

Total Area: 5.0 acres ±
Location: 1250 N. Lucille Street
Lot A5, Township 17N Range 1 West, Section 4
Zoning: Residential Multifamily (RM)
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

2. Item: **Conditional Use Permit #15-02** (Reso. #15-19)
Request: Approval for a 1,296 square foot second story addition to the existing Denali Gymnastics building.
Applicant: Lynn Reynolds, Denali Gymnastics
Owner: Criterion Properties LLC
Total Area: 2.0 acres +/-
Location: 300 E. Kalli Circle
Lot 8A, Haley Hills Park Re-subdivision
Zoning: Commercial (C)
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

- B. Committee of the Whole
1. 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 6:05 PM on Tuesday, September 8, 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
Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D (via teleconference)
Glenda Ledford, Seat E

Staff in attendance were:

Mr. Archie Giddings, Public Works Director
Ms. Tina Crawford, City Planner
Ms. Lyn Carden, Deputy Administrator
Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Barrett 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 stated that the Mayor has finished the interviews of the 12 applicants for the Downtown District Overlay Committee and will forward the names onto the City Council for approval. Also, Administration is working on putting together some material on the City of Wasilla for the International Economic Development Council (IEDC) Conference that will be held in Anchorage in October.

B. City Public Works Director

Mr. Giddings provided a brief summary of road projects and the Main Street Couplet updates.

C. City Attorney

No report given.

D. City Planner

Ms. Crawford stated that MEA's application for transmission lines maybe on the November Planning Commission agenda.

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

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of August 11, 2015, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

[CLERK'S NOTE: Chair Ledford recused herself, for the PUD, as the applicant is her son. Commissioner Dean stepped up to be Chair for the PUD 15-01.]

A. Public Hearing

1. Item: **Planned Unit Development #15-01** (Reso. #15-16)
Request: Approval to develop an 8-lot subdivision with one fourplex per lot with a total of 32 residential dwelling units.
Owner: Fuller Properties, LLC
Total Area: 8.05 acres +/-
Location: Spruce Avenue (Generally located on the south side of Spruce Avenue just east of N. Lacy Loop.)
Lot A14, Township 17 North, Range 1 West, Section 3, Seward Meridian.
Zoning: Commercial (C)

a. City Staff

Ms. Crawford provided a summary of the request for the Planned Unit Development.

Discussion moved to the Commission.

b. Applicant

No comments.

c. Private person supporting or opposing the proposal

Vice-Chair Dean opened the public hearing.

With no one present, Vice-Chair Dean closed the public hearing.

d. Applicant

No comments.

MOTION: Commissioner Barrett moved to approve Planned Unit Development #15-01 (Reso. #15-16), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Planned Unit Development #15-01 (Reso. #15-16), as presented, passed with Commissioner Barrett, Dean and Means in favor with Commissioner Pinard opposed.

[CLERK'S NOTE: Vice-Chair Dean stepped aside and Chair Ledford resumed the public hearing]

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

Ms. Crawford provided a summary of the request for the Conditional Use Permit #15-01.

b. Applicant

No comments.

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

Ms. Colleen Cottle stated that she lives in the neighborhood of the planned facility and also stated her concerns in regards to the size of the parcel, age of buildings, and neighborhood.

Mr. Stu Graham stated that he is a city resident and lives nearby and also stated his concerns regarding the proposed use.

With no other comments, Chair Ledford closed the public hearing.

d. Applicant

Mr. Darin Van Dyken, manager with Teen Challenge International PNW Centers, answered questions regarding the Conditional Use Permit.

Discussion moved to the Commission.

MOTION: Commissioner Dean moved to approve Conditional Use Permit #15-01 (Reso. #15-17), as presented.

Discussion moved to the Commission.

MOTION: Commissioner Pinard moved to open up the public hearing again to ask the applicant more questions.

VOTE: The motion to open up the public hearing, passed unanimously.

Discussion ensued.

Mr. VanDyken provided a more detailed summary on the program.

Mr. Graham stated his concerns about staff qualifications and how is the program going to integrate the facility into the community.

Ms. Colleen Cottle reiterated her concerns about having the facility in the neighborhood and on a small lot.

Discussion ensued.

Mr. VanDyken answered more questions from the Commission.

Mr. Gordon Bartell stated that he is one of the people that asked to have the Teen Challenge PNW program in Alaska and is in support of the program.

Discussion ensued.

Ms. Crawford stated that the Commission should add additional conditions.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #4 to state:
4. The age range will be between 18-80 for all students.

VOTE: The motion to amend the main motion to add a condition #4, passed unanimously.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #5 to state:
5. The maximum number of students residing onsite would be no more than 28, including transitional graduate students.

VOTE: The motion to amend the main motion to add a condition #5, passed with Commissioner Barrett, Dean, Ledford and Means in favor and Commissioner Pinard opposed.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #6 to state:
6. Supervision by staff or an intern within each building is required at all times that any student is present.

VOTE: The motion to amend the main motion to add a condition #6, passed with Commissioner Barrett, Dean, Ledford and Pinard in favor and Commissioner Means opposed.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #7 to state:

7. The staff ratio must be no less than one staff member to six students.

Discussion ensued.

VOTE: The motion to amend the main motion to add a condition #7, passed with Commissioner Barrett, Dean, Ledford and Means in favor and Commissioner Pinard opposed.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #8 to state:

8. No convicted sex offenders are allowed in the program or may not occupy the facility.

Discussion ensued.

VOTE: The motion to amend the main motion to add a condition #8, passed unanimously.

MOTION: Commissioner Dean moved to amend the main motion to add a condition #9 to state:

9. Occupancy in the out buildings is limited to program graduates.

VOTE: The motion to amend the main motion to add a condition #9, passed unanimously.

Discussion ensued.

VOTE: The motion to approve Resolution Serial No.15-17 as amended, passed with Commissioner Barrett, Dean, Ledford and Means in favor, and Commissioner Pinard opposed.

3. Committee of the Whole.

MOTION: Commissioner Dean moved to enter into the Committee of the Whole to discuss the following: (8:06pm)

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

MOTION: Commissioner Dean moved to exit the Committee of the Whole at 8:13 PM.

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)

Ms. Leslie Mean introduced herself as the new City Attorney.

Mr. Graham stated his concerns in the approval of the Conditional Use Permit by the Commission tonight.

XII. STAFF COMMENTS

Ms. Crawford asked the Commission about available dates to meet with Downtown Overlay District Committee.

XIII. COMMISSION COMMENTS

Commissioner Dean stated that her decision was not based on the Teen Challenge being purchased already and its proximity to local bars, but appreciated the answers given and comments by the Commissioners.

Commissioner Means stated his approval of the program by Teen Challenge.

Commissioner Pinard stated that she approves of community service and is in support of Teen Challenge. She also asked about the sign variance and whether they would need to amend their variance if they made significant changes to their design.

Ms. Crawford stated that if there is significant change then they will need to come back to the Commission.

Chair Ledford stated she lives in the area where the homeless people are and that they are not gone. Stated that she thinks Teen Challenge will be a great asset to the community.

XIV. ADJOURNMENT

The regular meeting adjourned at 8:33 PM.

ATTEST:

GLENDA LEDFORD, Chairman Date

TAHIRIH DESJARDIN, Planning Clerk
Adopted by the Wasilla Planning Commission -, 2015.



I. SUMMARY FACTS:

Applicant: Cameron Johnson
Land Owner(s): ARC Land Development, LLC
Proposal: Approval to clear 100 percent of Lot A5, which is 30 percent more than the 70 percent clearing allowed in WMC 16.33.050(A)(2) in order to develop a senior housing development (Note: 35.95% of the lot will be replanted with vegetation after construction.)
Location: 1250 N. Lucille Street
Lot A5, Township 17N Range 1 West, Section 4
Parcel size: 5.0 acres±
Zoning District: Residential Multifamily (RM)
Future Land Use: Commercial
Surrounding Zoning: North: Rural Residential
South: Rural Residential
East: Rural Residential/Commercial
West: Single-Family Residential District

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.

III. SUMMARY OF REQUEST

Pursuant to WMC 16.33.050(A)(2), the Planning Commission may approve clearing vegetation from more than 70 percent of the lot area. The applicant is requesting approval to clear 100% of the vegetation on Lot A5, which is more than is allowed in WMC 16.33.050(A)(2). In order to provide a buffer between the residential units to the north and south of the area to be developed in Phase I, the applicant will retain a 15' vegetative buffer to mitigate some of the impacts. After the construction of the buildings associated with Phase I, landscaping will be replanted as shown on Sheet L1.2 in the packet. After all vegetation is installed, approximately 36% of Phase I will be covered in vegetation. All vegetation will remain on the Phase II portion of the lot and will be cleared in the future under a separate application.

IV. APPLICABLE PROVISIONS:

WMC 16.33.050, Land Clearing Restrictions:

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.**
- 2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.**

V. ISSUES REGARDING CODE

Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

VI. CONCLUSION AND RECOMMENDATION

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is consistent with the intent of the landscaping requirements in Title 16 and recommends that the Planning Commission approve the requested waiver to the land clearing requirements with the following conditions:

- 1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan date stamped September 29, 2015, attached as Exhibit A to Resolution Serial No. 15-18, as required in WMC 16.33.060.
- 2. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any clearing and/or construction on the lot.

September 15, 2015

Tina Crawford
City of Wasilla Planning Department
290 East Herning Avenue
Wasilla, AK 99654

**Re: Request for Lot Clearing Waiver
Vista Rose Senior Apartments
1250 North Lucille Street**

Ms. Crawford:

Per the City of Wasilla's Municipal Code, ARC Land Development, LLC (the "Applicant") is requesting a waiver to allow for the clearing of more than 70% of the existing vegetation on the property.

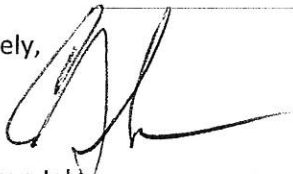
The Vista Rose Senior Apartments (the "Project") is an age-restricted, low-income senior housing development. Please see the attached phase I Construction and Design Description for details on the Project.

In order to maximize density and achieve financial feasibility for the Project, we will need to clear a majority of the natural vegetation on the property. We will make a concerted effort to leave as many trees around the perimeter of the property as possible. We are currently showing a 15' strip of natural vegetation left on the north and south boundaries of the property (12,723 square feet) during construction period to provide privacy to the neighbors. Once construction is complete we will clear the brush and debris in the 15' strip along the north and south boundaries and re-plant the area with grass and trees per the attached Landscape Plan. Any sizable, healthy trees that exist in the 15' strip on the south and north boundaries will be left in place and incorporated into our final landscape design.

We will also be leaving all of the natural vegetation in the future phase II area which will create a nice buffer for the neighbors to the west. Phase II most likely won't be constructed for 3-5 years. Once phase I is fully complete, nearly 36% of the site will be landscaped area. With the added open space we will also be able to provide a fenced dog park and community garden for the residents. We will also be providing a 6" cedar fence around the southern, northern and western boundaries of the property to provide privacy for the neighbors and residents of the Project.

Should you have any further questions, please feel free to contact me at (818) 380-2600 Ext.19 or at cjohnson@amgland.com.

Sincerely,



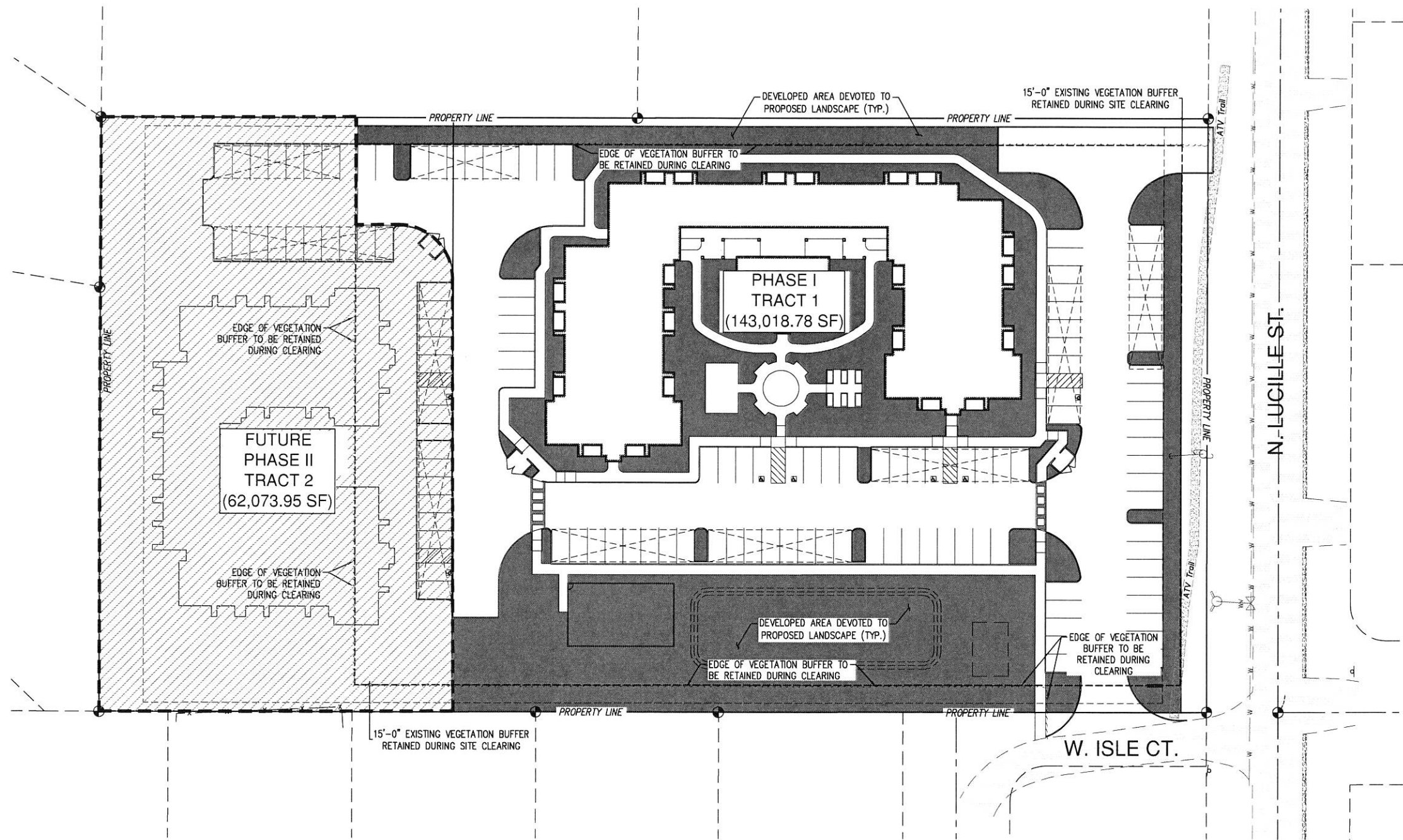
Cameron Johnson
ARC Land Development, LLC

