

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

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

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

WHEREAS, Richard Button, C.E., S.E., Benteh EEIS, Agent for Knik Tribal Council, submitted a request for a waiver/modification on May 1, 2015, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on May 19, 2015; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them, grants a waiver with the following conditions:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped May 1, 2015, attached as Exhibit A to Resolution Serial No. 15-06, as required in WMC 16.33.060.

2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along Lucas Road and Cache Drive is maintained with grass in perpetuity consistent with WMC 16.33.060.
3. Landscaping shown as Phase 3 on sheet L10.1 will be installed as part of Phase 1. Additionally "C" type landscaping will be installed between Lots 4 and 5 and 7 and 8, "A" type landscaping will be installed along the entire length of Lucas Road, "C" type landscaping will be installed along the northern property line of Lot 8, and "E" type landscaping will be extended to the north side of the circle.

ADOPTED by the Wasilla Planning Commission on May 26, 2015.

APPROVED:

  
for Glenda Ledford  
Glenda Ledford, Chairman  
Jessica Dean, vice chairman

ATTEST:

  
Tina Crawford, AICP, City Planner

VOTE: Passed unanimously

# KTC YUYAN SUBDIVISION DEVELOPMENT WASILLA, ALASKA

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

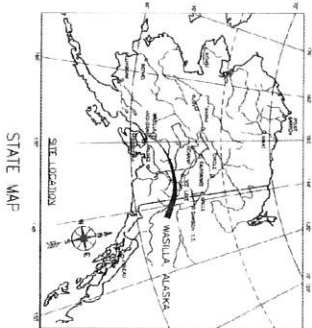
**ARCHITECTURAL / STRUCTURAL / CIVIL / LANDSCAPING**  
 BENTHE-EEIS CONSULTING ENGINEERS, INC.  
 P.O. BOX 92169  
 ANCHORAGE, ALASKA 99509  
 PHONE: (907) 258-3231  
 CONTACT - RICK BUTTON

**SURVEYING / CONSULTING**  
 DENALI NORTH SURVEYING AND ENGINEERING  
 P.O. BOX 874577  
 WASILLA, AK 99687  
 PHONE: (907) 373-1110  
 CONTACT - WAYNE WHALEY

NO.	TITLE	REV.	DATE
01.0	COVER SHEET AND PROJECT INDEX	9	04-28-15
02.0	CIVIL GENERAL	A	04-28-15
03.0	STP PLAN	A	04-28-15
04.0	STP PLAN WITH PHOTO	A	04-28-15
05.0	ACCESS DRIVEWAYS	A	04-28-15
06.0	ACCESS DRIVEWAYS PAVING AREAS	2	04-28-15
07.0	CIVIL LANDSCAPING	A	04-28-15
08.0	LANDSCAPING PLAN & LOT COVER INFORMATION	A	04-28-15
09.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
10.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
11.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
12.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
13.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
14.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
15.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
16.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
17.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
18.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
19.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
20.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
21.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
22.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
23.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
24.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
25.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
26.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15
27.0	LANDSCAPING PLAN - PARCELS I & II	A	04-28-15

**SYMBOLS**

	SECTION CUT		WINDOW TYPE
	DETAIL		DOOR NUMBER DETAIL
	INTERIOR ELEVATION		EMERGENCY LIGHTS
	SECTION WHERE DETAIL IS DRAWN		ILLUMINATED EXIT SIGN
	FIRE EXTINGUISHER		FIRE EXTINGUISHER
	REVISION		REVISION



