

Non-Code Ordinance

By: Planning

Introduced: September 28, 2015

Public Hearing: October 12, 2015

Adopted: October 12, 2015

Vote: Graham, O'Barr, Sullivan-Leonard, Wall and Wilson in favor

Buswell absent

**City of Wasilla  
Ordinance Serial No. 15-26**

**An ordinance of the Wasilla City Council approving a Planned Unit Development (PUD) to develop an eight-lot subdivision with one fourplex per lot (a total of 32 residential dwelling units) in the Rural Residential zoning district on an 8.05 acre lot, which is Lot A14, Township 17 North, Range 1 West, Section 3, Seward Meridian.**

WHEREAS, Shawn Fuller, Fuller Properties LLC, submitted an application on August 13, 2015 for approval of a PUD to develop an 8.05 acre parcel into an eight-lot subdivision with 32 residential dwelling units (one fourplex per lot); and

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

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

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

WHEREAS, on September 8, 2015, the Wasilla Planning Commission developed findings of fact on this request taking into account the information submitted by the applicant, the evaluation and recommendations of staff contained in the staff report and presentation, written and verbal public testimony, the applicable provisions of the Wasilla Comprehensive Plan and the Wasilla Municipal Code; and

WHEREAS, the Wasilla Planning Commission hereby determines that this application meets all applicable provisions of the Wasilla Comprehensive Plan and the Wasilla Municipal Code and adopted Wasilla Planning Commission Resolution Number 15-16 with conditions of approval and findings of fact, which are incorporated by reference, recommending approval to the Wasilla City Council; and

WHEREAS, the Wasilla City Council has considered the request for this PUD and concurs with the Wasilla Planning Commission recommendation, conditions, and findings in Wasilla Planning Commission Resolution Serial Number 15-16, which is incorporated herein by reference.

NOW, THEREFORE, THE WASILLA CITY COUNCIL ORDAINS:

**Section 1. Classification.** This is a non-code ordinance.

**Section 2. Purpose.** To approve the PUD proposal to develop an eight-lot subdivision with one fourplex per lot (a total of 32 residential dwelling units) in the Rural Residential zoning district on an 8.05 lot, Lot A14, Township 17 North, Range 1 West, Section 3, Seward Meridian.

**Section 3. Enactment.** The proposed PUD is hereby approved with conditions of approval recommended by the Planning Commission in Resolution Serial Number 15-16.

**Section 4. Effective date.** This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on October 12, 2015.

  
\_\_\_\_\_  
BERT L. COTTLE, Mayor

ATTEST:

  
\_\_\_\_\_  
KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

# WASILLA

• ALASKA •

## CITY COUNCIL LEGISLATION STAFF REPORT

**Ordinance Serial No. 15-26: Approving a Planned Unit Development (PUD) to develop an eight-lot subdivision with one fourplex per lot (a total of 32 residential dwelling units) in the Rural Residential zoning district on an 8.05 acre lot, which is Lot A14, Township 17 North, Range 1 West, Section 3, Seward Meridian.**

Originator: Tina Crawford, City Planner *TC*  
Date: 9/14/2015

Agenda of: 9/28/2015

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	9/16/15
X	Deputy Administrator		
X	Finance Director	<i>[Signature]</i>	9.16.15
X	City Clerk	<i>[Signature]</i>	9.16.15

Reviewed by Mayor Bert L. Cottle: *[Signature]* 09:16:2015

**Fiscal Impact:**  yes or  no

- Attachments:** Ordinance Serial No. 15-26 (2 pages)  
 Planning Commission Resolution Serial No. 15-16 (18 pages)  
 September 8, 2015 Draft Planning Commission Minutes (6 pages)  
 Official Record for PUD #15-01(63 pages)

**Summary Statement:** The applicant, Shawn Fuller, Fuller Properties LLC, is seeking approval of a Planned Unit Development (PUD), in order to develop an eight-lot subdivision with one fourplex per lot (a total of 32 residential dwelling units) utilizing the PUD process in WMC 16.20.030. The subject property is an 8.05 acre lot located on the south side of Spruce Avenue just east of N. Lacy Loop. **Note:** Approval of a PUD creates an overlay district upon the existing zoning district and is subject to the same requirements of a rezoning with the exception that the PUD is approved with a binding site plan and conditions.

The PUD regulations allow the applicant to request flexibility in the zoning requirements (e.g. setbacks, density, land uses) in order to create a more efficient and aesthetic development of the site. The only flexibility sought by the applicant is the ability to construct one fourplex per lot instead of one single-family or duplex allowed in the Rural Residential zoning district.

As part of the PUD approval process, the Planning Commission is required to hold a public hearing to determine if it complies with the PUD requirements and then make a recommendation to the City Council regarding the proposed development. The Planning Commission held the public hearing on September 8, 2015 and voted unanimously to approve Resolution Serial No. 15-16, which recommends approval of the development with conditions.

**Staff Recommendation:** Introduce and set for public hearing Ordinance Serial No. 15-26.

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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


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

ADOPTED by the Wasilla Planning Commission on September 8, 2015.

APPROVED:

  
Glenda Ledford, Chairman      Date

ATTEST:

  
Tina Crawford, A/CP, City Planner

VOTE:      Passed Unanimously

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 15-16**  
**FINDINGS OF FACT**

**COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



- 16.24.050(9)** *Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.*
- Finding: The site plan provides the required parking and snow storage areas.
- 16.16.050(10)** *Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.*
- Finding: A well and septic system will be installed on each lot, which will be reviewed and approved by the State DEC staff. Other utilities are currently available in the area.
- 16.16.050(11)** *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.*
- Finding: The proposed drainage plan indicates adequate room for on-site drainage to prevent runoff from the site into the street.
- 16.16.050(12)** *Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.*
- Finding: This criterion is not applicable since only one fourplex will be developed on each lot.
- 16.16.050(13)** *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

**COMPLIANCE WITH WMC 16.16.070 - REZONING**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Finding: The density per acre is consistent with the small lot subdivision immediately west of the proposed development. The other adjoining properties are currently undeveloped. Additionally, the

location along E. Spruce Avenue, a major collector roadway, is an appropriate location for multi-family development.

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

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

**COMPLIANCE WITH WMC 16.20.030 – PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT**

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

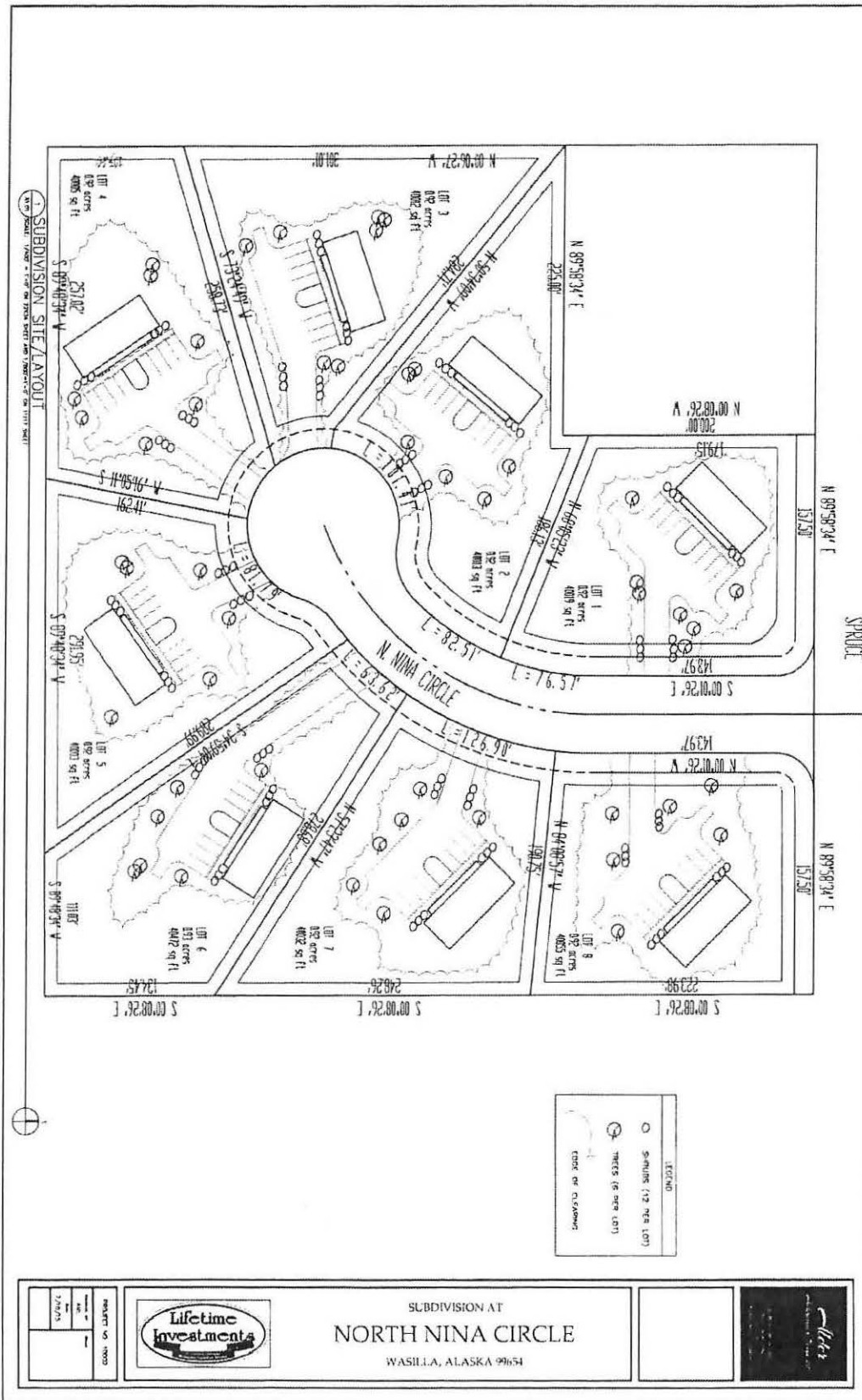
Finding: The proposed development meets all of the minimum setbacks, clearing requirements, and landscaping requirements.

