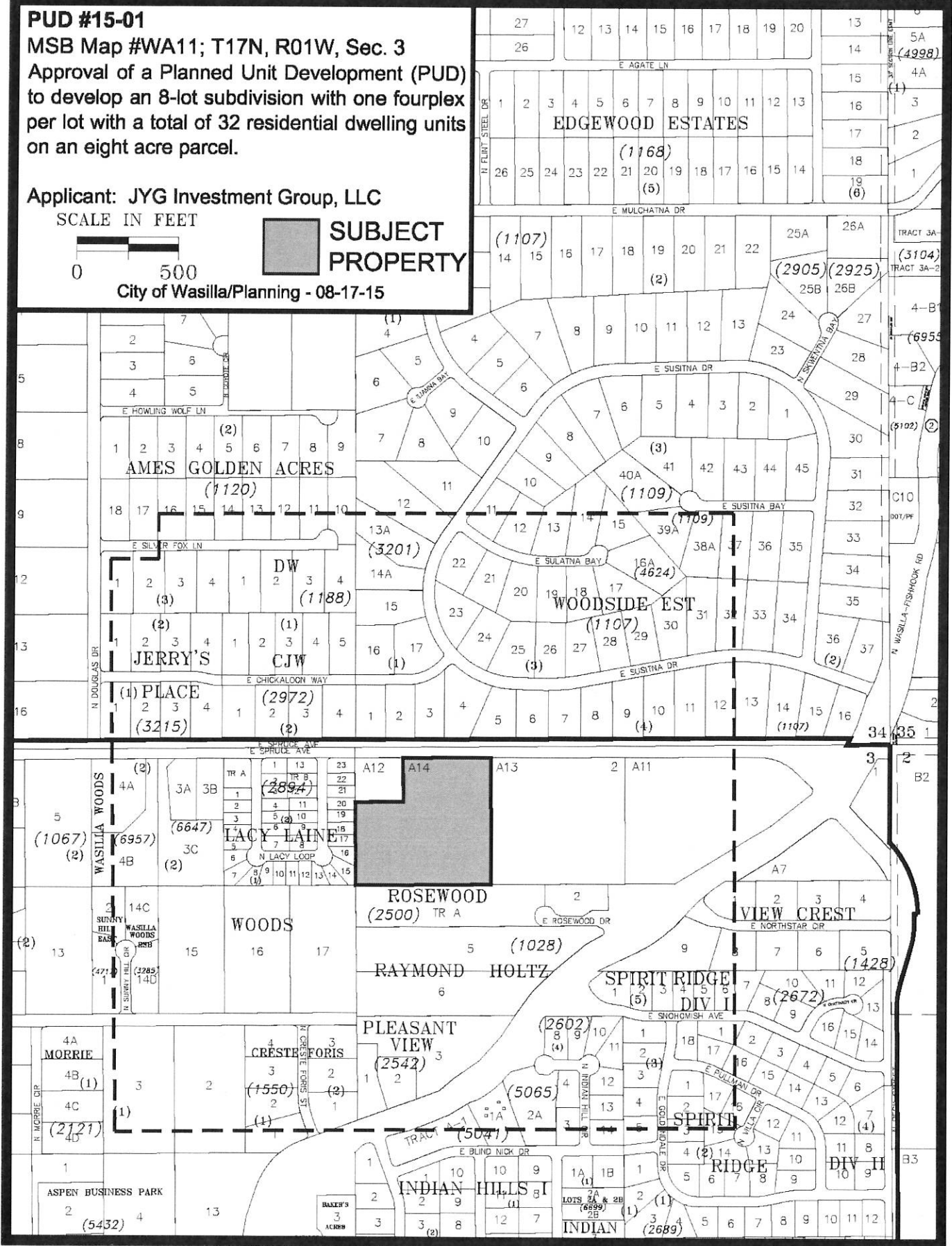
SCALE IN FEET



City of Wasilla/Planning - 08-17-15



SUBJECT PROPERTY





CITY OF WASILLA

290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9050
FAX: (907) 373-9092

NOTICE

OF APPLICATION FOR PLANNED UNIT DEVELOPMNET

APPLICANT/OWNER: Fuller Properties, LLC

LOCATION: Lot A14, Township 17 North, Range 1 West, S.M.

FILE NO: PUD 15-01

PROJECT: **Planned Unit Development** to develop a 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units on an eight acre parcel, generally located south of E. Spruce Ave. and west of N. Wasilla-Fishhook Rd.

A public hearing will be held on **September 8, 2015** at 6:00 PM in the City of Wasilla, Council Chambers.

Comments may be submitted in writing on or before September 1, 2015 to be included in the packet. Comments received after that date will be available at the public hearing. Please submit comments or requests for more information to:

CITY OF WASILLA
PLANNING OFFICE
290 EAST HERNING AVE
WASILLA, AK 99654

TELEPHONE: 373-9020
FAX: 373-9021
EMAIL: planning@ci.wasilla.ak.us

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By: Planning
Public Hearing: 09/08/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-16**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) TO DEVELOP AN EIGHT-LOT SUBDIVISION WITH ONE FOURPLEX PER LOT (A TOTAL OF 32 RESIDENTIAL DWELLING UNITS.)

WHEREAS, Fuller Properties, LLC, submitted an application on August 14, 2015 for approval of a PUD to develop an 8.05 acre parcel into an eight-lot subdivision with 32 residential dwelling units (one fourplex per lot); and

WHEREAS, the subject property is located on the south side of Spruce Avenue just east of N. Lacy Loop on Lot A14, Township 17 North, Range 1 West, Section 3, Seward Meridian; and

WHEREAS, WMC 16.16.070 states that a PUD is approved as rezoning overlay district; and

WHEREAS, the Planning Commission is required to make a recommendation with written findings to the City Council for all rezoning/PUD request; and

WHEREAS, the Wasilla Planning Office mailed notices of the request to 144 property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendations of staff contained in the staff report, public testimony - both written

and verbal comments, the applicable provisions of the Wasilla Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission has developed Findings of Fact to summarize the basic facts and reasoning of the commission; and

WHEREAS, after due consideration, the Planning Commission hereby determines that this application meets all applicable provisions of Wasilla Municipal Code.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission recommends that the City Council approve this PUD application with the Findings of Fact attached as Exhibit A and incorporated herein and with the following conditions:

1. All development on the site must substantially comply with the site plan and landscape plans attached as Exhibit B. Any changes to the plans must be submitted to the City Planner for review. Minor revisions may be approved by the City Planner and all other changes must be approved as a rezoning request/amendment to the PUD.
2. No activity may commence on the site until all required construction guarantees have been posted with and approved by the City.
3. The applicant shall submit a final PUD overlay district plan to the City Planner within one year after the date of the approval of the preliminary PUD overlay district plan as required in WMC 16.20.030(F).
4. The applicant must obtain the required driveway permits from the City Public Works Department.

5. The applicant must obtain all necessary approvals from the State of Alaska Department of Environmental Conservation for the well and septic systems for each lot.

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 15-16
FINDINGS OF FACT

COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

16.16.050 *An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Finding: The proposed use is consistent with the Comprehensive Plan's Mixed Use Future Land Use Map designation that implements the Comprehensive Plan.

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Finding: The specific approval criteria under 16.16.060 are not applicable since multi-family residential is not one of the special uses with additional criteria.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Finding: The City mailed 144 notices to neighboring property owners within 1200', 25 review agencies that are typically provided with the opportunity to comment, and the Planning Commission and City Council. At the time of packet preparation, four comments were received from review agencies that indicated the status of the plat, the requirement to obtain well and septic approvals from DEC, and no comments from MSB Cultural Resources and one comment from a neighbor expressing concerns about traffic, school capacity, and water/sewer. As indicated in the findings and the application packet, the development has direct access onto a major collector roadway (Spruce Avenue) and will obtain the necessary approvals to install appropriate well and septic on each lot.

Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

16.16.050(6) *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*

Finding: Access for emergency vehicles will be provided from Spruce Avenue and the proposed subdivision road and the MSB Fire Chief will review the proposed subdivision for compliance with all applicable fire codes and emergency access as related to the public health, safety and welfare.

16.16.050(7) *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.*

Finding: This multi-family development will not overload the street system or create unsafe streets or dangers to pedestrians since the proposed subdivision will have a residential street that directly accesses onto E. Spruce Avenue, which is a major collector road.

16.16.050(8) *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.*

Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010. The only modification granted by the PUD is the ability to construct a fourplex on each lot instead of the single-family or duplex allowed in the Rural Residential zoning district.

16.24.050(9) ***Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***

Finding: The site plan provides the required parking and snow storage areas.

16.16.050(10) ***Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***

Finding: A well and septic system will be installed on each lot, which will be reviewed and approved by the State DEC staff. Other utilities are currently available in the area.

16.16.050(11) ***Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.***

Finding: The proposed drainage plan indicates adequate room for on-site drainage to prevent runoff from the site into the street.

16.16.050(12) ***Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Finding: This criterion is not applicable since only one fourplex will be developed on each lot.

16.16.050(13) ***Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.***

Finding: There should not be different peak use characteristics than the surrounding uses or area since the surrounding area is developed with residential uses and the adjoining subdivision is a small-lot subdivision with 36 residential units with a similar overall land area.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.*

Finding: The proposed use should not generate any negative impacts to the surrounding properties.

16.16.050(15) *Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:*

- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.*
- b. Adequately sized, located and screened trash receptacles and areas.*

Finding: The proposed site plan meets the clearing, landscaping, and buffering requirements in Title 16.

16.16.050(16) *Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

Finding: Currently, no sidewalk or pathway system exists along E. Spruce Avenue and no sidewalk should be required since the proposed subdivision will only have eight lots.

16.16.050(17) *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as*

is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Finding: City utilities are not in the immediate area so the applicant will install a well and septic system on each lot. The applicant will coordinate with DEC to obtain all necessary approvals.

16.16.050(18) ***Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.***

Finding: Per the Matanuska-Susitna Borough Cultural Resources Office, there are no known historic resources on the site.

16.16.050(19) ***Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.***

Finding: The proposed use is a residential subdivision and all of the buildings will have a similar appearance and style (see building elevation drawings in packet.)

16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Finding: Due to the small size of the development, no additional open space or facilities is required.

16.16.050(21) Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.

Finding: There are no foreseeable problems associated with winter conditions are anticipated for the proposed use and all snow storage will be accommodated on site.

COMPLIANCE WITH WMC 16.16.070 - REZONING

A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.

Finding: This criterion is met since the subject rezoning was initiated by the property owner.

B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.

Finding: This criterion is met since the parcel is approximately 8.05 acres.

C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.

Finding: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;

Finding: This criterion is not applicable since there are not any approved neighborhood plans in the area. However, notices were mailed to all property owners within 1200' to inform them of the proposed development and allow them time to provide comments/concerns.

2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;

Finding: The proposed PUD substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and the PUD requirements in WMC 16.20.030. Detailed findings regarding consistency with the PUD requirements are included in this report. Additional in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit applications for future development on these parcels.

3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;

Finding: The proposed development is in an area that has access to the services above or will provide them at time of development.

4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;

Finding: At the time of packet preparation, three comments were received from review agencies that indicated the status of the plat and the requirement to obtain well and septic approvals from DEC and one comment from a neighbor expressing concerns about traffic, school capacity, and water/sewer.

Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;

Finding: There is a demonstrated need for more affordable housing options in the area, which is typically addressed by developing multi-family dwellings. The approval of the proposed development will allow construction of a fourplex per lot instead of the low-density single-family or duplex uses allowed by the RR zoning district.

6. The resulting district or expanded district will be a logical, integrated area; and

Finding: The density per acre is consistent with the small lot subdivision immediately west of the proposed development. The other

adjoining properties are currently undeveloped. Additionally, the location along E. Spruce Avenue, a major collector roadway, is an appropriate location for multi-family development.

7. The rezoning is in conformance with the city comprehensive plan.

FINDING: The proposed PUD is consistent with the intent of the Mixed Use future land use designation in the Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area. As stated above, the subject property is located along E. Spruce Avenue, which is a Major Collector roadway, and is adjacent to a small-lot subdivision that has the same overall density per acre.

COMPLIANCE WITH WMC 16.20.030 – PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

A. Purpose. The purpose of the PUD overlay district is to promote innovative and efficient land use and design by permitting greater flexibility in zoning requirements than this title generally permits. This flexibility should result in a more efficient and aesthetic development of the project site, allowing higher residential density or increased intensity or mix of uses than would be permitted in the underlying zoning district, while preserving harmony with uses in the surrounding area.

Finding: The relaxation of the density restrictions of Title 16 will allow a higher density that would otherwise be reached on this parcel. Developing more dense residential uses on the parcel is consistent with the adjoining small lot, high density subdivision and is very close to the commercial core of the city.

B. Application. A PUD overlay district may be located in any zoning district, and may be used for any residential, commercial or industrial use or combination thereof. The terms and conditions of a PUD overlay district supplement the regulations in the underlying zoning district, and modify and supersede any conflicting regulations in the underlying zoning district. A PUD overlay district may be applied only to a parcel having an area not less than two acres, unless the planner finds one or more of the following factors justifies applying a PUD overlay district to a parcel having an area less than two acres:

1. Applying a PUD overlay district will permit reasonable development of the parcel while preserving an unusual physical or topographic feature of importance to the area as a whole;

2. ***The parcel is adjacent to an existing PUD overlay district, and will be developed as an extension of, or compatibly with, that existing district;***
3. ***The project will use design features that benefit the general public and surrounding area, and that would not be permitted in the underlying zoning district;***
4. ***The project will provide a desirable mixture of uses, or meet a need for affordable residential, commercial or industrial development that would not be feasible under the regulations in the underlying zoning district; or***
5. ***The PUD overlay district will facilitate redevelopment in the downtown area as described in the comprehensive plan.***

Finding: The proposed PUD meets this criterion since the parcel is approximately 8.05 acres.

C. Permitted Uses. The permitted uses in a PUD overlay district shall be specified in the ordinance establishing the district, and may include any uses permitted in the underlying zoning district by administrative approval, use permit or conditional use permit that are appropriate in furtherance of the goals of the comprehensive plan and designed to complement each other. In addition, the following uses are permitted in a PUD overlay district:

1. ***Multifamily dwellings.***
2. ***The following uses that only serve permitted residential uses within the PUD overlay district: community buildings; indoor or outdoor recreation facilities; and recreational vehicle storage.***
3. ***Retail commercial uses that serve principally the permitted residential uses within the PUD overlay district and the surrounding neighborhood.***

Finding: The site plan for the proposed PUD indicates that one multi-family structure (fourplex) will be developed on each proposed lot.

D. Design and Development Standards. All uses and structures in a PUD overlay district shall conform to the following design and development standards:

1. ***Buildings, parking areas, pedestrian, bicycle and vehicular ways, and utility easements shall be designed to promote public safety, minimize conflict between uses, and reasonably maintain topography and other natural features.***

Finding: The proposed PUD provides adequate building separation, parking areas, pedestrian and bicycle access and significantly maintains the topography and other natural features.

2. ***The design shall take into account the relationship of the site to the surrounding areas and between differing uses on the site, and shall minimize adverse impacts between the project and adjacent land uses, and different types of potentially incompatible land uses. Incompatibilities to be mitigated include traffic congestion, noise, visual intrusion and hours of operation.***

Finding: The proposed PUD development is consistent with the surrounding land uses and will not create negative impacts.

3. ***If existing topographical or other barriers within ten (10) feet of the perimeter of the PUD overlay district do not sufficiently mitigate incompatibilities with adjacent existing uses, one or more of the following shall be required:***
 - a. ***Structures located on the perimeter of the district shall be set back in accordance with the front yard setback of the underlying zoning district.***
 - b. ***Screening or buffering shall be provided on the perimeter of the district in accordance with Section 16.33.030(G).***

Finding: The proposed PUD meets or exceeds the screening and buffering requirements in Section 16.33.030(G) by retaining existing vegetation along the boundaries of the lots as shown on the site plan in Exhibit A.

4. ***Common open space shall meet the following requirements:***
 - a. ***The common open space shall be for amenity or recreational purposes, and appropriate to the size and character of the district, including its residential density, expected number of residents or employees, topography, and the number and type of dwellings.***
 - b. ***The common open space shall be suitably landscaped for its intended use, except that natural features worthy of preservation may be left unimproved.***
 - c. ***Any buildings, structures and improvements in the common open space shall be appropriate to the uses that are authorized for the common open space.***
 - d. ***Common open space shall be operated and maintained either through an association of owners of property in the PUD overlay district established under Chapter 34.08 of the Alaska Statutes, or by a public agency that has accepted a dedication of the common open space.***

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping.