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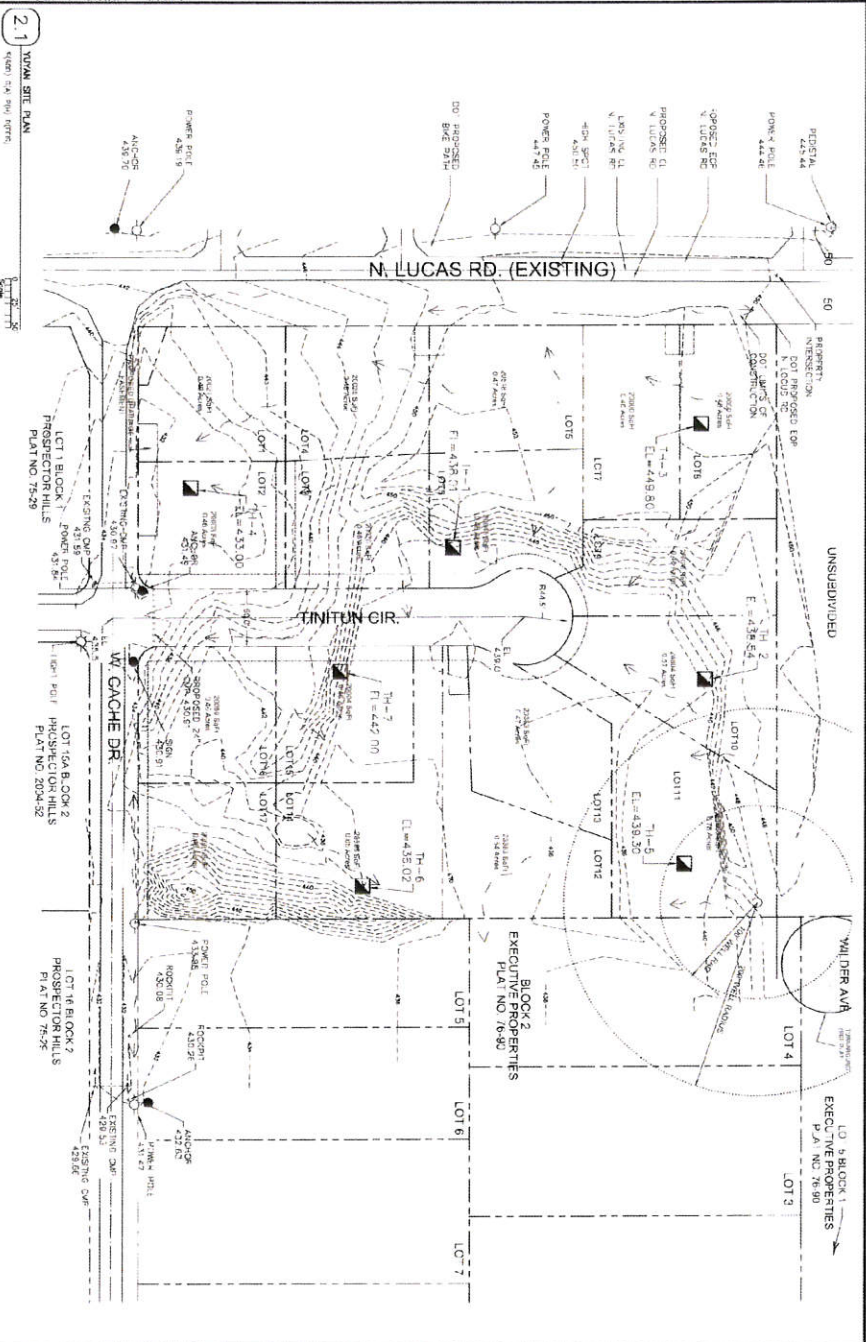
**PLANNING COMMISSION**  
 KTC YUYAN SUBDIVISION DEVELOPMENT  
 COVER SHEET AND PROJECT INDEX

GENERAL  
 04-28-15  
 AS NOTED

BENTHE-EEIS  
 BENTHE-EEIS CONSULTING ENGINEERS, INC.  
 ANCHORAGE, ALASKA

KNIK TRIBAL COUNCIL

61.0 B



**LINE TYPE LEGEND**

- 450 MAJOR CONTOUR EXISTING
- 451 MAJOR CONTOUR EXISTING
- 452 MAJOR CONTOUR PROPOSED
- 453 MAJOR CONTOUR PROPOSED (SHOULDER)
- 454 PROPERTY LINE
- 455 DOT OR ROAD
- 456 EXHIBENT
- 457 ROAD CENTERLINE
- 458 EXISTING TRAIL