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

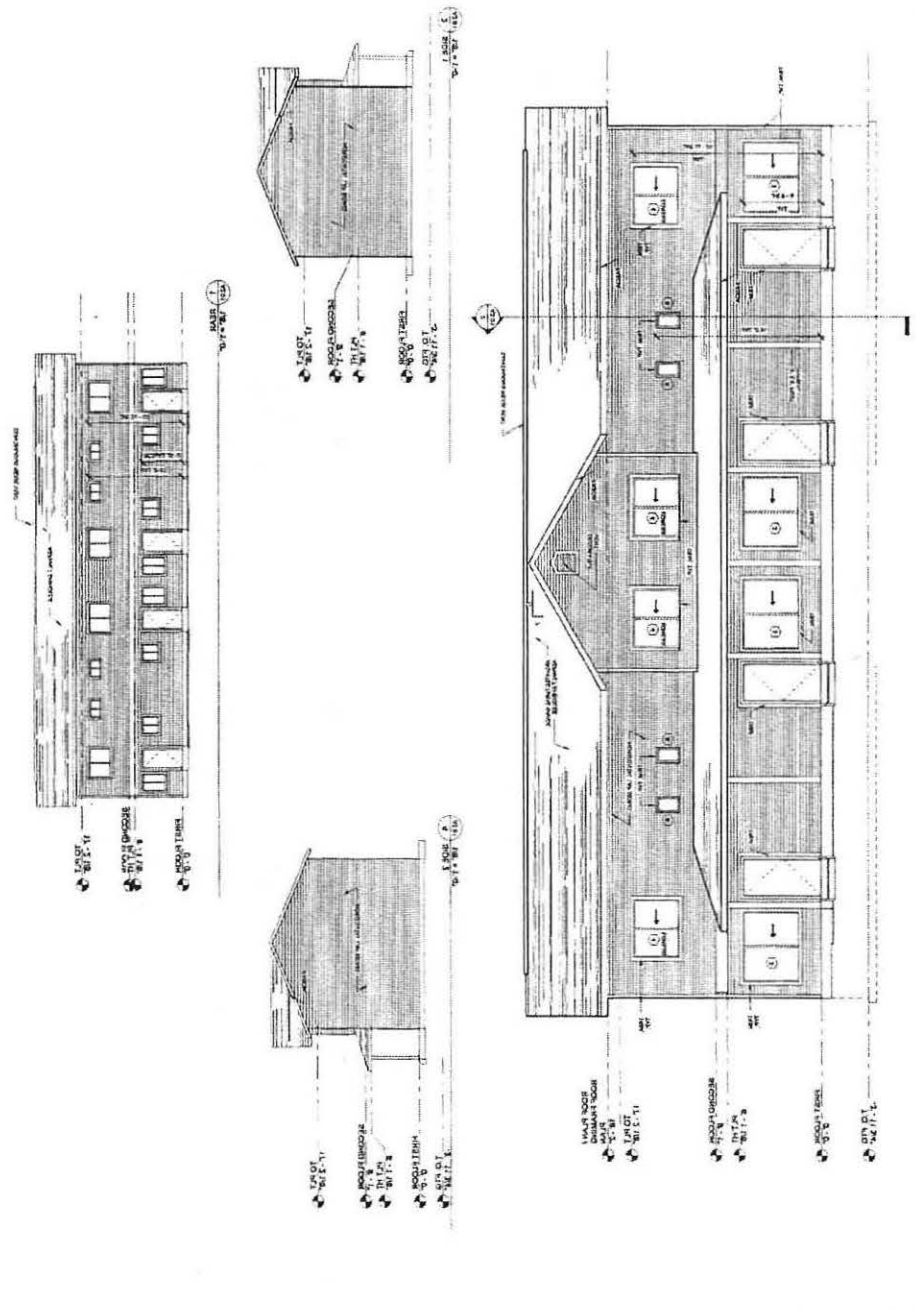
Finding: All improvements will be constructed to applicable city and borough standards.

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

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

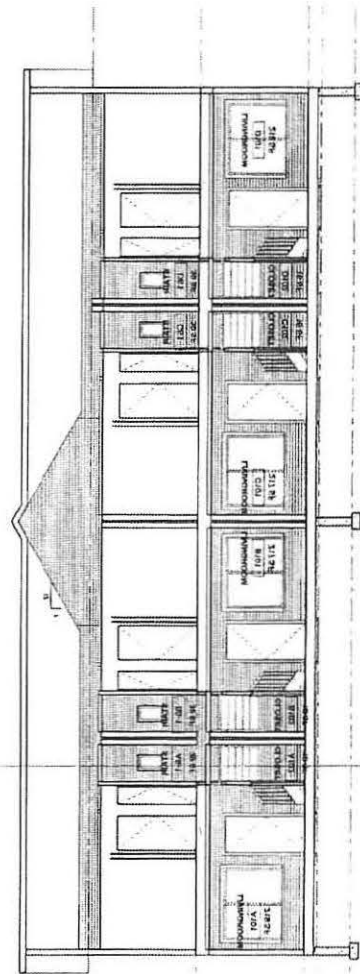


		<p>Wasilla, Alaska KGB &amp; Associates Four-plex</p>	<p>AS.01 DRAWN</p>
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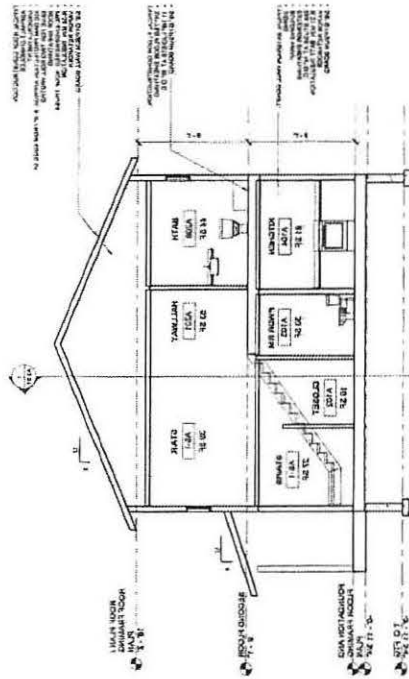




10.1.1.3  
SECTION 3



10.1.1.3  
SECTION 3



A3.01  
DRAWN  
DATE



Wesley's Alaska  
K&B & Vine  
Fon-plex



**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 REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2015.



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

## I. SUMMARY FACTS:

Agent/Owner: Fuller Properties, LLC

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

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

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

Parcel size: 8.05 acres±

Existing Zoning: Rural Residential (RR)

Future Land Use: Mixed Use

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

## II. STAFF RECOMMENDATION:

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

## III. SUMMARY OF REQUEST

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

## IV. APPLICABLE PROVISIONS

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

V. FINDINGS

**COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16.16.050(17)

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

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

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

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

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

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

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

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

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

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

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

#### **COMPLIANCE WITH WMC 16.16.070 - REZONING**

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

**COMPLIANCE WITH WMC 16.20.030 – PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **VIII. RECOMMENDATION**

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

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



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

## Tahirih Revet

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**From:** Cassie Wohlgemuth <Cassie.Wohlgemuth@enstarnaturalgas.com>  
**Sent:** Thursday, August 27, 2015 2:46 PM  
**To:** Planning  
**Cc:** Robin Leighty  
**Subject:** ENSTAR Natural Gas Co. Comments on Case: PUD 15-01  
**Attachments:** SKM\_C364e15082714480.pdf

Hello,

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

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

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

Sincerely,

Cassie Wohlgemuth

Right of Way and Permitting

**ENSTAR Natural Gas Company**

401 E. International Airport Rd.

P.O. Box 190288, Anchorage, AK 99519-0288

907-334-7944 (office)

907-334-7798 (fax)

**PUD #15-01**

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

Applicant: JYG Investment Group, LLC

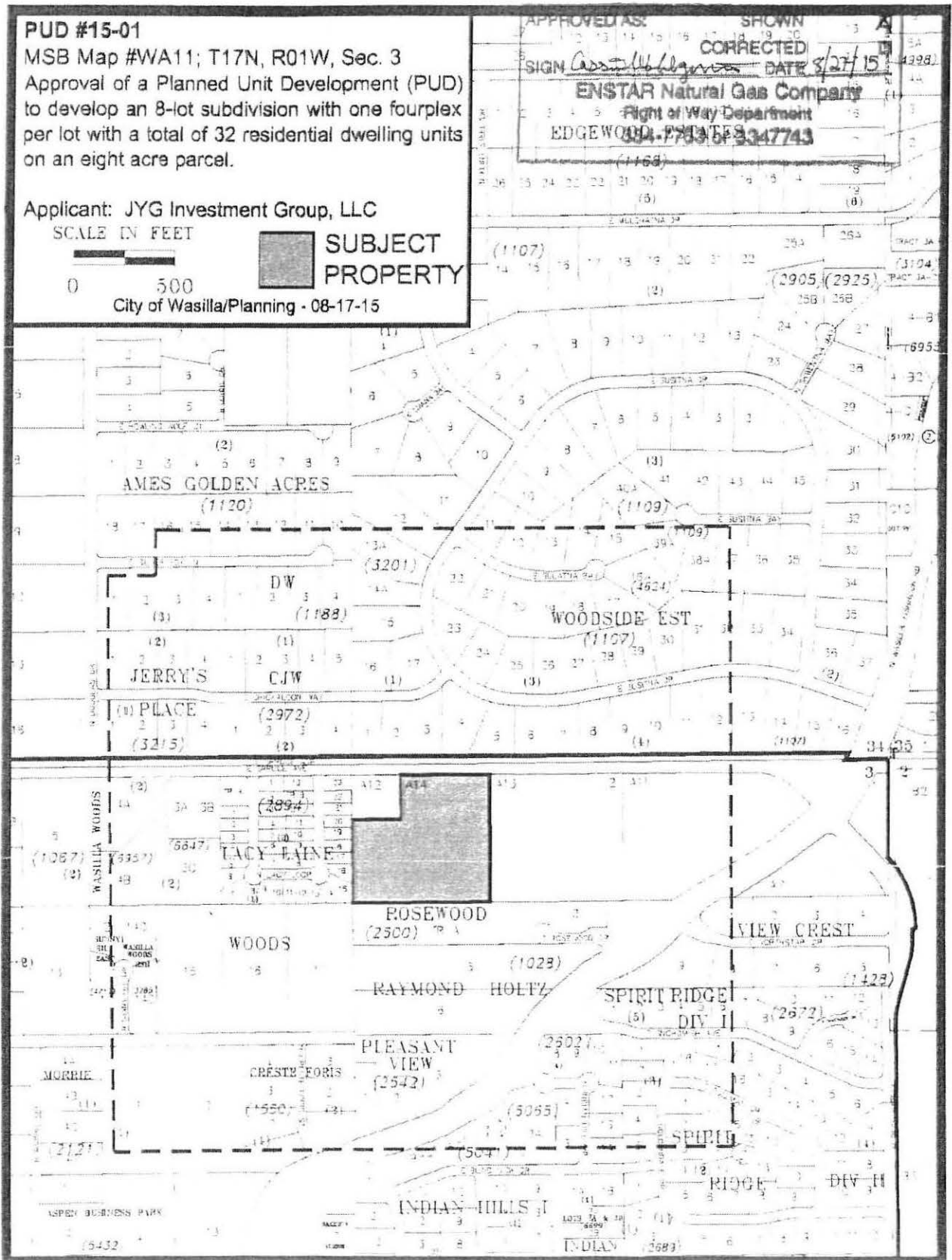
SCALE IN FEET

0 500

City of Wasilla/Planning - 08-17-15



**SUBJECT  
PROPERTY**



APPROVED AS SHOWN  
*Corrected*  
SIGN *Corrected* DATE 8/27/15  
ENSTAR Natural Gas Company  
Right of Way Department  
EDGEWOOD 800.778.5555 3347743  
(1168)  
(15) (6)  
(1107) (2905) (2925)  
TRACT JA  
TRACT JA-1  
TRACT JA-2  
TRACT JA-3  
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**NOTIFICATION OF PUBLIC HEARING**  
**-PLANNED UNIT DEVELOPMENT (PUD)-**

