



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Claudia Pinard, Seat A
Debra Barrett, Seat B
Jessica Dean, Seat C
Loren Means, Seat D
Brian Mayer, Seat E

**CITY OF WASILLA
PLANNING COMMISSION MEETING AGENDA
WASILLA CITY COUNCIL CHAMBERS**

Wasilla City Hall, 290 E. Herning Avenue, Wasilla, AK 99654 / 907-373-9020 phone

REGULAR MEETING

6 P.M.

JUNE 14, 2016

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. City Deputy Administrator
 - B. City Public Works Director
 - C. City Attorney
 - D. City Planner
- VI. PUBLIC PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)
- VII. CONSENT AGENDA
 - A. Minutes of May 24, 2016 special meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Committee of the Whole
 - 1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.
- IX. UNFINISHED BUSINESS
- X. COMMUNICATIONS
 - A. Permit Information
 - B. Enforcement Log
 - C. Matanuska-Susitna Borough Planning Commission agenda

- XI. AUDIENCE COMMENTS (*three minutes per person*)
- XII. STAFF COMMENTS
- XIII. COMMISSION COMMENTS
- XIV. ADJOURNMENT

SPECIAL MEETING

I. CALL TO ORDER

The special meeting of the Wasilla Planning Commission was called to order at 6:02 PM on Tuesday, May 24, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A
Jessica Dean, Seat C
Loren Means, Seat D
Brian Mayer, Seat E

Commissioner absent and unexcused was:

Debra Barrett, Seat B

Staff in attendance were:

Ms. Tina Crawford, City Planner
Mr. Archie Giddings, Public Works Director
Ms. Lyn Carden, Deputy Administrator
Mr. Leslie Need, City Attorney (via teleconference)
Ms. Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Pinard led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator

Ms. Carden provided a brief summary about the Memorial Day rodeo that will be held on May 28 and 29 at the Menard Center.

B. City Public Works Director

No report given.

C. City Attorney

Ms. Need provided an update on the appeal that was filed in Superior Court by the Kopperud's.

D. City Planner

No report given.

VI. PUBLIC PARTICIPATION (*Three minutes per person for items not on agenda*)
No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of May 10, 2016, regular meeting

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

A. Public Hearing

1. Item: Land Clearing Waiver #16-01 (Reso. #16-06)
Petitioner: Matt Wilson, AIA, 907 Architecture LLC
Owner: Jeffrey E. & Leanne Hatt
Request: Approval to clear more than 70% of the vegetation in order to construct one new commercial building on each lot.

Total Area: Approximately 3.25+/- acres (total for all 3 lots)
Locations: 2000, 2040, and 2060 E. Foundry Way
Lots 4-6, Block 3, Overlook Business Park

Zoning: Commercial
Future Land Use: Generally Commercial/Business

Ms. Crawford provided an overview of the request for a land clearing waiver to the Commission.

a. City Staff

b. Applicant

Mr. Matt Wilson provided a presentation regarding the request of land clearing waiver.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal

Chair Dean opened the public comment portion of the public hearing.

Mr. Stu Graham stated that he is on the City Council but he is not representing the City Council and that he is in favor of the development.

With no other comments, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

No other comments.

MOTION: Commissioner Means moved to approve land clearing waiver #16-01 (Resolution Serial No. 16-06), as presented.

Discussion moved to the Commission.

VOTE: The motion to approve Land Clearing Waiver #16-01 (Resolution Serial No. 16-06) as presented, passed with Commissioner Means, Mayer and Dean in favor and Commissioner Pinard opposed.

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

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

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

No comments.

XIII. STAFF COMMENTS

No comments.

XIV. COMMISSION COMMENTS

Commissioner Means stated he was unaware that only grass needs to be planted in the 30 percent vegetation.

Commissioner Mayer asked about compressing files for ease of download from the City website.

Commissioner Pinard stated she would like to see a discussion regarding revisions to the City's landscaping code. The Commission requested that a Committee of the Whole discussion be scheduled for the June 14, 2016 regular meeting to discuss possible revisions.

Chair Dean thanked the applicant for the thorough presentation.

XV. ADJOURNMENT

The regular meeting adjourned at 6:56 PM.

JESSICA DEAN, Chair Date

ATTEST:

TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2016.