**21** YOVAN SITE PLAN

YOVAN SUBDIVISION

LOT 1 BLOCK 1 PROSPECTOR HILLS PLAT NO 75-29

LOT 15A BLOCK 2 PROSPECTOR HILLS PLAT NO 209-52

LOT 16 BLOCK 2 PROSPECTOR HILLS PLAT NO 78-25

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City of Wasilla

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**PLANNING COMMISSION**

KTC YOVAN SUBDIVISION DEVELOPMENT

SITE PLAN

CIVIL

**BENTH BEIS**

DESIGNER / ENGINEER

DATE: 04-28-15

SCALE: AS NOTED

PROJECT NO: 15-001

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**CONTRACT INFORMATION**

NO. 15-001

DATE: 04-28-15

SCALE: AS NOTED

**REVISIONS**

NO.	DATE	DESCRIPTION
1	04-28-15	ISSUED FOR PERMIT

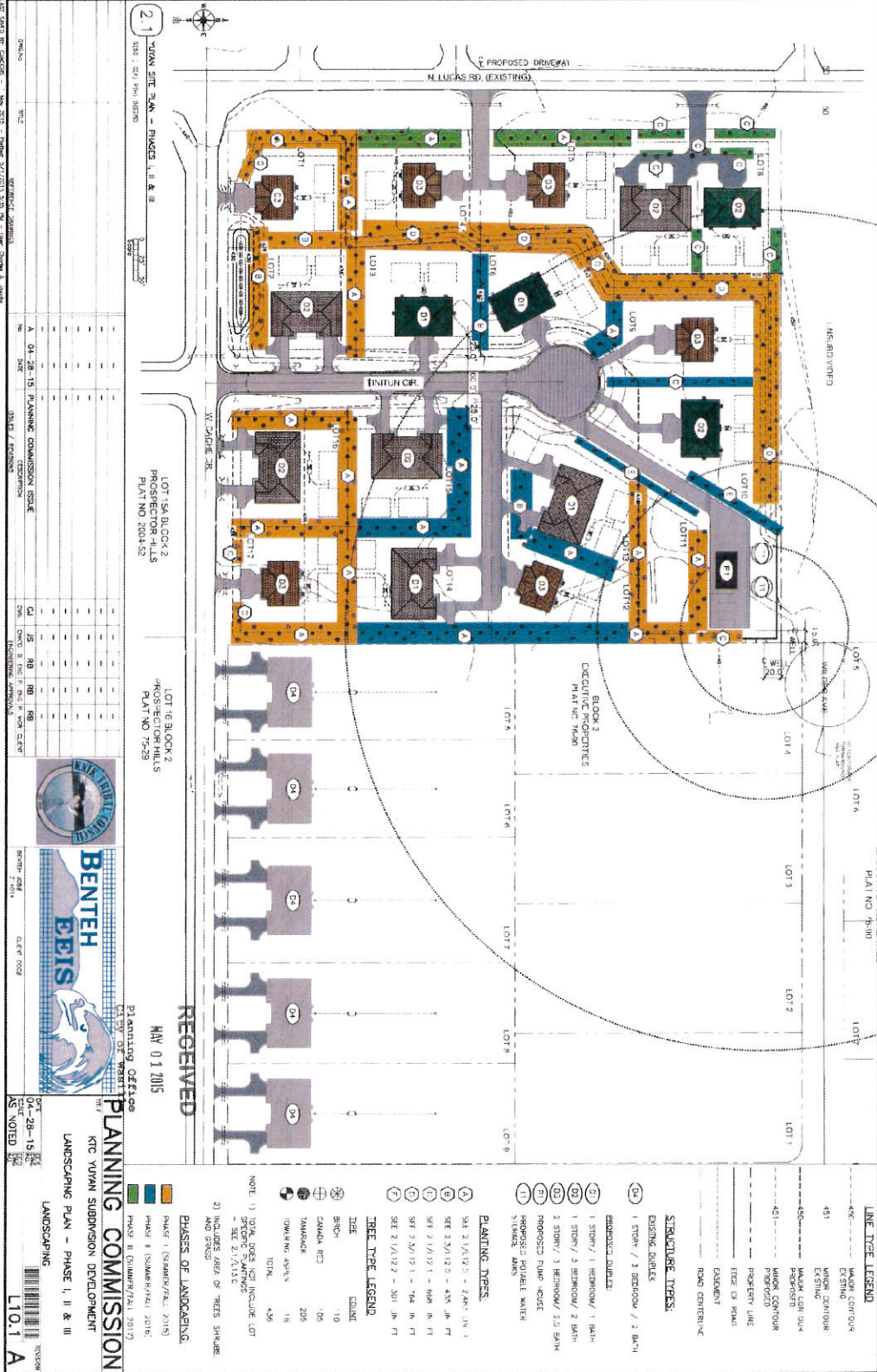












2.1 YVONI SITE PLAN - PHASE I, II & III

DATE	BY	REVISIONS
05/13/2015	CHJ	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	04-28-15	PLANNING COMMISSION ISSUE
2	05-13-15	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	04-28-15	PLANNING COMMISSION ISSUE
2	05-13-15	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	04-28-15	PLANNING COMMISSION ISSUE
2	05-13-15	ISSUED FOR PERMIT