5. ***Changes in Required Dimensions. The minimum lot and yard dimension requirements in the underlying zoning district may be waived for a PUD overlay district as necessary to achieve a better design, where compensating design or structural measures ensure adequate separation for fire protection, visual and acoustical privacy, and adequate light and air. Individual parcels in a PUD overlay district may exceed the maximum lot coverage in the underlying zoning district; provided, that the entire PUD overlay district does not exceed the maximum lot coverage. Building height in a PUD overlay district may exceed the maximum permitted in the underlying zoning district by fifty (50) percent; provided, that the design of improvements in the PUD overlay district protects uses and structures both inside and outside the PUD overlay district from adverse impacts on privacy, light and air.***

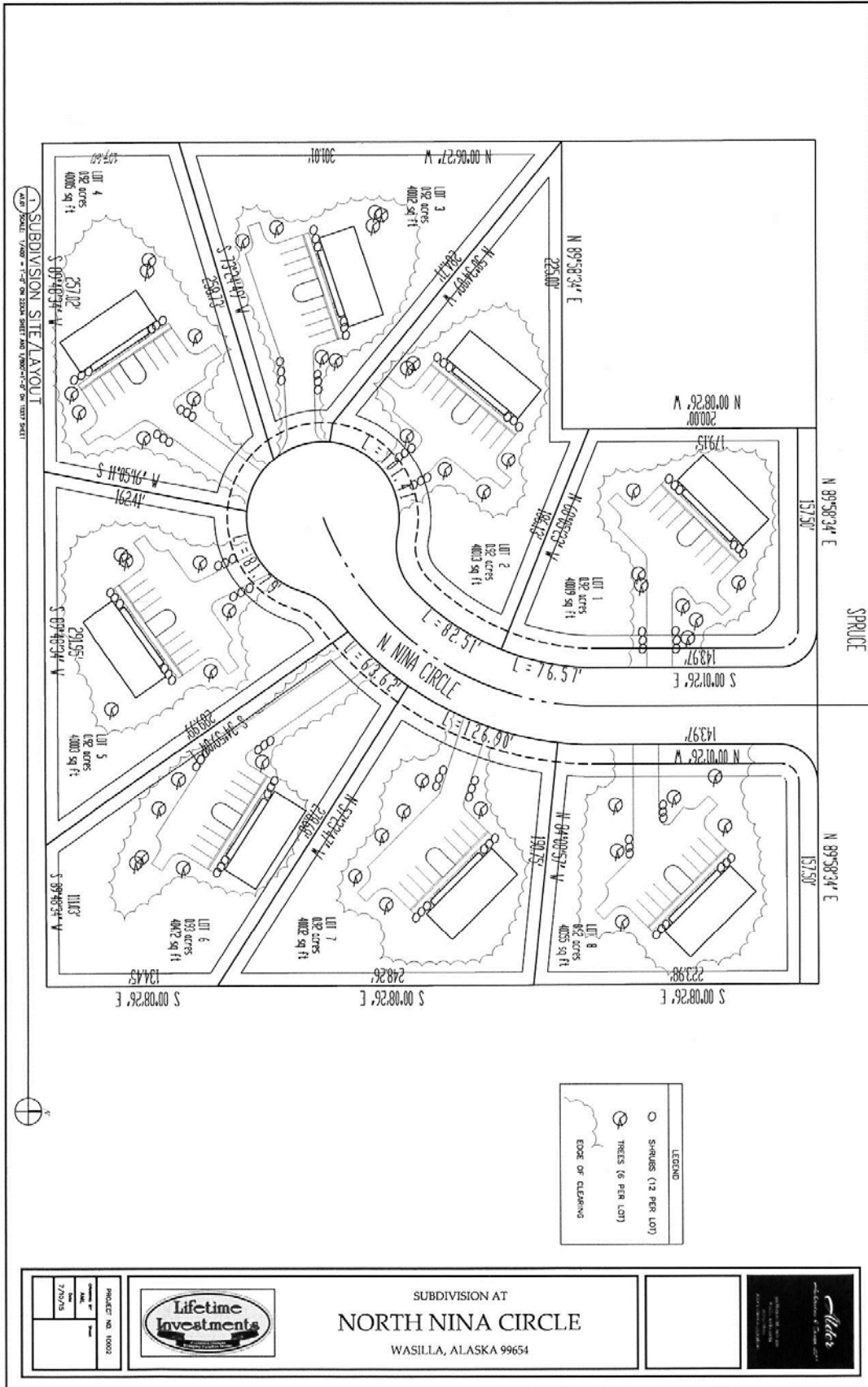
Finding: The proposed development meets all of the minimum setbacks, clearing requirements, and landscaping requirements.

6. ***Required Improvements. All streets, paving, curbs, sidewalks, utilities, street lighting and similar facilities must be developed according to city standards unless specifically waived upon recommendation of the public works director.***

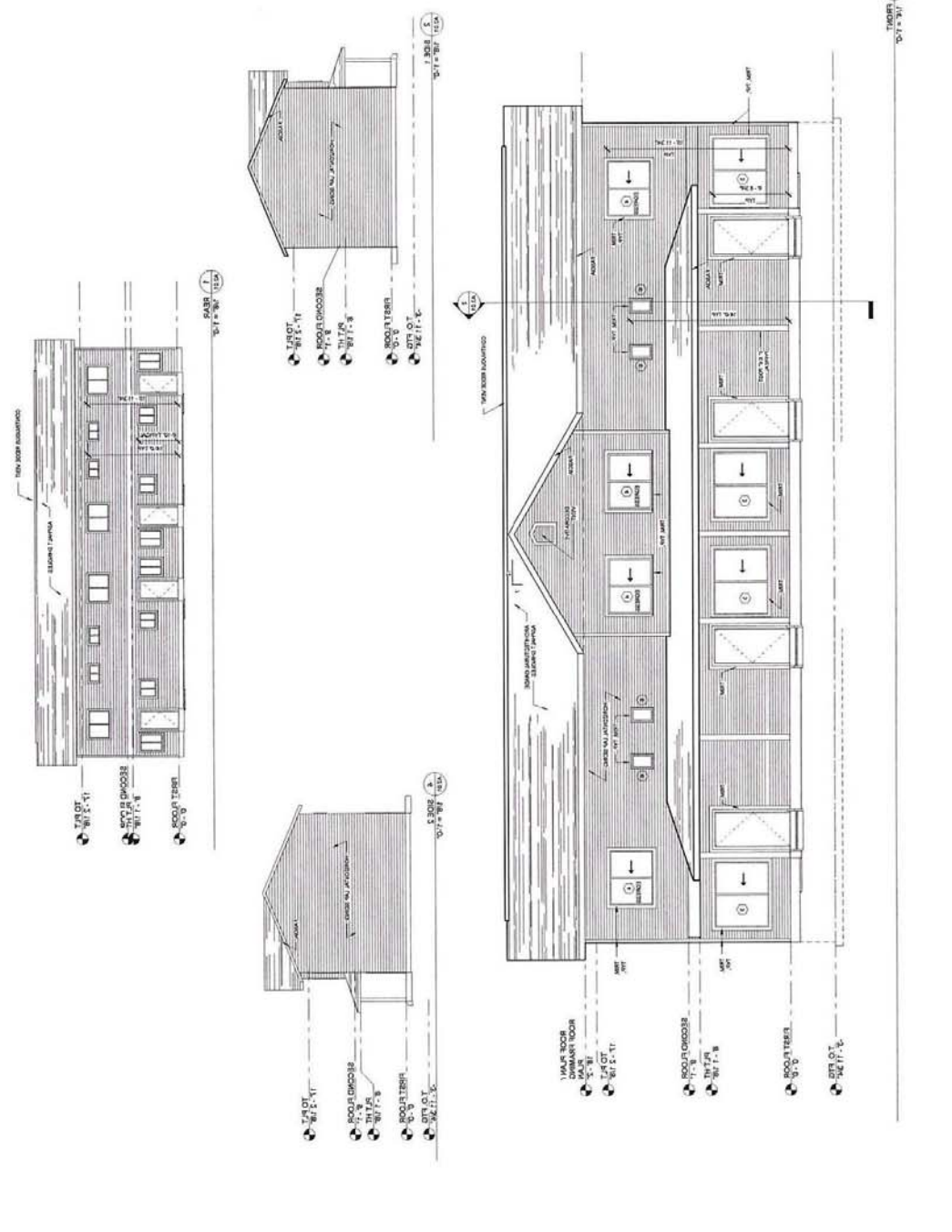
Finding: All improvements will be constructed to applicable city and borough standards.

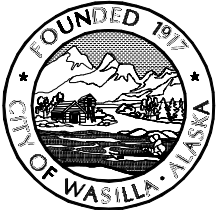
7. ***Project Phasing. An application for initial approval of a PUD overlay zone may provide for the project to be constructed and finally approved in sequential phases.***

Finding: The applicant did not request approval to develop the property in phases.



 <p>Wessilla, Alaska KGB & Vine Four-blox</p>	 <p>Lifetime Investments</p>	<p>AS.01</p>
		<p>DRAFT</p>





STAFF REPORT
Prepared by:
For the meeting of:

Case # CU 15-01
Planning Staff
September 8, 2015

I. SUMMARY FACTS:

Applicant: Darin Van Dyken
Owner: Teen Challenge International Pacific NW Centers
Proposal: Approval to operate a faith based residential discipleship program for men in the existing buildings on the site.
Location: 545, 575, 591, & 555 S. Knik Street and 546, 560, 576, & 590 S. Knik-Goose Bay Road (generally located at the NW corner of S. Knik St & S. Knik-Goose Bay Road)
Lots 1-4, 11, & 12A, Block 4, Kennedy Addition Subdivision
Parcel Size: 1.29± acres
Existing Zoning: Commercial
Future Land Use: Generally Commercial/Business
Surrounding Zoning: North: Commercial
South: Commercial
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

Approval with conditions

III. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

16.16.050

An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Staff Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Staff Finding: The proposed use is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business", and the Commercial zoning that implements the adopted Comprehensive Plan.

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Staff Finding: The specific approval criteria under 16.16.060 are not applicable.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Staff Finding: The City mailed 122 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three comments were received regarding the project; two were from residents and one from a review agency. The review agency did not have any concerns, one resident was in opposition of the project due to an existing homeless problem in the area, and the other resident provided comments regarding an access on Knik-Goose Bay Road. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

16.16.050(6) *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*

Staff Finding: The Borough Fire Chief's office will review the buildings for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

16.16.050(7) *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...*

- Staff Finding: The proposed use will not significantly impact the street system or create a danger to pedestrians.
- 16.16.050(8) *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***
- Staff Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.
- 16.24.050(9) *Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***
- Staff Finding: The attached site plan indicates the required 40 parking spaces (gravel) with adequate paved aisle widths, loading zone, and snow storage on site.
- 16.16.050(10) *Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***
- Staff Finding: The properties are connected to City water and sewer and other utilities are available in the area.
- 16.16.050(11) *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.***
- Staff Finding: The proposed site plan shows adequate areas for drainage and on-site retention.
- 16.16.050(12) *Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Staff Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping and the property fronts on Knik-Goose Bay, which is an Arterial roadway. Any new signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

16.16.050(13) *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

Staff Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and zoned Commercial.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.*

Staff Finding: The proposed use should not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

16.16.050(15) *Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:*

- a. *A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.***
- b. *Adequately sized, located and screened trash receptacles and areas.***

Staff Finding: The attached site plan show the proposed/existing landscaping on the site, which meets the landscaping requirements in Title 16.

16.16.050(16) *Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

Staff Finding: A multi-purpose pathway is located along the east side of Knik-Goose Bay Road.

16.16.050(17) *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the*

developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Staff Finding: The buildings are currently connected to City water and sewer.

16.16.050(18) Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.

Staff Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and indicated that they did not have any objections.

16.16.050(19) Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light & air.

Staff Finding: The existing buildings are in character with surrounding commercial uses.

16.16.050(20) Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...

Staff Finding: No additional land is necessary for open space and facilities.

16.16.050(21) Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.

Staff Finding: There are no foreseeable problems anticipated from winter conditions.

IV. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends approval of this request with the following conditions:

1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to commencement of use.
2. The use of the site must substantially comply with the site plan date stamped August 31, 2015 and the landscape plan date stamped August 31, 2015, attached as Exhibit B to Resolution Serial No. 15-17. Any changes to these plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
3. Any change/expansion to the use approved as part of Conditional Use Permit #15-01 or a change in the ownership of the property or program will require submittal of a new conditional use permit (including appropriate fees) and review/approval by the Planning Commission.

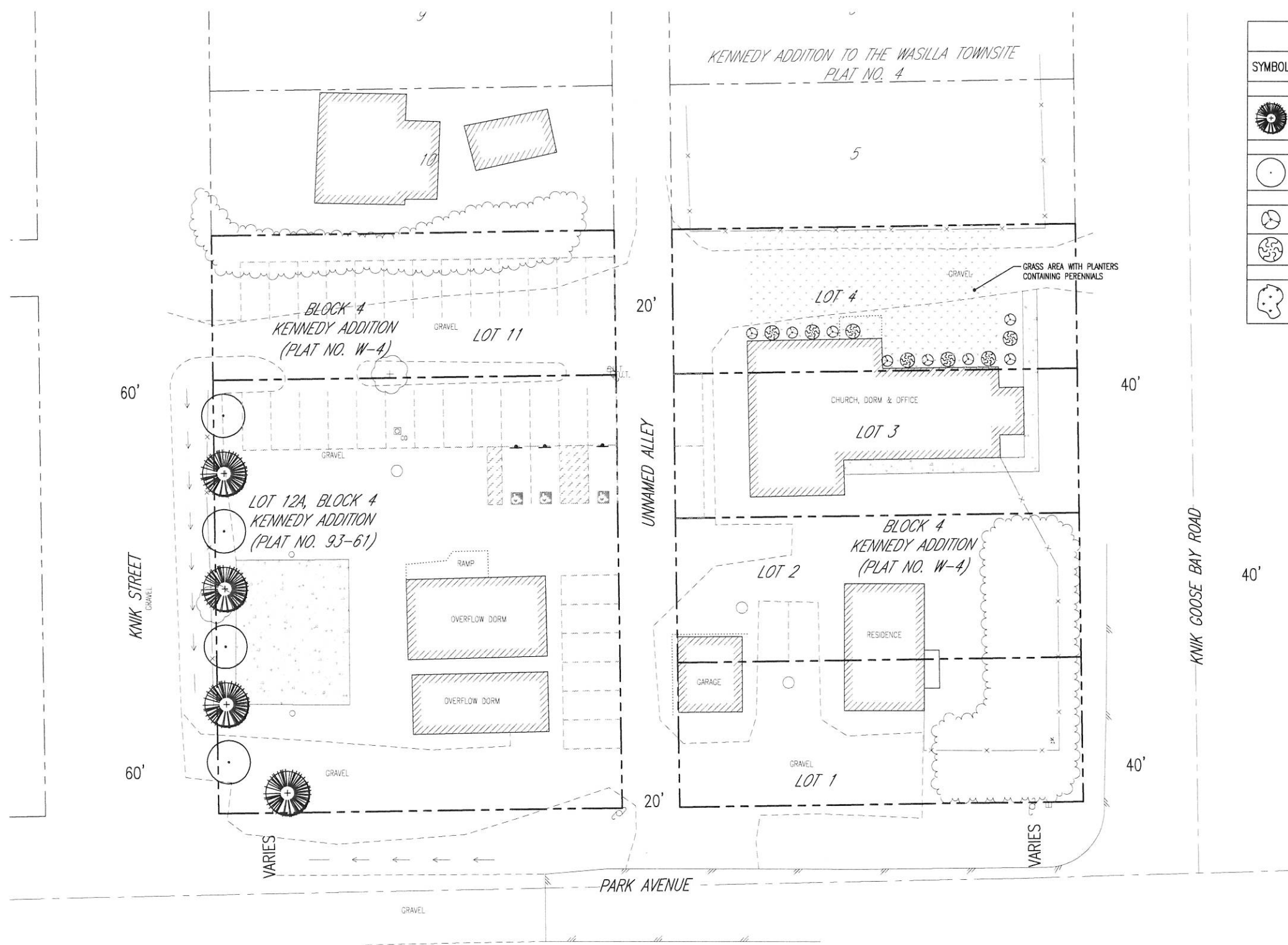
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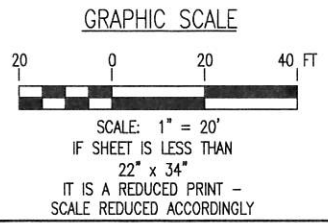
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Plot Date: Aug 31, 2015 - 12:04pm Drawing File: P:\projects\8575\Cad\Current\Draw 8575\L10_EE.dwg Last modified by: DDJ



PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER, HT AND COMMENTS	QTY
EVERGREEN TREES:				
	PICEA PUNGENS	COLORADO GREEN SPRUCE	8" MIN. HT. 5:3 HT TO WIDTH RATIO	4
DECIDUOUS TREES:				
	BETULA PAPYRIFERA	WHITE PAPER BIRCH	1 1/2" CAL. 8" MIN. HT.	4
DECIDUOUS SHRUB:				
	COTONEASTER ACUTIFOLIA	PEKING COTONEASTER	18" MIN. HT.	8
	SPIREA X BUMALDA "GOLDFLAME"	GOLDFLAME SPIREA	2'-3' HT., 5 GAL	7
SEEDING:				
	4" MINIMUM TOPSOIL. SPREAD SCHEDULE A SEED @ 5 LBS/1000 SQ. FT. FERTILIZER, 22-11-11, SPREAD @ 15 LBS/1000 SF. TOPSOIL AND SEED ALL DISTURBED AREAS WITH EXCEPTION OF AREAS WITH EROSION PROTECTING GROUND COVER.			3.80 MSF

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AUG 31 2015
Planning Office
City of Wasilla



WASILLA ADULT & TEEN CHALLENGE

**KNIK GOOSE BAY ROAD
WASILLA, ALASKA**

LOTS 1-4, 11 AND 12A, BLOCK 4, KENNEDY ADDITION TO WASILLA TOWNSITE

REV	DATE	BY	DESCRIPTION
1	8/31/2015	LMC	CITY COMMENTS

DESIGN: LMC	SEAL
DRAWN: VHM	
CHKD:	
APRVD:	
SCALE: AS NOTED	

ENTERPRISE
ENGINEERING, INC.