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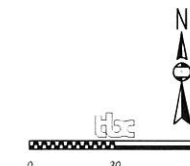
LEGEND & NOTES

205,092.73 SF	TOTAL AREA OF TRACT 1 & 2
143,018.78 SF	PHASE ONE - TRACT 1 DEVELOPMENT AREA
12,723.45 SF	AREA OF NON DISTURBED 15' BUFFER TO BE RETAINED DURING CLEARING
0.00 SF	TOTAL AREA OF PHASE ONE -TRACT 1 EXISTING VEGETATION TO BE RETAINED (0.00%)
51,411.20 SF	PHASE ONE DEVELOPED AREA DEVOTED TO PROPOSED LANDSCAPE 35.95% (SEE SHEET L1.2)

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SEP 29 2015

Planning Office
City of Wasilla

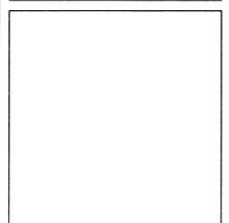


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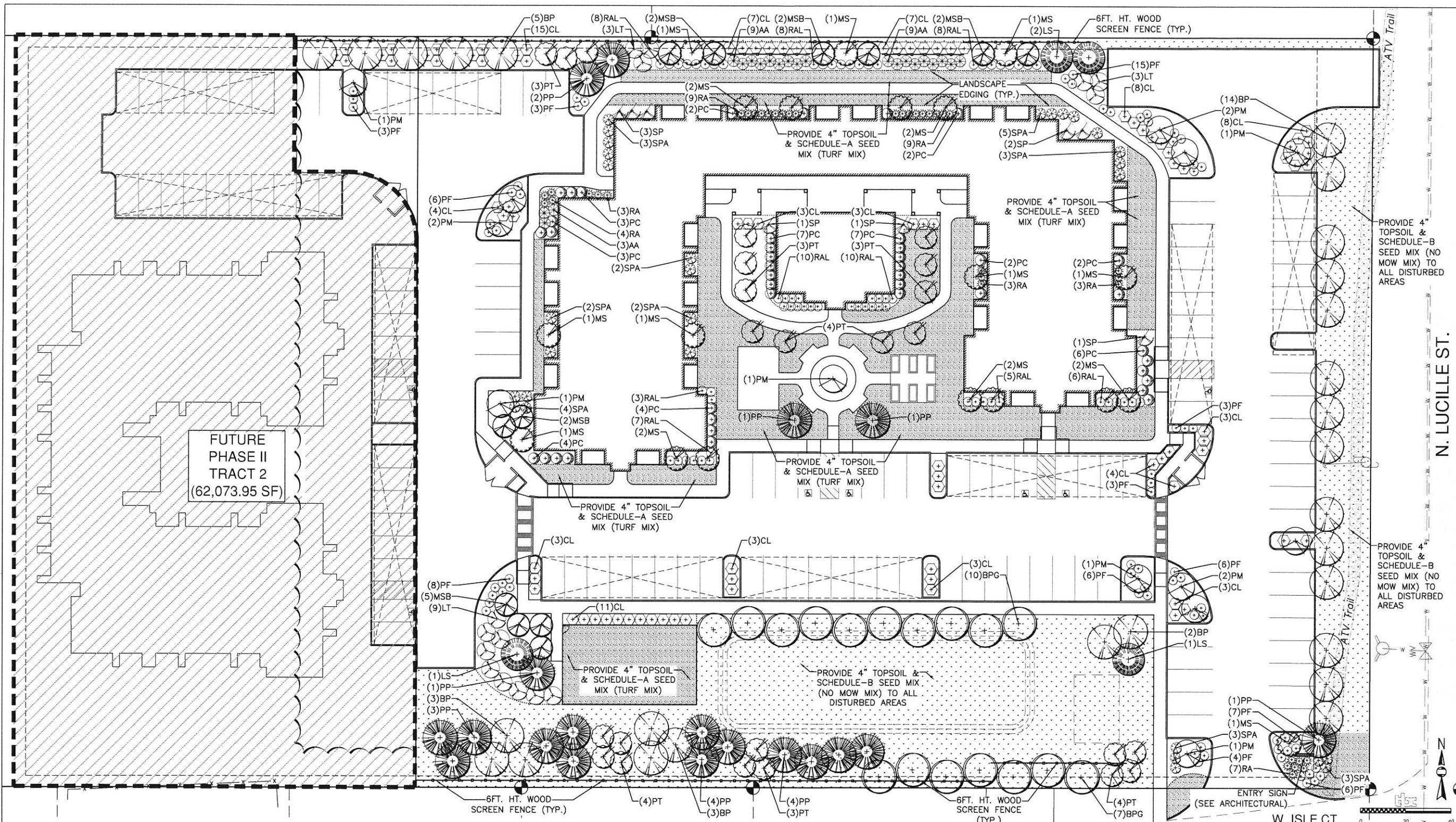
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(208) 352-1269 FAX

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PROJECT
VISTA ROSE SENIOR APARTMENTS (LANDSCAPE ANALYSIS)
W. ISLE COURT & N. LUCILLE ST.
WASILLA, AK

L1.1

BUILDING PERMIT SUBMITTAL SET



QTY	SYMBOL	LABEL	LATIN NAME	COMMON NAME	SIZE	FURNISHED	NOTES
EVERGREEN TREES							
19	PP	PICEA PUNGENS	COLORADO GREEN SPRUCE	7' HT.	B&B		5:3 RATIO
4	LS	LARIX SIBIRICA	SIBERIAN LARCH	9' HT.	B&B		
DECIDUOUS TREES							
27	BP	BETULA Papyrifera	PAPER BIRCH	2.5" CAL. (9' HT. MIN.)	B&B		SINGLE STEM
17	BPG	BETULA pendula 'GRACILIS'	CUTLEAF WEeping BIRCH	2.5" CAL. (9' HT. MIN.)	B&B		SINGLE STEM
26	PT	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL. (9' HT. MIN.)	B&B		SINGLE STEM
13	PM	PRUNUS MAACKII	AMUR CHOKECHERRY	2" CAL.	B&B		SINGLE STEM

QTY	SYMBOL	LABEL	LATIN NAME	COMMON NAME	SIZE	FURNISHED	NOTES
DECIDUOUS TREES (CONTINUED)							
19	MS	MALUS 'KELSEY'	'KELSEY' CRABAPPLE	2" CAL.	B&B		SINGLE STEM
12	MSB	MALUS BACCATA	SIBERIAN CRABAPPLE	2" CAL.	B&B		SINGLE STEM
SHRUBS							
21	AA	AMELANCHIER ALNIFOLIA 'REGENT'	GLOSSY ALNIFOLIA 'REGENT' SERVICBERRY	36" HT.			POTTED
90	CL	COTONEASTER LUCIDUS	HEDGE COTONEASTER	24" HT.			POTTED
15	LT	LONICERA TATARICA 'ARNOLD RED'	ARNOLD RED HONEYSUCKLE	24" HT.			POTTED
69	PF	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	24" HT.			POTTED
42	PC	PRUNUS X CISTENA	PURPLE LEAF SANDCHERRY	24" HT.			POTTED

QTY	SYMBOL	LABEL	LATIN NAME	COMMON NAME	SIZE	FURNISHED	NOTES
SHRUBS (CONTINUED)							
65	RAL	RIBES ALPINUM	ALPINE CURRANT	24" HT.			POTTED
43	RA	ROSA ACICULARIS	PRICKLY ROSE	24" HT.			POTTED
29	SPA	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24" HT.			POTTED
8	SP	SYRINGA x PRESTONIAE	'DONALD WYMAN' LILAC	36" HT.			POTTED
MISCELLANEOUS							
		4" TOPSOIL & SCHEDULE-A SEED MIX (TURF MIX)					ALUMINUM LANDSCAPE EDGING
		4" TOPSOIL & SCHEDULE-B SEED MIX (NO MOW MIX)					6FT. HT. WOOD SCREEN FENCE

DATE	DESCRIPTION
9/29/15	REVISED
AMG14-17	

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9/29/15

JP/TH

AMG14-17

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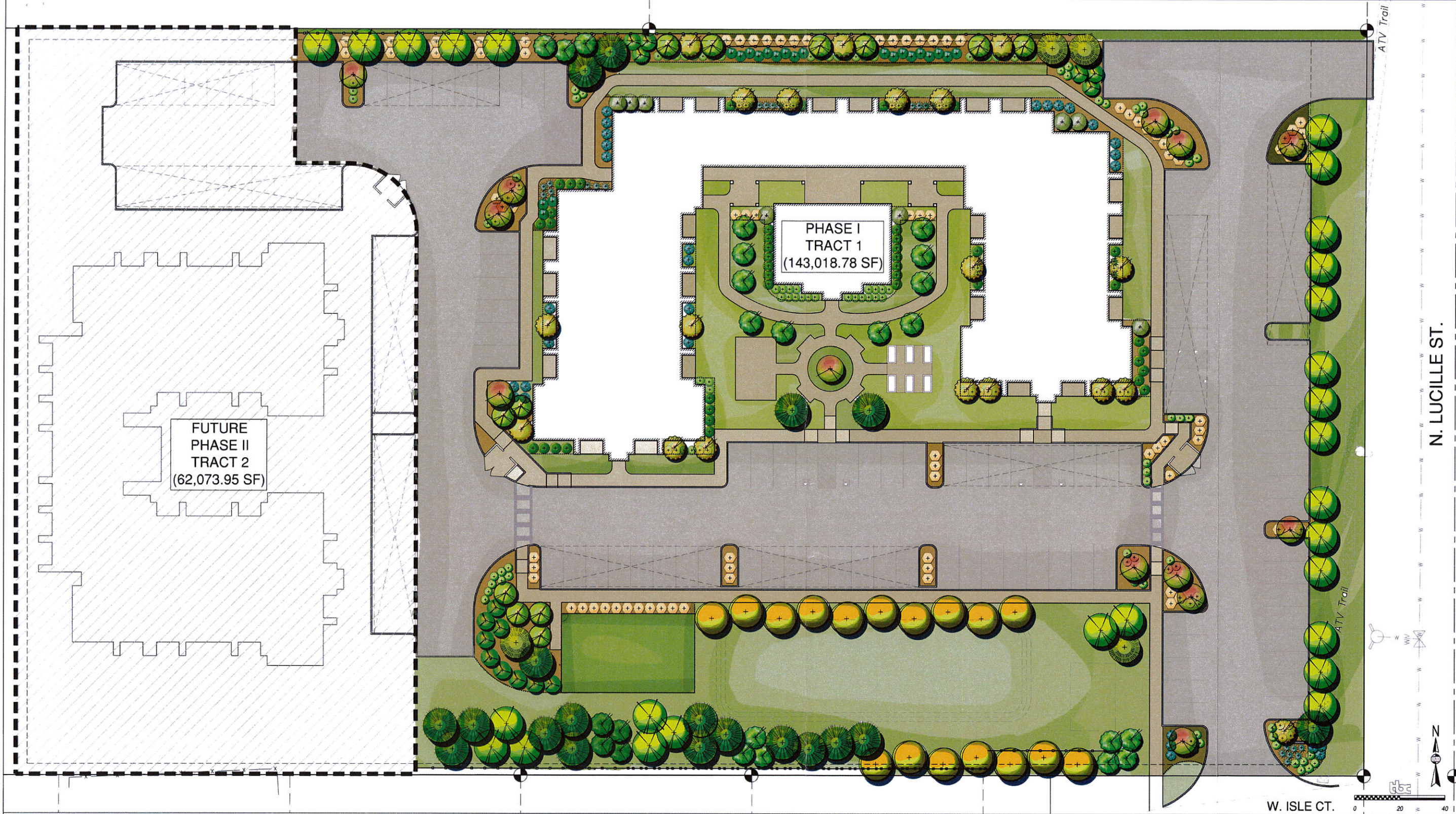
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VISTA ROSE SENIOR APARTMENTS (LANDSCAPE PLAN)

W. ISLE COURT & N. LUCILLE ST.

L1.2

BUILDING PERMIT SUBMITTAL SET



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PROJECT: **VISTA ROSE SENIOR APARTMENTS (LANDSCAPE PLAN)**

W. ISLE COURT & N. LUCILLE ST. WASILLA, AK

L1.2

BUILDING PERMIT SUBMITTAL SET

QTY	SYMBOL	LABEL	LATIN NAME	COMMON NAME	SIZE	FURNISHED	NOTES
EVERGREEN TREES							
13		PP	PICEA PUNGENS	COLORADO GREEN SPRUCE	7' HT.	B&B	5:3 RATIO
4		LS	LARIX SIBIRICA	SIBERIAN LARCH	9' HT.	B&B	
DECIDUOUS TREES							
24		BP	BETULA PAPHYRIFERA	PAPER BIRCH	2.5" CAL. (9' HT. MIN.)	B&B	SINGLE STEM
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26		PT	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL. (9' HT. MIN.)	B&B	SINGLE STEM
13		PM	PRUNUS MAACKII	AMUR CHOKECHERRY	2" CAL.	B&B	SINGLE STEM

QTY	SYMBOL	LABEL	LATIN NAME	COMMON NAME	SIZE	FURNISHED	NOTES
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12		MSB	MALUS BACCATA	SIBERIAN CRABAPPLE	2" CAL.	B&B	SINGLE STEM
SHRUBS							
21		AA	AMELANCHIER ALNIFOLIA 'REGENT'	GLOSSY SERVICBERRY	36" HT.	POTTED	
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MISCELLANEOUS							
				4" TOPSOIL & SCHEDULE-A SEED MIX (TURF MIX)			
				4" TOPSOIL & SCHEDULE-B SEED MIX (NO MOW MIX)			
				ALUMINUM LANDSCAPE EDGING			
				6FT. HT. WOOD SCREEN FENCE			

LANDSCAPE NOTES:

- ALL PLANTS ARE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
- ALL PLANTING BEDS SHALL RECEIVE 18" TOPSOIL AND 3" DEPTH BARK MULCH.
- PROVIDE 4" TOPSOIL AND SEED TO ALL DISTURBED AREAS WITH SCHEDULE NOTED ON PLANS.
- PROVIDE ALUMINUM LANDSCAPE EDGING FOR ALL PLANTING BEDS.