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 LANDSCAPING PLAN - PHASE I, II & III

**PLANNING COMMISSION**  
 LANDSCAPING PLAN - PHASE I, II & III  
 L10.1 A

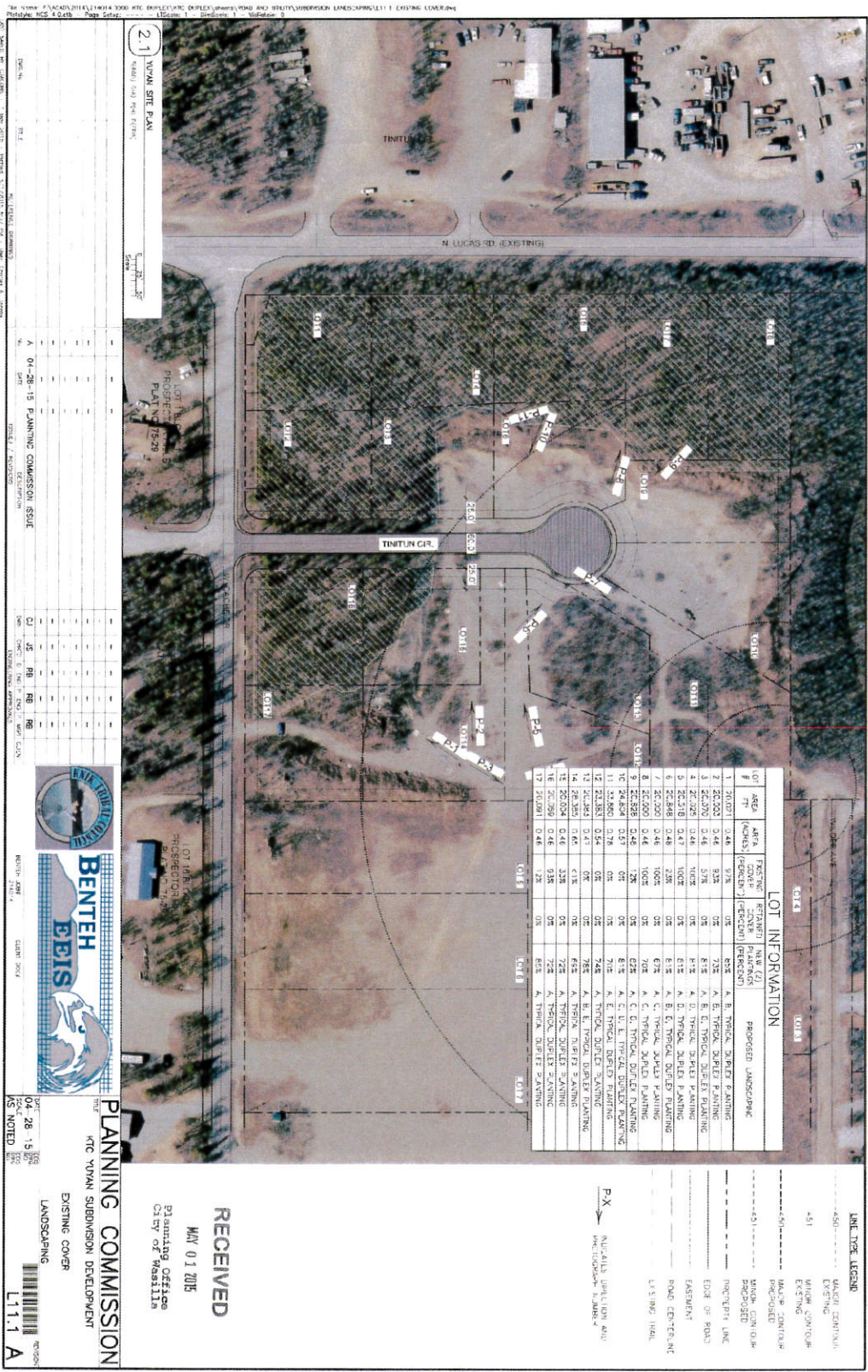
- LINE TYPE LEGEND**
- MAJOR CONTIGOR EXISTING
  - MINOR CONTIGOR EXISTING
  - MAJOR CONTOUR PROPOSED
  - MINOR CONTOUR PROPOSED
  - PROPERTY LINE
  - EDGE OF ROAD
  - ROAD CENTERLINE
- STRUCTURE TYPES:**
- EXISTING BUILDING
  - PROPOSED BUILDING
- PROPOSED BUILDINGS:**
- 1 STORY / 1 BEDROOM / 1 BATH
  - 1 STORY / 2 BEDROOM / 2 BATH
  - 2 STORY / 3 BEDROOM / 2.5 BATH
  - PROPOSED PUMP HOUSE
  - PROPOSED MOBILE WATER STORAGE TANKS
- PLANTING TYPES:**
- SEE 2.1/19.2 - 744' IN FT
  - SEE 2.2/19.2 - 435' IN FT
  - SEE 2.1/19.1 - 608' IN FT
  - SEE 2.2/19.1 - 754' IN FT
  - SEE 2.1/19.2 - 301' IN FT
- TREE TYPE LEGEND**
- | SYMBOL   | TREE NAME       | QUANTITY |
|----------|-----------------|----------|
| (Symbol) | DAVIDA 6/22     | 05       |
| (Symbol) | YAMASKO         | 205      |
| (Symbol) | TEMPERING ASPEN | 15       |
| (Symbol) | TOTAL           | 436      |
- PHASES OF LANDSCAPING:**
- PHASE I (SUMMER/FALL 2015)
  - PHASE II (SUMMER/FALL 2016)
  - PHASE III (SUMMER/FALL 2017)
- NOTE 1) TOTAL DOES NOT INCLUDE LOT SPECIFIC PLANTING - SEE 2.1/19.2**
- NOTE 2) INCLUDE LAYER OF TREES, SHRUBS AND SPACES**