5 DEPOT STREET SUITE 213 FREEPORT, ME 04032
TEL (207) 869-8006 FAX (207) 869-8015

2525 CAMBELL STREET SUITE 200 ANCHORAGE, AK 99503
TEL (907) 563-3835 FAX (907) 563-3817

DRAWING TITLE		
LANDSCAPE PLAN		
DWG NO.	DATE	
L1.0	8/19/15	
PN:	GRID:	SHEET
8575	-	1 OF 1

Plot Date: Aug 31, 2015 - 12:04pm Drawing File: P:\projects\8575\Cad\Cad\Current\DWG\8575\SK-1_ED-green.dwg Last modified by: DDU

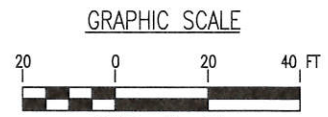


30% GREEN SPACE REQUIREMENT
 REQUIRED: 17,400 SF
 PROVIDED: 23,007 SF

SNOW STORAGE REQUIREMENT
 REQUIRED: 1,000 SF
 PROVIDED: 1,303 SF

RECEIVED
 AUG 31 2015
 Planning Office
 City of Wasilla

LANDSCAPE PLAN
 SCALE: 1" = 20'



CONDITIONAL USE ONLY

SCALE: 1" = 20'
 IF SHEET IS LESS THAN
 22" x 34"
 IT IS A REDUCED PRINT -
 SCALE REDUCED ACCORDINGLY

WASILLA ADULT & TEEN CHALLENGE

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REV	DATE	BY	DESCRIPTION
1	8/31 2015	LMC	CITY COMMENTS

DESIGN: LMC	SEAL
DRAWN: VHM	
CHKD:	
APRVD:	
SCALE: AS NOTED	

ENTERPRISE ENGINEERING, INC.
 5 DEPOT STREET SUITE 23 FREEPORT, ME 04032 TEL (207) 869-8006 FAX (207) 869-8015
 2526 GAMBELL STREET SUITE 200 ANCHORAGE, AK 99503 TEL (907) 563-3835 FAX (907) 563-3817

SNOW STORAGE GREEN SPACE

DWG NO. SK-1	DATE 8/19/15
PN: 8575	GRID: -
SHEET 1	OF 1

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NOTIFICATION OF PUBLIC HEARING

DATE: August 12, 2014
APPLICANT (S)/ Darin Van Dyken for
PROPERTY OWNER: Teen Challenge International PNW Centers

CASE: CU 15-01

REQUEST:

Conditional use approval to allow Pacific Northwest Adult & Teen Challenge to operate a faith based residential discipleship program for men in the existing buildings on Lots 1-4, Lot 11, and Lot 12A, Block 4, Kennedy Addition Wasilla Subdivision. Generally located on the northwest corner of Park Avenue and Knik-Goose Bay Road.

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 September 8, 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. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before August 31, 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 for additional information.

Name MARILYN MCGUIRE

Address 176 E SUSITNA AVE

Lot 8A Block 6 Subdivision KENNEDY ADDN TO THE WASILLA TOWN SITE

Comments: I have never seen a recorded easement for ingress & egress over Lot 5 Block 4 that this property is using to gain access off of K-G Blvd. It is taxed as a private lot, people have been trespassing over for a while.

M. McGuire



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

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4894B06L008A MCGUIRE MARILYN J PO BOX 871587 WASILLA, AK 99687-1587

FIRST CLASS 99654 04111222587

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AUG 27 2015

Planning Office City of Wasilla

NOTICE OF PUBLIC HEARING

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name Minnick Paul & Diane
 Address PO Box 871274 Wasilla AK 99687
 Lot _____ Block _____ Subdivision Kennedy ADD WASILLA Block 14 Lot 5 Lot 6 Lot 7 Lot 8

Comments: We strongly disagree with this permit. We have a absolute problem with Homeless men in this Core area of town all year which grows in numbers every year. We do not need another group of men being moved in and out for programs



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

1032B14L006
 MINNICK PAUL E & DIANNE
 PO BOX 871274
 WASILLA, AK 99687-1274

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 08/12/2015
US POSTAGE \$00.48⁰

POSTNET CLASS 99654
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NOTICE OF PUBLIC HEARING

99687-1274 8017

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MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department Cultural Resources Division

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

MEMORANDUM

DATE: 24 August 2015
TO: City of Wasilla Planning Department
FROM: Sandra Cook, Architectural Historian
SUBJECT: Conditional Use, Case #: CU 15-01
TITLE: Pacific Northwest Adult & Teen Challenge
LEGAL: Section 10, T17N, R01W, SM
TAX MAP: WA 11

NO OBJECTION

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

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

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

Sincerely

Sandra Cook
Architectural Historian

NOTE§A.S.11.46.482 (a) of the Alaska Statutes states that
A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

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

Tahirih Revet

From: Sandra Cook <Sandra.Cook@matsugov.us>
Sent: Monday, August 24, 2015 2:00 PM
To: Planning
Subject: comments case cu 15-01
Attachments: conditional use-City of Wasilla--Pacific NW Adult-Teen Challenge.docx

Comments attached .



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

APPLICATION FOR CONDITIONAL USE CU# 15-01

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: TEEN CHALLENGE INTERNATIONAL PNW CENTERS	Name: Darin Van Dyken
Mailing Address: 560 S. Knik Goose Bay Rd. Wasilla AK 99654	Mailing Address: 590 S. Knik Goose Bay Rd. Wasilla AK 99654
Contact Phone: Day 907-202-3850 Night	Contact Phone: Day 907-521-0543 Night
FAX:	FAX:
E-mail:	E-mail: darin.vandyken@teenchallengepnw.com

*Attach list of additional owners if any.

PROPERTY INFORMATION	
Size of property: 1.28 acres	
Property tax # 25321 - 1637- 63533 - 25426 - 49938 - 6051	1032 B04 L001
Street Address:	L002
Legal Description: Lot(s) 1,2,3,4,11, 12A Block 4 Subdivision Kennedy Addition Wasilla	L003
OR Parcel/Tract _____ Section _____ Township _____	L004
[Attach additional page if necessary.]	4134 B04 L011
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/>	L012A
RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>	
Requested Use: Church / Group Home	

AUTHORITY TO APPLY FOR CONDITIONAL USE :

I hereby certify that I am (I am authorized to act for the) owner of the property and that I am applying for a Conditional Use in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use.

Applicant _____

 Owner (if different from the applicant) **CEO/President**

8-7-15
 Date _____
8-5-15
 Date _____

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

Comprehensive Plan Information

Expected Future Land Use Map shows property as :

Generally Residential Parks Mixed Use Area Generally Commercial/Business Generally Industrial Public/Institutional **Land Use**

Describe current use of property covered by this application:

Surrounding property: (Describe how land adjacent to the property is currently being used.)

North: Totem Equipment Rentals

South: Barrett & Associates Insurance.

East: Christian Fellowship of Wasilla. Local Church.

West: Turning Leaf Literacy Center. A learning & tutoring center.

Attach a written narrative addressing the following Criteria –

16.16.050

A. An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.

1. Neighbors. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.

2. Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.

3. Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.

4. Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.

5. Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.

6. Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.

7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.

8. Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.

9. Parking. The parking, loading areas and snow storage sites for the proposal shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.
11. Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers, lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability.
12. Large Developments. Residential development of more than four units or nonresidential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial.
13. Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.
14. Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of this criteria.
15. Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following: <ul style="list-style-type: none"> a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items. b. Adequately sized, located and screened trash receptacles and areas.
16. Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.
17. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless

*** All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose.

iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.

21. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)

Application Check list:

- Applicant has owner's authorization to submit application.
- Narrative addressing criterion is attached.
- Application fee.
- Legal description.

Accepted by:	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: \$500 Receipt # 3775 8/7/15	Tentative WPC Hearing Date: 9/8/15
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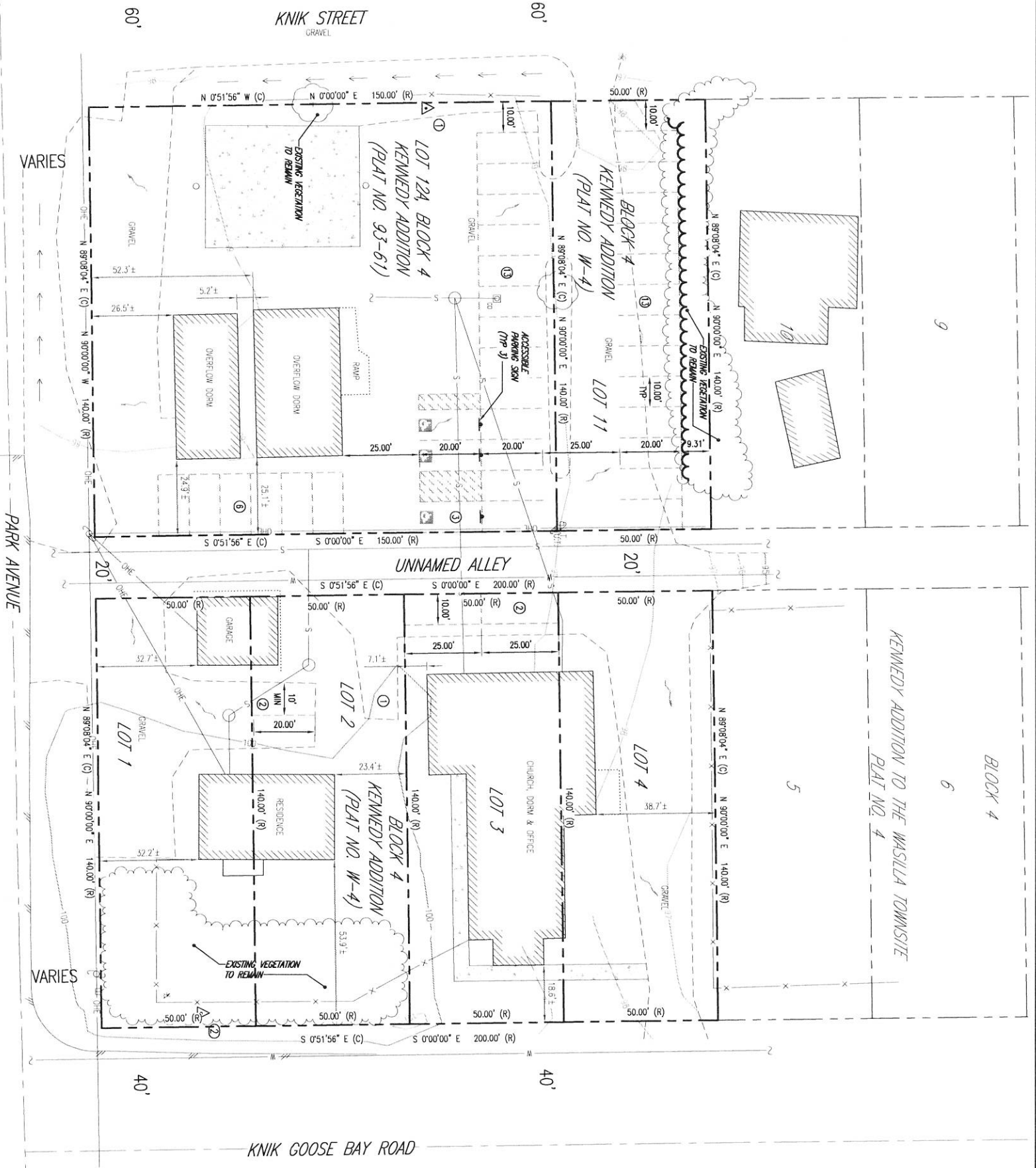
City Planner Approval:

This Land Use Permit is valid beginning _____, 20____, unless an appeal is filed, upon which all activity must cease on this property.

Approval of City Planner: _____ Date: _____

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

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)



CARTER SUBDIVISION
TR B1



CONDITIONAL USE ONLY

GRAPHIC SCALE

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Planning Office
City of Wasilla

PARKING CALCULATIONS

CHURCH: 1 SPACE PER 4 SEATS
120 SEATS = 30 SPACES

OFFICE: 1 SPACE PER 300 SF
2284 SF = 8 SPACES

TOTAL REQUIRED PARKING = 40 SPACES

TOTAL PROVIDED PARKING = 40 SPACES

ACCESSIBLE PARKING

TOTAL SPACES PROVIDED = 40 SPACES

TOTAL REQUIRED SPACES = 2

TOTAL PROVIDED SPACES = 2

EXISTING	NEW	DESCRIPTION
---	---	PROPERTY LINE
---	---	DRAINAGE SWALE
---	---	OVERHEAD ELECTRIC
---	---	SEWER LINE W/ MANHOLE
---	---	STORM DRAIN W/ MANHOLE
---	---	WATER LINE W/ VALVE
---	---	FENCE
---	---	ELEVATION CONTOUR
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	EDGE OF TREES
---	---	STRUCTURE
---	---	CONCRETE
---	---	PARKING COUNT
---	---	UTILITY POLE
---	---	GUY WIRE
---	---	FIRE MOUNT
---	---	CLEANOUT
---	---	ELECTRICAL PEDESTAL
---	---	TEMPORARY BENCH MARK
---	---	CONTROL POINT

WASILLA ADULT & TEEN CHALLENGE

**KNIK GOOSE BAY ROAD
WASILLA, ALASKA**

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REV	DATE	BY	DESCRIPTION	CITY COMMENTS
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DESIGN: LMC
DRAWN: DMD
CHKD:
APPROV: [Signature]
SCALE: AS NOTED

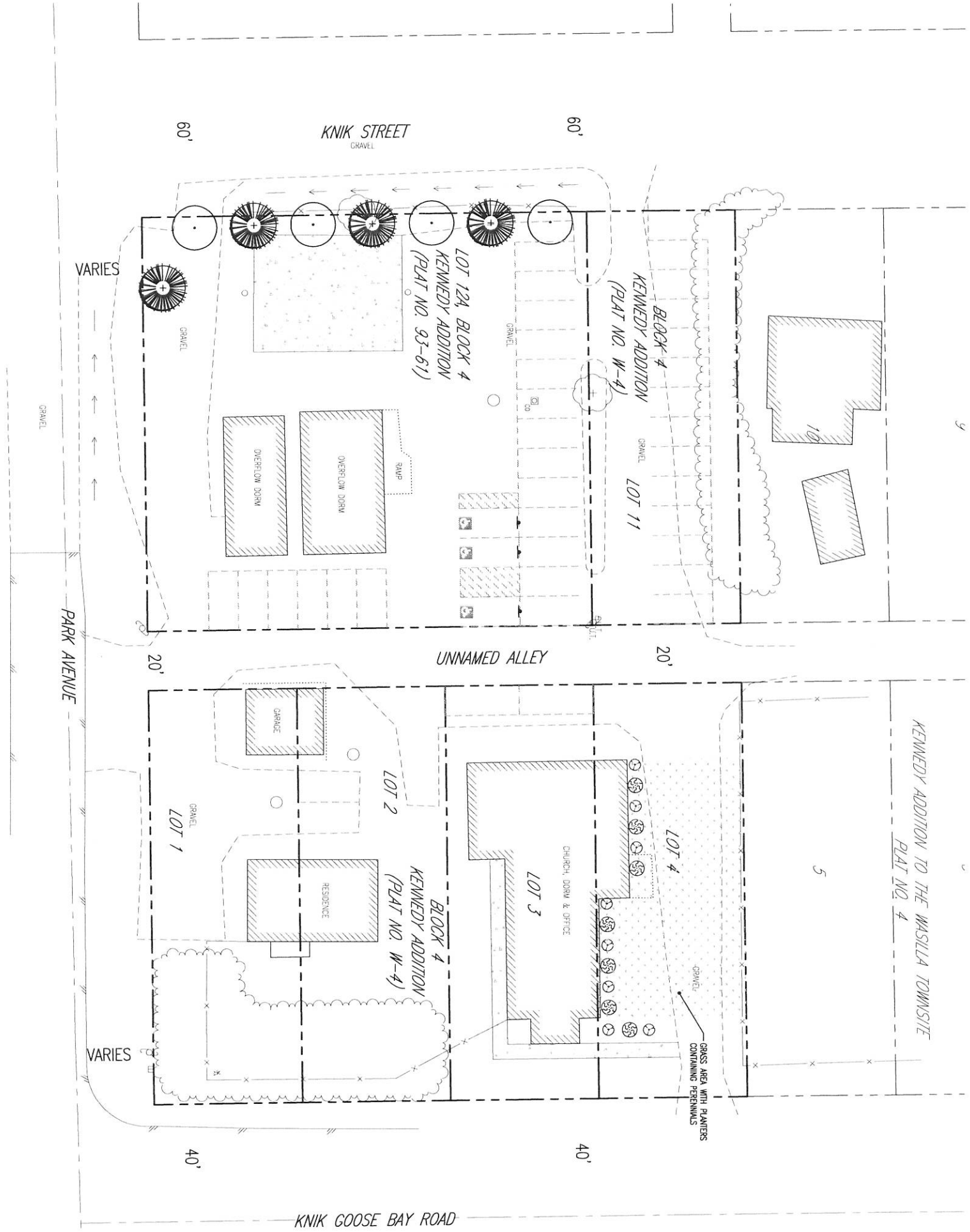
ENTERPRISE ENGINEERING, INC.