TREE & SHRUB COUNT TOTAL

- 4 EVERGREEN TREES OVER 9FT. HEIGHT
- 67 DECIDUOUS TREES OVER 9FT. HEIGHT
- 382 SHRUBS 24" HEIGHT OR GREATER

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By: Planning
Public Hearing: 10/13/15
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-18**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE
CLEARING OF 100 PERCENT OF LOT A5, TOWNSHIP 17 NORTH, RANGE 1
WEST, SECTION 4, PER WMC 16.33.050(A)(2).**

WHEREAS, Cameron Johnson, ARC Land Development, LLC, submitted a request for a waiver/modification on September 5, 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 October 6, 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 September 29, 2015,

attached as Exhibit A to Resolution Serial No. 15-18, as required in WMC 16.33.060.

2. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any clearing and/or construction on the lot.

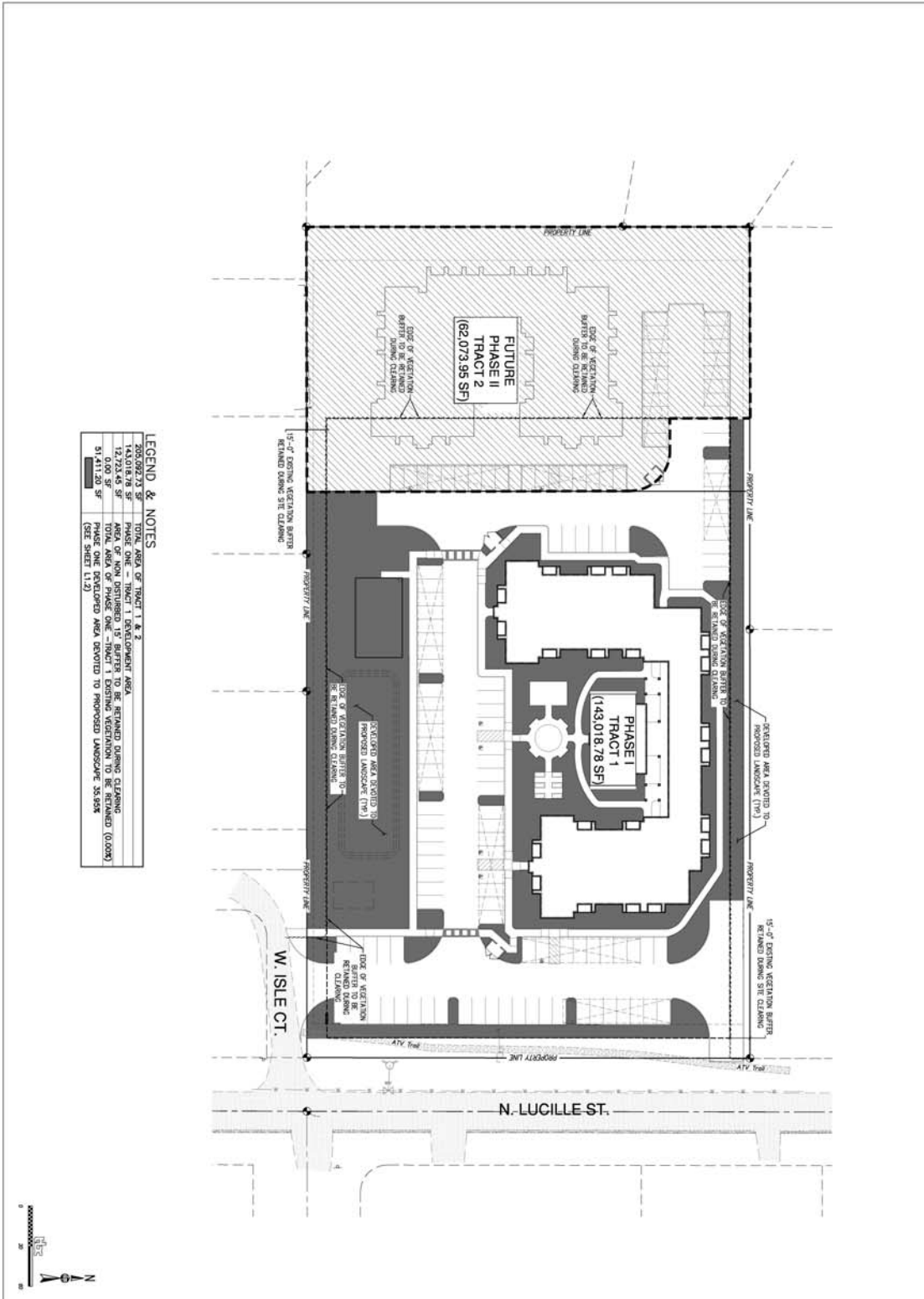
ADOPTED by the Wasilla Planning Commission on --, 2015.

APPROVED:

Glenda Ledford, Chairman

ATTEST:

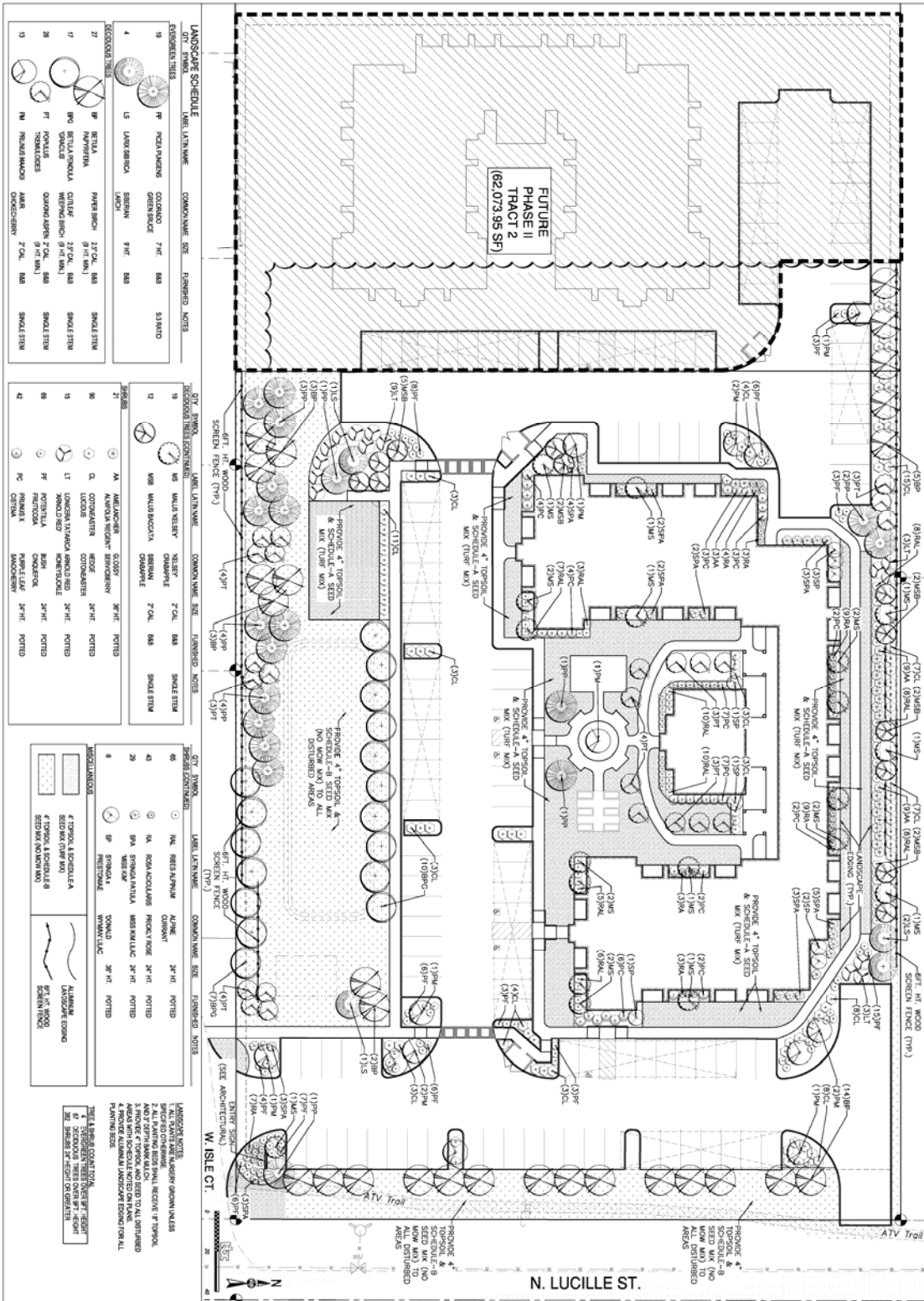
Tina Crawford, AICP, City Planner



LEGEND & NOTES

206,092.73 SF	TOTAL AREA OF TRACT 1 & 2
143,018.78 SF	PHASE ONE - TRACT 1 DEVELOPMENT AREA
62,073.95 SF	PHASE TWO - TRACT 2 DEVELOPMENT AREA
0.00 SF	TOTAL AREA OF PHASE ONE - TRACT 1 EXISTING VEGETATION TO BE RETAINED (0.00%)
51,411.20 SF	PHASE ONE DEVELOPED AREA DEVOTED TO PROPOSED LANDSCAPE (35.95%) (SEE SHEET L1.12)

<p>L1.1</p>	<p>PROJECT</p> <p>VISTA ROSE SENIOR APARTMENTS (LANDSCAPE ANALYSIS)</p> <p>W. ISLE COURT & N. LUCILLE ST. WABILLA, AK</p>	<p>DG GROUP ARCHITECTURE PLLC</p> <p>430 S. STATE STREET, SUITE 100 SARASOTA, FLORIDA 34236 (941) 552-4874 (941) 552-1888 FAX</p> <p>ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH CAROLINA - OREGON - SOUTH CAROLINA - U.S.V.I. - UTAH - WASHINGTON - WYOMING</p>	<p>The Boulder Co. CONCEPT DESIGN 10775 CHINA BLD., SUITE 211 DENVER, CO 80231 (303) 751-3277 FAX: (303) 751-3279</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
	NO.	DATE	DESCRIPTION													
<p>BUILDING PERMIT SUBMITTAL SET</p>																



LANDSCAPE SCHEDULE

NO.	SYMBOL	PLANT NAME	COMMON NAME	SIZE	FINISHED NOTES
1	1	PF PACHYRANDES	COYONDO	7" HT. BAB	513410
4	4	LS LARKSPUR	SEIGNY	9" HT. BAB	
27	27	PF BETA	FRASER BUSH	27" O.C. BAB	SMOKE STEM
17	17	PF BETA	FRASER BUSH	27" O.C. BAB	SMOKE STEM
28	28	PF BETA	FRASER BUSH	27" O.C. BAB	SMOKE STEM
13	13	PF BETA	FRASER BUSH	27" O.C. BAB	SMOKE STEM

27" PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	COMMON NAME	SIZE	FINISHED NOTES
11	11	MS WAX	WAX BUSH	7" O.C. BAB	SMOKE STEM
21	21	MS WAX	WAX BUSH	7" O.C. BAB	SMOKE STEM
31	31	MS WAX	WAX BUSH	7" O.C. BAB	SMOKE STEM
41	41	MS WAX	WAX BUSH	7" O.C. BAB	SMOKE STEM

36" PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	COMMON NAME	SIZE	FINISHED NOTES
46	46	MS WAX	WAX BUSH	36" HT. POTTED	
56	56	MS WAX	WAX BUSH	36" HT. POTTED	
66	66	MS WAX	WAX BUSH	36" HT. POTTED	
76	76	MS WAX	WAX BUSH	36" HT. POTTED	

LANDSCAPE NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DENVER PLANTING SPECIFICATIONS.
3. PROVIDE & TOPSOIL AND SEED TO ALL DISTURBED AREAS.
4. PROVIDE & TOPSOIL AND SEED TO ALL DISTURBED AREAS.

PROJECT

VISTA ROSE SENIOR APARTMENTS (LANDSCAPE PLAN)

W. ISLE COURT & N. LUCILLE ST. WASHINGTON, CO

DG GROUP ARCHITECTURE PLLC

430 E STATE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.733.8888
FAX: 303.733.8888

ALASKA, ARIZONA, CALIFORNIA, COLORADO, HAWAII, IDAHO, ILLINOIS, IOWA, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEVADA, NEW JERSEY, NEW MEXICO, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TEXAS, UTAH, VIRGINIA, WASHINGTON, WISCONSIN, WYOMING

The Bouquet Co.

10375 CHERRY ST., SUITE 211
DENVER, CO 80231
PHONE: 303.757.0077
FAX: 303.757.0077

REVISIONS

NO.	DATE	DESCRIPTION



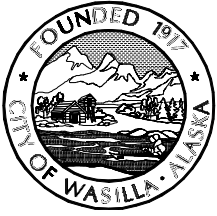
L1.2	VISTA ROSE SENIOR APARTMENTS (LANDSCAPE PLAN)	DG GROUP ARCHITECTURE PLLC 430 E. STATE STREET, SUITE 100 SALT LAKE CITY, UT 84103 (801) 467-1111 (801) 467-1112 FAX	 The Bouquet Co. 1075 CHALK ST., SUITE 211 SALT LAKE CITY, UT 84119 (801) 467-1111 (801) 467-1112 FAX	SHEET NO. 112 DATE: 11/11/11	DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS
	BUILDING PERMIT SUBMITTAL SET	WASHINGTON		1. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN. 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN. 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN. 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN. 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.	

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STAFF REPORT
Prepared by:
For the meeting of:

Case # CU 15-02
Planning Staff
October 13, 2015

I. SUMMARY FACTS:

Applicant: Denali Gymnastics
Owner: Criterion Properties LLC
Proposal: Approval for a 1,296 square foot second story addition to the existing Denali Gymnastics building.
Location: 300 E. Kalli Circle
Lot 8A, Haley Hills Park Re-subdivision
Parcel Size: 2.0± acres
Existing Zoning: Commercial
Future Land Use: Generally Commercial/Business
Surrounding Zoning: North: Commercial
South: Commercial
East: Rural Residential
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 addition 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 98 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three agency comments were received stating no concerns/objections and one from a neighbor stating no objection. 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 proposed building 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: In 2014, the Planning Commission approved an alternative parking calculation for this property as part of Conditional Use #14-09 (Reso. #14-21), which allowed 89 parking spaces for the development instead of the 113 required in the parking regulations. Based on the parking requirements, the new addition requires 9 additional parking spaces. Based on the site plan submitted by the applicant, the property now has 98 parking spaces, which meets the parking requirement. The site plan also shows 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: Water, 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 a ditch is along located within the Wasilla-Fishhook right-of-way.