**21** YOVANI SITE PLAN  
 YOVANI SUBDIVISION  
 DATE: 04-28-15  
 SHEET: 1 OF 1

NO.	DATE	BY	DESCRIPTION
1	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
2	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
3	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
4	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
5	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
6	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
7	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
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14	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
15	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
16	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
17	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
18	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
19	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE
20	04-28-15	PLANNING COMMISSION	PLANNING COMMISSION ISSUE

LOT #	AREA (ACRES)	EXISTING ZONING	PROPOSED ZONING
1	26,000	R-1	RESIDENTIAL
2	26,000	R-1	RESIDENTIAL
3	26,000	R-1	RESIDENTIAL
4	26,000	R-1	RESIDENTIAL
5	26,000	R-1	RESIDENTIAL
6	26,000	R-1	RESIDENTIAL
7	26,000	R-1	RESIDENTIAL
8	26,000	R-1	RESIDENTIAL
9	26,000	R-1	RESIDENTIAL
10	26,000	R-1	RESIDENTIAL
11	26,000	R-1	RESIDENTIAL
12	26,000	R-1	RESIDENTIAL
13	26,000	R-1	RESIDENTIAL
14	26,000	R-1	RESIDENTIAL
15	26,000	R-1	RESIDENTIAL
16	26,000	R-1	RESIDENTIAL
17	26,000	R-1	RESIDENTIAL
18	26,000	R-1	RESIDENTIAL
19	26,000	R-1	RESIDENTIAL
20	26,000	R-1	RESIDENTIAL

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 RTC YOVANI SUBDIVISION DEVELOPMENT