**DATE:** August 19, 2015

**CASE:** PUD15-01

**APPLICANT (S):** Fuller Properties, LLC

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

A public hearing on this request is scheduled for **September 8, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Hering Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this PUD request must reach the Planning Office on or before August 31, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name Carol Trevorak  
Address 1790 Lacy Loop  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

*\* Tee land already  
91 over.*

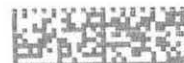
Comments ① Water + SEWER will it be connected to lacy loop system if so will it be sufficient for that additional use  
② Traffic - Spruce is already drag strip what will be done to enforce speed limit  
\* School system - able to accommodate ↑↑ #'s



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

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

neopost  
08/19/2015  
**US POSTAGE** \$00.48<sup>0</sup>



ZIP 99654  
041L11222587

**RECEIVED**

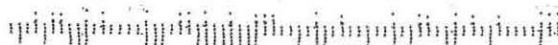
AUG 27 2015

Planning Office  
City of Wasilla

**FIRST CLASS**

**PUBLIC NOTICE**

9965445617 0001



## Tahirih Revet

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

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

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





## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

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

### MEMORANDUM

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

### NO OBJECTION

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

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

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

Sincerely

Sandra Cook  
Architectural Historian

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

(3) If a person knowingly

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

## Tahirih Revet

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

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

DATE: **August 19, 2015**

CASE: PUD15-01

APPLICANT (S): **Fuller Properties, LLC**

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

A public hearing on this request is scheduled for **September 8, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this PUD request must reach the Planning Office on or before **August 31, 2015** in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

**RECEIVED**

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

AUG 26 2015

Planning Office  
City of Wasilla

Comments:

*Scheduled for public hearing on 10/1/15  
as a 29 (P) sub.*

*Paul Hunter*

**RECEIVED**

AUG 29 2015

**PLATTING**

neqpost<sup>®</sup>

08/19/2015

**US POSTAGE**

**\$00.48<sup>0</sup>**



ZIP 99654  
041L11222587



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

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

Matanuska-Susitna Borough

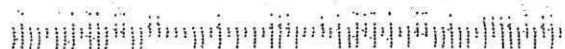
**FIRST CLASS**

AUG 20 2015

RECEIVED

**PUBLIC NOTICE**

99645\*6488 2.001





# CITY OF WASILLA

Planning Office

290 East Herring Avenue, Wasilla, Alaska 99654-7091

Telephone 907-373-9020

Date: 8/13/2015

PUD # 15-01

## PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

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

\*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property (A minimum of 20,000 square feet is necessary before application may be accepted): <u>8.05</u>
Property tax # <u>17ND1W03 A014</u>
Street Address:
Legal Description: Lot(s) _____ Block _____ Subdivision _____
OR Parcel/Tract <u>A14</u> Section <u>3</u> Township <u>17N</u> Range <u>1W</u>
[Attach additional page if necessary.]
Current Zoning: RR Residential <input checked="" type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>

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

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

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

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

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

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

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



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

DATE: 8/13/2015

APPLICANT SIGNATURE: Shawn Filler

DATE:

OWNER SIGNATURE:  
If different then applicant

*For Staff Use*

Date Received: 8-14-15

Received by: Planning

Fee paid (\$500)

Receipt # 4343 - 8/14/2015

Application

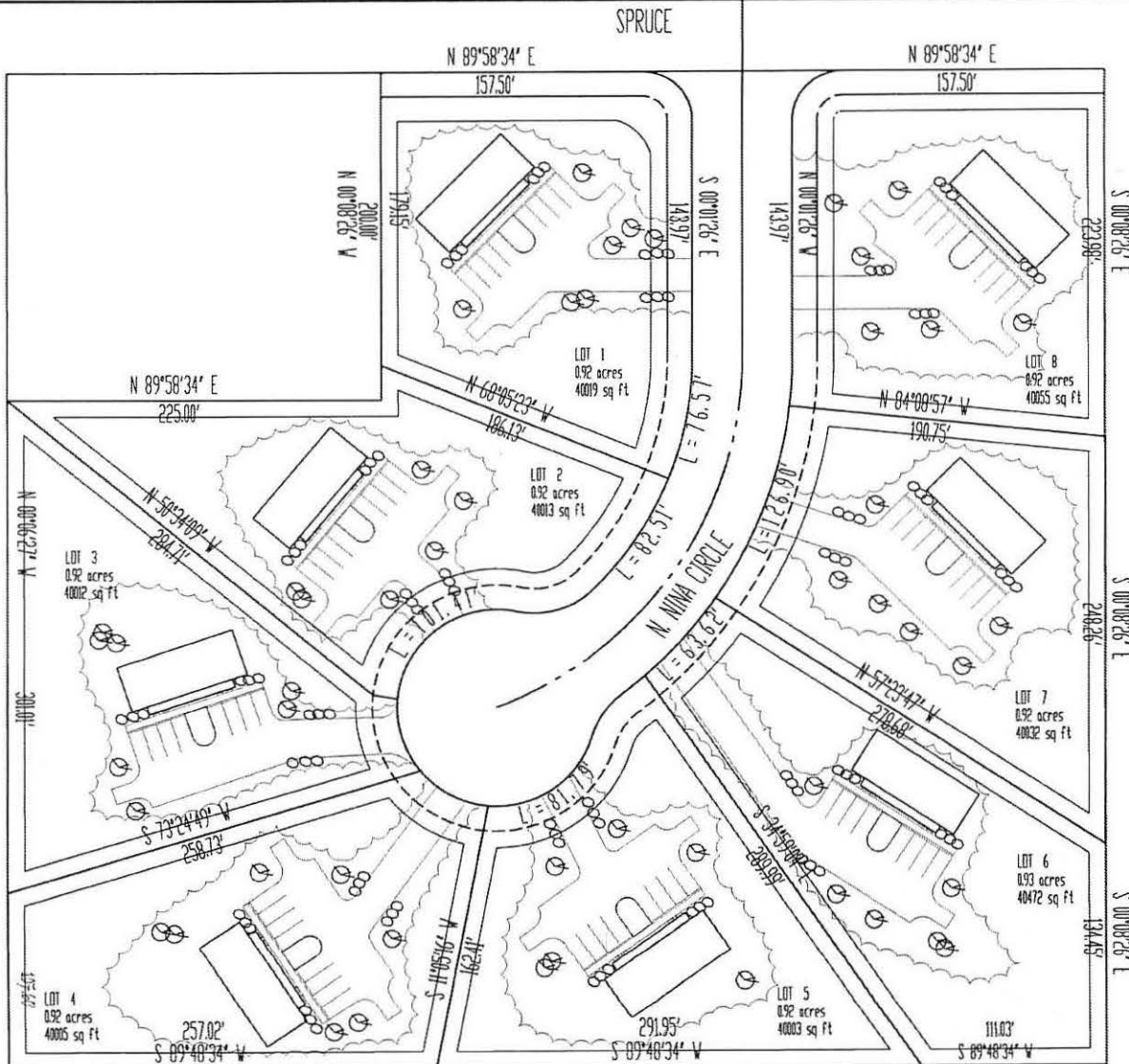
Site plan(s)

Property Owners Signatures

Development Table

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

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



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

1 SUBDIVISION SITE LAYOUT  
 AT 01 SCALE: 1/400' = 1"=0' ON 22534 SHEET AND 1/800' = 1"=0' ON 11117 SHEET



SUBDIVISION AT  
**NORTH NINA CIRCLE**  
 WASILLA, ALASKA 99654

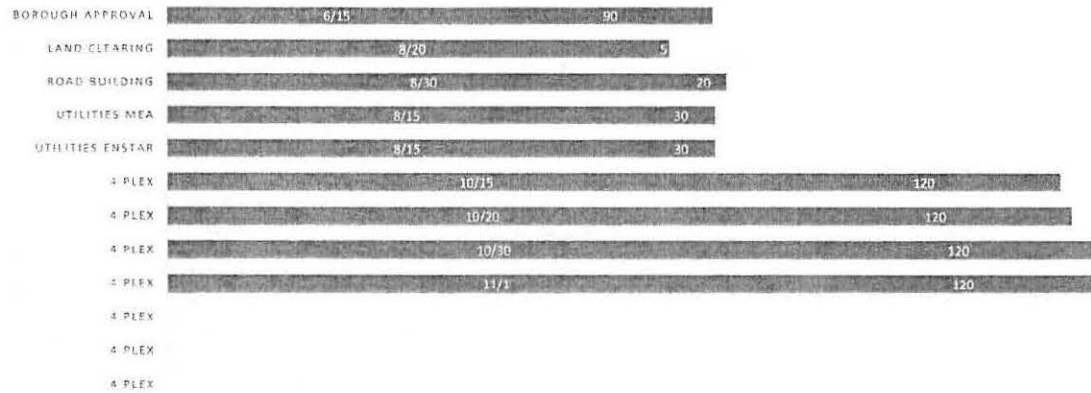


PROJECT NO. 10002	
DATE	7/10/15
BY	
APP'D	

Gantt Chart

AZELA WOODS SUB-DIVISON

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



Fuller Properties, LLC  
PUD Application Question #2

Azalea Woods PUD

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

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

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

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

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

**SUMMARY DEVELOPMENT TABLE**

PUE # \_\_\_\_\_

Project Area:

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

8 acres

Net area (project area less public roads)