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 Wasilla-Fishhook Road, which is a Major Collector 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 will 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 site plan meets the landscaping requirements in Title 16 with the exception of the land clearing section. However, the Planning Commission approved Conditional Use Permit #14-09 that allowed 80% of the lot to remain cleared of vegetation due to a right-of-way acquisition from AKDOT/PF.

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: Adequate pedestrian walkways are located along Wasilla-Fishhook 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: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits.

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 proposed use is 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:

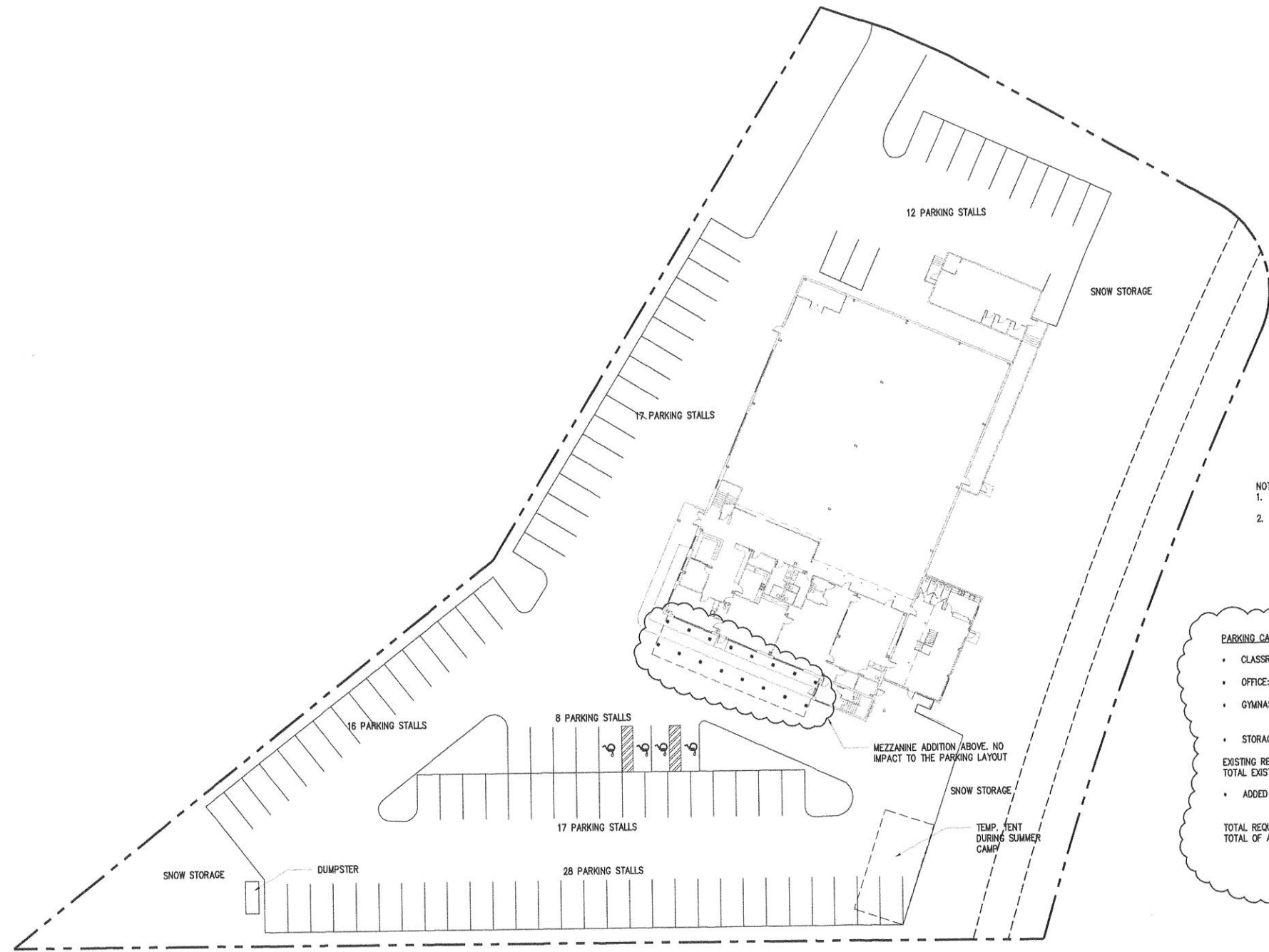
1. The Matanuska-Susitna Borough Fire Chief's office shall review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. Construction on the site must substantially comply with the site plan and landscape plan date stamped September 11, 2015, attached as Exhibit B to Resolution Serial No. 15-19. 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.

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NOTES:
 1. SITE PLAN IS BASED ON DRAWING BY ALASKA RIM ENGINEERING, INC., PALMER, ALASKA DATED MAY 2003. WO 0300209
 2. ALL PARKING AND LANDSCAPING IS ORIGINAL. NEW ADDITION DOES NOT IMPACT EITHER.

PARKING CALCULATIONS PER 16.24.040 PARKING CITY OF WASILLA CODES:

- CLASSROOMS: 6400 SF/400 = 16 STALLS
- OFFICE: 1572 SF/300 = 4 STALLS
- GYMNASICS AREA: 10,885 SF/150 = 73 STALLS (THIS IS NOT A CONCENTRATED OCCUPANCY TYPE, IT IS MOSTLY EQUIPMENT AND CLEARANCES FOR IT. NOT SET UP FOR SPECTATORS)
- STORAGE: 1074 SF/1000 = 2 STALLS

EXISTING REQUIRED STALLS = 95 STALLS
 TOTAL EXISTING STALLS = 98 STALLS

- ADDED MEZZANINE: 1296 SF/150 = 9 STALLS

TOTAL REQUIRED STALLS = 104 STALLS
 TOTAL OF ACTUAL STALLS = 98 STALLS 6 STALLS OVER

G1.03 PARKING / SITE PLAN
 SCALE: 1/30" = 1'-0" ON 22X34 SHEET AND 1/60" = 1'-0" ON 11X17 SHEET

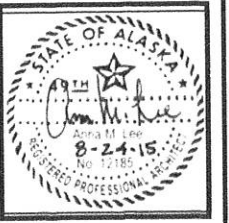


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SEP 11 2015

Planning Office
 City of Wasilla

Alder
 Architecture & Design, LLC
 991 Hermon Rd., Suite 200
 Wasilla, Alaska 99654
 907-357-8505
 AlderArchitecture@gmail.com

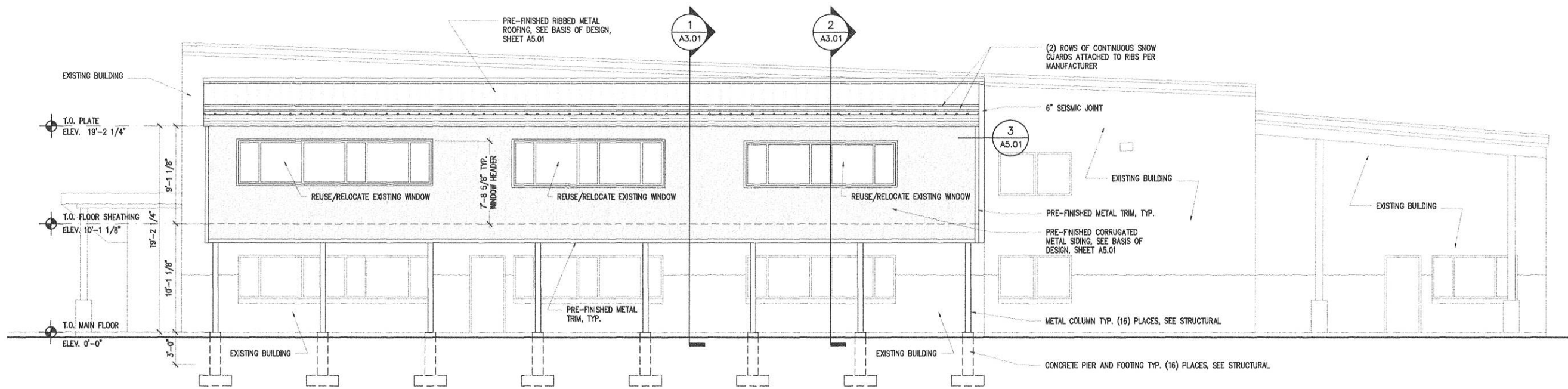


MEZZANINE ADDITION FOR:
Denali Gymnastics Center
 Wasilla Fishtail Road, Wasilla, Alaska 99654

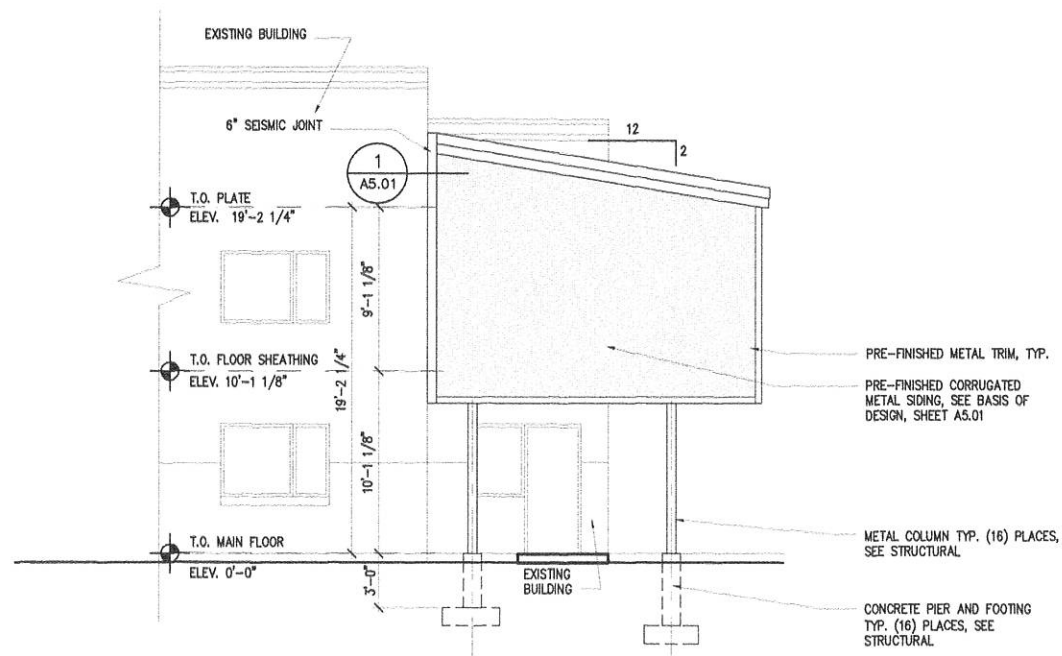
REVISIONS:
 REVISION NO. Δ 9/10/15

PROJECT NO. 15009

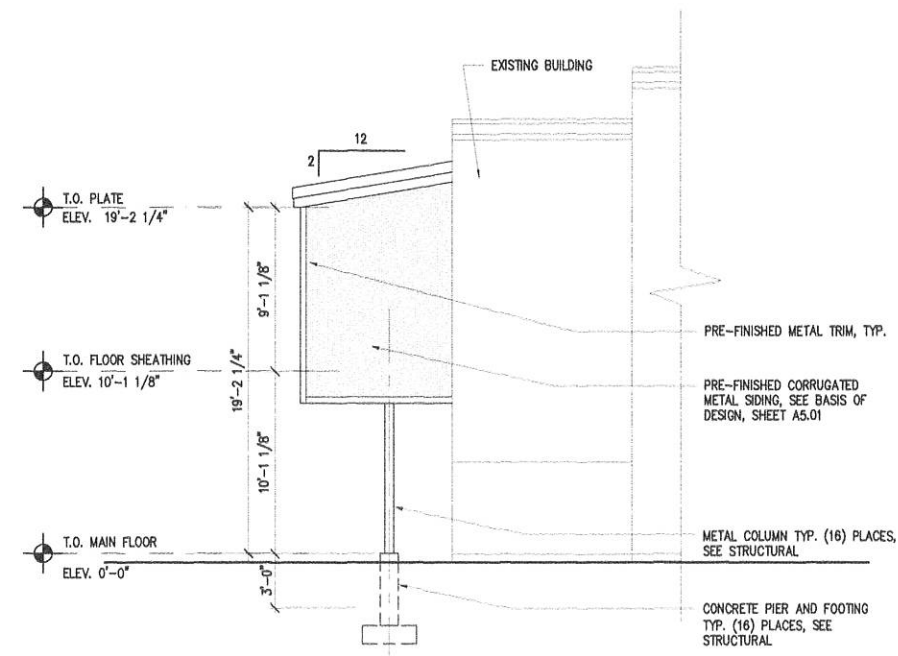
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Date 8/24/15	G1.03
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1 SOUTH ELEVATION
 A2.01 SCALE: 3/16" = 1'-0" ON 22X34 SHEET AND 3/32" = 1'-0" ON 11X17 SHEET



2 WEST ELEVATION
 A2.01 SCALE: 3/16" = 1'-0" ON 22X34 SHEET AND 3/32" = 1'-0" ON 11X17 SHEET



3 EAST ELEVATION
 A2.01 SCALE: 3/16" = 1'-0" ON 22X34 SHEET AND 3/32" = 1'-0" ON 11X17 SHEET

Alder
 Architecture & Design, LLC
 991 Hermon Rd., Suite 200
 Wasilla, Alaska 99564
 907-357-8505
 AlderArchitecture@gmail.com



MEZZANINE ADDITION FOR:
Denali Gymnastics Center
 Wasilla Fishtail Road, Wasilla, Alaska 99554

REVISIONS:
 REVISION NO. Δ 9/10/15

PROJECT NO. 15009	
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Date 8/24/15	A2.01
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 Planning Office
 City of Wasilla

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NOTIFICATION OF PUBLIC HEARING

DATE: September 15, 2015
APPLICANT (S): Denali Gymnastics
PROPERTY OWNER: Criterion Properties LLC

CASE: CU 15-02

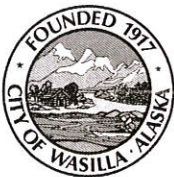
REQUEST:

Conditional use approval to construct a 1,296 square feet second story addition to Denali Gymnastics. Located at 300 E. Kalli Circle, Lot 8A, Halley Hills Park RSB Subdivision.