EXISTING COVER  
 LANDSCAPING

L11.1 A

**BENTHE DEIS**

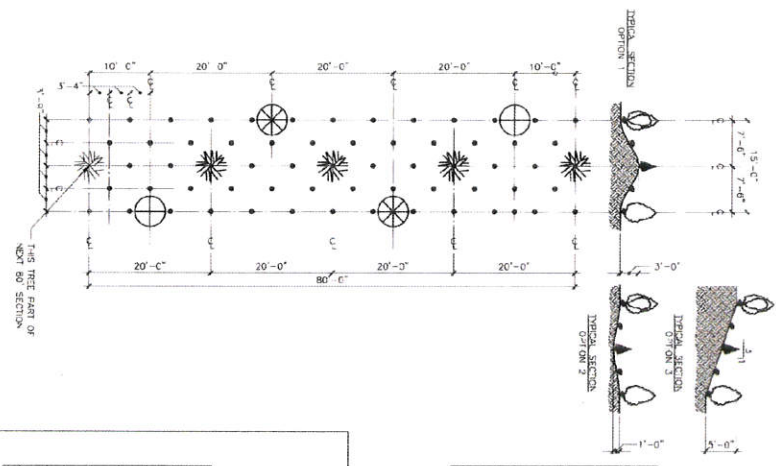
DATE: 04-28-15  
 SHEET: 1 OF 1

**LOT INFO**  
 LOT 1: 26,000 ACRES  
 LOT 2: 26,000 ACRES  
 LOT 3: 26,000 ACRES  
 LOT 4: 26,000 ACRES  
 LOT 5: 26,000 ACRES  
 LOT 6: 26,000 ACRES  
 LOT 7: 26,000 ACRES  
 LOT 8: 26,000 ACRES  
 LOT 9: 26,000 ACRES  
 LOT 10: 26,000 ACRES  
 LOT 11: 26,000 ACRES  
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 LOT 13: 26,000 ACRES  
 LOT 14: 26,000 ACRES  
 LOT 15: 26,000 ACRES  
 LOT 16: 26,000 ACRES  
 LOT 17: 26,000 ACRES  
 LOT 18: 26,000 ACRES  
 LOT 19: 26,000 ACRES  
 LOT 20: 26,000 ACRES

**LINE TYPE LEGEND**  
 - - - - - 450 - - - - - MAJOR CONTROLS  
 - - - - - 451 - - - - - MINOR CONTROLS  
 - - - - - 452 - - - - - EXISTING  
 - - - - - 453 - - - - - MAJOR CONTROLS  
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 - - - - - 456 - - - - - MAJOR CONTROLS  
 - - - - - 457 - - - - - MINOR CONTROLS  
 - - - - - 458 - - - - - EXISTING  
 - - - - - 459 - - - - - MAJOR CONTROLS  
 - - - - - 460 - - - - - MINOR CONTROLS  
 - - - - - 461 - - - - - EXISTING  
 - - - - - 462 - - - - - MAJOR CONTROLS  
 - - - - - 463 - - - - - MINOR CONTROLS  
 - - - - - 464 - - - - - EXISTING  
 - - - - - 465 - - - - - MAJOR CONTROLS  
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 - - - - - 499 - - - - - MINOR CONTROLS  
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2.1 TYPICAL SCREENING PLANTING - SCHEME A  
 1/8" = 1'-0" H&V SCALE



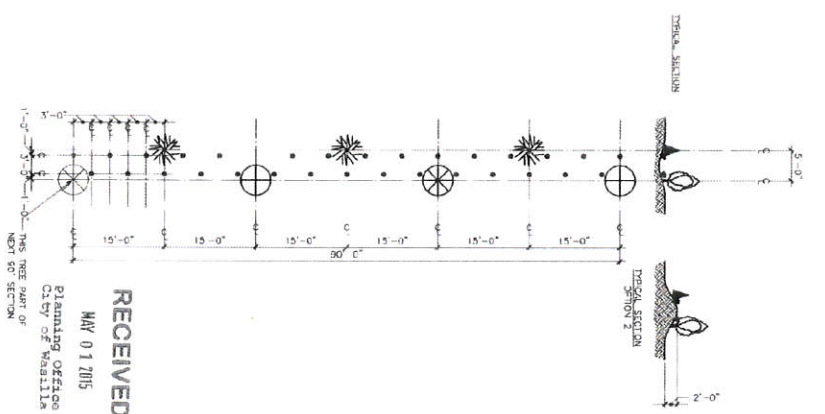
**PLANTING SCHEDULE - SCHEME A**

SYMBOL	#	COMMON NAME	BOTANICAL NAME	CULTURE HEIGHT
⊗	1	BIRCH	BETULA PAPERIFERA	1" 6.0'
⊕	2	CANADA RED	PRINUS MICHOXIA	1" 5.0'
⊙	3	TAMARACK	LARIX LARicina	0.75" 3.0'
⊖	4	TOWERING ASPEN	POPULUS TREMULA	1" 5.0'
●	5	SHRUB/SASH		
TREE COUNT / 80 FT. 8				
SHRUB COUNT / 10 FT. 7				