7.5 acres

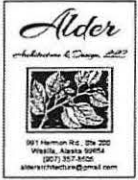
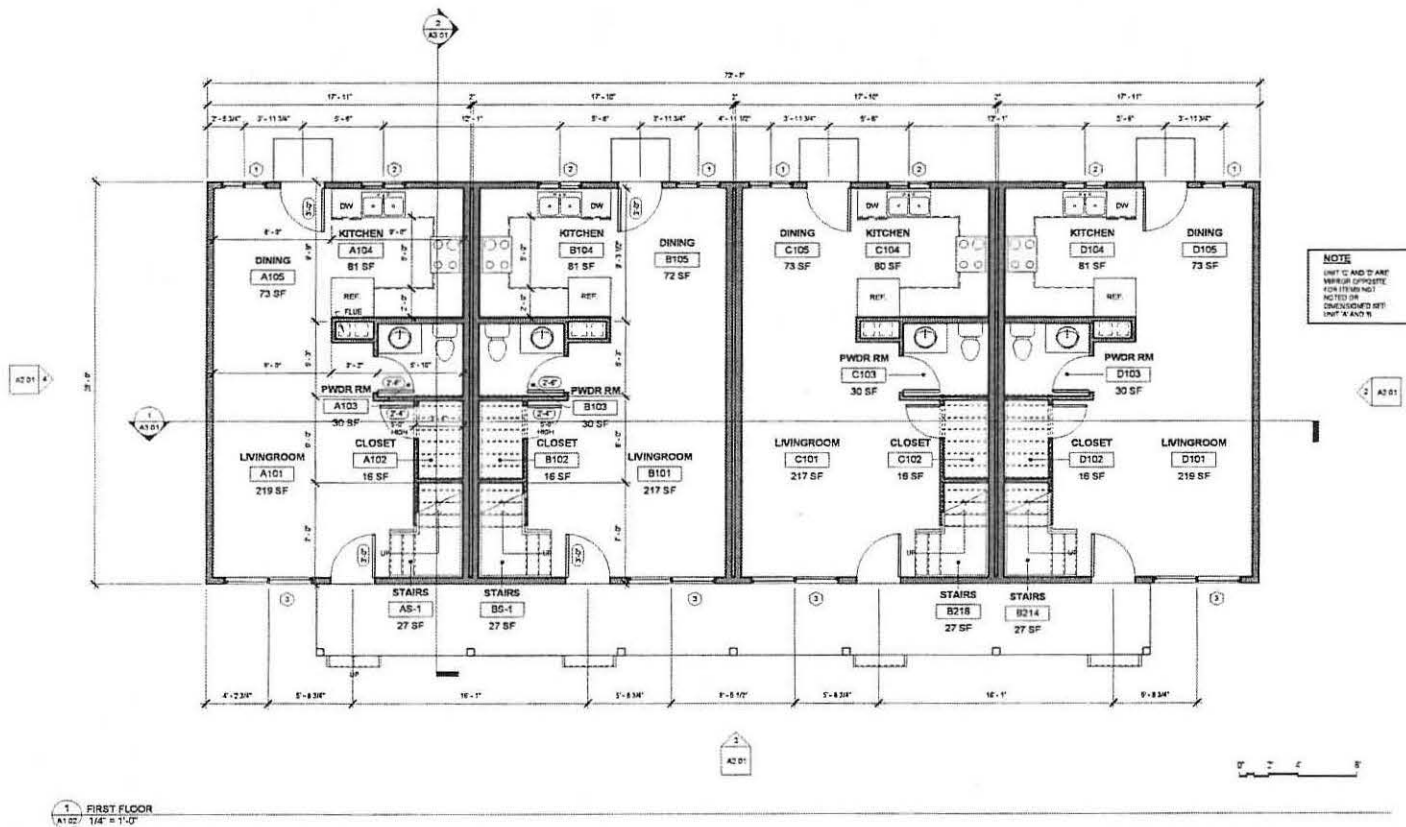
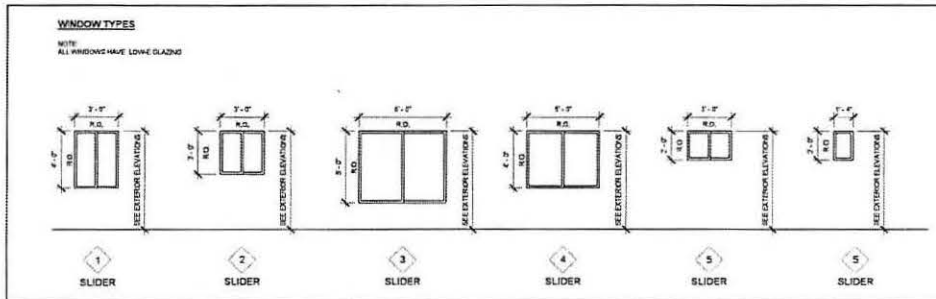
<b>Residential Uses:</b>			
Dwelling Units	Number		Density
Single Family Detached			du/ac
Single Family Attached			du/ac
Duplex			du/ac
Multi Family		<u>4</u>	du/ac
<b>Total</b>			<u>4</u> du/ac
<b>Area Distribution</b>			
Building coverage	_____ acres	<u>6.25</u>	% net acres
Vehicle parking	_____ acres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

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



**GENERAL CONSTRUCTION NOTES**

1. ALL HEADERS ARE TO BE 2X12 BEAM OR 18" BATES BY MANUFACTURER.
2. ALL PLATES OR ANY WOOD PRODUCT IN CONTACT WITH ANY CONCRETE WILL BE TREATED WOOD PRODUCTS.
3. ALL EXTERIOR BRACKETS ARE TO OUTSIDE FACE OF CONCRETE. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. SITE MANUFACTURER TRUSS FRAMING PLANS AND DIAGRAMS FOR PRELIMINARY WOOD TRUSSES.
5. BATHROOM WITHOUT WINDOWS WILL HAVE FANS THAT PROVIDE AIR EXCHANGE EVERY 15 MINUTES.
6. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200.
7. ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION @ 16" O.C. UNLESS OTHERWISE NOTED.
8. ALL SKINNE STRUCTURES WILL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. ALL ALARMS CAN BE HEARD IN INDIVIDUAL SLEEPING ROOMS.
9. PROVIDE AT LEAST ONE (1) C.D. DETECTOR PER RM FLOOR.
10. OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ALL SITE RELATED ISSUES INCLUDING BUT NOT LIMITED TO SOIL, PROPERLY LINED GRADING, SEWER, SPT, SYSTEMS, WELL, ZONING, UTILITY FAULTS, ETC.
11. THESE CHANGES ARE CALLS AND PROVIDED AS A SERVICE TO THE OWNER TO REPRESENT THEIR IDEAS AND TO ALLOW THEM TO EXPRESS THEIR IDEAS TO CONTRACTORS AND SUPPLIERS IN AN ACCURATE MANNER. CONTRACTOR IS NOT RESPONSIBLE FOR ANY FALLBACKS OF CONSTRUCTION OR AS A RESULT FOR ANY CHANGES MADE TO THESE DOCUMENTS AS PRESENTED.
12. CONCRETE CONTRACTOR RESPONSIBLE FOR HOLD DOWNS AND REBAR PER CODE.
13. ALL WINDOW CALL OUTS, SETS AND HEADER HEIGHTS ON EXTERIOR ELEVATIONS.
14. ALL GLAZING TO BE LEAD.
15. CONTRACTOR IS RESPONSIBLE FOR SITE VERIFYING AND DESIGNING STEP FOOTINGS.
16. ALL LAMBER FOR DECKING AND ANY THAT TOUCHES CONCRETE WILL BE WATER RESISTANT TREATED.



Four-plex  
 KGB & Vine  
 Wasilla, Alaska



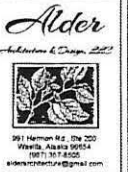
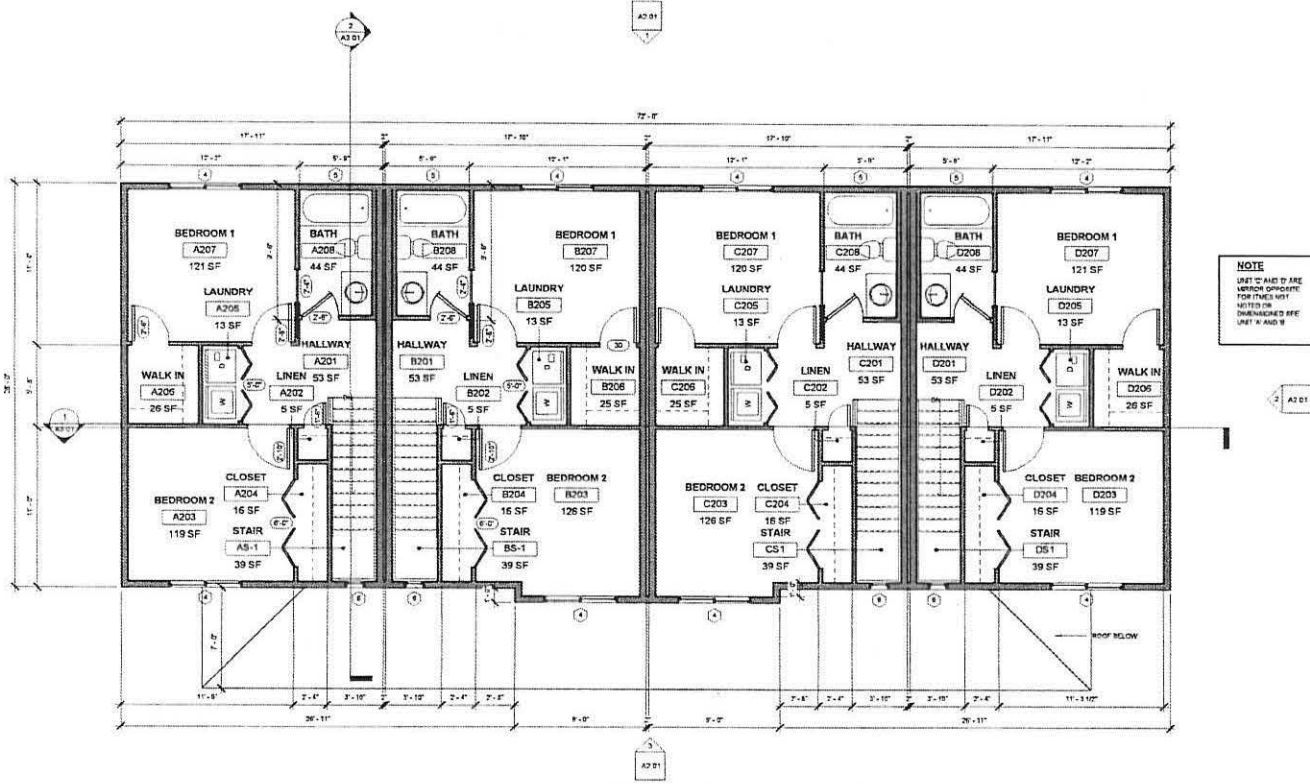
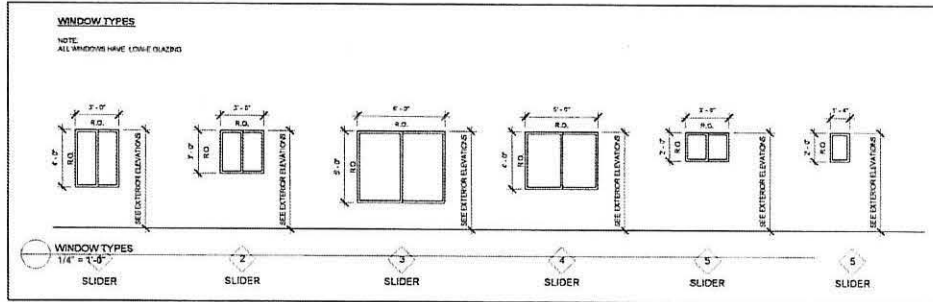
**DRAFT**