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 **October 13, 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 October 5, 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:
NO OBJECTION
D. Crozier
D. Kevin



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

neopost®
09/15/2015
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CROZIER D KEVIN
CROZIER BARBARA A
3100 N BANNER WAY
WASILLA, AK 99654

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Planning Office
City of Wasilla

NOTICE OF PUBLIC HEARING

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NOTIFICATION OF PUBLIC HEARING

DATE: September 15, 2015
APPLICANT (S): Denali Gymnastics
PROPERTY OWNER: Criterion Properties LLC

Matanuska - Susitna Borough
Development Services

CASE: CU 15-02

SEP 16 2015

REQUEST:

Conditional use approval to construct a 1,296 square feet second story addition to Denali Gymnastics. Located at 300 E. Kalli Circle, Lot 8A, Halley Hills Park RSB Subdivision.

Received

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 October 13, 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 request must reach the Planning Office on or before October 5, 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:

Open Cases Y or N
SpUD Y or N
FIRM # 8080 Zone X
Comments:
Date: 9/28/15 By: [Signature]



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

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SEP 29 2015

Planning Office
City of Wasilla

neopost
09/15/2015
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ZIP 99654
041L11222587

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

FIRST CLASS

Matanuska Susitna Borough

SEP 16 2015

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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: 28 September 2015
TO: City of Wasilla, Planning Office
FROM: Heather Ralston, Cultural Resources Specialist
SUBJECT: Case: CU 15-02
Conditional Use approval to construct a 1,296 square feet second story addition to Denali Gymnastics
LEGAL: Sec.3, T17N, R01W
TAX MAP: WA 11

SPECIAL NOTE: NO OBJECTION – GENERAL CAUTION

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

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

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

Sincerely,

Heather Ralston

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

- (a) A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable ground to believe the person has 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 DesJardin

From: Heather Ralston <Heather.Ralston@matsugov.us>
Sent: Monday, September 28, 2015 9:33 AM
To: Planning
Subject: Case: CU 15-02 Denali Gymnastics
Attachments: NoObjection-City of Wasilla-Case CU 15-02.doc

Hello,

Attached are our comments in regards to the conditional use approval for a second story addition to Denali Gymnastics, Case# CU 15-02.

Thanks,

Heather Ralston

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



NOTIFICATION OF PUBLIC HEARING

DATE: September 15, 2015
APPLICANT (S): Denali Gymnastics
PROPERTY OWNER: Criterion Properties LLC

CASE: CU 15-02

REQUEST:

Conditional use approval to construct a 1,296 square feet second story addition to Denali Gymnastics. Located at 300 E. Kalli Circle, Lot 8A, Halley Hills Park RSB Subdivision.

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 October 13, 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 October 5, 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:

no platting action required Paul A.

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SEP 23 2015

Planning Office
City of Wasilla

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SEP 17 2015

PLATTING

neopost

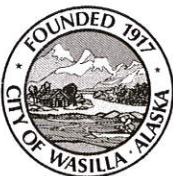
09/15/2015

US POSTAGE

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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

FIRST CLASS

Matanuska-Susitna Borough

SEP 16 2015

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NOTICE OF PUBLIC HEARING



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

APPLICATION FOR CONDITIONAL USE CU# 15-02

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>Criterion Properties</u>	Name: <u>DERNAH GYMNASTICS</u>
Mailing Address: <u>412 S Adele</u> <u>Wasilla AK 99654</u>	Mailing Address: <u>300 E. KAKHI CIR.</u> <u>WASILLA AK, 99654</u>
Contact Phone: Day <u>907-351-1441</u> Night _____	Contact Phone: Day <u>907-373-3547</u> Night _____
FAX: _____	FAX: <u>907-376-3547</u>
E-mail: <u>Scotty@talonak.com</u>	E-mail: <u>dengym@alaska.net</u> <u>lyndreynolds@hotmail.com</u>

*Attach list of additional owners if any.

PROPERTY INFORMATION	
Size of property: <u>2.0 ACRES</u>	
Property tax #: <u>5522000L008A</u>	
Street Address: <u>300 E. KAKHI CIRCHIE WASILLA AK, 99654</u>	
Legal Description: Lot(s) <u>8A</u> Block _____ Subdivision <u>HARBY HILLS PARK</u>	
OR [Attach additional page if necessary.]	Parcel/Tract _____ Section _____ Township _____ Range _____
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/>	
	RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>
Requested Use: <u>Addition Denali Gymnastics</u>	

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.

[Signature]
 Applicant

9-11-15
 Date

[Signature]
 Owner (if different from the applicant)

9-11-15
 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 <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"/>

Land Use	
Describe current use of property covered by this application: GYMNASTICS - CHIHCARE - ADULT FITNESS	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	COMMERCIAL - CLIMBING GYM
South:	RAW LAND
East:	RESIDENTIAL + NEW SCHOOL
West:	APARTMENT COMPLEX

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: <ol 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)**

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.

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

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.

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

*** 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: \$500.00 #7285-9/11/15	Tentative WPC Hearing Date: 10/13/15
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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)

ANSWERS TO CONCERNS FOR ADDITION

1) N/A

2) Denali CrossFit desires to expand its capacity to serve both school age and adult patrons in our facility. The CrossFit area and programing are currently used by our gymnasts as well as an adult population and we want to improve our ability to train them with a dedicated area for free weights. This expansion fits well with Denali's overall mission of being a premier physical education facility. It also dovetails in a community sense with the precept of a healthy citizenry. The city of Wasilla, the Matsu borough, and the state of Alaska are all served by a healthier population.

3) N/A

4) We are endeavoring to follow all guidelines and recommendations from DOT, City of Wasilla, and the Fire Dept..

5) N/A

6) The proposed location in no way prohibits or limits the fire and emergency response access.

7) We may see a slight increase in the flow of traffic in and out of the parking lot but it will not be consequential. As far as the surrounding roads there will be statistically no appreciable difference.

8) See site plan

9) Having made the request of the planning commission last year for consideration relating to parking and expanding our business we are familiar with the code. Our parking capacity is currently 98. It is still our contention that the metric used to define our need for parking spaces should be adjusted down to more accurately represent our business needs. While we have a busy parking lot at peak usage times we still have space for our patrons. With a view towards future needs we currently have two conexes used to store equipment sitting on our location as well as a dumpster that we plan on moving in order to offer a few more spaces to patrons. Our main goal with the addition is to better serve our existing patrons so we should see little change in current usage but we know our business will continue to grow from year to year and parking is a concern. We are also looking at having our staff park off site in order to relive any congestion in the future.

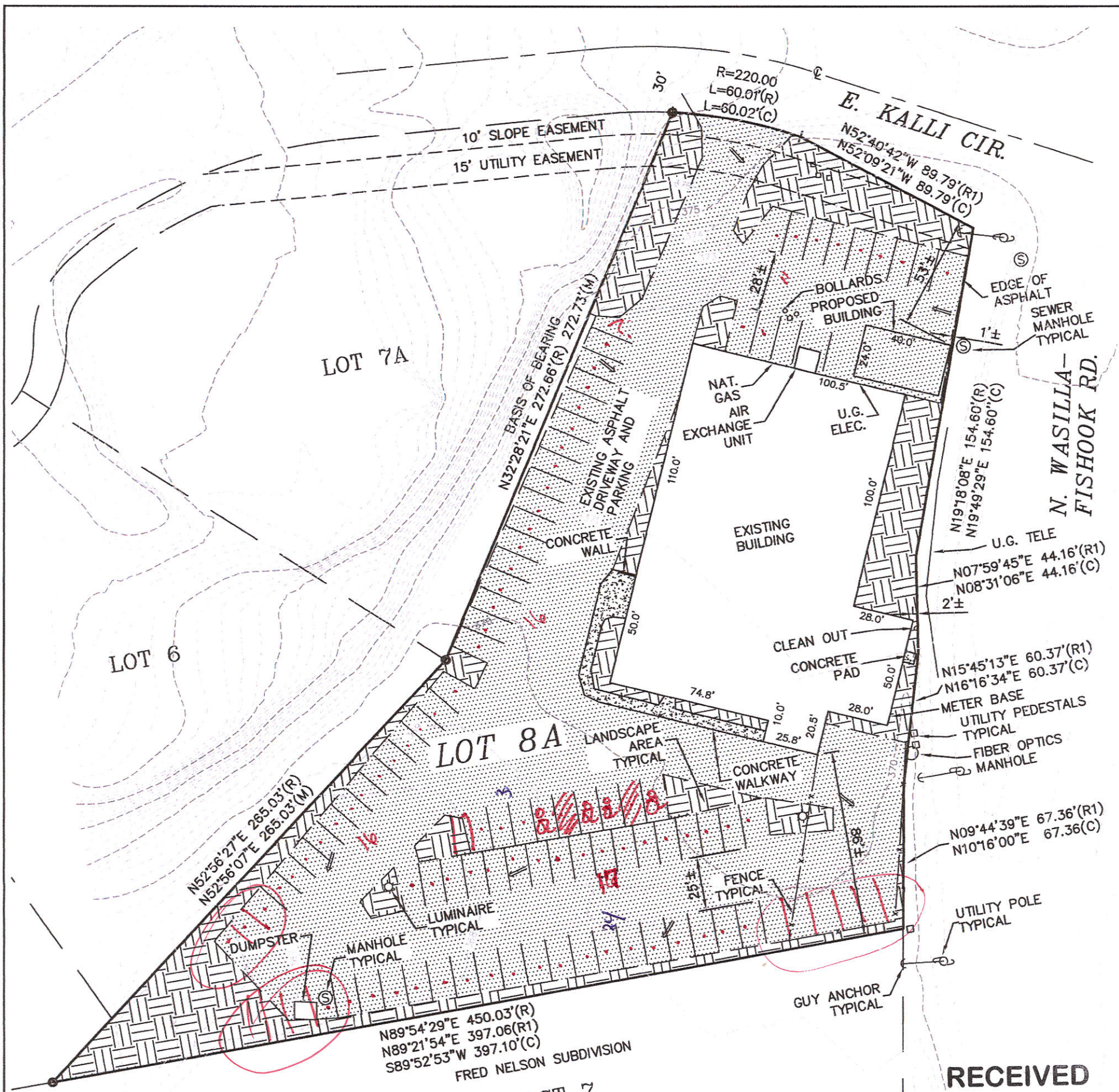
10) Our existing utilities will easily serve the addition.

11) The proposed addition will have no effect on drainage on or off the property.

12) N/A

- 13) With the traffic on Wasilla Fishhook and the surrounding area we will see no appreciable difference in the peak usage characteristics.
- 14) With our current level of business what it is and the minimal proposed increase our neighbors will see or hear no appreciable difference.
- 15) The proposed addition will be added as a second story extension of existing space. While the construction phase will disturb a garden area the disturbance will be temporary. Other than some posts in the ground not much will change with landscaping. In the spring/summer of next year the garden will be restored. We spent a few thousand this summer to 'green up' our property adding grass and trees to the front of the building. We have plans to continue to plant and cultivate our garden areas.
- 16) The size and location of the addition will not challenge any vehicular or pedestrian traffic. None should need to be added.
- 17) The proposed structure will not have any plumbing other than fire suppression so it will not present any plumbing challenges, either septic or supply.
- 18) There will be no impact on any historical resources.
- 19) The construction of the addition has been designed to match the existing edifice and should present no problem to any surrounding building in the neighborhood.
- 20) N/A
- 21) There will be no significant difference to winter hassles as a result of the addition.

re



TOTAL AREA: 86,880 S.F. EXISTING
 LANDSCAPE/SNOW STORAGE AREA: 16,980 S.F. EXISTING 20%
 10'x20' PARKING SPACES: 89 SPACES EXISTING

PARKING CALCULATIONS:
 GYM 11,500 S.F./150=76.7
 DAYCARE OFFICES ETC. 10,000 S.F./300=33.3
 PROPOSED ADDITION 960 S.F./300=3.2
 EXISTING PARKING SPACES = 89
 REQUIRED =113

LEGEND:
 (C)=CALCULATED DATA
 (M)=MEASURED DATA
 (R)=RECORD DATA PER PLAT 2004-54
 (R1)=RECORD DATA PER ADOT PLAT 2009-106
 U.G.=UNDERGROUND
 ELEC.=ELECTRIC
 TELE.=TELECOMMUNICATION
 NAT.=NATURAL
 ← =SLOPE DIRECTION
 [Hatched Box] =ASPHALT AREA
 [Dotted Box] =LANDSCAPE/SNOW STORAGE AREA

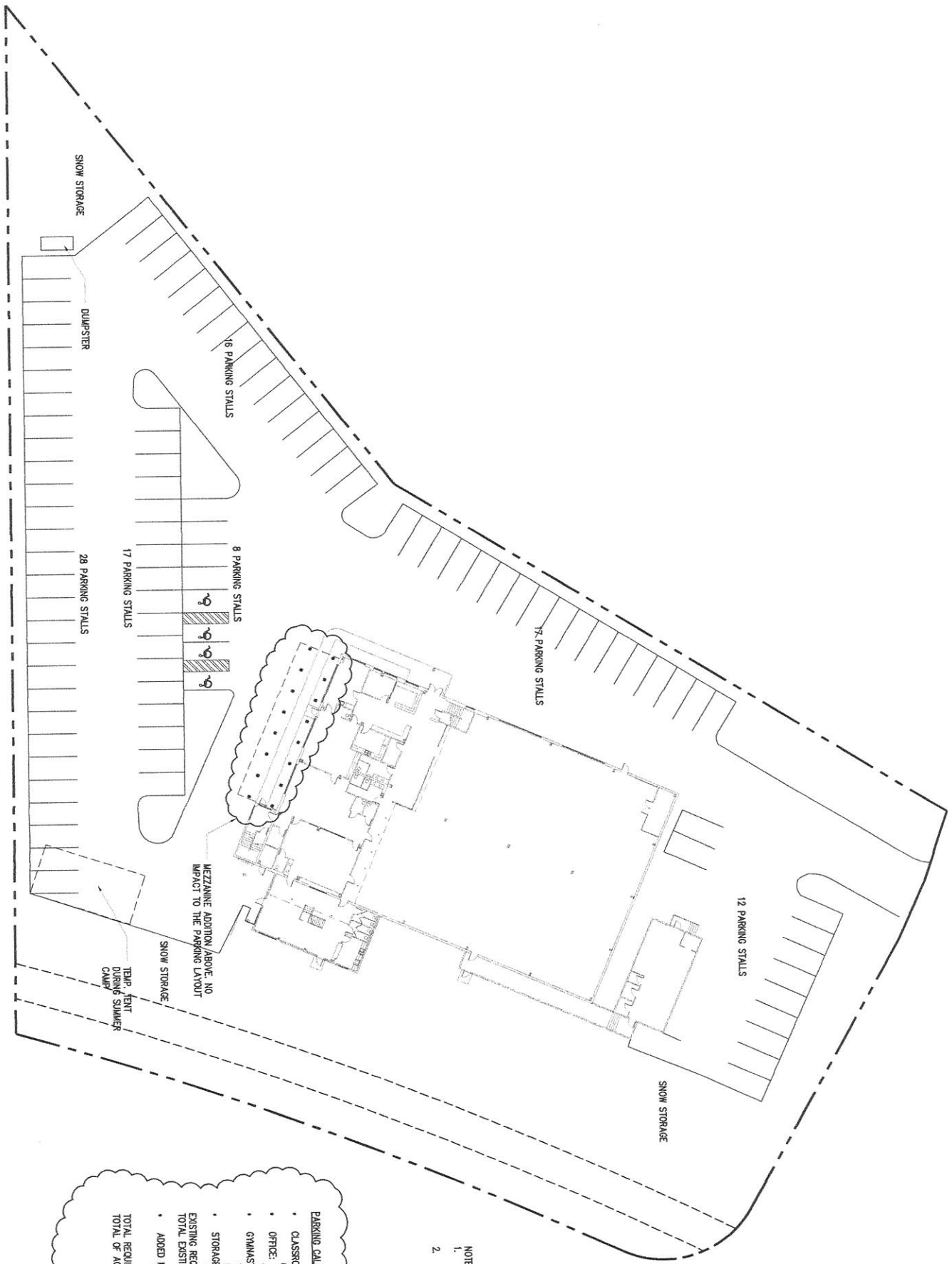
- NOTES:**
1. PRELIMINARY FIELD WORK PERFORMED THIS DATE 6/30/14.
 2. THE FINAL BUILDING LOCATION AND FINISHED FLOOR ELEVATION IS TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
 3. THIS LOT SERVED BY CITY OF WASILLA WATER AND SEWER.
 4. TOPOGRAPHY DERIVED FROM MAT-SU BOROUGH LIDAR TOPOGRAPHY. CONTOURS ARE IN 1 FOOT INTERVALS AND ARE BASED ON NAVD 88 GEOID 09 VERTICAL DATUM.