**PLANTING SCHEDULE - SCHEME B**

SYMBOL	#	COMMON NAME	BOTANICAL NAME	CULTURE HEIGHT
⊗	1	BIRCH	BETULA PAPERIFERA	1" 6.0'
⊕	2	CANADA RED	PRINUS MICHOXIA	1" 4.0'
⊙	3	TAMARACK	LARIX LARicina	0.75" 3.0'
⊖	4	TOWERING ASPEN	POPULUS TREMULA	1" 5.0'
●	5	SHRUB/SASH		
TREE COUNT / 80 FT. 5				
SHRUB COUNT / 10 FT. 5				

2.3 TYPICAL SCREENING PLANTING - SCHEME B  
 1/8" = 1'-0" H&V SCALE



DATE: 04-28-15  
 TIME: 1:11  
 PROJECT: KTC EMPLOYEE DEVELOPMENT AND UTILIZATION LANDSCAPE  
 DRAWING: LANDSCAPING SECTIONS & DETAILS  
 SHEET: 15-06-0000  
 SCALE: 1/8" = 1'-0" H&V  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

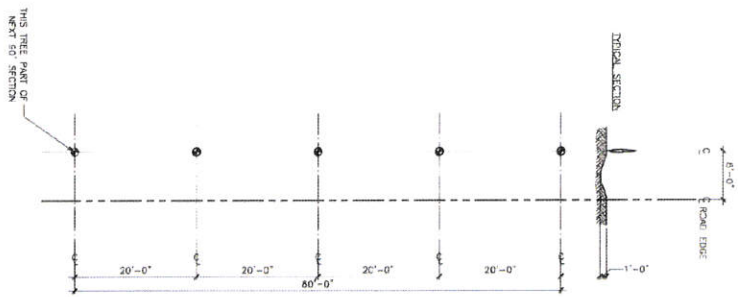
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**BENTHE BEIS**  
 LANDSCAPING

**PLANNING COMMISSION**  
 KTC YOUNG SUBDIVISION DEVELOPMENT  
 LANDSCAPING SECTIONS & DETAILS  
 LANDSCAPING  
 L120 A







SYMBOL		#	COMMON NAME	ROMANICAL NAME	CALIBER	HIGHT
⊗	PLAN	0	FRCH	RETTIA BAPTISTEA	1"	6.0'
⊕	PLAN	0	OSYDA RED	PRUNUS AMOMANN	1"	5.0'
⊗	PLAN	0	TAWAGCK	URIX LARONK	0.25"	3.0'
⊕	PLAN	4	TOWERING ASPEN	POPULUS TREMULA	1"	5.0'
■	PLAN	0	SHRUB/BUSH			

2.1 TYPICAL SCREENING PLANTING - SCHEDULE E

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



**PLANNING COMMISSION**  
 KTC VIVIAN SUBDIVISION DEVELOPMENT  
 LANDSCAPING SECTIONS & DETAILS  
 LANDSCAPING

DATE: 04-28-15  
 TIME: 10:00 AM  
 BY: [Signature]  
 CHECKED: [Signature]

REVISIONS:  
 NO. 1: 04-28-15: PLANNING COMMISSION ISSUE

DATE: 04-28-15  
 TIME: 10:00 AM  
 BY: [Signature]  
 CHECKED: [Signature]

REVISIONS:  
 NO. 1: 04-28-15: PLANNING COMMISSION ISSUE

DATE: 04-28-15  
 TIME: 10:00 AM  
 BY: [Signature]  
 CHECKED: [Signature]

REVISIONS:  
 NO. 1: 04-28-15: PLANNING COMMISSION ISSUE

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**PLANTING SCHEDULE**

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
E-1	FICUS SP. - BONSAI	SHAW SPURGE	7'-6"	1 1/2" GALBET	
E-1	FICUS SP. - BONSAI	SHAW SPURGE	7'-6"	1 1/2" GALBET	
S-1	SPERMATOPHYTES	SHAW SPURGE	18"	1" GALBET	
S-2	SPERMATOPHYTES	SHAW SPURGE	18"	1" GALBET	
F-1	FERN	SHAW SPURGE	24"	1" GALBET	
F-2	FERN	SHAW SPURGE	24"	1" GALBET	
F-3	FERN	SHAW SPURGE	24"	1" GALBET	