5 BEYON STREET
SUITE 100
ANCHORAGE, AK 99503
TEL (907) 888-8006
FAX (907) 888-8015

202 WASILLA STREET
ANCHORAGE, AK 99503
TEL (907) 563-3035
FAX (907) 563-3017

DRAWING TITLE: **EXISTING CONDITIONS**

DWG NO.: C1.0
GRID: SHEET 1 OF 1
DATE: 8/19/15
PNI: 8575



LANDSCAPE PLAN
SCALE: 1" = 20'

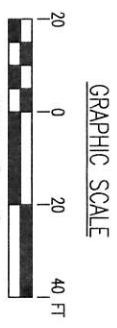
PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER, HT AND COMMENTS	QTY
	EVERGREEN TREES:			
	PICEA PUNGENS	COLORADO GREEN SPRUCE	8' MIN. HT. 5.3 HT. TO WIDTH RATIO	4
	BETULA PAPHYRIFERA	WHITE PAPER BIRCH	1 1/2" CAL. 8' MIN. HT.	4
	COTONASTER ACUTIFOLIA	PEWEE COTONASTER	18" MIN. HT.	8
	SPIRAEA X BUNYANA GOLDFLAME	GOLDFLAME SPIREA	2'-3" HT., 5 CAL.	7
	GRASS AREA WITH PLANTERS CONTAINING PERENNIALS			320 MS*

* MINIMUM TOPSOIL SPREAD SCHEDULE A SEED @ 5 LBS/1000 SQ. FT. FERTILIZER 22-11-11, SPREAD @ 15 LBS/1000 SQ. FT. TOPSOIL AND SEED ALL DISTURBED AREAS WITH EXCEPTION OF AREAS WITH EROSION PROTECTING GROUND COVER

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DRAWN: VMH	
CHKD:	
APPROV:	
SCALE: AS NOTED	

ENTERPRISE ENGINEERING, INC.
5 BEGON STREET SUITE 213 FREDERICK, ME 04012 TEL: (207) 899-8059 FAX: (207) 899-8015
2656 GRABELL STREET SUITE 200 ANCHORAGE, AK 99503 TEL: (907) 561-3835 FAX: (907) 561-3817

DWG NO. L1.0	DATE 8/19/15
PNI GRID: SHEET 1 OF 1	



LANDSCAPE PLAN
SCALE: 1" = 20'

CONDITIONAL USE ONLY



30% GREEN SPACE REQUIREMENT
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SNOW STORAGE REQUIREMENT
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LMC	
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VHM	
CHECKED:	
APPROVED:	
SCALE:	AS NOTED

ENTERPRISE ENGINEERING, INC.
5 SPUR STREET
SUITE 206
WASILLA, ALASKA 99553
TEL: (907) 868-8008 TEL: (907) 563-3835
FAX: (907) 868-8015 FAX: (907) 563-3817

DWG NO.	SK-1	DATE	8/19/15
PNI:	GRID: SHEET		
8575	-	1 OF 1	

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Pacific Northwest Adult and Teen Challenge

Written Narrative August 2015

Project Description Overview

The project we are working on now is to restore these buildings. All of the work needed is cosmetic. No structural changes are needed at this point. New siding, windows, paint, and carpet are the projects we are working on. We are working towards making this property function as it once was and clean it up so it is appealing once again.

Background

David Wilkerson was the founder of the first Teen Challenge which opened in 1960 in New York City. Since the Teen Challenge has grown to nearly 250 centers in 48 states, and over 1,000 centers in 95 countries. Teen Challenge has one of the highest success rates anywhere in the world.

Pacific Northwest Adult and Teen Challenge operates ministry centers located in Washington, Oregon, Idaho, Montana, and soon to be Alaska. Today we have 12 locations offering services to men, women, and children with over 250 available beds in our residential programs. All of the centers in the Pacific Northwest operate as one corporate ministry team. Adult And Teen Challenge has been offering Faith-Based Recovery Services in the Northwest since 1983. Adult and Teen Challenge is a 1 year residential discipleship program, we believe that the power of Christ can change anyone and offer them hope for the future. We know we will positively impact our new community here in Wasilla by offering hope to the people in this community that have lost it. By helping them become productive members of their community once again and giving back. We see changed lives graduate from our programs and be reunited with families every month and we know we will see that in this community also.

Conditional Use Permit Standards (WDC 16.16.050)

Approval of the conditional use permit application is based on the following standards:

1. *Neighbors. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

This requirement is not applicable. No neighborhood plans exist for this site in Wasilla. However we have contacted and met our neighbors on all sides of our property and discussed

the Adult and Teen Challenge project and shared our vision. Listed are the names of the businesses contacted.

Totem Equipment Rentals - 300 E. Susitna Ave. 907-373-8683

Active Inspection & Energy LLC - 529 S. Knik St. 907-376-0402

Turning Leaf Literacy Center - 560 S. Knik St. 907-373-2888

Guys & Gals Hair Designing - 601 S. Knik Goose Bay Rd. 907-376-2320

Barrett & Associates Insurance - 502 Park Ave. 907-373-5239

Christian Fellowship of Wasilla - 591 S. Knik Goose Bay Rd. 907-373-2484

2. Plans. The proposal is substantially consistent with the city comprehensive plan and other adopted plans.

The site currently consist several buildings that were once used as a church, residential school and residential masters commission. The site sat vacant for some time. Adult and Teen Challenge proposes to use the site for which it was once used as. Based on the zoning map, the site is zoned Commercial and the surrounding area is also zoned Commercial. Based on the zoning and surrounding development, we believe our use will be consistent with the area we are in and with the city's comprehensive plan. We would also mention code 16.28.020 for nonconforming structures and uses.

3. Special Uses. The proposal is substantially consistent with the specific approval criteria of section 16.16.060.

No specific approval criteria applies to a use such as this in the WDC.

4. Reviewing Parties. Due deference has been given to the comments and recommendations of the reviewing parties.

No review of the proposed conditional use permit can occur until an application is submitted to the City of Wasilla. Therefore, there have been no comments or recommendations to address. We look forward to working together for a successful project and will work with the City to incorporate recommendations and comments as appropriate.

5. Neighborhood. Due deference has been given to the neighborhood plan or comments and and recommendations from a neighborhood with an approved neighborhood plan.

See item #1.

6. *Fire Safety and Emergency Access.* The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.

We have met with the local fire department, and will seek approval prior to occupation for the proposed improvements to the building exterior/interior.

7. *Traffic.* The proposed use shall not overload the street system with traffic or result in unsafe streets or danger to pedestrians.

We do not believe the use of this property will overload traffic or cause unsafe street. Residents will not have vehicles, so staff and volunteers will be the only on-site parking during the day. When fully operational the amount of staff and volunteers will range from 6-10 people on any given day. Family visitation is on Sundays and graduations will occur once a month and there will be parking to accommodate these activities.

8. *Dimensional Standards.* The dimensional requirements of Section 16.24.010 are met.

The dimensional standards applicable to the site include setbacks and building heights. The following setbacks apply to commercial sites, per WDC 16.224.030: Front and rear yard 25 feet; side yard 10 feet or none, if all requirements of the State of Alaska Fire and Life Safety Regulations are met. Building heights are limited to 35 feet. The existing buildings appear to meet most of the dimensional requirements. However, the residential building on Lot 1 and 2 does extend across the property line. Based on the MSB property information, the structure was constructed in 1970. See Site Plan.

9. *Parking.* The parking, loading areas and snow storage sites for the proposal shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.

The City of Wasilla code does not define the parking requirements for this type of use. In our discussion with the City of Wasilla, it is our understanding that 2 parking spaces must be provided for the residential home on Lot 1 & 2. As previously discussed, the residents will not have vehicles. The following is the parking calculation based on the proposed use:

Use	Minimum spaces	Provided Uses	Required Parking Spaces
Church	1 per 4 seats	120 seats	30
Office	1 per 300 sf	2284 sf	8
Residents	2 per dwelling unit	1	2
TOTAL			40

See Site Plan

10. *Utilities.* The proposed use shall be adequately served by water, sewer, and electricity, on site water or sewer system and other utilities.

The existing buildings are served by city water and sewer. The site is also served by gas, telephone, and electric. See Site Plan

11. *Drainage.* The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff from public streets, adjoining lots and protect rivers, lakes, and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability.

The areas outside the existing buildings are grass, gravel, and natural vegetation. The sites are relatively flat, but drain from southeast to northwest. Parking will be located in existing gravel areas. There are no plans to re-grade or pave the site and the existing drainage patterns will be maintained. See Site Plan

12. *Large Development.* Residential development of more than four units or nonresidential development of more than ten thousand square feet of gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features' provision of common signage' provision for landscaping and provision for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial.

See Site Plan

13. *Peak use.* The proposed use shall not result in significantly different peak use characteristics than surround uses of other uses allowed in the district.

The use is not anticipated to significantly affect the peak use characteristics of the area, due to the commercial development adjacent to the site. We are proposing a use for the existing buildings that is similar to how the facility has been used in the past. For this reason, we believe our use will be in character with the neighboring church and businesses around us.

14. *Off-Site impacts.* The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibrations, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for maintenance of the buffer in a condition that will meet the intent of the criteria.

No major construction is taking place on property. Only cosmetic improvements are being made on buildings and landscaping. After opening no off site impacts are anticipated.

15. *Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provisions of the following:*

a. Fenced storage areas for common use, adequate store boats, trailers, snowmobiles, recreations vehicles and similar items.

b. Adequately sized, located and screened trash receptacle area.

The existing vegetation at the site is to be maintained. See Site Plan

16. *Walkways, sidewalks and bike paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

An existing paved pathway is located in the ROW on the east side of Knik Goose Bay Road (opposite of the site).

17. *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such over sizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the Design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased*

capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

The site is served by the public water and sewer system.

18. *Historic resources.* The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.

We are not aware of any conflicts and do not anticipate that historic resources will be adversely impacted.

19. *Appearance.* The proposed use maybe required to blend with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.

Upgrades to the buildings and landscaping are underway. The upgrades will further enhance the now vacant buildings and compliment the surrounding area.

20. *Open Space and Facilities.* The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication. No land may be accepted by the city unless:

- a. The location, shape, size and character of the area is suitable for the planned use;
- b. The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;
- c. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
- d. If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;
- e. All land must be conveyed under one of the following options:
 - i. It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.

ii. *When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.*

iii. *When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose.*

iv. *Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.*

Does not Apply.

21. *Winter Hassles. The proposed use shall not significantly increase the impact of the surrounding area from glaciation or drifting snow.*

No structural changes are being made to the property or buildings, so the impact on the surrounding area of snow drift or glaciation are not anticipated to change.

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To: Tina Crawford, City Planner

August 19, 2015

City of Wasilla: Planning Department

In Reference to: Pacific Northwest Adult and Teen Challenge Alaska Campus 560 South Knik Goose Bay Road Wasilla.

Thank you for your questions and for the opportunity to share with you the mission of Adult and Teen Challenge. This Narrative is in Response to your Emails Sent on August 18, 2015

Your first statement: "I was reading in the code and came across a reference a "transitional home for criminals" and wanted to get clarification on whether the proposed use meets this designation, please provide for information on how the proposed use differs from this definition.

First off let's define transitional home for criminals: A transitional home by nature is a short term, usually 20-30, residential opportunity for individuals returning to society from incarceration. Transitional homes usually have limited staff oversight and very little structure within the environment. Accountability is usually facilitated by a local Parole Officer assigned to the individual enrolled in the transitional home. Transitional homes are most always court ordered and almost never faith-based.

Your second statement: Halfway Houses: Halfway "sober living" House is similar to a transitional home. Halfway houses are used for "after treatment" transition, the popular "Oxford House" is a good example. Oxford Houses offer short to long term housing for individuals who need a "sober living" environment. These residents are self-governed and pay monthly rent. The residents seek jobs in the local community and agree to remain drug and alcohol free during the residency.

Pacific Northwest Adult and Teen Challenge:

A commonly used definition of a church

A church or place of worship or religious assembly with related facilities such as the following in any combination: rectory or convent, private school, meeting hall, offices for administration of the institution, licensed child or adult daycare, playground or cemetery.

City of Wasilla's definition of a church as defined in the city code:

"Church" means a use involving the organized worship of any deity(s) or the practice of any religious or occult discipline including ceremonies, services and accessory uses.

City of Wasilla's definition of a group home as defined in the city code:

"Group home" means a structure designed, used or intended for use in whole or in part as a long term residence providing supervised or assisted living for not more than eight people who are not handicapped as defined in 42 U.S.C. Section 3602. The term group home does not include an assisted living home or correctional facility.

"

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AUG 19 2015

Planning Office
City of Wasilla

City of Wasilla's definition of an Institutional home as defined in the city code:

"Institutional home" means a structure designed, used or intended for use in whole or in part as a long-term residence providing supervised or assisted living for more than eight people, including people who seek rehabilitation or recovery from any long-term illness, physical, mental, or other infirmity or disability. The term includes limited care facilities for the elderly, homes for children, sanitariums, nursing homes, and living quarters for people with long-term illness. The term "institutional home" does not include correctional facilities.

1. Pacific Northwest Adult and Teen Challenge is a Church:

Alaska Adult and Teen Challenge (AATC) operates a Christian residential recovery program that is based upon religious training and counseling and that involves Christian worship services on a regular basis. These activities are consistent with the above definition (City of Wasilla Definition of a Church) as the use is a place of religious assembly and worship. AATC is owned by Pacific Northwest Adult and Teen Challenge, a non-profit religious institution operating under Section 501(c)(3) of the Internal Revenue Code. PNWATC has been in continuous operation since 1983 and affiliated with Teen Challenge USA which was founded in New York City in 1958.

Further Pacific Northwest Adult and Teen Challenge conducts the sacraments of the church which are defined as Baptism by water and partaking of the Lord's Supper. PNWATC also license and ordains qualified members as ministers of the Gospel.

Our fundamentals of Faith:

- A. The Fundamental Scriptural Values of TCIPNC are, We believe:
- a. The Scriptures to be the Inspired Word of God.
 - b. There is only One True God revealed in three persons – God the Father, God the Son and God the Holy Spirit.
 - c. In the Deity of Jesus Christ.
 - d. In the Fall of Man, its consequences of physical and spiritual death, and its only remedy being found through faith in the Saving Work of Jesus Christ, and repentance from sin.
 - e. Water Baptism should follow an individual's confession of faith in Christ and in the believer's participation in the Lord's Supper.
 - f. In the Baptism of the Holy Spirit and the present day manifestations of the Gifts of the Spirit.
 - g. In the Sanctification of the Believer at the moment of salvation and its lifelong progression in the life of the believer.
 - h. In the Great Commission as stated in Matthew 28:19-20.
 - i. In the Second Coming of Our Lord and Savior, The Rapture of the Church, His Millennial Reign and the Final Judgment
 - j. In His promise of a New Heaven and a New Earth.