ALASKA RIM ENGINEERING, INC.
 9131 E. FRONTAGE RD., SUITE 1
 PALMER, ALASKA 99645
 PH: (907)745-0222 : FAX: (907)746-0222
 EMAIL: akrim@alaskarim.com : WEB: www.alaskarim.com

WO: 1400506	F.B. 14-09
PAGE: 1 of 1	T.M. WA11
SCALE: 1" = 50'	FILE: 1400506PO

I HEREBY CERTIFY THAT THIS PLOT PLAN WAS PREPARED UNDER MY DIRECTION ON THE FOLLOWING DESCRIBED PROPERTY:
HALEY HILLS PARK RSB L/7&8. LOT 8A.
 PLAT No. 2004-54, PALMER RECORDING DISTRICT, PALMER, ALASKA.
 SURVEYED ON THE 30TH OF JUNE, 2014.



1 PARKING / SITE PLAN
 G1.03 SCALE: 1/32" = 1'-0" ON 22X34 SHEET AND 1/60" = 1'-0" ON 11X17 SHEET

- NOTES:
1. SITE PLAN IS BASED ON DRAWING BY ALASKA RIM ENGINEERING, INC., PALMER, ALASKA DATED MAY 2003. NO 0300209
 2. ALL PARKING AND LANDSCAPING IS ORIGINAL. NEW ADDITION DOES NOT IMPACT EITHER.

PARKING CALCULATIONS PER 16.24.040 PARKING CITY OF WASILLA CODES:

- CLASSROOMS: 6400 SF/400 = 16 STALLS
- OFFICE: 1572 SF/300 = 4 STALLS
- GYMNASIUMS AREA: 10,885 SF/150 = 73 STALLS (THIS IS NOT A CONCENTRATED OCCUPANCY TYPE, IT IS MOSTLY EQUIPMENT AND CLEARANCES FOR IT. NOT SET UP FOR SPECIFICATIONS)
- STORAGE: 1074 SF/100 = 2 STALLS
- EXISTING REQUIRED STALLS = 94 STALLS
- TOTAL EXISTING STALLS = 98 STALLS
- ADDED MEZZANINE: 1296 SF/150 = 9 STALLS
- TOTAL REQUIRED STALLS = 104 STALLS
- TOTAL OF ACTUAL STALLS = 98 STALLS 6 STALLS OVER

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 SEP 11 2015
 Planning Office
 City of Wasilla



Alder
 Architecture & Design, LLC
 901 Hermon Rd., Suite 200
 Wasilla, Alaska 99654
 907-257-8995
 AlderArchitecture@gmail.com

MEZZANINE ADDITION FOR:
Denali Gymnastics Center
 Wasilla Fishtail Road, Wasilla, Alaska 99654

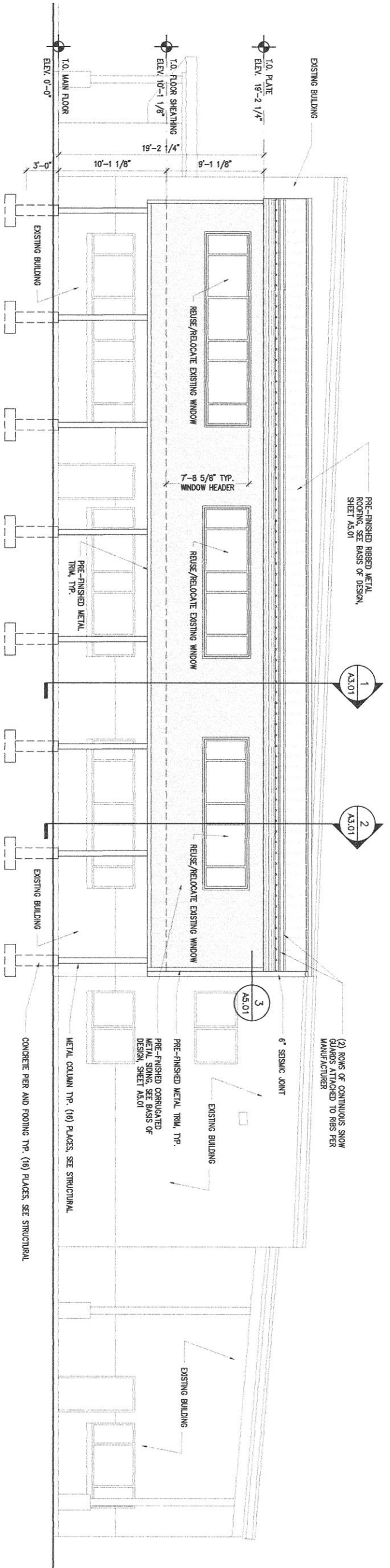
REVISIONS:
 revision no. Δ 9/10/15

PROJECT NO. 15009

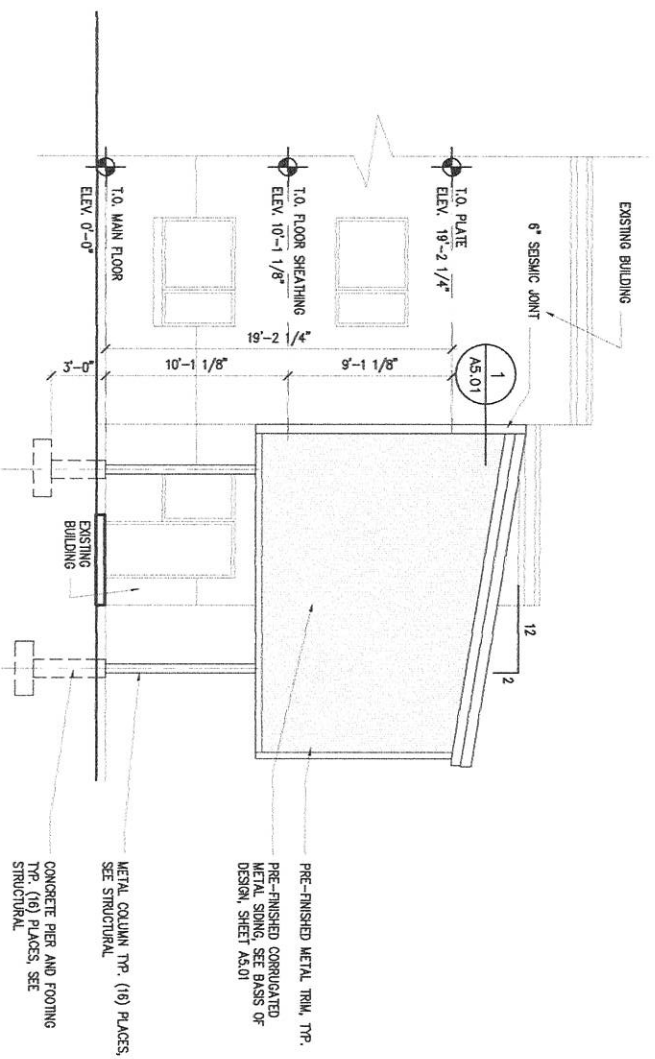
DATE: 8/24/15

BY: [Signature]

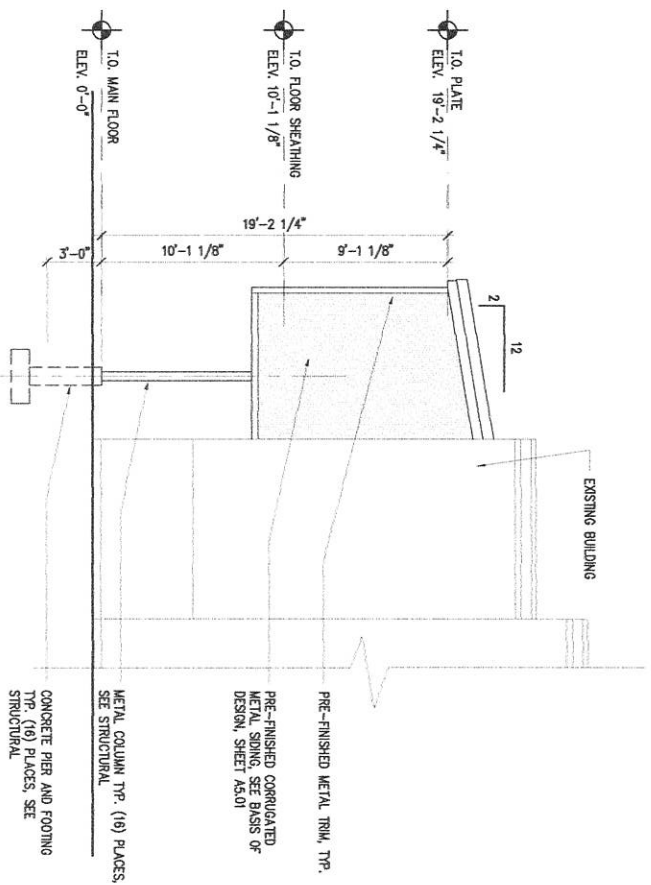
FINAL G1.03



1 SOUTH ELEVATION
 A2.01 SCALE: 3/16" = 1'-0" ON 22X34 SHEET AND 3/32" = 1'-0" ON 11X17 SHEET



2 WEST ELEVATION
 A2.01 SCALE: 3/16" = 1'-0" ON 22X34 SHEET AND 3/32" = 1'-0" ON 11X17 SHEET



3 EAST ELEVATION
 A2.01 SCALE: 3/16" = 1'-0" ON 22X34 SHEET AND 3/32" = 1'-0" ON 11X17 SHEET

Alder
Architecture & Design, LLC
 991 Lemmon Rd., Suite 200
 Wasilla, Alaska 99654
 907-357-8505
 AlderArchitecture@gmail.com



MEZZANINE ADDITION FOR:
Denali Gymnastics Center
 Wasilla Fishtail Road, Wasilla, Alaska 99654

REVISIONS:
 REVISION NO. 1
 DATE 9/19/15

PROJECT NO. 15009

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Date	8/24/15
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SEP 11 2015
 Planning Office
 City of Wasilla

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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: Denali Gymnastics
OWNER: Criterion Properties LLC

LOCATION: Lot 8A, Halley Hills Park RSB Subdivision

FILE NO: CU 15-02

PROJECT: *Conditional use approval* to construct a 1,296 square foot second story addition to Denali Gymnastics. Located at 300 E. Kalli Circle, Lot 8A, Halley Hills Park RSB Subdivision.

A public hearing will be held on **October 13, 2015** at 6:00 PM in the City of Wasilla, Council Chambers.

Comments may be submitted in writing on or before October 5, 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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CERTIFICATE OF SERVICE

- 1. I am the Planning Clerk for the City of Wasilla.
- 2. I certify on this 15 day of September, 2015, I mailed 127 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # CU15-02 .