**LANDSCAPE NOTES:**

- STANDARD FERNS ARE FINISHED GRADE OF PLANTING BEDS WITH SCREENING, LIFTED, FERTILIZED TOPSOIL. PLANTING BEDS SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL.
- QUANTITY OF PLANT MATERIAL, SHOW GRAPHICALLY SHALL, RULE 1/8" = 1'-0".
- PLANT MATERIAL SHALL BE COVERED OR PLACED WHERE STANDING WATER EXISTS.
- ALL PLANT SAUCERS SHALL BE FREE OF WEEDS.
- LANDSCAPE PLAN IS STRICTLY FOR PLAN 2, LAYOUT AND BED SHOWN FOR ELEVATIONS SEE SITE PLAN AND SECTIONS.
- SPREAD 4-INCHES OF TOPSOIL OVER ALL DISBURSED AREAS. IN AREAS NOTICED TO RECEIVE GRADES, CONTACT THE TOPSOIL WITH A 1/2" (1/2" TO 1") TYPICAL, 10% AND SPREAD FERTILIZER OVER THE SPREAD AREA. 1% NUTRIENT FERTILIZER WITH 10% PHOSPHORUS.
- LANDSCAPE PLANTING - USE VARIATIONS OF PLANTING SCHEDULE TO EXTEND FULL LENGTH AND WIDTH OF BED AND BE TERMINATED AS SHOWN IN PLANTING DETAIL. LAP EDGES 6"

**PLANTING SCHEDULE AND LANDSCAPE NOTES:**

LANDSCAPE NOTES:

- GENERAL - THE FERNS SHOWN IN THE PLANTING SCHEDULE ARE REFERRED TO BE COMMON VARIETIES IN THE YUKON AREA. 1" IS THE STANDARD SIZE FOR PLANTING. PLANTING SCHEDULE LOCAL PLANTINGS - FERNS GROWN IN REINFORCED IN THE CLEAR CUT AREAS GROWN IN THE FOREST SHOULD BE OF VARIETY TO MATCH THE WEATHER RESISTANT. ONLY CLIMPS 1" IN DIAMETER AND LARGER DURING PLANTING. PLANTING CLIMPS AT 18" TO 24" TO MATCH TO CENTER FERNS AND DISBURSED GATHERING AREAS. SHOULD BE GATHERING AREAS WILL BE WITHIN 100 YARDS OF ROAD ACCESS AND SOAK FERNS EACH DAY. 2" DAYS AFTER PLANTING AND LEAVE 3 DAYS FOR THE NEXT WORK. AFTER FIRST MONTH WATER TREAT 2 SPECIFIC INSTRUCTIONS.
- POUR WATER AROUND EDGE PRIOR TO DRAINING IF SOIL IS DRY.
- TAKE AS MUCH SOIL WITH ROOT BALL AS POSSIBLE AT LEAST 3" BEYOND EDGE OF FERN AND RINDCUTS.
- USE SHARP SHOVEL TO DIG FERNS.
- PUT FERNS IN PLASTIC BAGS AFTER DRAINING. DO NOT STICK DURING TRANSFER. PROTECT FERNS.
- BURY FERNS TO THE SAME DEPTH AS WITH SOIL.
- RINSE OFF EXISTING FERNS. 2" ABOVE GROUND PRIOR TO DRAINING.

**PLANTING TYPE "X" - TYPICAL FERN PLANTING SECTION**

**NOTES (see the detail):**

- 2" DEPTH/PLANTING DEPTH DURING CLEANING AND SHEDDING RECOMMENDED.
- LANDSCAPE TO COVER EXPOSED SURFACE OF PLANTING BED CUT OUT HOLES FOR EDGE WALL AND TERMINATE IN ROCK.
- 6" OF WASHED OVERSIEVE ROCK (1" - 4" MAX) INSTALL AFTER FERNS ARE IN PLACE AND WATERED. PROTECT FERNS DURING INSTALLATION.
- THE SOIL AND CRACK AREA.
- SEE FERN PLANTING DETAILS.
- SEE PLAN - 2.2/11.6

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D3 2015.04.09.0001  
CL 2015.04.09.0001

**PLANNING COMMISSION**  
KTC YUKON SUBMISSION DEVELOPMENT  
PLANTING SCHEDULE  
LANDSCAPE  
L20.1 A