Our Mission Statement:

MISSION STATEMENT: *To evangelize people who have life-controlling problems and initiate the discipleship process to the point where the student can function as a Christian in society, applying spiritually motivated biblical principles to relationships in the family, local church, chosen vocation and the community.*

Teen Challenge endeavors to help people become mentally sound, emotionally balanced, socially adjusted, physically well and spiritually alive. Teen Challenge shall endeavor in their efforts to help people by enriching their lives with actual work experience to enable them to become profitable members of their community.

Conclusion: It is our position that Pacific Northwest Adult and Teen Challenge Alaska Campus meets the criteria as stated in the City of Wasilla code for church with an accessory use.

2. Institutional Home

Teen Challenge is categorized as a recovery services organization by SAMHSA, Substance Abuse and Mental Health Services. Further, Teen Challenge is recognized as a Faith-Based Recovery Services Organization, meaning that Teen Challenge utilizes a Biblically-based discipleship process to address real addiction problems. There are no doctors, nurses or clinics on site and we do not allow the use of other drugs to treat illegal drug addiction. Recovery services include: educational training, counseling, advising, job coaching and training, parenting classes, legal counsel, personal finances, housing, transportation and spiritual guidance.

Further our students are defined as Handicapped under Federal law: Addiction has been classified as an illness or disease.

The intended residents of the property are handicapped as defined by Federal law.² The FHAA (and the Americans with Disabilities Act) prohibit anyone, including local governments, from discriminating against handicapped individuals, including those individuals with alcohol or drug addiction. Furthermore, the proposed use of the subject property falls under the protection of RLUIPA. Federal law preempts local zoning codes. The FHA affirmatively requires governments to make reasonable accommodation for handicapped persons.

The schedule: AATC operates much like other single-family homes in America. Our students get up around 6 a.m. each day. After waking up, the students prepare their breakfast, get themselves ready, spend a few minutes in prayer, devotions and then either go to school or work. Our students attend Biblically based classes, groups and individual counseling onsite. Some of our students may work offsite as part of our structured vocational training program day. In addition, we conduct onsite chapel services several times per week. On Sunday, they attend church and have visits with their families. All of our students participate in vocational training which provides them with much needed on the job training while at the same time providing funding for their programming. Teen Challenge does not charge any of our students for their year-long recovery program. After returning from work, our students and staff prepare dinner

family-style, sitting around the dinner table and eating together each evening, take showers and do laundry before heading into the evening activities, which may include offsite recreation, church services, group counseling, movie nights, gardening or just an evening relaxing. AATC is a sharp contrast to the halfway house and transitional homes for criminals as defined by Wasilla's city code.

Staffing: AATC is staffed 24 hours by our qualified staff. Their responsibility is to facilitate the discipleship process within our structured drug, tobacco and alcohol free Faith based recovery services program. Specifically our staff provide educational training, counseling, advising, job coaching and training, parenting classes, legal counsel, personal finances, housing, transportation and spiritual guidance as well as accountability and supervision.

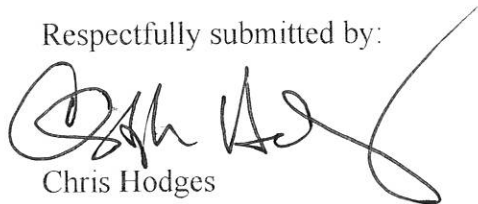
Conclusion: Alaska Campus meets the criteria as stated in the City of Wasilla code for Institutional home.

Group Home: We do not meet the criteria as stated in the city of Wasilla code due our requested enrollment size and disabled student body (as defined by the Americans with Disability Act).

Summary Conclusion:

1. Alaska Adult and Teen Challenge is a church with an accessory use as defined within Wasilla's city code. Further churches may be granted approval with a "use permit" in commercial zones within the city limits of Wasilla. Therefore, the Wasilla's planning department should grant AATC a use permit for our properties located at 560 Knik Goose-Bay Road in Wasilla.
2. We applied for a Conditional use permit as instructed by the planning department, but hold the position that a conditional use permit application is not necessary for AATC to gain occupancy.
3. Further, institutional homes are permissible with a Conditional use permit in designated commercial zones within the city limits of Wasilla, AATC property has been designated commercial zone. Therefore, if the city planning department disagrees with our position as stated in point number one of this paragraph then AATC should be granted a Conditional Use permit based on the city codes definition of institutional homes.
4. There is a distinct difference between the mission of AATC and your typical Halfway Houses and Transitional homes for criminals as explained within this narrative.

Respectfully submitted by:



Chris Hodges
CEO/President

Pacific Northwest Adult and Teen Challenge

CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 12 day of August, 2015, I mailed 153 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU 15-01 .

Residents within 1,200' 122
 Review Agencies 25
 Planning Commissioners & City Council Members 11
 Total 158

DATED at Wasilla, Alaska, August 12, 2015

CITY OF WASILLA

Tahiri Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

 TINA CRAWFORD
 City Planner

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1032B13L005
ACS INTERNET LLC
600 TELEPHONE AVE
MS65
ANCHORAGE, AK 99503-6010

5985B12L006A1
ALASKA AT LAST
PO BOX 871708
WASILLA, AK 99687-1708

1066B03L009
ALASKAN STARR ENT INC
211 E PARKS HWY
WASILLA, AK 99654

9997000U0225
AT&T MOBILITY
909 CHESTNUT ST
C/O AT&T PROPERTY TAX DEPT RM 36-M-1
ST LOUIS, MO 63101-3004

1032B14L003
BARVE LAVON A & BETTY L
590 E RAILROAD
WASILLA, AK 99654

1032B11L016
BETTS WYLIE
BETTS WETZEL
650 SELINA LN
WASILLA, AK 99654

9024000U290C
CAMPBELL PAUL D
290 E SUSITNA AVE
C
WASILLA, AK 99654-8074

17N01W10C003
CASSIDY JOS G
JENSON DWAYNE
PO BOX 873048
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5246000L005
CLAYTON JOHN R REV TR
CLAYTON MAUREEN L REV TR
131 E LAKE VIEW AVE
WASILLA, AK 99654

1851B10L004
CRONQUIST FAMILY LLC
16770 SNOWMOBILE LN
EAGLE RIVER, AK 99577-7585

9024000U280A
ADAMS AMPARO A
1428 N PIONEER PEAK DR
WASILLA, AK 99654-5924

1015B1EL001
ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

1032B14L001
ALLEN WESLEY S
591 E SUSITNA AVE
WASILLA, AK 99654-8127

2524B01L005
BAGLEY JAS G & JAMIE C
4340 N BULL MOOSE DR
WASILLA, AK 99654

4751B05L012A
BENNETT NORMAN C
425 E SILVER FOX LN
WASILLA, AK 99654-3845

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1032B08L006-2
CARR KATHLEEN G TRE
CARR AK COM PROP TR
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WASILLA, AK 99687-0590

1032B05L018
CERDA CLINTON P
PO BOX 2954
PALMER, AK 99645-2954

4955B09L001C
COLEGROVE S & S LVG TR
COLEGROVE STANLEY RAY TRE COLEGROVE
SHEL
460 W BRIAR DR
WASILLA, AK 99654
1261B03L023
CURRIER BRENDA L
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WASILLA, AK 99654

7014000L001
AIR LIQUIDE AMERICA LP
PO BOX 460149
HOUSTON, TX 77056-8149

9997000U0309
ALASKA WIRELESS NETWORK, LLC
BIG DIPPER SITE
2550 DENALI ST
STE 1000
ANCHORAGE, AK 99503
4377B05L007A
ARMSTRONG CHAD & CARLA
231 E PARK AVE
WASILLA, AK 99654-8022

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3310B07L003A
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9164000U004D
CITY CENTER WASILLA LLC
4101 ARCTIC BLVD
203
ANCHORAGE, AK 99503

9058000U004
COLLVINS ZENAIDO G & BRENDA M
275 E LUTHER AVE
WASILLA, AK 99654

4212B04L001A
DAIRY BUILDING LLC
185 E PARKS HWY
WASILLA, AK 99654

1032B11L001
DIVIS MICHAEL J
WRIGHT PAMELA S
413 W FAITH RD
WASILLA, AK 99654-1345

5457B02L017A
EHD ENTERPRISES INC
2100 BELMONT DR
ANCHORAGE, AK 99517

9024000U286B
FORSTER DIANE L
286 E SUSITNA AVE
UNIT B
WASILLA, AK 99654-8013

17N01W10D005
GLOBAL FINANCE & INV CO
119 CEDAR ST
SEATTLE, WA 98121-1231

1032B11L007
GREEN ACRES INV LLC
921 N NORTHSHORE DR
% LARRY FARRELL
WASILLA, AK 99654-6546

9024000U290A
HART CARMEN D
290 E SUSITNA AVE
#A
WASILLA, AK 99654-8074

2463B11L004A
HIGHMARK INVESTMENTS LLC
470 S HALLEA LN
WASILLA, AK 99654-7972

1032B04L008
HUSTON CLIFF & ALLIE 2003
COMMUNITY PROP TR HUSTON A
CLIFF&ALLIE T
2071 FOREST PARK DR
ANCHORAGE, AK 99517-1321
1032B06L004
JENSEN ERIC & A CAMERON
167 E PARK AVE
WASILLA, AK 99654

3963000L001
JOHNSON EILEEN
501 S KNIK-GOOSE BAY RD
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5264B08L003A
EASLEY DANIEL W & NORLYN S
454 S LAKE ST
WASILLA, AK 99654

4955B09L001A
EILERTSEN JOHN M III
400 S WILLOW ST
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7047B08L001A
FROMMER STEFFEN J
3316 DISCOVERY BAY
ANCHORAGE, AK 99515-2732

1261B03L019
GRAVELLE TAMARA S LVG TR
2610 JUNEAU ST
ANCHORAGE, AK 99508-3958

6897B05L010A
GURTLER EDWARD OLIVER SR L/E
GURTLER B J & GURTLER E O JR
211 E PARK AVE
WASILLA, AK 99654

1032B13L004
HERITAGE FAMILY INV LLC
450 S TALLEETNA ST
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9058000U002
HOAGLAND JEREMY L
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1261B03L022
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5135B02L008A
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1032B05L019
KALMBACH KIM
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WASILLA, AK 99687-5297

9058000U001
EDWARDS MERRIL DELON
EDWARDS GLENNA G
251 E PARK AVE
1
WASILLA, AK 99654-8022
1032B13L015
EWING MARK A
477 S BOUNDARY ST
WASILLA, AK 99654

17N01W10B012
GITTLEIN PAUL & TRUDI
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1032B01L005
GRAY MARILYN JO
491 TALLEETNA ST
WASILLA, AK 99654

5303B11L013A
HANNAM THOMAS S
PO BOX 2786
PALMER, AK 99645-2786

1032B13L009
HESSMER GARY E & LINDA L
3996 COUNTRY FIELD CIR
WASILLA, AK 99654

2523B01L002A
HOLIDAY ALASKA INC
PO BOX 1224
%KRISTI SCHWAKE # 650
MINNEAPOLIS, MN 55440-1224

1032B05L015
JENKINS MARY CAROLYN
PO BOX 872252
WASILLA, AK 99687-2252

4893B04L006A
JFK AUTO & TOWING LLC
501 S DENALI ST
WASILLA, AK 99654-8117

1032B03L010
KANG YONG OK
3684 IMAGE DR
ANCHORAGE, AK 99504-4372

1032B07L002
KARABELNIKOFF FRANK L & SALLY A
7435 OLD HARBOR AVE
ANCHORAGE, AK 99504-1925

1010B02L004
LAKE LUCILLE CONDOMINIUMS
3351 ARCTIC BLVD
ANCHORAGE, AK 99503

1066B02L004
MAINSTREET CORP
391 E PARKS HWY
C
WASILLA, AK 99654-7040

4826B02L005A
MATANUSKA COMM HEALTH
CARE INC
PO BOX 871788
WASILLA, AK 99687-1788

1032B06L001
MCCARTHY DEBORAH MARIE
175 PARK AVE
WASILLA, AK 99654

4894B06L008A
MCGUIRE MARILYN J
PO BOX 871587
WASILLA, AK 99687-1587

9024000U290B
MILLARD ALVIN M & RENEE I
4601 N AUTUMN LN
WASILLA, AK 99654

1066B01L013
MINNICK JOHN W & ALICE M
PO BOX 870455
WASILLA, AK 99687-0455

1032B04L007
MUDBUSTERS CARWASH CO
110 E HERNING AVE
WASILLA, AK 99654-7029

1032B07L007
NICHOLSON BRUCE E
500 S LAKE ST
WASILLA, AK 99654

1032B14L002
KNEALE DEA
SEIDLER MARJORIE J
PO BOX 873664
WASILLA, AK 99687-3664

4955B09L001D
LOCKE WILLIAM P & LYNDA E
421 S LAKE ST
WASILLA, AK 99654-8002

4229B01L001A
MARTIN RANDALL
PO BOX 871748
WASILLA, AK 99687-1748

17N01W10C011
MATANUSKA ELECTRIC ASSN
PO BOX 2929
PALMER, AK 99645-2929

9058000U005
MCCONARTY LISA
281 E PARK AVE
WASILLA, AK 99654

4893B04L009A
MCKENDRY LAURA EVON
PO BOX 870254
WASILLA, AK 99687-0254

6674B01L009A
MILLER WM HENRY
PO BOX 871174
WASILLA, AK 99687-1174

1032B14L006
MINNICK PAUL E & DIANNE
PO BOX 871274
WASILLA, AK 99687-1274

1032B01L004
MUTH MICHAEL D & EMMA J
PO BOX 875731
WASILLA, AK 99687-5731

9024000U280B
NIVER ROBERTA L
PO BOX 871062
WASILLA, AK 99687-1062

1066B02L014
KNIK STREET LLC
391 E PARKS HWY
#C
WASILLA, AK 99654-7051

9024000U286C
MACKNICKI JAMES D & KATHLEEN
286 E SUSITNA AVE
C
WASILLA, AK 99654

17N01W10C002
MASSIE DALLAS W & ALICE B
PO BOX 870212
WASILLA, AK 99687-0212

3759B12L014A
MATANUSKA TELEPHONE ASSN
PO BOX 3550
PALMER, AK 99645-3550

9085000U008
MCCOTTER CHAD C & KIMBERLY L
560 S KNIK ST
WASILLA, AK 99654

1032B03L003
MICHELLA TRUST
2800 CUMBERLAND DR
LAKE HAVASAU CITY, AZ 86406-8647

1032B11L008
MILLS ROBT S & SUSAN C
PO BOX 870016
WASILLA, AK 99687-0016

9997000U0103
MTA COMMUNICATIONS
1740 S CHUGACH ST
PALMER, AK 99645

2524B01L003
NHL INC
300 E CENTAUR AVE
WASILLA, AK 99654

1010B01L004
NOE CHARLES A
FRISBIE DOROTHY L
751 HIGH RD
SANDPOINT, ID 83864-6142

2524B03L005
NORTHERN ENCLOSURES LLC
PO BOX 3288
PALMER, AK 99645-3288

5930B02L010A
PALMQUIST ELLA L
545 S BOUNDARY ST
WASILLA, AK 99654-8109

1032B03L012
PALMQUIST FAM LVG TR
2800 CUMBERLAND DR
LK HAVASU CTY, AZ 86406-8647

1261B03L021
PASCOE JOHN KYLE
19131 ATTU CIR
EAGLE RIVER, AK 99577-8658

1032B04L010
PERKINS CAROL J
22012 VALLEY AVE
CHUGIAK, AK 99567

3498000L00B
PODESVA YUN N
ROE JODY E
1450 S BODENBURG LOOP
PALMER, AK 99645

3395000L007A
ROTH ROY A & JILL A
7335 E SPRINGWOOD DR
WASILLA, AK 99654-4618

1032B14L009
RUBEO MICHAEL D & ALINA R
PO BOX 873720
WASILLA, AK 99687-3720

9024000U286A
SAMPSON TOBY L
PO BOX 872904
WASILLA, AK 99687-2904

17N01W10C012
SANTORO MARK D
PO BOX 4489
SAN DIMAS, CA 91773-4489

4751B05L013A
SCHAEFER JESSE C
511 S WILLOW ST
WASILLA, AK 99654

1032B01L007
SHADRACH JOHN M
CURRIER BRENDA L
PO BOX 871497
WASILLA, AK 99687-1497

5217B01L001B
SHRINER GEO K & LUCILLE E
217 E LAKE VIEW AVE
WASILLA, AK 99654

1032B03L005
SIMMONS JOHN & RENAY J
1757 DIMOND DR
ANCHORAGE, AK 99507

1032B13L002
SIMS RONALD L DEC TR TRE
525 E SUSITNA AVE
WASILLA, AK 99654

1032B01L002
STILTNER C BROOKE
11525 OLD GLENN HWY
EAGLE RIVER, AK 99577

4825B03L004A
SWAIN DONNA JEAN
BLUMFIELD R RES TR BLUMFIELD R GST TR
PO BOX 06116
% RYAN LLC #3088
CHICAGO, IL 60606-0116

3304B01L016A
TESORO NORTHSTORE COMPANY
% TESORO COMPANIES INC
19100 RIDGEWOOD PKY
SAN ANTONIO, TX 78259-1834

5789B02L006A
TRESHAM RONALD A&VIVYNE D
160 E PARK AVE
WASILLA, AK 99654

1066B03L003
TRYCK ALASKA COMM PROP TR
6400 PEPPERTREE CIR
ANCHORAGE, AK 99504-4841

1066B03L001
TRYCK JOINT REVOCABLE TRUST
TRYCK C W TRYCK M G TRYCK S TRES
1801 W 13TH AVE
ANCHORAGE, AK 99501-4219

1032B13L008
TZOU RICHARD & AE-SOOK
500 E RAILROAD AVE
WASILLA, AK 99654-8157

9058000U003
VALLEY UPRIGHT IMAGING LLC
3801 UNIVERSITY LAKE DR
STE 300
ANCHORAGE, AK 99508-4658

9997000U0383
VERIZON WIRELESS
BOUNDARY ST SITE
PO BOX 635
ATTN PROPERTY TAX DEPT
BASKING RIDGE, NJ 07920-0635
7011B5B0000
WASILLA STATION LLC
3332 E TAMARAK AVE
3
WASILLA, AK 99654-7429