Project number: 15019  
 Date: 7/20/15  
 Drawn by: AML

**A1.02**

**GENERAL CONSTRUCTION NOTES**

1. ALL HEADERS ARE TO BE 6"X12" BEAM OR 1/2" LARGER BY MANUFACTURER.
2. ALL PLASTER OR ANY WOOD PRODUCTS IN CONTACT WITH ANY CONCRETE SHALL BE TREATED WOOD PRODUCTS.
3. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. SET UNIFORM EXTERIOR TRUSS FRAMING PLANT AND TRUSSES FOR FINISH EXTERIOR ROOF TRUSSES.
5. BATHROOMS WITHOUT WINDOWS SHALL HAVE FANS THAT PROVIDE AN AIR CHANGE EVERY 12 MINUTES.
6. WALL AND CEILING FINISHES SHALL HAVE 2 LAYER SPRAYED Gypsum BOARD OF 1/2" THICKER THAN 200.
7. ALL INTERIOR WALLS TO BE 2"X CONSTRUCTION @ 16" O.C. UNLESS OTHERWISE NOTED.
8. ALL FINISH DETECTOR WIRE BE RETURNED TO BUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. ALL ALARMS CAN BE HEARD IN INDIVIDUAL SLEEPING ROOMS.
9. PROVIDE AT LEAST ONE IN C.O.D. DETECTOR PER FLOOR.
10. OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR ALL SITE RELATED ISSUES INCLUDING BUT NOT LIMITED TO SOIL, PROPERTY LINES, GRADING, SETBACKS, SEPTIC SYSTEM, WELL, SOUNDING UTILITY LAINEMENTS, ETC.
11. THESE CHANGES AND ONLY BEING PROVIDED AS A SERVICE TO THE OWNER. TO REPRESENT THEIR IDEAS AND TO ALLOW THEM TO EXPRESS THEIR IDEAS TO CONTRACTORS AND SUPPLIERS IN AN APPROPRIATE MANNER. OWNER IS NOT RESPONSIBLE FOR ANY FAILURES OF CONSTRUCTION AT FINISH FOR ANY CHANGES UNLESS TO THESE DOCUMENTS AS PRESENTED.
12. CONCRETE CONTRACTOR RESPONSIBLE FOR HOLD DOWNS AND REBAR PER CODE.
13. ALL WINDOW CALL OUTS, SIZES AND HEADER HEIGHTS ON EXTERIOR ELEVATIONS.
14. ALL GLAZING TO BE LOW-E.
15. CONTRACTOR IS RESPONSIBLE FOR SET VENT PANS AND DECIDING STEP FOOTINGS.
16. ALL LUMBER FOR DECKING AND ANY TRIM TOUCHES CONCRETE SHALL BE WATER RESISTANT TREATED.



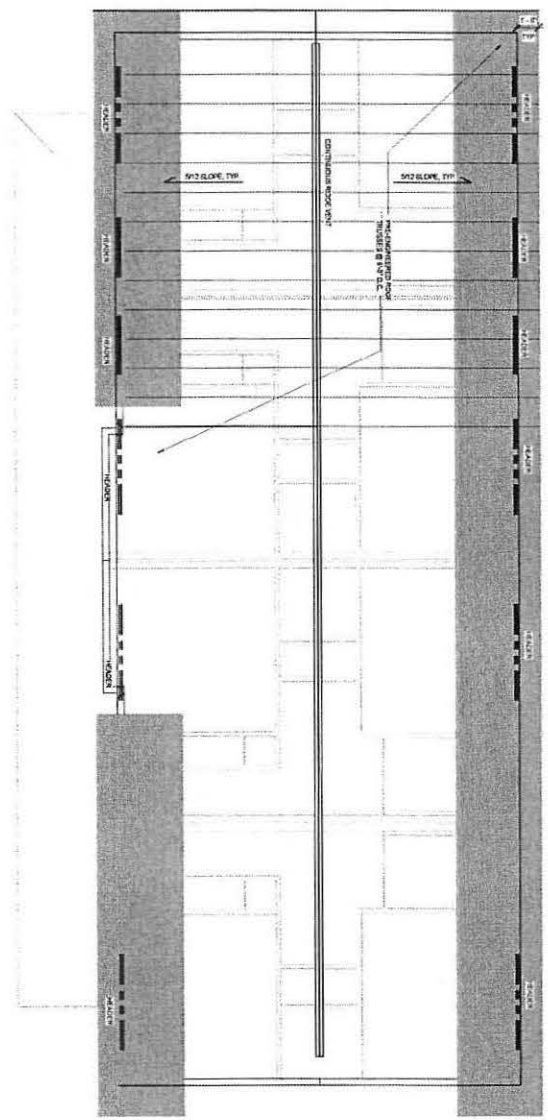
Four-plex  
KGB & Vine  
Wasilla, Alaska





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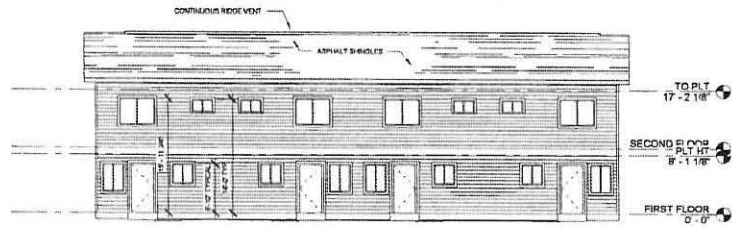
Project number: 15019  
Date: 7/30/15  
Author:

A1.04

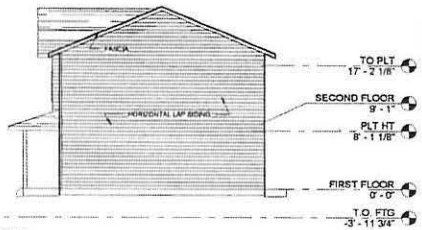


- 1. IF ALL TAGS TO MAKE UP ONE DESIGN SET...
- 2. FOR ANY REVISIONS TO BE MADE TO ANY OF THE TAGS...
- 3. THESE TAGS ARE TO BE USED IN THE ORDER LISTED...
- 4. SPECIAL TAGS FOR REVISIONS TO BE MADE...

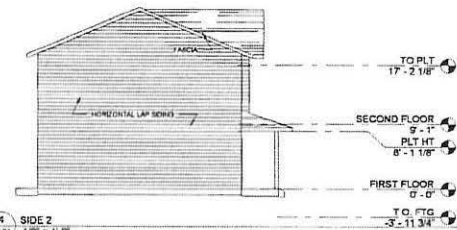
	<p>Four-plex  <b>KGB &amp; Vine</b>                  Wasilla, Alaska</p>		
<p><b>DRAFT</b></p>			
<p><b>A1.05</b></p>			



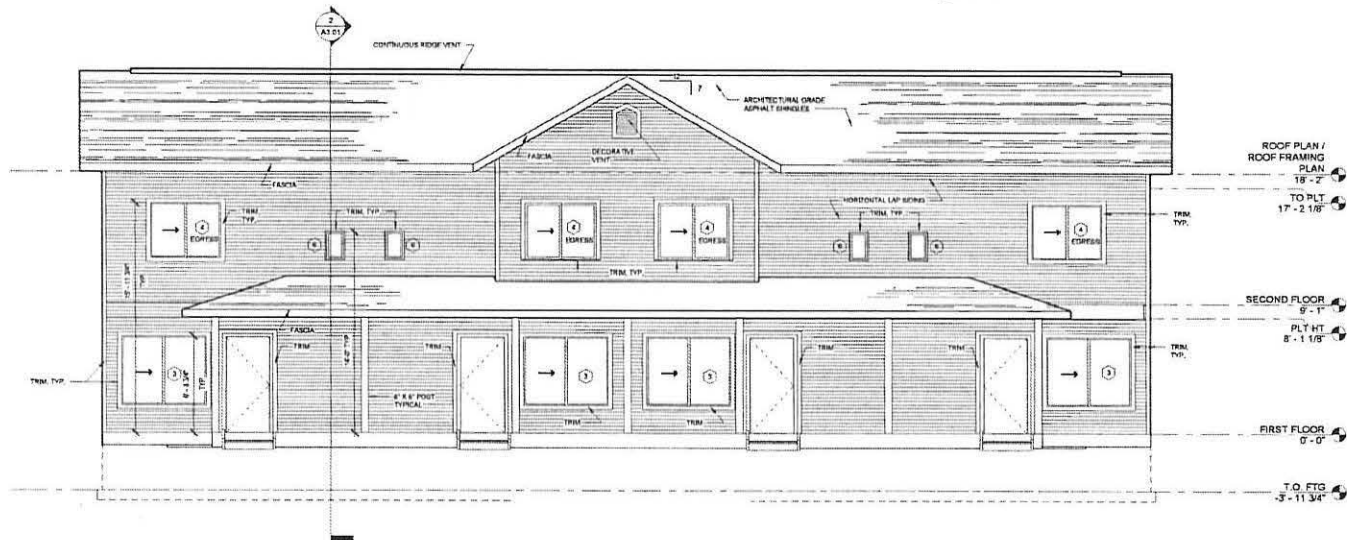
1 REAR  
1/8" = 1'-0"