Residents within 1,200'	<u>98</u>
Review Agencies	<u>24</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>133</u>

DATED at Wasilla, Alaska, September 15, 2015

CITY OF WASILLA

Tahirih Revet
 TAHIRIH REVET
 Planning Clerk

Attest:

 TINA CRAWFORD
 City Planner

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5056000L007
HELLER MARGARET B
10327 BRIAR ROSE
SAN ANTONIO, TX 78254-5928

5561B02L011A
DENEKI HOUSE INC
1075 S CHECK ST
STE 102
WASILLA, AK 99654-8067

5154000L00B
FOREST HILLS 2003 PTNRSHIP
1075 S CHECK ST
% VALLEY RES SVCS STE 102
WASILLA, AK 99654-8067

5561B02L010A
VALLEY RES SVCS
1075 S CHECK ST
STE 102
WASILLA, AK 99654-8067

2398B01L011
MERTIN SHAWN
1101 N LUCILLE ST
WASILLA, AK 99654-6406

17N01W03C011
HUIZAR CAROL L
1105 WASILLA FISHHOOK RD
WASILLA, AK 99654

5056000L001
RAMIREZ JONATHAN F& EMILY
111 E GLEN CIR
WASILLA, AK 99654-6373

1048B02L026
KNOX DENA MAE IRREVOCABLE TR
BLACKARD IRREVOCABLE TR
1121 MCCLINTOCK DR
SHADY SHORES, TX 76208-5173

1854B05L021
CASTLE RESIDENCE INN'S
119 CEDAR ST
SEATTLE, WA 98121-1231

1156000L002
CIW LAND TR
1190 N WASILLA-FISHHOOK RD
WASILLA, AK 99654-6427

2398B01L008
ALDERMAN MARK
1265 E LOLLY CIR
WASILLA, AK 99654

2398B01L013
MCNEIL MARY JANE
146 E ASPEN AVE
WASILLA, AK 99654-6407

5056000L002
KHOUNNALATH MOUNE
151 E GLEN CIR
WASILLA, AK 99654-6373

5056000L015
COOPER GERALDINE
160 E KARA CIR
WASILLA, AK 99654-6374

1048B01L004
LONG WANDA KAY BATES
1600 W RIFLE ST
WASILLA, AK 99654-0910

2398B01L012
KOHHRING HEINZ H & DOLORES
161 E FLAG CIR
WASILLA, AK 99654

2398B01L009
KOHHRING DOLORES
KOHHRING HEINZ H EST
163 E FLAG CIR
WASILLA, AK 99654

5056000L014
DUSKIN GEORGE J & RACHEL R
170 E KARA CIR
WASILLA, AK 99654-6374

9047000U171B
HATFIELD HILLARY
171 E DANNA AVE
APT B
WASILLA, AK 99654-6571

9047000U171D
OSWALT MICHAEL B
171 E DANNA AVE
UNIT D
WASILLA, AK 99654-6571

9047000U171C
ROBERTS BRIAN T
171 E DANNA AVE
APT C
WASILLA, AK 99654-6571

9047000U171A
WHIPPLE LEONARD B & P
171 E DANNA AVE
APT A
WASILLA, AK 99654-6571

5056000L012
LARSON JOAN E
171 E KARA CIRCLE
WASILLA, AK 99654

9089000L200
NELSON AVENUE LLC
179 E NELSON AVE
WASILLA, AK 99654-6462

5056000L006
STUCKY PRESTON S & GINA R
180 E GLEN CIR
WASILLA, AK 99654-6373

9048000U191C
FAMILY CENTERED SRVS OF AK
1825 MANIKA RD
FAIRBANKS, AK 99709

9089000U003
HESS JAMES M & KATHLEEN M
189 E NELSON AVE
PMB 118
WASILLA, AK 99654

5432000L002
JBL LLC
189 E NELSON AVE
127
WASILLA, AK 99654-6462

2398B01L014
TELLMAN ALFRED P
190 E ASPEN AVE
WASILLA, AK 99654

5056000L013
HEATH RICHARD F
190 E KARA CIR
WASILLA, AK 99654-6374

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BLAKE KEVIN
191 E ASPEN AVE
WASILLA, AK 99654-6411

9048000U191D
WHEELER BRENDON D
191 E DANNA AVE
D
WASILLA, AK 99654

9055000U201D
BETTRIDGE KEITH & DANI
201 E DANNA AVE
APT D
WASILLA, AK 99654-6499

9055000U201B
SMITH CRAIG R & NORMA L
201 E DANNA AVE
UNIT B
WASILLA, AK 99654

9069000U215B
RACHOW MAXINE
215 E DANNA WAY
CONDO B
WASILLA, AK 99654-6409

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CARTER RAYMOND & K TRE
CARTER RAYMOND & K LVG TR
251 DANNA AVE
WASILLA, AK 99654

5221000L006
REYNOLDS LYNN & SANDY
300 E KALLI CIR
WASILLA, AK 99654

5056000L010
VAN BUSKIRK ASHLEY S
3201 E TAMARAK AVE
WASILLA, AK 99654

9069000U215A
STIRLING ANGELA M
360 E WHITE SPRUCE LOOP
WASILLA, AK 99654-1425

5221000L004
BIRCHES LTD PRTRNSHP THE
4110 EATON AVE
STE A
CALDWELL, ID 83607

9048000U191A
JAMES CHARLES M JR
191 E DANNA AVE
#A
WASILLA, AK 99654-5806

5056000L004
TOWE HUGH B II & GAYLYN
191 E GLEN CIR
WASILLA, AK 99654-6373

9055000U201A
CIMEI PETER N
201 E DANNA AVE
UNIT A
WASILLA, AK 99654-6499

1048B02L007
KULPA JOHN B
2090 W KATHY CIR
C
WASILLA, AK 99654-1279

2398B01L001
BUSWELL CLIFFORD V & JENNIFER L
MOREHOUSE STEVE E EST
21817 E MIDNIGHT DR
PALMER, AK 99645

5221000L001
ROI LLC
2820 COMMERCIAL DR
ANCHORAGE, AK 99501-3015

5056000L017
MENARD STEVEN D
3060 N LAZY EIGHT CT
2-777
WASILLA, AK 99654-4331

1358000L001
GERSICH PATRICIA MARIE TR/TRE
350 E CARPENTER CIR
WASILLA, AK 99654-6433

1358000L002
HENRY LARRY B & DEANNA L
390 E CARPENTERS CIR
WASILLA, AK 99654

5222000L008A
CRITERION PROPERTIES LLC
412 S ADELE CIR
WASILLA, AK 99654

9048000U191B
POOLER IVAN C & PATRICIA
191 E DANNA AVE
UNIT B
WASILLA, AK 99654

5056000L005
ROFF JAMES W
SMITH JENNIFER M
200 E GLEN CIR
WASILLA, AK 99654

9055000U201C
RUSSO CLAUDE A & LESLIE R
201 E DANNA AVE
C
WASILLA, AK 99654-6499

9069000U215D
HUYCKE LINDA
215 E DANNA AVE
APT D
WASILLA, AK 99654-6409

7205000L001
CITY VW INV LLC
2273 N SADDLE HORSE DR
WASILLA, AK 99654-3563

5056000L008
JOHNSON JAMES P
2869 N HOLLY WAY
2
WASILLA, AK 99654

9089000U005
CROZIER D KEVIN
CROZIER BARBARA A
3100 N BANNER WAY
WASILLA, AK 99654

1048B02L009
MATANUSKA-SUSITNA BOROUGH
LAND MANAGEMENT DIVISION
350 E DAHLIA AVE
PALMER, AK 99645-6488

2398B01L003
OWEN KURT DRYWALL INC
3930 E COTTONWOOD WAY
WASILLA, AK 99654

5221000L002
ROCK LLC
412 S ADELE CIR
WASILLA, AK 99654

1358000L004
LEE SCOTT H & KATHERINE A
446 CARPENTER CIR
WASILLA, AK 99654

17N01W03C015
GOOD SHEPHARD LUTHERAN
CHURCH OF WASILLA INC
501 BOGARD RD
WASILLA, AK 99654

1043000T011
WHITE GEO L
546 CLEMENT DR
GLENDALE, CA 91202-1518

5056000L016
NOWAG DONALD C & CARLA R REV TR
6705 HAWTHORNE CREEK CT
LAS VEGAS, NV 89131-2753

5432000L003
LAND TRUST 331
830 LANARK
WASILLA, AK 99654-1218

6791000T00A
WASILLA RETIREMENT LLC
PO BOX 1359
ABERDEEN, SD 57402-1359

2388000L001
ALASKA STATE OF
DEPT OF TRANS & PUB FAC DOT/PF
PO BOX 196900
ANCHORAGE, AK 99519-6900

1067B01L013
AMBERG WM J
PO BOX 396
VALDEZ, AK 99686-0396

1048B02L030
JANICE RENE PROPERTIES LLC
PO BOX 670085
CHUGIAK, AK 99567-0085

9069000U215C
MCGLASHAN LOUIS M
PO BOX 871362
WASILLA, AK 99687-1362

1048B02L003
HECHT WM J & BRENDA L
475 W PARKS HWY
% ALASKA FRONTIER NORTH
WASILLA, AK 99654

2398B01L006
BIG SKY DEVELOPMENT LLC
MITCHELL LEE
522 S MCKINLEY ST
WASILLA, AK 99654

1358000L008
LUDLUM ALEXANDER S & M R
560 E CARPENTER CIR
WASILLA, AK 99654

1048B02L004
LUND DENNIS WAYNE
7030 OLD RICHARDSON HWY
SALCHA, AK 99714-9795

1048B02L002
KRAGT KEVIN D
KRAGT GERALD D
946 W 72ND
ANCHORAGE, AK 99518

1048B02L005
MCKEOWN JOS P
PO BOX 140342
ANCHORAGE, AK 99514-0342

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LEE COLTON & CAMILLA
PO BOX 2472
PALMER, AK 99645-2472

1048B02L001
BENNETT RICHARD M & LAUREL
PO BOX 4266
PALMER, AK 99645-4266

1358000L007
BUCARIA GARVAN P TR TRE
BUCARIA JEANENE B TR TRE
PO BOX 870298
WASILLA, AK 99687-0298

1358000L003
ZEHM DARLENE R
PO BOX 871373
WASILLA, AK 99687-1373

1358000L005
STEWART GARY D & SYLVIA L
490 E CARPENTER CIR
WASILLA, AK 99654

17N01W04D004
CUCCHETTI ROBERT P
540 20 1/4 RD
GRAND JUNCTION, CO 81507-9780

1358000L009
HALL ALAN R & PETRA Y
590 E CARPENTER CIR
WASILLA, AK 99654

1048B02L008
ROSE DAVID A & JULIE C
7800 E SETTLEMENT AVE
WASILLA, AK 99654-9342

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LET LLC
PO BOX 110409
ANCHORAGE, AK 99511-0409

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JAKONES PATRICIA A
PO BOX 15212
FRITZ CREEK, AK 99603

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TRIPLE BS LLC
PO BOX 3435
PALMER, AK 99645-3435

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VITALE ROBT
PO BOX 60253
FAIRBANKS, AK 99706-0253

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TICHENOR LIVING TRUST
TICHENOR JOHN W & SANDRA J TRES
PO BOX 871218
WASILLA, AK 99687-1218

1067B01L010
HELMS LORRAINE P
PO BOX 871693
WASILLA, AK 99687-1693

1110000T003-A
MATANUSKA COMM HEALTH
CARE INC
PO BOX 871788
WASILLA, AK 99687-1788

5356B02L036A
OLYMPIC INVESTMENTS LLC
PO BOX 873088
WASILLA, AK 99687-3088

5056000L009
KURTZ GERALD B
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WASILLA, AK 99687-5034

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Anchorage, AK 99513

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1358000L006
NYBERG DAVID A & JACKIE S
PO BOX 872361
WASILLA, AK 99687-2361

17N01W04D002
MILLHOUSE SANDRA D
PO BOX 874574
WASILLA, AK 99687-4574

5432000L001
MARTORELL JOS J
PO BOX 875552
WASILLA, AK 99687-5552

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
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Palmer, AK 99645

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Palmer, AK 99645

5056000L011
MABRY JUDY RUTH
PO BOX 872600
WASILLA, AK 99687-2600

9089000U002
MOSS CHARLENE D
PO BOX 874612
WASILLA, AK 99687-4612

Tom Brooks
Alaska Railroad Corp
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Mat-Su Area Planner
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Superintendent
SOA/DOTPF
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Debra Barrett
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Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Loren Means III
1554 N. Shoreline Drive
Wasilla, AK 99654

Claudia Pinard
646 Peck Street
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Stu Graham

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson

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NOTIFICATION OF PUBLIC HEARING

DATE: September 15, 2015
APPLICANT (S): Denali Gymnastics
PROPERTY OWNER: Criterion Properties LLC

CASE: CU 15-02

REQUEST:

Conditional use approval to construct a 1,296 square feet second story addition to Denali Gymnastics. Located at 300 E. Kalli Circle, Lot 8A, Halley Hills Park RSB Subdivision.

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 **October 13, 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 October 5, 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 #15-02
MSB Map #WA 11
T17N, R01W, Sec. 3

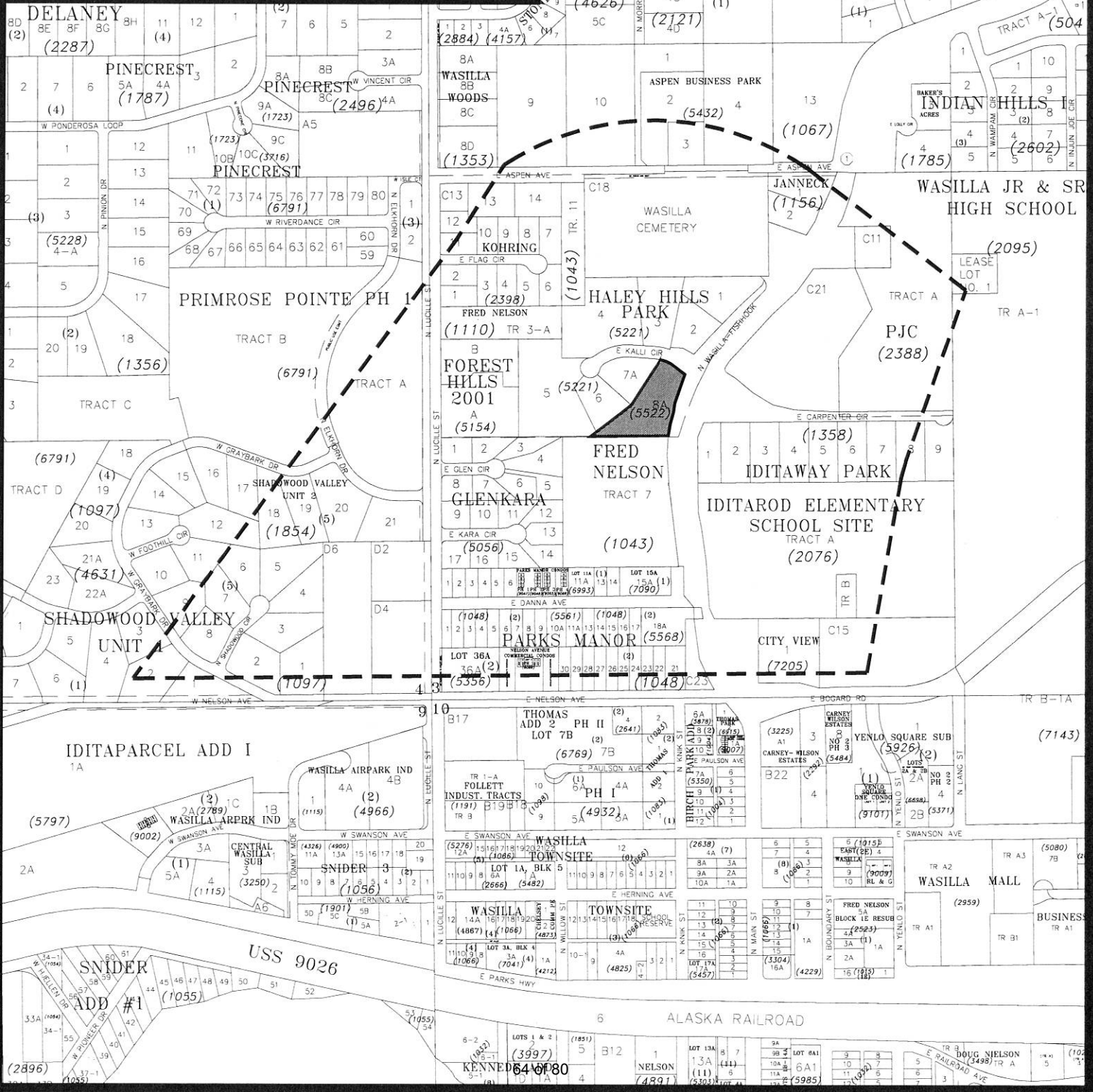


SCALE IN FEET



SUBJECT PROPERTY

City of Wasilla/Planning - 09-15-15



**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 15-19**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING
CONDITIONAL USE PERMIT NUMBER CU 15-02 TO CONSTRUCT A 1,296
SQUARE FOOT SECOND STORY ADDITION TO THE EXISTING DENALI
GYMNASTICS, LOCATED ON LOT 8A, HALEY HILLS PARK RE-SUBDIVISION, IN
THE COMMERCIAL ZONING DISTRICT.**

WHEREAS, Denali Gymnastics submitted Conditional Use Permit Number 15-02 on September 11, 2015 requesting approval to add a 1,296 square foot second story addition to the existing Denali Gymnastics; 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 October 6, 2015; and

WHEREAS, the Planning Commission held a public hearing on this request on October 13, 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 shall 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 construction.
2. The applicant shall consult with DEC and follow the appropriate stormwater procedures and regulations.
3. Construction on the site must substantially comply with the site plan and landscape plan date stamped September 11, 2015, attached as Exhibit B to Resolution Serial No. 15-19. 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.