3395000T00B-1
VFW SUSITNA POST #9365
PO BOX 872000
% LEO NUNLEY
WASILLA, AK 99687-2000

1032B04L011
WASILLA ASSEMBLY OF GOD
125 W RILEY AVE
WASILLA, AK 99654-8058

7014000L002
WELD AIR ALASKA INC
340 E CENTAUR AVE
WASILLA, AK 99654-8027

1066B03L004-2
WILSON PHYLLIS
PO BOX 870033
WASILLA, AK 99687-0033

9024000U280C
YOCOM ALEX
2521 E MOUNTAIN VILLAGE DR
STE B PMB 560
WASILLA, AK 99654-7336

1032B04L003
TEEN CHALLENGE INT PACIFIC
6220 SE 92ND AVE
PORTLAND, OR 97266-5230

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

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

MEA
PO Box 2929
Palmer, AK 99645

MSB Fire Chief
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MSB Public Works Director
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Oran Wooley
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Mat-Su Area Planner
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Fire Code Official Captain
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Kathy Wells
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Palmer, AK 99645

MSB Planning Director
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Palmer, AK 99645

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Palmer, AK 99645

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SOA/DOTPF
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Palmer, AK 99645

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PO Box 190288
Anchorage, AK 99519-0288

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Palmer, AK 99645

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

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

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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

Debra Barrett
2860 W. Bayridge Circle
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

NOTIFICATION OF PUBLIC HEARING

DATE: August 12, 2014
APPLICANT (S)/ Darin Van Dyken for
PROPERTY OWNER: Teen Challenge International PNW Centers

CASE: CU 15-01

REQUEST:

Conditional use approval to allow Pacific Northwest Adult & Teen Challenge to operate a faith based residential discipleship program for men in the existing buildings on Lots 1-4, Lot 11, and Lot 12A, Block 4, Kennedy Addition Wasilla Subdivision. Generally located on the northwest corner of Park Avenue and Knik-Goose Bay Road.

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 **September 8, 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. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before August 31, 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 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

NOTICE OF PUBLIC HEARING

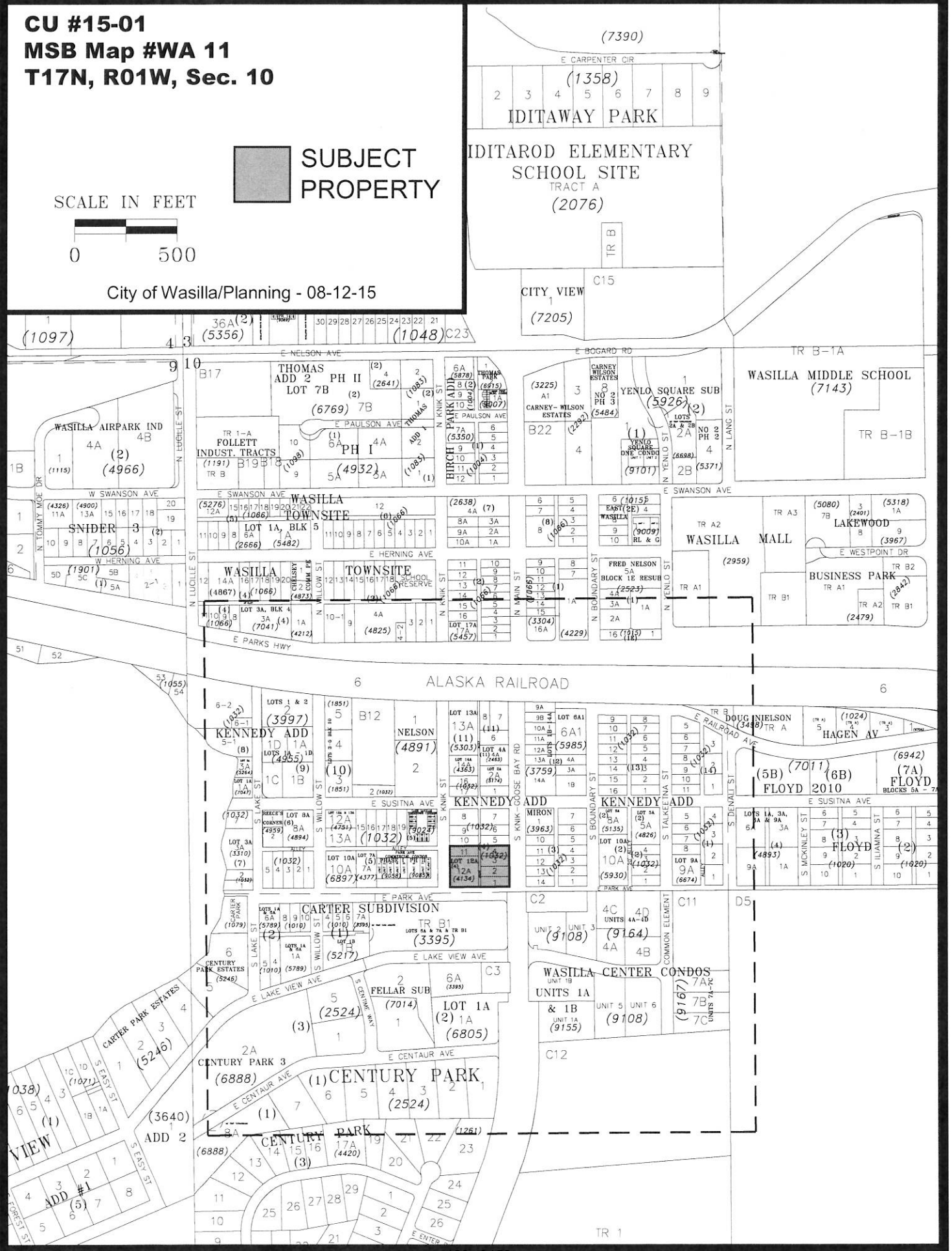
CU #15-01
MSB Map #WA 11
T17N, R01W, Sec. 10

SUBJECT PROPERTY

SCALE IN FEET



City of Wasilla/Planning - 08-12-15





CITY OF WASILLA

290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9050
FAX: (907) 373-9092

NOTICE OF APPLICATION FOR CONDITIONAL USE PERMIT

APPLICANT: Darin Van Dyken
OWNER: Teen Challenge International PNW Centers

LOCATION: Lots 1-4, 11 & 12A, Kennedy Addition Wasilla Subdivision

FILE NO: CU 15-01

PROJECT: *Conditional use approval* to allow Pacific Northwest Adult & Teen Challenge to operate a faith based residential discipleship program for men in the existing buildings on Lots 1-4, Lot 11, and Lot 12A, Block 4, Kennedy Addition Wasilla Subdivision. Generally located on the northwest corner of Park Avenue and Knik-Goose Bay Road.

A public hearing will be held on **September 8, 2015** at 6:00 PM in the City of Wasilla, Council Chambers.

Comments may be submitted in writing on or before August 31, 2015. Please, submit comments or requests for more information to:

CITY OF WASILLA
PLANNING OFFICE
290 EAST HERNING AVE
WASILLA, AK 99654

TELEPHONE: 373-9020
FAX: 373-9021
EMAIL: planning@ci.wasilla.ak.us

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**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-17**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NUMBER CU 15-01 TO OPERATE A FAITH-BASED
RESIDENTIAL DISCIPLESHIP PROGRAM FOR MEN IN EXISTING BUILDINGS,
LOCATED ON LOTS 1-4, 11, AND 12A, BLOCK 4, KENNEDY ADDITION
SUBDIVISION.**

WHEREAS, Darin Van Dyken, applicant for Teen Challenge International Pacific NW Centers, submitted Conditional Use Permit Number 15-01 requesting approval to operate a faith-based residential discipleship program for men, on August 7, 2015; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

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

WHEREAS, a notice of the public hearing was published in the Frontiersman on September 1, 2015; and

WHEREAS, the Planning Commission held a public hearing on this request on September 8, 2015; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicants, evaluation and recommendations of staff contained in the staff report, public testimony - both written

and verbal comments, the applicable provisions of the Wasilla Land Development 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; and

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. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to commencement of use.
2. The use of the site must substantially comply with the site plan date stamped August 31, 2015 and the landscape plan date stamped August 31, 2015, attached as Exhibit B to Resolution Serial No. 15-17. Any changes to these plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
3. Any change/expansion to the use approved as part of Conditional Use Permit #15-01 or a change in the ownership of the property or program will require submittal of a new conditional use permit (including appropriate fees) and review/approval by the Planning Commission.

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 15-17
FINDINGS OF FACT – Section 16.16.050, General Approval Criteria

An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

16.16.050(2) *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Finding: The proposed commercial car wash is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Commercial/Business" and the Commercial zoning that implements the adopted Comprehensive Plan.

16.16.050(3) *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Finding: The specific approval criteria under 16.16.060 are not applicable.

16.16.050(4) *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Finding: The City mailed 122 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three comments were received regarding the project; two were from residents and one from a review agency. The review agency did not have any concerns, one resident was in opposition of the project due to an existing homeless problem in the area, and the other resident provided comments regarding an access on Knik-Goose Bay Road. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

16.16.050(6) *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*

Finding: The Borough Fire Chief's office will review the buildings for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.

16.16.050(7) *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...*

Finding: The proposed use will not significantly impact the street system or create a danger to pedestrians.

16.16.050(8) *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.*

Finding: The attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

16.24.050(9) *Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.*

Finding: The attached site plan indicates the required 40 parking spaces (gravel) with adequate paved aisle widths, loading zone, and snow storage on site.

16.16.050(10) *Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.*

Finding: The properties are connected to City water and sewer and other utilities are available in the area.

16.16.050(11) *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.*

Finding: The proposed site plan shows adequate areas for drainage and on-site retention.

16.16.050(12) *Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.*

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping and the property fronts on Knik-Goose Bay, which is an Arterial roadway. Any new signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

16.16.050(13) *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

Finding: The proposed use will not result in significantly different peak use characteristics than the surrounding uses or area since the property is located in an area that is predominantly developed and zoned Commercial.

16.16.050(14) *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.*

Finding: The proposed use should not have any negative impacts on the surrounding area and no additional buffering is required since the subject parcel is surrounded by commercial uses and/or zoning.

16.16.050(15) ***Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:***

- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.***
- b. Adequately sized, located and screened trash receptacles and areas.***

Finding: The attached site plan show the proposed/existing landscaping on the site, which meets the landscaping requirements in Title 16.

16.16.050(16) ***Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.***

Finding: A multi-purpose pathway is located along the east side of Knik-Goose Bay Road.

16.16.050(17) ***Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the***

lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Finding: The buildings are currently connected to City water and sewer.

16.16.050(18) *Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.*

Finding: The Mat-Su Borough Cultural Resources Office was notified of this application and indicated that they did not have any objections.

16.16.050(19) ***Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light & air.***

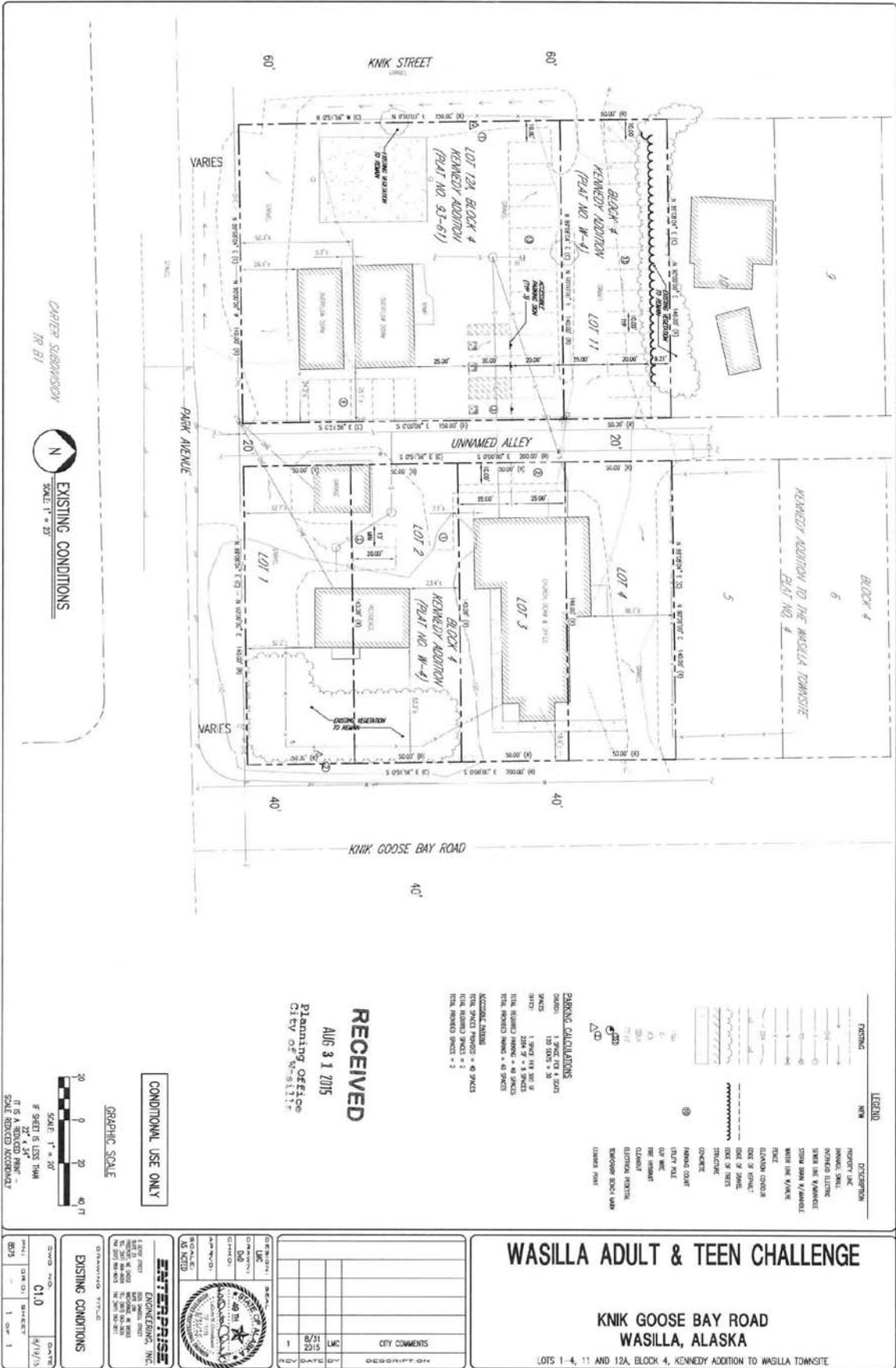
Finding: The existing buildings are in character with surrounding commercial uses.

16.16.050(20) ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Finding: No additional land is necessary for open space and facilities.

16.16.050(21) ***Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

Finding: There are no foreseeable problems anticipated from winter conditions.