2 SIDE 1  
1/8" = 1'-0"



4 SIDE 2  
1/8" = 1'-0"



3 FRONT  
1/8" = 1'-0"

*Alder*

Architecture & Design, LLC



301 Harmon Rd., Ste 205  
Wasilla, Alaska 99584  
(907) 387-8400  
alderarchitectural@gmail.com

Four-plex  
KGB & Vine  
Wasilla, Alaska



DRAFT

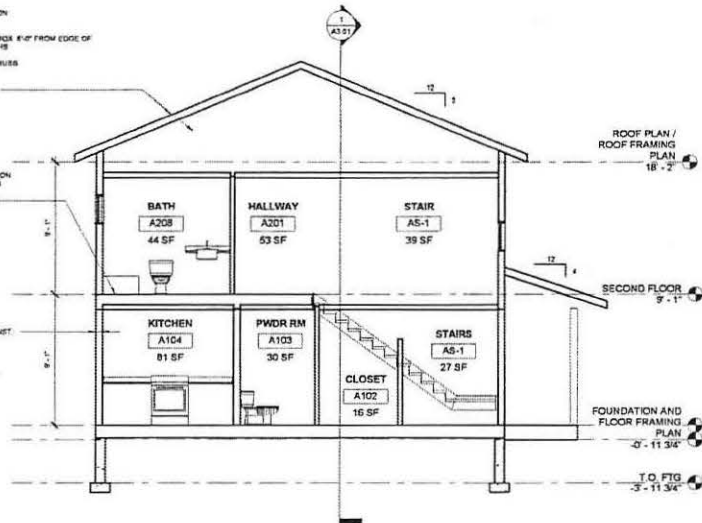
Project number 15019  
Date 7/30/15  
Drawn by Author

A2.01

- TYPICAL ROOF CONSTRUCTION
- ASPHALT SHINGLES
  - UNDERLAMENT
  - ICE DAM PROTECTION APPROX 4'-0" FROM EDGE OF EAVE FOR TWO ROLL WIDTHS
  - ROOF SHEATHING
  - PRE-ENGINEERED ROOF TRUSS
  - 4.0 LB INS. INSULATION
  - VAPOR RETARDER
  - 5/8" OSB/DM WALL BOARD

- TYPICAL FLOOR CONSTRUCTION
- 3/4" T&G FLOOR SHEATHING
  - 1 1/2" JOISTS AT 16" O.C.
  - 5/8" OSB/DM BOARD

- TYPICAL EXTERIOR WALL CONST.
- SIDING
  - BUILDING WRAP
  - EXTERIOR SHEATHING
  - 2X6 STUDS AT 16" O.C.
  - R-13 INS. BATT INSULATION
  - VAPOR RETARDER
  - 5/8" OSB/DM BOARD



2 BUILDING SECTION 2  
1/4" = 1'-0"



1 BUILDING SECTION  
1/4" = 1'-0"

Alder  
Architecture & Design, LLC



891 Herman Rd., Ste 200  
Wasilla, Alaska 99584  
(907) 371-8300  
alder-architecture@gmail.com

Four-plex  
KGB & Vine  
Wasilla, Alaska



DRAFT

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

A3.01







SCALE 1" = 400'



NOTES:  
 1. THESE MAY BE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, LAWS AND CODES, AND ANY OTHER APPLICABLE LAWS, RULES AND REGULATIONS, WHICH MAY BE APPLIED TO THE DEVELOPMENT OF THIS TRACT.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office this 15th day of March, 2024.

STATE OF ALABAMA  
 COUNTY OF MOBILE

NOTARY PUBLIC

My Commission Expires

DATE

BY

PLAT

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

TRACT A

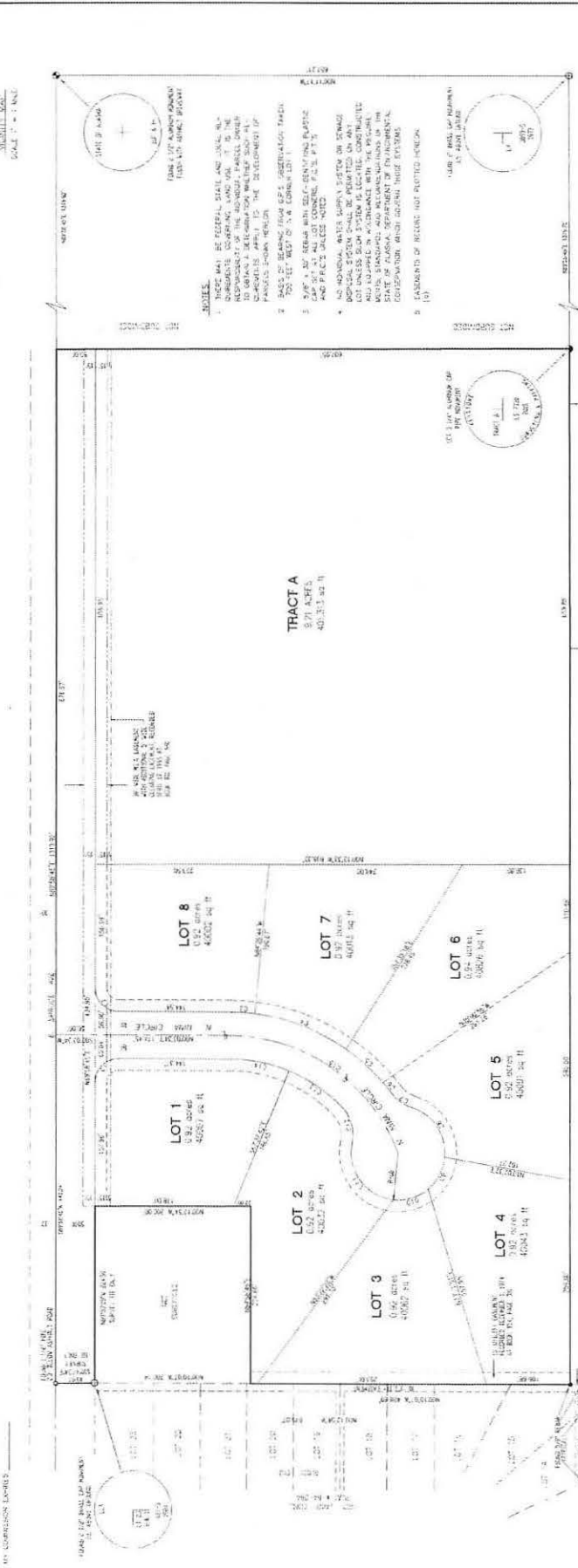
TRACT A

TRACT A

TRACT A

TRACT A

TRACT A



PLAT OF  
**AZALEA WOODS**  
 A SUBDIVISION OF THE  
 STATE OF ALABAMA  
 COUNTY OF MOBILE  
 PLAT NO. 15-15-24  
 PREPARED BY  
 REFSTONE SURVEYING  
 10000 W. GULF SHORE BLVD., SUITE 100  
 GULF SHORE, ALABAMA 36531  
 PHONE: 904.707.1111  
 FAX: 904.707.1112  
 LICENSE NO. 15-15-24-001

NOTICE TO THE PUBLIC  
 THIS PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE ALABAMA DEPARTMENT OF REVENUE AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

LOT	ACRES	SQ. FT.	AREA	PERCENT
1	0.52	40527	12.5	1.56
2	0.52	40527	12.5	1.56
3	0.52	40527	12.5	1.56
4	0.52	40527	12.5	1.56
5	0.52	40527	12.5	1.56
6	0.52	40527	12.5	1.56
7	0.52	40527	12.5	1.56
8	0.52	40527	12.5	1.56
TOTAL	4.16	324216	100.0	100.00

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

TRACT A  
 8 LOTS  
 40,527 SQ. FT.

CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 19 day of August, 2015 I mailed 198 notices of: \_\_\_\_\_ via first class U.S. Mail and by hand delivery regarding the following:  
Planned Unit Development  
Land Use Permit # 15-01.

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

DATED at Wasilla, Alaska, August 19, 2015

CITY OF WASILLA

Tahirih Revet  
TAHIRIH REVET  
Planning Clerk

Attest:

\_\_\_\_\_  
TINA CRAWFORD  
City Planner

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SAFHOLM CYMANTHA  
1661 N LACY LOOP  
WASILLA, AK 99654

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

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

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

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

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

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ROGERS RYAN M  
1711 N LACY LOOP  
WASILLA, AK 99654

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

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ROGERS KEITH A  
1730 N LACY LOOP  
WASILLA, AK 99654

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

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

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

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

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GILLOW TIMOTHY G  
GILLOW J PRISCILLA  
189 E NELSON AVE  
PMB 124  
WASILLA, AK 99654  
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RATHBUN CHRISTOPHER S  
RATHBUN REBECCA S  
1925 N LUCILLE ST  
WASILLA, AK 99654-3801

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

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

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

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

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

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

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

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TVORAK CAROL C  
1790 N LACY LOOP  
WASILLA, AK 99654

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

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

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SHIFFER MICHAEL W & SUSAN  
2200 BAMBURY  
ANCHORAGE, AK 99504

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

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

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

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

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

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

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

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

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

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WASILLA, AK 99654

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WASILLA, AK 99654-1275

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WASILLA, AK 99654

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WASILLA, AK 99654

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JOHANNES SCOTT  
412 S ADELE CIR  
WASILLA, AK 99654

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% LESLIE PHEASANT  
WASILLA, AK 99654-0953

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500 E SILVER FOX LN  
WASILLA, AK 99654

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FOSTER CHAS A  
501 FOREST AVE  
WASILLA, AK 99654

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

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

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

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KIRILOVA VALENTINA A  
525 E SILVER FOX LN  
WASILLA, AK 99654

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

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

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

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

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

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

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

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

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

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

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RENTZ WAYNE & CHARLENE LVG TR  
600 E CHICKALOON WAY  
WASILLA, AK 99654-3940

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1107B01L012  
BATES DAVEN F  
CROSS ROSE A  
900 E SUSITNA DR  
WASILLA, AK 99654-3925

1028000L005  
MEYERHOLTZ WM W & SALLY S  
921 N VICTORIAN DR  
COEUR D' ALENE, ID 83814-6844

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

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

2689B03L001  
FLETCHER WILLIAM D & MELODY M  
PO BOX 870184  
WASILLA, AK 99687-0184

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ENSTAR  
PO Box 190288  
Anchorage, AK 99519-0288

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

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

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

MEA  
PO Box 2929  
Palmer, AK 99645

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

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

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

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

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

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

MTA  
Real Estate Department  
PO Box 3550  
Palmer, AK 99645

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

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

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

SOA/DNR  
Commissioner's Office  
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Suite 1400  
Anchorage, AK 99501

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

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

Debra Barrett  
2860 W. Bayridge Circle  
Wasilla, AK 99654

Glenda Ledford  
960 S. Century Drive  
Wasilla, AK 99654

Jessica Dean  
209 S. Vix Way  
Wasilla, AK 99654

Loren Means III  
1668 Pittman Road  
Wasilla, AK 99687

Claudia Pinard  
646 Peck Street  
Wasilla, AK 99654

COW Public Works Director  
Archie Giddings

City Council  
Stu Graham

City Council  
Gretchen O'Barr

City Council  
Collen Sullivan-Leonard

City Council  
Clark Buswell

City Council  
Brandon Wall

City Council  
David Wilson

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

**DATE:** August 19, 2015

**CASE:** PUD15-01

**APPLICANT (S):** Fuller Properties, LLC

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

A public hearing on this request is scheduled for **September 8, 2015 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. 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](mailto:planning@ci.wasilla.ak.us). Written comments on this PUD request must reach the Planning Office on or before August 31, 2015 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