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 15-19
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 addition 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 98 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. Three agency comments were received stating no concerns/objections and one from a neighbor stating no objection. 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 proposed building 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: In 2014, the Planning Commission approved an alternative parking calculation for this property as part of Conditional Use #14-09 (Reso. #14-21), which allowed 89 parking spaces for the development instead of the 113 required in the parking regulations. Based on the parking requirements, the new addition requires 9 additional parking spaces. Based on the site plan submitted by the applicant, the property now has 98 parking spaces, which meets the parking requirement. The site plan also shows 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: Water, 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 a ditch is along located within the Wasilla-Fishhook right-of-way.

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 Wasilla-Fishhook Road, which is a Major Collector 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 will 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 site plan meets the landscaping requirements in Title 16 with the exception of the land clearing section. However, the Planning Commission approved Conditional Use Permit #14-09 that allowed 80% of the lot to remain cleared of vegetation due to a right-of-way acquisition from AKDOT/PF.

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: Adequate pedestrian walkways are located along Wasilla-Fishhook 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: Water and sewer is available for the site and the applicant will coordinate with the Public Works department to obtain any necessary City permits.

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.***

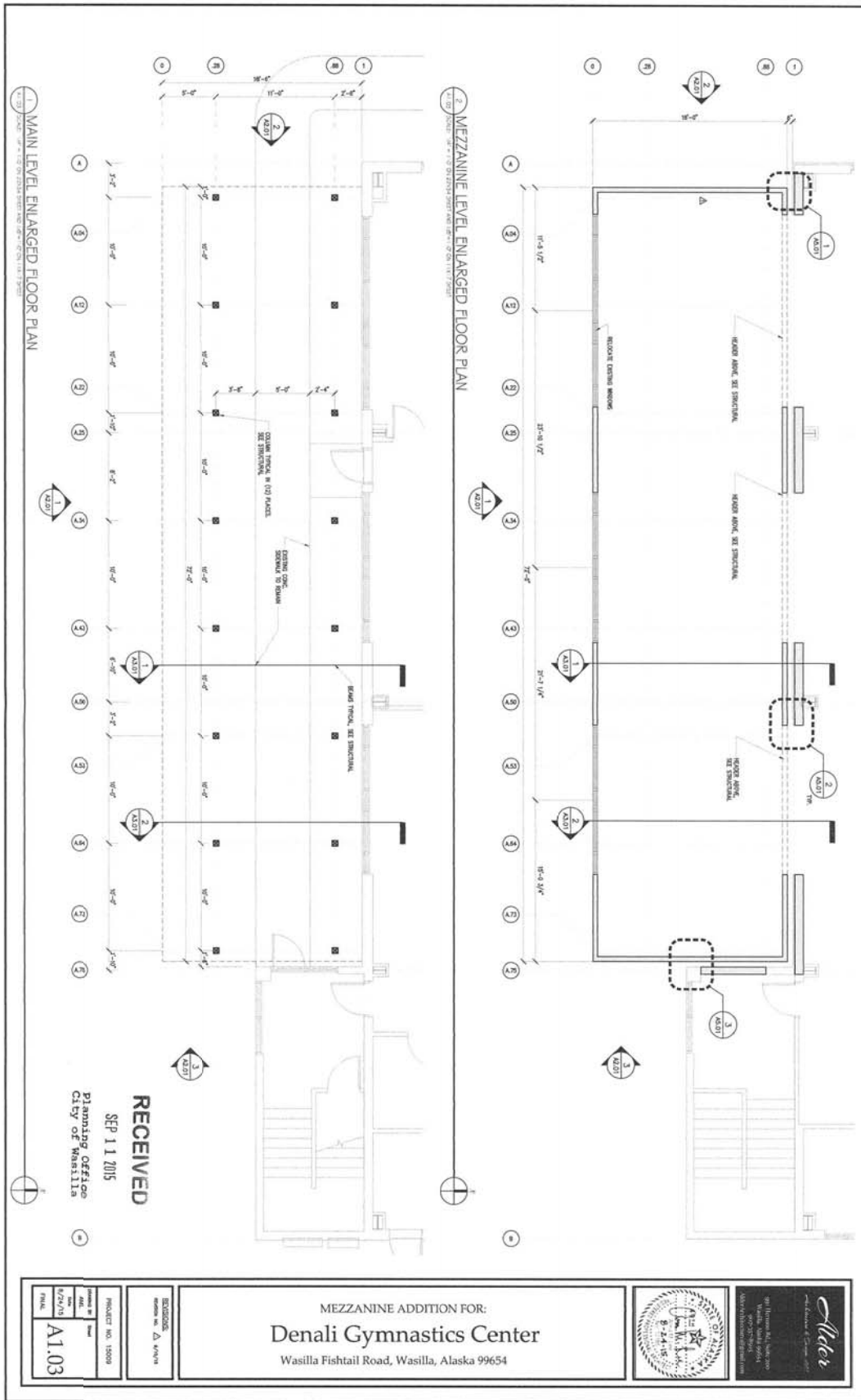
Finding: The proposed use is in character with surrounding commercial uses.

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.



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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 KNICK-GOOSE BAY RD	C
01/08/15	01/20/15	A15-03	SUBDIVISION		1097B05L002	SHADOWOOD VLY #1	MCMANUS, CASEY	601 N SHADOWOOD CIR	C
01/09/15	01/12/15	A15-04	MEDICAL OFFICE	3,400	9058000U003	PARK AVE COMM CONDOS	VALLEY UPRIGHT IMAGING	261 E PARK AVE	C
01/13/15	01/21/15	A15-05	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	1104B01L003	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 KNICK GOOSE BAY RD	C
03/10/15	04/14/15	A15-18	COMM<10,000 SQ FT	8,208	4795000L004	DISCOVERY HILLS PH II	PAVLUS, IGOR	1100 N LUCUS RD	I
03/10/15	03/19/15	A15-19	SUBDIVISION		4795000L004	DISCOVERY HILLS PH II	PAVLUS, IGOR	1100 N LUCUS RD	I
03/13/15	PENDING	A15-20	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	1901B01L005D	SNIDER	SHULTIS, RANDY	201 W PARKS HWY	C
03/25/15	03/27/15	A15-23	DUPLEX	3,500	7277000L001	EXECUTIVE PROP #2	PREMIER HOMES LLC	1001 W CACHE DR	RR
03/26/15	03/26/15	A15-24	COMM<10,000 SQ FT	920	1004B01L005	BIRCH PK WASILLA	UMBARGER, NOELLE	472 N MAIN ST	C
04/06/15	04/07/15	A15-25	TUP		17N01W13A006	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	KNICK 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		WICKER, BILLY & KATHLEEN	S ENDEAVOR ST	RR
05/14/15	06/09/15	A15-44	COMM<10,000 SQ FT	9,600	17N01W03A007	GVC II DIVI IV	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	1261B01L004	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 KNICK ST	C

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE
05/22/15	05/29/15	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	DUPLEX	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		RR
07/13/15	07/15/15	A15-66	TENANT SPACE	50	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	DUPLEX				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	09/03/15	A15-86	4 PLEX	14,725	7362000L001	BELLA VISTA WEST	JYG INVESTMENT LLC	1600 E KINZI CIR	C
08/31/15	09/03/15	A15-87	4 PLEX	13,676	7362000L002	BELLA VISTA WEST	JYG INVESTMENT LLC	1610 E KINZI CIR	C
08/31/15	09/03/15	A15-88	4 PLEX	17,638	7362000L003	BELLA VISTA WEST	JYG INVESTMENT LLC	1620 E KINZI CIR	C
08/31/15	09/03/15	A15-89	4 PLEX	12,059	7362000L004	BELLA VISTA WEST	JYG INVESTMENT LLC	1630 E KINZI CIR	C
08/31/15	09/03/15	A15-90	4 PLEX	12,830	7362000L005	BELLA VISTA WEST	JYG INVESTMENT LLC	1640 E KINZI CIR	C
08/31/15	09/03/15	A15-91	4 PLEX	12,815	7362000L006	BELLA VISTA WEST	JYG INVESTMENT LLC	1650 E KINZI CIR	C
09/02/15	09/03/15	A15-92	SFD TO COMM	792	1032B06L005	KENNEDY ADD	KALMBACH, KIM	575 S LAKE ST	C
09/04/15	09/04/15	A15-93	PARKING LOT	8,500	1034000T004-1 & T003-1	LAKEBROOK	COW PUBLIC WORKS	2020 E PALMER-WAS HWY	C
09/08/15	09/17/15	A15-94	TENANT SPACE	2,400	1108B02L007	WASILLA ARPT HTS	FED EX GROUND	675 W WASAIR DR	C
09/08/15	09/09/15	A15-95	DUPLEX	3,500	6830B01L007A	THE MEADOWS #1	PREMIER HOMES LLC	1300 W SPRUCE AVE	RR

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE
09/08/15	09/09/15	A15-96	DUPLEX	3,500	6830B01L007B	THE MEADOWS #1	PREMIER HOMES LLC	1330 W SPRUCE AVE	RR
09/08/15	09/09/15	A15-97	DUPLEX	3,500	6830B01L008B	THE MEADOWS #1	PREMIER HOMES LLC	1340 W SPRUCE AVE	RR
09/11/15	09/11/15	A15-98	TENANT SPACE	1,500	4061B01L002A-1	CAREFREE ACRES	BETTER HEALTH	1301 S SEWARD	C
09/14/15	09/05/15	A15-99	ADDITION TO SFD	1,050	5604B02L012	UTOPIA MEADOWS	DEAN, TIM	209 S VIX WAY	RR
09/15/15	09/15/15	A15-100	TENANT SPACE	2,800	7095000L003A	CREEKSIDE PLZ	HENN, CAROLINE	1830 E PARKS HWY	C
09/10/15	09/14/15	A15-101	SUBDIVISION		17N01W03A013 & A014		HALFACRE, LUCILE		RR
09/17/15	09/24/15	A15-102	SFD	2,635	1035000L005 & 6	LAKE LUCILLE	HOLLAND, DONALD	1462 W LAKE LUCILLE DR	R-1
09/21/15	09/30/15	A15-103	TUP		17N01W13A006		LITHIA CHRYSYTER	1350 S SEWARD MERIDIAN	C
09/23/15	09/23/15	A15-104	SIGN	107	5762000L001	NEW WASILLA ARPT	CITY OF WASILLA	1001 S MACK DR	I
09/28/15	09/30/15	A15-105	SIGN	69	4956000T00A3	OLSON 1999 ADD	CFT DEVELOPMENTS LLC	1491 E PARKS HWY	C
09/29/15	10/01/15	A15-106	SFD	2,125	7232000L002	SERENITY EST	SHAGOV, ANATOLY	1551 W PATRICIA AVE	RR
09/29/15	10/01/15	A15-107	SFD	2,125	7232000L004	SERENITY EST	SHAGOV, ANATOLY	1651 W PATRICIA AVE	RR
10/02/15	10/02/15	A15-108	TENANT SPACE	960	7095000L003A	OVERLOOK BUS	CHRISTIANSON, WYATT	1830 E PARKS HWY	C
10/02/15	PENDING	A15-109	TRANSMISSION LINE				MEA		
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
10/02/15	PENDING	U15-04	TRANSMISSION LINE				MEA		
CONDITIONAL USE PERMITS									
08/07/15	09/08/15	CU15-01	TEEN CHALLENGE		1032B04L003	KENNEDY ADD	TEEN CHALLENGE	560 S KNIK-GOOSE BAY RD	C
09/11/15	PENDING	CU15-02	ADD TO GYM	1,296	5522000L008A	HALEY HILLS PARK	DENALI GYMNASTICS	300 E KALLI CIR	C
08/14/15	PENDING	PUD15-01	8 - 4 PLEX		17N01W03A014		FULLER PROPERTIES LLC		RR
REZONE									
01/28/15	WITHDREW	R15-01	REZONE TO C		6879000T00G-2	TALLERICO	ELGEE, KIM	2150 S ENDEAVOR ST	RR
LEGAL NON-CONFORMING USE									
SHORELINE SETBACK									
AMNESTY									
VARIANCE									
05/12/15	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

PLATTING BOARD

Jay Van Diest, District 1
Diana Sorensen, Chair, District 2
Stanley Gillespie, District 3
Jordan Rausa, District 4
Tait Zimmerman, District 5
Vacant, District 6
Vacant District 7
Marty Van Diest, Alternate 1
Gregory Pugh, Alternate 2

**October 5, 2015
SPECIAL MEETING
JOINT PLANNING COMMISSION/PLATTING BOARD MEETING**
MSB School District Administration Building
501 N. Gulkana Street, Palmer
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 between the Planning Commission and the Platting Board regarding an update to MSB Title 43, Subdivisions. (*Staff: Eileen Probasco*)
- VI. UNFINISHED BUSINESS
- 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.