Chapter 16.33

LANDSCAPING STANDARDS

Sections:

- 16.33.010 Purpose.**
- 16.33.020 Required landscaping.**
- 16.33.030 Landscaping standards.**
- 16.33.040 Guaranty of required landscaping.**
- 16.33.050 Land clearing restrictions.**
- 16.33.060 Maintenance.**
- 16.33.070 Waivers or modifications.**

16.33.010 Purpose.

The purposes of the landscaping standards in this chapter are to stabilize soils, reduce dust and erosion, protect natural vegetation, sustain wildlife and fish, protect shorelines, reduce runoff, facilitate groundwater recharge, reduce noise, enhance the community's environment and visual character, provide attractive and functional separation and screening between uses, and to attract visitors and tourists to the city for the economic benefit of everyone in the community. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.020 Required landscaping.

A. Except as provided in subsection B of this section, every administrative approval, use permit and conditional use permit approved under this title shall be conditioned upon compliance with an approved landscaping plan that conforms to the requirements of this chapter.

B. Administrative approvals, use permits and conditional use permits for the following are exempt from subsection A of this section:

- 1. A single-family dwelling and accessory uses on a lot containing no more than one dwelling unit.

- 2. All uses located within the Wasilla Municipal Airport. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.030 Landscaping standards.

A. Landscaped Area. No less than five percent of the total lot area shall be devoted to landscaping. All landscaped areas shall be covered with native vegetation, trees, shrubs, lawn seeding areas or wildflower seeding areas. Landscaped areas shall be located to define, soften, and/or screen the appearance of buildings and off-street parking areas.

B. Minimum Planting. A minimum of six newly planted trees and twelve (12) newly planted shrubs shall be provided per acre of required landscaped area on a lot.

C. Alternative Landscaping Features. The planner may permit the substitution of alternative landscaping features such as hanging baskets, flower boxes, barrels, pedestrian plazas, fountains, walkways, furnishings such as benches, retention ponds, catch basins, or bioswales for part of the landscaped area required under subsection A of this section.

D. Shoreline Protection Area. Native vegetation shall be preserved, and there shall be no clearcutting or placement of fertilizer in any area of a lot that is within seventy-five (75) feet of the mean high water mark of any body of water, including a lake, stream or river. The area within a lot that complies with the requirements of this subsection shall be treated as part of the landscaped area that is required under subsection A of this section.

E. Parkway Landscaping. Any area in the right-of-way of a public street or highway that is located between the lot line and roadway pavement, curb or sidewalk that is disturbed or devoid of landscaping, and that is covered with topsoil and planted with ground cover, trees or shrubs meeting city specifications shall be

treated as part of the landscaped area that is required under subsection A of this section.

F. Utility Easement Landscaping. Landscaping within public utility easements is encouraged but shall be limited to topsoil, seed, flower plantings, small shrub plantings or native vegetation.

G. Screening or buffering shall be provided between lots as follows:

1. Screening or buffering shall be located on any lot line where there is no building wall on the lot line and where the lot line separates:

- a. A commercial use from a residential use;
- b. An industrial use from a residential use;
- c. A public use from a residential use; or
- d. A single-family or duplex residential use from a multifamily residential use.

2. Screening may consist of a fence, a berm, or fence constructed on top of a berm, having a total height of not less than six feet. A berm used to provide screening shall be constructed entirely on the lot that is the subject of the application, and shall not interrupt natural drainage courses. To ensure privacy between buildings of different heights, tree plantings may be required to make screening more effective.

3. An area of native vegetation located adjacent to the lot line on the lot that is the subject of the application, that is at least twenty-five (25) feet deep, and which has a screening effect equivalent to a fence or berm, may be substituted for a fence or berm required under this subsection.

H. Seeded Areas. All seeded areas shall be covered with topsoil to a minimum depth of four inches after compaction, and shall be sown with either wildflower seed mix or lawn seed mix. Seed mixtures used for ground cover shall not contain seeds from invasive species as defined in USDA Pamphlet R10-TP-130B, Selected Invasive Plants of Alaska 2004.

I. Landscaping required under this title shall be placed in a manner that does not interfere with the installation, maintenance or repair of any public utility, restrict pedestrian or vehicular traffic, or obscure traffic control signs or devices. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.040 Guaranty of required landscaping.

A. The granting of an application for a use including a structure having a gross floor area greater than five thousand (5,000) square feet shall be conditioned upon the applicant furnishing a guaranty for the provision of any required landscaping. The guaranty shall be equal in amount to the estimated cost of the required landscaping, and shall be in one of the following forms:

1. A cash deposit in escrow with a responsible financial institution authorized to do such business in the state, under an escrow agreement that provides the deposit will be held in trust for the benefit of the city, will not be used as security for any other obligation, and will be released to the city if the city certifies that the applicant has not completed the required landscaping.

2. A surety bond from a company authorized to do such business in the state, payable to the city if any required landscaping is not completed, posted either by the applicant or a contractor obligated by written contract to the applicant for construction of all the required landscaping. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.050 Land clearing restrictions.

A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.

1. After approval of a preliminary plat for a subdivision, vegetation may be cleared in the

following areas as shown on the preliminary plat: roads and road rights-of-way, and water, sewer and utility easements. To assure the health and survival of trees that are not to be removed, the developer shall avoid the following kinds of tree injuries during all development activities:

- a. Mechanical injuries to roots, trunk, and branches;
 - b. Injuries by chemical poisoning;
 - c. Injuries by grade changes;
 - d. Injuries by excavations; and
 - e. Injuries by paving.
2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.
 3. As required for wildfire protection by any agency having jurisdiction.

B. The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.060 Maintenance.

The owner of a lot shall maintain continuously all landscaping and natural vegetation on the lot that is required under this title. Maintenance shall include the replacement of dead or substantially damaged trees and shrubs with an equal number of healthy trees or shrubs. When landscaping that is part of an approved landscaping plan is removed, disturbed or damaged, or is not maintained, in violation of this title, in addition to any other remedy under this title, the city may require the lot owner to replace the landscaping on the lot consistently with the cur-

rent provisions of this title. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.070 Waivers or modifications.

A. The commission may waive or modify a requirement in this title concerning the density, location or height of landscaping as provided in this section.

1. Preapplication Conference. The applicant shall schedule a preapplication conference with the planner to review the proposed waiver or modification.

2. Application and Site Plan. After the preapplication conference, the applicant shall submit an application for the waiver or modification to the planner with the appropriate application fee. The application shall include a site plan depicting all information relevant to the requested waiver or modification. The planner may require that the site plan be produced by a registered professional engineer, architect, landscape architect or land surveyor.

3. Public Hearing. The commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in Section 16.16.040 for a conditional use.

4. Decision. The commission may approve an application only if the commission finds that the application meets all of the following standards:

- a. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property;

- b. The special conditions that support the waiver or modification are not caused by the

person seeking the waiver or modification, a predecessor in interest, or the agent of either;

c. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;

d. The waiver or modification will not significantly affect adjacent property or water bodies; and

e. The waiver or modification is consistent with the spirit and intent of this chapter. (Ord. 06-47(AM) § 2 (part), 2006)

and Life Safety Regulations (13 AAC 50-13 AAC 55) or, if the encroachment is part of a residential structure containing less than four dwelling units, the encroachment conforms to nationally recognized building code setback requirements.

2. The record owner of property that contains a nonconforming setback encroachment may apply to the city planner for registration of the encroachment under this subsection. The application shall be on a form provided by the city planner, and shall be accompanied by the required application fee and the following documentation:

a. An as-built survey of the property that is the subject of the application, prepared and stamped by a land surveyor registered in the state of Alaska, which shows the location and dimensions of all structures on the property at the date of application, and the distances between structures and between the structures and the lot lines of the property;

b. A statement under oath of the owner of the property or another person with the necessary personal knowledge, and supporting documentation, demonstrating that the encroachment as shown on the as-built survey was constructed before March 24, 2003;

c. A copy of each plat note that applies to the property; and

d. The certification described in subsection (D)(1)(c) of this section.

3. Upon receiving a complete application under subsection (D)(2) of this subsection, the city planner shall within five business days mail notice of the application to each record owner of any property that immediately adjoins the property on which the encroachment is located, requesting written comment on the application within ten (10) calendar days of the date of the notice. Within twenty (20) business days after the conclusion of the comment period, the city

planner shall issue a written decision whether the encroachment meets the standards for registration under this subsection. The city planner may impose such conditions on the registration as the city planner determines are appropriate to protect the general welfare. A registration under this subsection shall describe the type and dimensions of the encroachment, and shall include a copy of the as-built survey that was submitted with the application for registration.

4. A decision of the city planner under this subsection is subject to appeal to the planning commission as provided in Chapter 16.34, Appeals to the Planning Commission. The city planner may elevate a decision under this subsection to the planning commission under the standards for elevating a use permit decision under Section 16.12.040. (Ord. 09-25 § 2, 2009; IM 07-05; IM 03-08; IM 03-07; Ord. 03-08(SUB)(AM) § 2, 2003; Ord. 02-64 § 2, 2002; prior code § 16.43.704)

16.24.040 Parking.

A. Off-street parking facilities for residential and nonresidential uses are established as follows:

1. Residential. Off-street parking facilities for residential uses must be on the same lot with the building that they are required to serve.

2. Nonresidential. Off-street parking facilities for nonresidential uses must be within three hundred (300) feet of the boundary of the property.

Exception: The city planner is allowed discretion to use on-street parking, or a portion, to count toward the overall parking requirement for a development or temporary use at the following locations:

- a. S. Boundary Street between E. Railroad Avenue and E. Park Avenue;
- b. S. Denali Street;

- c. E. Herning Avenue between N. Lucille Street and N. Main Street;
- d. S. Iliamna Street between E. Park Avenue and E. Susitna Avenue;
- e. S. Knik Street;
- f. S. McKinley Street between E. Park Avenue and E. Susitna Avenue;
- g. E. Swanson Avenue, east of Main;
- h. S. Talkeetna Street; and
- i. S. Wasilla Street between E. Park Avenue and E. Susitna Avenue.

B. Should the applicant rely on on-street parking and the parking is subsequently removed, the applicant is required to defend and hold the city harmless. The on-street parking shall be common use parking and shall be parallel. On-street parking shall be created in either a public use easement or a designated right-of-way and will require an encroachment permit per Chapter 12.16.

C. All parking, except that which serves residences, and those spaces as allowed under the preceding subsection, shall be arranged so that ingress and egress are possible without backing over a sidewalk area or onto a collector or larger street designation. Except where on-street parking is used, turning and maneuvering space shall be located entirely on private property, provided that the usable portion of an alley may be credited as turning and maneuvering space. In the case of two or more uses on the same lot, the total requirements for off-street parking facilities is the sum of the requirements for the several uses computed separately. Changes of use with an increase in gross floor area must provide parking, loading and storage area in conformance with this section. The parking, loading and storage space requirements for any listed use or use not listed may be established under the provisions of a use permit under Section 16.12.020.

D. Minimum Standards. Parking required for a use must conform to the following:

1. All parking spaces shall be located far enough within the lot to prevent any portion of a car from extending over an adjoining lot or over a public right-of-way or side-walk, except where an encroachment permit has been obtained.

2. All required off-street parking and aisles other than residential uses less than five dwelling units and temporary uses shall be surfaced with at least two inches of hot bituminous pavement or a durable surface that is designated to control dust and able to bear the weight of the traffic as approved by the public works director. Developments located on property not zoned commercial, under five thousand (5,000) square feet and with no access to a paved road are exempt from this minimum standard. After a roadway is paved, required parking, aisles and driveways shall be paved, or have an approved durable surface applied within twelve (12) months after the roadway is paved.

3. Multifamily uses of more than four dwelling units may be required to, provide additional an storage area for boats, recreational vehicles, off-road vehicles and trailers. The storage area is equal to two hundred (200) square feet for each three parking spaces. The storage area may be located on another lot of common ownership if the lot is located within three hundred (300) feet (walking distance).

4. Landscaping.

a. A parking or storage area in a residentially zoned lot or adjacent to a residentially zoned lot shall be screened by a wall, fence or landscaping designed to screen the view of the parking or storage area from the residential area. The screen shall have a minimum height of 3.5 feet and shall be maintained in good condition.

b. Each parking lot containing ten (10) or more parking spaces shall include around its perimeter a planting bed having a minimum width of ten (10) feet. A planting bed located adjacent to a street shall contain trees, shrubs, flowers, boulders, mulch and fences. Any fence in a planting bed located adjacent to a street shall be set back at least three feet from the lot line to allow room for plantings on the street

side of the fence. A planting bed that is not adjacent to a street shall contain plantings that will attain an average height of two feet within two years of planting, and that are grouped to allow for seeded snow storage areas.

c. Each parking lot containing more than forty (40) parking spaces also shall include landscaped islands covering not less than fifteen (15) percent of the total area of the parking lot. A landscaped island shall contain trees, shrubs, flowers and mulch and shall be protected with mounding and boulders or curbs.

5. Excluding temporary uses, one flood light per twenty-five (25) spaces is required to illuminate off-street parking spaces. The lighting must be arranged as to reflect the light away from adjoining residential uses and to prevent glare to traffic. The lighting may be combined with access lighting required under Section 16.16.050.

6. The parking requirement for mixed uses is the total sum of the requirement for spaces for the various uses computed separately.

7. Handicapped spaces shall be thirteen (13) feet wide. (See Table of Parking Requirements set out in subsection E of this section.)

8. A single parking area may be used to service more than one use if the normal hours of operation of the uses do not overlap. If a single parking area is so used, additional parking may be required by the planner as a condition of continued occupancy at any time the hours of operation of the establishments are altered to run concurrently. Before joint use is allowed, a contractual agreement setting out the terms of the use must be created by the joint users and approved as a use permit by the planner.

9. The provision and maintenance of off-street loading, snow storage and other storage areas is a continuing obligation and joint responsibility of the owner and occupants. Each off-street loading space must be not less than

thirty (30) feet by twelve (12) feet, have an unobstructed height of at least fourteen (14) feet six inches and be made permanently available for such purposes. These areas are required as follows.

a. Nonresidential development over five thousand (5,000) square feet GFA must provide one loading space for each twenty thousand (20,000) square feet or less GFA.

b. A snow storage area of twenty-five (25) square feet for each parking space shall be provided for any use except single-family and duplex. Snow storage areas must be designed to minimize drainage and run off problems and not overload or impair the city storm drainage system. The required snow storage area may be reduced by the planner in consultation with the engineer.

10. Pick up areas for taxi, bus and other vehicles may be required for uses that customarily need such services, including auditoriums, theaters, and other places of public gathering.

11. Fences and landscaping at the intersection of a parking lot driveway with a street shall not obscure a sight triangle.