**FIRST CLASS**

**PUBLIC NOTICE**

**PUD #15-01**

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

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

Applicant: JYG Investment Group, LLC

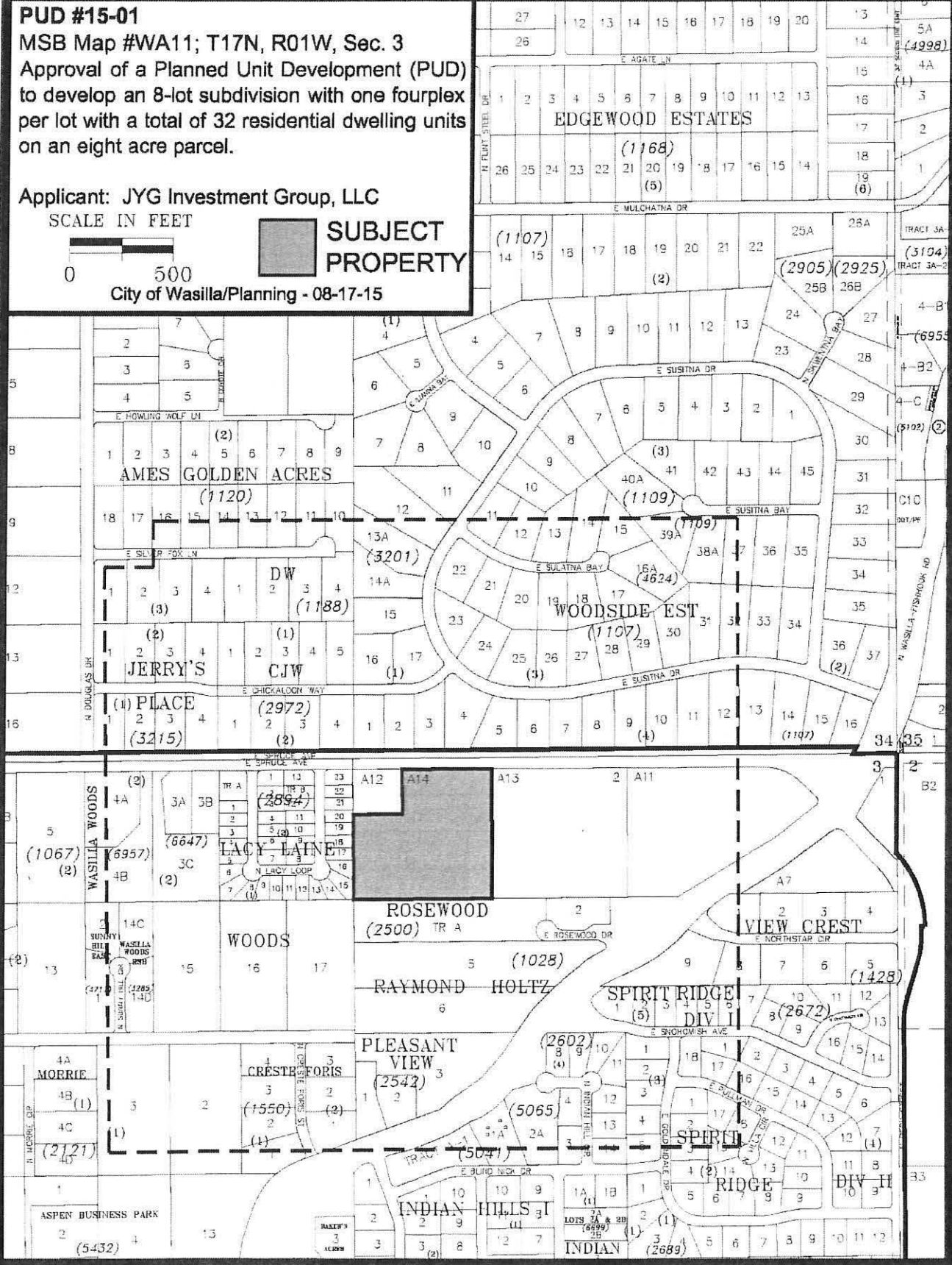
SCALE IN FEET



City of Wasilla/Planning - 08-17-15



**SUBJECT PROPERTY**





## CITY OF WASILLA

---

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

# NOTICE

## OF APPLICATION FOR PLANNED UNIT DEVELOPMNET

APPLICANT/OWNER: Fuller Properties, LLC

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

FILE NO: PUD 15-01

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

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

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

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

TELEPHONE: 373-9020  
FAX: 373-9021  
EMAIL: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us)



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED:

\_\_\_\_\_  
Glenda Ledford, Chairman      Date

ATTEST:

\_\_\_\_\_  
Tina Crawford, AICP, City Planner

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 15-16**  
**FINDINGS OF FACT**

**COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **COMPLIANCE WITH WMC 16.16.070 - REZONING**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

**COMPLIANCE WITH WMC 16.20.030 – PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT**

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

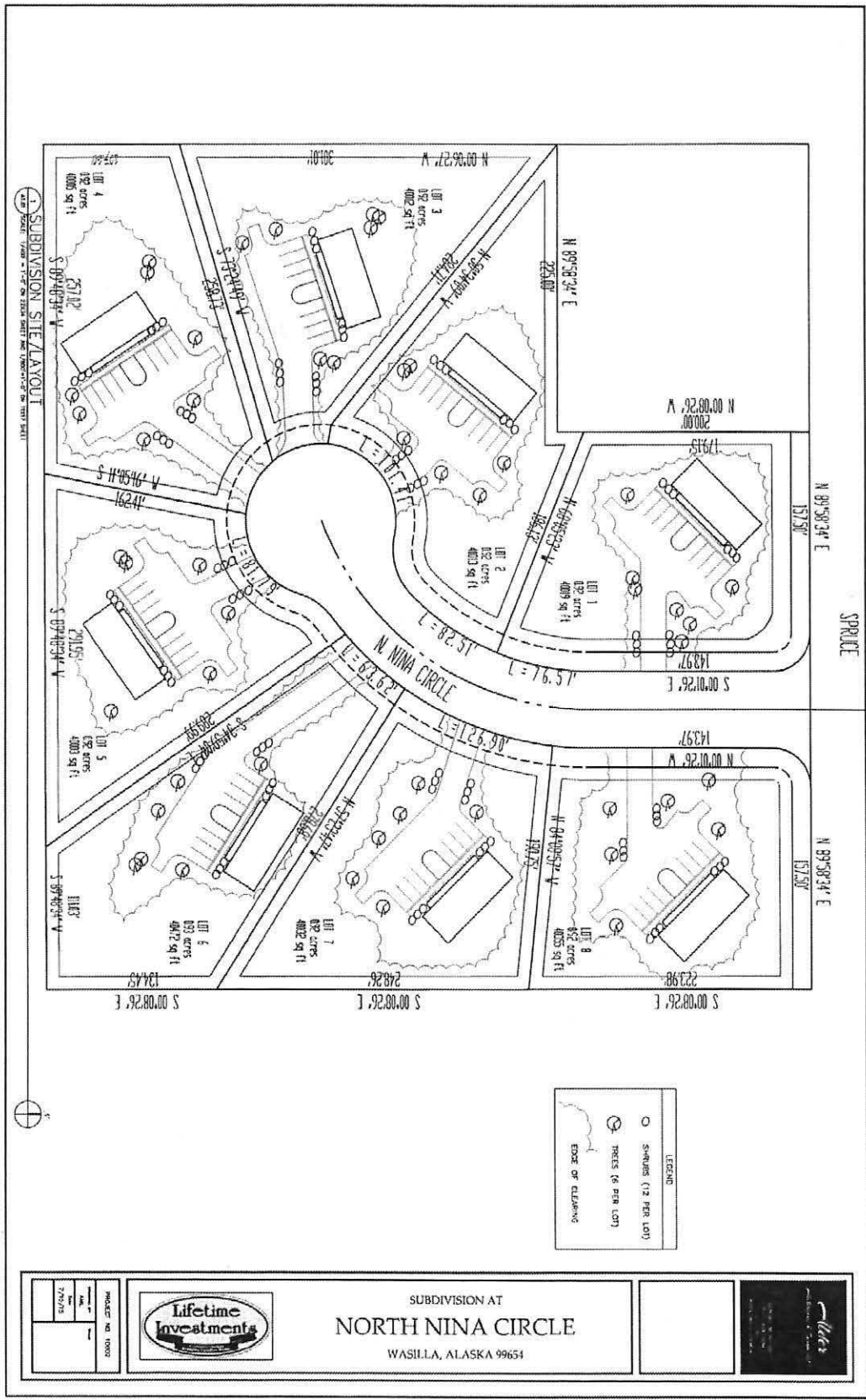
Finding: The proposed development meets all of the minimum setbacks, clearing requirements, and landscaping requirements.

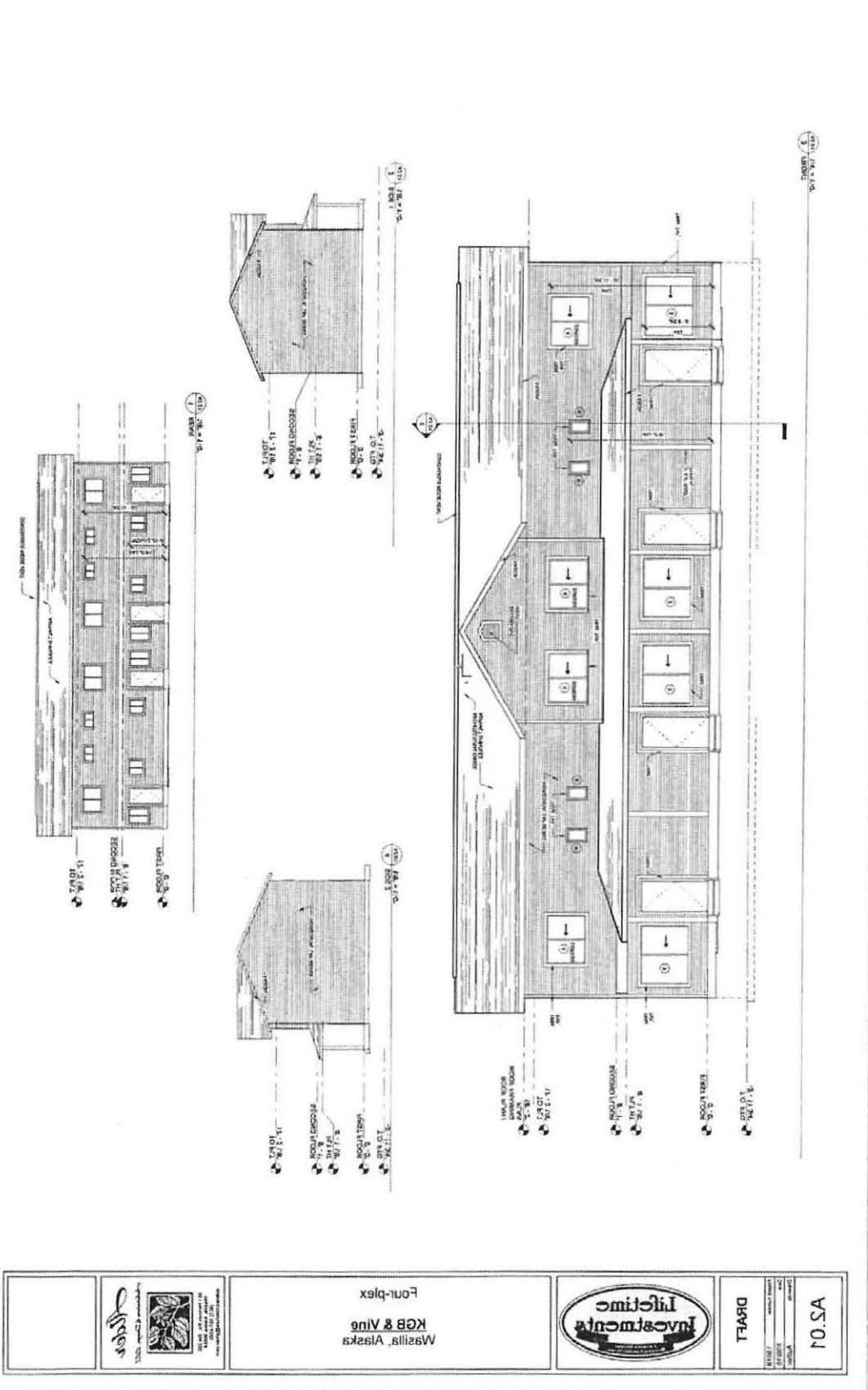
6. ***Required Improvements. All streets, paving, curbs, sidewalks, utilities, street lighting and similar facilities must be developed according to city standards unless specifically waived upon recommendation of the public works director.***

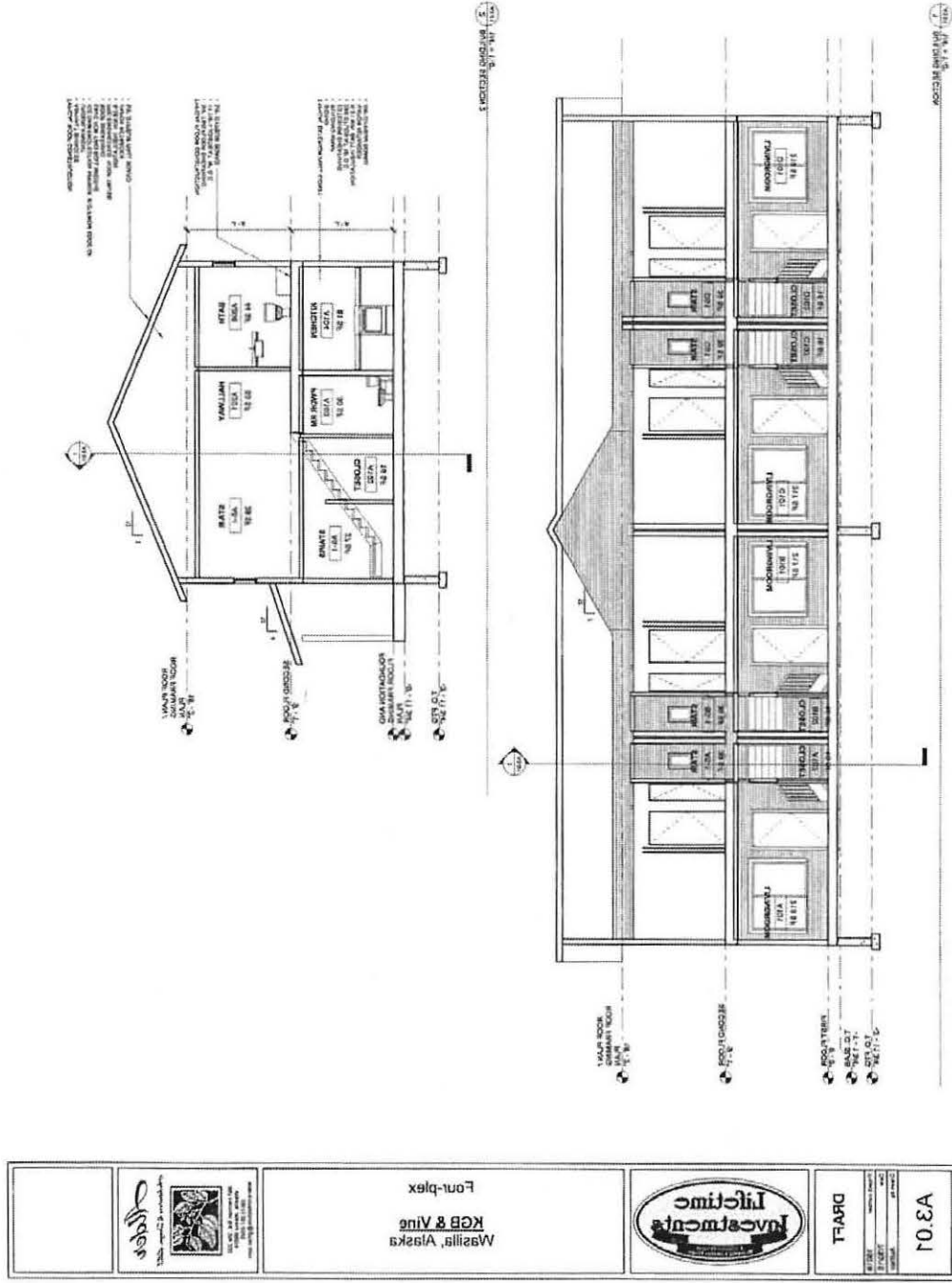
Finding: All improvements will be constructed to applicable city and borough standards.

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

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









2/21 1/8" = 1'-0"  
SECTION 2  
FLOOR PLAN SECTION

3/21 1/8" = 1'-0"  
SECTION 3  
FLOOR PLAN SECTION

<p>103A1 DRAWING DATE: 10/11/17 BY: [unintelligible] CHECKED: [unintelligible]</p>		<p>Msellis' Viskas KGB &amp; Aine Four-plex</p>	
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NOTICE OF PUBLIC HEARING –  
Planned Unit Development (PUD)

DATE: September 11, 2015

CASE: PUD15-01

The Wasilla City Council will consider the following request:

APPLICANT (S): Fuller Properties, LLC

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

You are being notified since you are a property owner within 1,200' of the subject property, per WMC 16.16.040.

As required by the City Code, the Planning Commission held a public hearing on September 8, 2015 regarding this PUD request (a separate public notice was sent regarding this meeting). After obtaining input from the planning staff, the applicant, and interested parties, the Planning Commission approved Resolution Serial No. 15-16 that recommended the City Council approve the request.

This PUD request will be introduced at the City Council on September 28, 2015 and a public hearing will be held on October 12, 2015. The City Council meetings begin at 6:00 pm in the City Council Chambers at 290 E. Herring Avenue, Wasilla, AK. You may provide comments during the public hearings.

Comments may also be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herring Ave., Wasilla, AK 99654. If there is not enough room below, please attach a separate piece of paper. You may also fax your comments to (907) 373-9021 or email them to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us).

For additional information or to review the rezone application, please contact the Planning Office at (907) 373-9020.

Name Michael E. Frank  
Address 911 E. SUSITNA DR  
Lot 11 Block 3 Subdivision WOODSIDE EST

Comments: I don't think that we need anymore Large Apt Complexes, Duplexes are Fine, but I think it would be a mistake to let them build Large Complexes. When you get too many people in small areas, problems always come up, rise in crime. Keep the neighbor Hoods spread out, it looks better.



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

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

FIRST CLASS

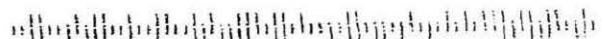
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SEP 22 2015

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

99654#3933 0013



NOTICE OF PUBLIC HEARING –  
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Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: *NO objections. - Parcel currently being platted*  
*Paul*



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

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SEP 14 2015

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ZIF 99654  
041L11222587

FIRST CLASS

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

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SEP 21 2015

Planning Office  
City of Wasilla

Metamaska-Susitna Borough

SEP 14 2015

RECEIVED

NOTICE OF PUBLIC HEARING

99645#6488 C001



## Tahirih DesJardin

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**From:** Kelly Allen <kandkallen@yahoo.com>  
**Sent:** Tuesday, September 29, 2015 11:55 AM  
**To:** Planning  
**Subject:** Fuller property request

Hi this email is in reference to case PUD15-01. I live at 531 E chickaloon way in wasilla and am not able to attend the public hearing, but would like my voice to be heard. I am very much against the approval of the fourplex subdivision. I built my house over 6 years ago and one of the reasons we chose this place was because it was a residential home neighborhood. We didn't want to raise our kids next to an apartment complex. I do not want the extra traffic so close to my home. I believe that there are already lots around that can facilitate the fourplex's in question. Why chose a residential home neighborhood and infiltrate it with a constant flow of traffic. New people are always coming and going, late night parties are always accompanied by so many apartments, as are drugs. So again no I do not agree with the request to build any fourplex's on those lots. My kids play on our road and the building of just one fourplex on our street has almost doubled the traffic day and night. So I would suggest that the builders find an appropriate lot to build such a subdivision and let those who have already established this area as a residential home area have just that. I hope the city council will see the where I am coming from and make the right decision for our sake, the sakes of those who are already here, and deny the request to build the fourplexs on those lots. Thank you for you time and consideration.

**Mr. Kelly Allen**

NOTICE OF PUBLIC HEARING –  
Planned Unit Development (PUD)

Matanuska - Susitna Borough  
Development Services

DATE: September 11, 2015

CASE: PUD15-01

SEP 14 2015

The Wasilla City Council will consider the following request:

APPLICANT (S): Fuller Properties, LLC

Received

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

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Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Open Cases Y or N

SpUD Y or N

City of Wasilla

FIRM # 8085 Zone X

Comments: \_\_\_\_\_

no comment

Date: 9/24/15 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

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ZIP 99654  
041L11222587

FIRST CLASS

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

Matanuska-Susitna Borough

SEP 14 2015

RECEIVED

NOTICE OF PUBLIC HEARING

99645#6488 C001