E. The minimum number of off-street parking spaces required and their dimensions are set out in the following tables:

PERMIT INFORMATION 2015

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE
ADMINISTRATIVE APPROVAL									
01/06/15	01/20/15	A15-01	TENANT SPACE	1,157	2638B07L002A	WASILLA TOWNSITE RSB	YI, TONG	322 N MAIN ST	C
01/06/15	01/12/15	A15-02	TENANT SPACE	960	6910000L02	FERN PLAZA	KRUCKOWSKI, KRISTINA	1689 S KNIK-GOOSE BAY RD	C
01/08/15	01/20/15	A15-03	SUBDIVISION		1097B05L002	SHADOWOOD VLY #1	MCMANUS, CASEY	601 N SHADOWOOD CIR	C
01/09/15	01/12/15	A15-04	MEDICAL OFFICE	3,400	9058000U003	PARK AVE COMM CONDOS	VALLEY UPRIGHT IMAGING	261 E PARK AVE	C
01/13/15	01/21/15	A15-05	TENANT SPACE	1,527	2523B07L001A	FRED NELSON RSB	DELRAM, ANTHONY	224 N YENLO ST	C
01/16/15	01/16/15	A15-06	DUPLEX	3,200		THE MEADOWS	ROBERT YUNDT HOMES	1551 N KERRY LN	RR
01/16/15	01/16/15	A15-07	DUPLEX	3,200		THE MEADOWS	ROBERT YUNDT HOMES	1501 N KERRY LN	RR
01/16/15	01/16/15	A15-08	SIGN	96	1066B05L010	WASILLA TOWNSITE	WANG, JOSEPH	111 E HERNING AVE	C
01/27/15	02/10/15	A15-09	TENANT SPACE	2,095	4956000T00A4	OLSON 1999 ADD	EUNICE, WALTER	1511 E PARKS HWY	C
01/28/15	PENDING	A15-10	COMM<10,000 SQ FT	1,120	1097B05L002	SHADOWOOD VLY #1	MCMANUS, CASEY	251 W GRAYBARK DR	C
02/19/15	02/27/15	A15-11	SFD	1,620	1113B05L015	WASILLA ACRES	SKRIPNIK, ROMAN	1931 W VAUNDA AVE	RR
02/20/15	02/23/15	A15-12	COMM<10,000 SQ FT	8,190	6879000T00G-2	TALLERICO RSB	ELGEE, KEVIN	2150 S ENDEAVOR ST	RR
02/24/15	02/25/15	A15-13	ALF	1,725	4993B06L017A	WASILLA EST	SAYEN, THEODORE	751 N SOMERSET CIR	RR
02/25/15	02/25/15	A15-14	DUPLEX	3,359	1104B07L003	WASILLA EST	PRECISION HOMES	1101 W HOLIDAY DR	RR
02/26/15	02/26/15	A15-15	TENANT SPACE	500	1261B02L005	CENTURY PARK	CONRAD, ERIC	1075 CHECK ST	C
02/26/15	03/02/15	A15-16	COMM<10,000 SQ FT	2,766	5816B01L004	CAROL	MILLER CONSTRUCTION	1951 RUPEE CIR	C
03/02/15	03/02/15	A15-17	COMM<10,000 SQ FT	864	9155000U001A	WASILLA CENTER	DJ FORMAL WEAR	705 S KNIK GOOSE BAY RD	C
03/10/15	04/14/15	A15-18	COMM<10,000 SQ FT	8,208	4795000L004	DISCOVERY HILLS PH II	PAVLUS, IGOR	1100 N LUCUS RD	I
03/10/15	03/19/15	A15-19	SUBDIVISION		4795000L004	DISCOVERY HILLS PH II	PAVLUS, IGOR	1100 N LUCUS RD	I
03/13/15	PENDING	A15-20	TENANT SPACE		1551B03L002A	MOUNTAIN VLG PLZ	RICHARDSON, SPENCER	901 S HERMON RD	C
03/18/15	03/19/15	A15-21	TUP		3224B03L001B	MOUNTAIN VLG PLZ	HUGHES, RHONDA	991 HERMON RD	C
03/02/15	03/24/15	A15-22	COMM<10,000 SQ FT	200	1901B07L005D	SNIDER	SHULTIS, RANDY	201 W PARKS HWY	C
03/25/15	03/27/15	A15-23	DUPLEX	3,500	7277000L001	EXECUTIVE PROP #2	PREMIER HOMES LLC	1001 W CACHE DR	RR
03/26/15	03/26/15	A15-24	COMM<10,000 SQ FT	920	1004B07L005	BIRCH PK WASILLA	UMBARGER, NOELLE	472 N MAIN ST	C
04/06/15	04/07/15	A15-25	TUP		17N01W13A006	WASILLA AIRPORT HTS	LITHIA-CHEV OF WASILLA	1350 S SEWARD MERIDIAN	C
04/10/15	04/13/15	A15-26	FILL SITE		1104B06L029	WASILLA AIRPORT HTS	STOLL, STEVEN	950 W TURK CIR	RR
04/13/15	04/16/15	A15-27	COMM<10,000 SQ FT	9,600	17N01W03A007	GVC II DIV II	SMITH, MARK	1790 N PECK ST	RR
04/22/15	04/23/15	A15-28	DUPLEX	3,000	2293B03L018	MOUNTAIN VLG PLZ	ROBERT YUNDT HOMES	1121 E DELLWOOD ST	RR
04/27/15	05/15/15	A15-29	TENANT SPACE	165	3224B03L001A	MOUNTAIN VLG PLZ	LEE, ANNA	991 S HERMON RD	C
04/28/15	04/30/15	A15-30	TUP		7321B03L015B	WASILLA HEIGHTS ADD 1	MAKETE, JOHN	1551 W PARKS HWY	C
04/29/15	04/30/15	A15-31	SFD	2,526	5627B03L014	CENTER POINT PH II	HARMEN EXCAVATING	270 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-32	SFD	2,106	7039000L00A	CENTER POINT PH II	HARMEN EXCAVATING	480 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-33	SFD	2,120	7039000L00B	CENTER POINT PH II	HARMEN EXCAVATING	486 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-34	SFD	2,158	7039000L00C	CENTER POINT PH II	HARMEN EXCAVATING	488 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-35	SFD	2,364	7039000L00D	CENTER POINT PH II	HARMEN EXCAVATING	491 W GOLDENWOOD ST	RM
04/29/15	04/30/15	A15-36	SFD	2,016	7039000L00E	CENTER POINT PH II	HARMEN EXCAVATING	487 W GOLDENWOOD ST	RM
RETURNED NOT NEEDED									
05/04/15	05/05/15	A15-37	TUP		2705000L014-1	SNIDER #4	NANEZ, JOSE	731 W PARKS HWY	C
05/06/15	05/07/15	A15-39	DUPLEX	3,100	6824B02L012E	WASILLA WOODS	FENDICH, ANATOLY	221 E FOREST	RR
05/06/15	05/28/15	A15-40	SUBDIVISION		17N01W04B003	WASILLA MALL RSB	KNIK TRIBAL COUNCIL		RR
05/12/15	06/05/15	A15-41	TENANT SPACE	1,570	2959000T00A1	WASILLA MALL RSB	MARTINEZ, CHERI	591 E PARKS HWY	C
05/08/15	05/14/15	A15-42	SUBDIVISION		17N01W7A002			1290 S ENDEAVOR ST	R-1
05/08/15	05/18/15	A15-43	HOME OCCUPATION	2,248	17N01W08D001	GVC II DIVI IV	WICKER, BILLY & KATHLEEN	S ENDEAVOR ST	RR
05/14/15	06/09/15	A15-44	COMM<10,000 SQ FT	9,600	17N01W03A007		MICHAEL, STACY	1075 E DELLWOOD ST	RR
05/20/15	05/29/15	A15-45	COMM<10,000 SQ FT	2,593	4956000T00A3	OLSON 1999 ADD	SMITH, MARK	1790 N PECK ST	RR
05/21/15	05/22/15	A15-46	TENANT SPACE	1,500	1261B07L004	CENTURY PARK	CFT DEVELOPMENTS LLC	1491 E PARKS HWY	C
05/22/15	05/22/15	A15-47	COMM<10,000 SQ FT	1,000	1046000T006-2	OLSON	WOLTER, JULIE	990 S CHECK ST	C
05/22/15	05/22/15	A15-48	TUP		5303B11L013A	KENNEDY ADD	HAN, YOUNG	1375 E PARKS HWY	C
							HANNAM, THOMAS	435 S KNIK ST	C

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE
05/22/15	05/28/15	A15-49	TENANT SPACE	1,000	2072000L013B	SNIDER #4	YOUNG, JOO M	601 W PARKS HWY	C
05/27/15	05/29/15	A15-50	COMM<10,000 SQ FT	7,800	1046000T005-1	OLSON	CFT DEVELOPMENTS LLC	1451 E PARKS HWY	C
05/28/15	05/28/15	A15-51	SFD	2,294	5627B03L009	CENTER POINT PH II	HARMEN EXCAVATING	475 W GOLDENWOOD ST	RM
05/29/15	05/29/15	A15-52	COMM<10,000 SQ FT	3,168	6945B02L002	JOHN SULLIVAN HILLS PH 1	SCHWANKY, JIM	1231 W 32ND AVE	RR
05/29/15	05/29/15	A15-53	COMM<10,000 SQ FT	6,400	5303B11L013A	KENNEDY ADD	HANNAM, THOMAS	435 S KNIK ST	C
05/29/15	05/29/15	A15-54	DUPLICATE	2,700	6859B01L011A	SNIDER	BOCHKORSKY, MARINA	951 W SELINA LN	RR
06/01/15	06/05/15	A15-55	TENANT SPACE	700	3224B03L001B	MOUNTAIN VLG PLZ	PATTERSON, LARISA	991 N HERMON RD	C
06/02/15	06/15/15	A15-56	COMM<10,000 SQ FT	3,200	5303B11L013A	KENNEDY ADD	GALOMSKI, CHRIS	435 S KNIK ST	C
06/02/15	06/04/15	A15-57	COMM<10,000 SQ FT	1,500	2687B01L001	THOMPSON	JOURDIAN, DONALD	1451 W NICOLA AVE	RR
06/22/15	06/23/15	A15-58	SUBDIVISION		1035000L005 & 6	LAKE LUCILLE	HOLLAND, DONALD	62 & 1474 W LAKE LUCILLE DR	R-1
06/26/15	06/26/15	A15-59	TENANT SPACE	768	9108000U002	WASILLA CENTER CONDOS	ALASKA PRETRIAL SVCS	609 S KNIK-GOOSE BAY RD	C
06/29/15	06/30/15	A15-60	TENANT SPACE	1,501	9108000U004	WASILLA CENTER CONDOS	OVERWAY, LORETTA	613 S KNIK-GOOSE BAY RD	C
06/29/15	06/30/15	A15-61	TENANT SPACE	400	1015B2EL005	E. WASILLA BLOCK	SU-VALLEY CARE COOD	500 E SWANSON	C
07/01/15	07/02/15	A15-62	HOME OCCUPATION	400	1104B01L010	WASILLA EST	DEFENDORF, CRAIG	865 W HOLIDAY	RR
07/02/15	PENDING	A15-63	SFD	1,606	2767B03L005	MISSION HILLS	MILLER, CHRISTOPHER	683 N RAY FLOYDS PL	R-1
07/08/15	07/09/15	A15-64	TENANT SPACE	800	3224B03L001B	MOUNTAIN VLG PLZ	KIRK, RICHARD	991 S HERMON RD	C
07/10/15	PENDING	A15-65	TENANT SPACE	1,200	2389B01L006	KOHRING	GUEST, TIM	200 E FLAD CIR	RR
07/13/15	07/15/15	A15-66	TENANT SPACE	500	9155000U001B	WASILLA CITY CENTER	NYBERG, JACKIE	701 S KNIK-GOOSE BAY RD	C
07/14/15	07/15/15	A15-67	TENANT SPACE	1,440	9108000U000	WASILLA CITY CENTER	ALASKA BEDLINER	617 S KNIK-GOOSE BAY RD	C
07/15/15	07/15/15	A15-68	TENANT SPACE	3,456		WASILLA CITY CENTER	TIKIGAQ CONST INC	701 S KNIK-GOOSE BAY RD	C
07/27/15	07/27/15	A15-69	ACCESSORY STRUCTURE	1,024	1356B02L013	PINECREST	GOODWIN, SHANNON	1181 N PINION DR	R-1
07/27/15	07/31/15	A15-70	TENANT SPACE	1,440	9108000U005	WASILLA CITY CENTER	ALASKA HOME BREW SUPPLY	617 W KNIK-GOOSE BAY RD	C
07/28/15	08/03/15	A15-71	COMM<10,000 SQ FT	4,800	7406000L004B	DISCOVERY HILL PH II	PRECISION HOMES	1220 W. MYSTERY	I
07/30/15	08/14/15	A15-72	DUPLICATE				KNIK TRIBAL COUNCIL		RR
08/05/15	08/06/15	A15-73	TUP		5753000T00A	WASILLA BIBLE CHURCH	WASILLA BIBLE CHURCH	1651 W NICOLA AVE	RR
08/06/15	08/06/15	A15-74	TUP		17N01W09A006		ANDERSON, TED	251 W PARKS HWY	C
08/07/15	08/12/15	A15-75	ADDITION TO SFD	1,664	1038B03L003	LAKE VIEW	COTTLE, COLLEEN	425 W LAKE VIEW AVE	R-1
08/11/15	08/13/15	A15-76	TENANT SPACE	1,584	1557000L010A	WASILLA HTS RSB	ROGERS, MELISSA	1201 W NICOLA AVE	RR
08/13/15	08/13/15	A15-77	GARAGE	1,584	17N01W17B012		SEDERHOLM, TRUK	2150 S LAKEWOOD DR	RR
08/14/15	08/14/15	A15-78	TENANT SPACE	3,000	5797000L002A	IDITAPARCEL ADDN #1	KIM, IL KYU	535 W PARKS HWY	RR
08/14/15	08/14/15	A15-79	PERSONAL SHOP	1,728	6859B01L011B	SNIDER RSB	HAMBLEM, MARC	950 W SELINA LN	R-1/RR
08/17/15	08/17/15	A15-80	SFD & GARAGE ADD	678	1097B01L008	SHADOWOOD VLY #1	PETER ZAMERELLO TR	500 W BRIAR	R-1
08/18/15	08/25/15	A15-81	SUBDIVISION		1557000L010A & B	WASILLA HEIGHTS	ROGERS, MELISSA	1201 & 1225 W NICOLA AVE	RR
08/18/15	PENDING	A15-82	HOME OCCUPATION	80	1356B02L006	PINECREST	SHOEMAKER, DEBORAH	200 W CRESTWOOD ST	R-1
08/21/15	08/24/15	A15-83	TENANT SPACE	1,122	4061B01L01A-1	CAREFREE ACRES	MARIA'S BEAUTY TIME	1261 S SEW-MER PKWY	C
08/24/15	08/24/15	A15-84	TENANT SPACE	544	5888000L003D	OLYMPIC SUB	JACKSON, CARMEN	172 S LAMONT CIR	C
08/28/15	08/28/15	A15-85	SFD	2,161	5945B03L006	MEADOW RIDGE PH 2	MUZECHUK, ANATOLY	677 N PINE RIDGE LP	R-1
08/31/15	PENDING	A15-86	4 PLEX	14,725	7362000L001	BELLA VISTA WEST	JYG INVESTMENT LLC	1600 E KINZI CIR	C
08/31/15	PENDING	A15-87	4 PLEX	13,676	7362000L002	BELLA VISTA WEST	JYG INVESTMENT LLC	1610 E KINZI CIR	C
08/31/15	PENDING	A15-88	4 PLEX	17,638	7362000L003	BELLA VISTA WEST	JYG INVESTMENT LLC	1620 E KINZI CIR	C
08/31/15	PENDING	A15-89	4 PLEX	12,059	7362000L004	BELLA VISTA WEST	JYG INVESTMENT LLC	1630 E KINZI CIR	C
08/31/15	PENDING	A15-90	4 PLEX	12,830	7362000L005	BELLA VISTA WEST	JYG INVESTMENT LLC	1640 E KINZI CIR	C
08/31/15	PENDING	A15-91	4 PLEX	12,815	7362000L006	BELLA VISTA WEST	JYG INVESTMENT LLC	1650 E KINZI CIR	C
USE PERMITS									
03/12/15	04/07/15	U15-01	GRAVEL EXTRACTION		17N02W13A004		KENNEDY, DAN	1614 S CLAPP ST	I
04/30/15	05/28/15	U15-02	ATHLETIC FIELDS		2076000T00A	IDITAROD ELEM SCH	MSSD	801 E BOGARD RD	C
05/21/15	06/22/15	U15-03	DWELLING UNIT	1,600	5303B11L013A	KENNEDY ADD	HANNAM, THOMAS	435 S KNIK ST	C
CONDITIONAL USE PERMITS									

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE
08/07/15	PENDING	CU15-01	TEEN CHALLENGE		1032B04L003	KENNEDY ADD	TEEN CHALLENGE	560 S KNIK-GOOSE BAY RD	C
PLANNED UNIT DEVELOPMENT (PUD)									
REZONE									
01/28/15	WITHDRAW	R15-01	REZONE TO C		6879000T00G-2	TALLERICO	ELGEE, KIM	2150 S ENDEAVOR ST	RR
LEGAL NON-CONFORMING USE									
SHORELINE SETBACK									
AMNESTY									
VARIANCE									
05/12/15	07/14/15	V15-01	WATERBODY & SIDE		1037T01P003	LAKESHORE 1963	STARN, WILLIAM	1245 E WESTPOINT DR	RM
06/09/15	07/14/15	V15-02	SIDE & REAR		1004B02L010	BIRCH PARK WASILLA	ATTITUDE 49 LLC	501 N KNIK ST	C
07/22/15	08/11/15	V15-03	SIGN HEIGHTS & SQ FT		4061B01L001A-1	CAREFREE AC	PTF INVESTMENTS	1261 S SEWARD MERIDIAN PKY	C

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Larry DeVilbiss, Mayor

PLANNING COMMISSION

Brian Endle, District 1
Thomas Healy, District 2
John Klapperich, Chair, District 3
Bruce Walden, District 4
William Kendig, District 5
Tomas Adams, District 6
Vern Rauchenstein, District 7



John Moosey, Borough Manager

PLANNING & LAND USE DEPARTMENT

Eileen Probasco, Director of Planning &
Land Use
Lauren Driscoll, Planning Services Chief
Alex Strawn, Development Services
Manager
Paul Hulbert, Platting Officer
Mary Brodigan, Planning Clerk

Central Mat-Su Fire Station # 61
101 W. Swanson Avenue, Wasilla

September 14, 2015
WORK SESSION*
6:00 p.m.

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. AUDIENCE PARTICIPATION (*three minutes per person*)
- V. NEW BUSINESS
 - A. Discussion regarding transportation issues with MSB Title 43. (*Staff: Eileen Probasco*)
- VII. DIRECTOR AND COMMISSIONER COMMENTS
- VIII. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.

****This Work Session is for educational purposes only. The Planning Commission will not take any formal action.***