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Wasilla, AK Code of Ordinances

Chapter 16.33 **LANDSCAPING STANDARDS**

Sections:

- 16.33.010 Purpose.
- 16.33.020 Required landscaping.
- 16.33.030 Landscaping standards.
- 16.33.040 Guaranty of required landscaping.
- 16.33.050 Land clearing restrictions.
- 16.33.060 Maintenance.
- 16.33.070 Waivers or modifications.

16.33.010 Purpose.

The purposes of the landscaping standards in this chapter are to stabilize soils, reduce dust and erosion, protect natural vegetation, sustain wildlife and fish, protect shorelines, reduce runoff, facilitate groundwater recharge, reduce noise, enhance the community's environment and visual character, provide attractive and functional separation and screening between uses, and to attract visitors and tourists to the city for the economic benefit of everyone in the community. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.020 Required landscaping.

A. Except as provided in subsection B of this section, every administrative approval, use permit and conditional use permit approved under this title shall be conditioned upon compliance with an approved landscaping plan that conforms to the requirements of this chapter.

B. Administrative approvals, use permits and conditional use permits for the following are exempt from subsection A of this section:

1. A single-family dwelling and accessory uses on a lot containing no more than one dwelling unit.
2. All uses located within the Wasilla Municipal Airport. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.030 Landscaping standards.

A. Landscaped Area. No less than five percent of the total lot area shall be devoted to landscaping. All landscaped areas shall be covered with native vegetation, trees, shrubs, lawn seeding areas or wildflower seeding areas. Landscaped areas shall be located to define, soften, and/or screen the appearance of buildings and off-street parking areas.

B. Minimum Planting. A minimum of six newly planted trees and twelve (12) newly planted shrubs shall be provided per acre of required landscaped area on a lot.

C. Alternative Landscaping Features. The planner may permit the substitution of alternative landscaping features such as hanging baskets, flower boxes, barrels, pedestrian plazas, fountains, walkways, furnishings such as benches, retention ponds, catch basins, or bioswales for part of the landscaped area required under subsection A of this section.

D. Shoreline Protection Area. Native vegetation shall be preserved, and there shall be no clearcutting or placement of fertilizer in any area of a lot that is within seventy-five (75) feet of the mean high water mark of any body of water, including a lake, stream or river. The area within a lot that complies with the requirements of this subsection shall be treated as part of the landscaped area that is required under subsection A of this section.

E. Parkway Landscaping. Any area in the right-of-way of a public street or highway that is located between the lot line and roadway pavement, curb or sidewalk that is disturbed or devoid of landscaping, and that is covered with topsoil and planted with ground cover, trees or shrubs meeting city specifications shall be treated as part of the landscaped area that is required under subsection A of this section.

F. Utility Easement Landscaping. Landscaping within public utility easements is encouraged but shall be limited to topsoil, seed, flower plantings, small shrub plantings or native vegetation.

G. Screening or buffering shall be provided between lots as follows:

1. Screening or buffering shall be located on any lot line where there is no building wall on the lot line and where the lot line separates:

- a. A commercial use from a residential use;
- b. An industrial use from a residential use;
- c. A public use from a residential use; or
- d. A single-family or duplex residential use from a multifamily residential use.

2. Screening may consist of a fence, a berm, or fence constructed on top of a berm, having a total height of not less than six feet. A berm used to provide screening shall be constructed entirely on the lot that is the subject of the application, and shall not interrupt natural drainage courses. To ensure privacy between buildings of different heights, tree plantings may be required to make screening more effective.

3. An area of native vegetation located adjacent to the lot line on the lot that is the subject of the application, that is at least twenty-five (25) feet deep, and which has a screening effect equivalent to a fence or berm, may be substituted for a fence or berm required under this subsection.

H. Seeded Areas. All seeded areas shall be covered with topsoil to a minimum depth of four inches after compaction, and shall be sown with either wildflower seed mix or lawn seed mix. Seed mixtures used for ground cover shall not contain seeds from invasive species as defined in USDA Pamphlet R10-TP-130B, Selected Invasive Plants of Alaska 2004.

I. Landscaping required under this title shall be placed in a manner that does not interfere with the installation, maintenance or repair of any public utility, restrict pedestrian or vehicular traffic, or obscure traffic control signs or devices. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.040 Guaranty of required landscaping.

A. The granting of an application for a use including a structure having a gross floor area greater than five thousand (5,000) square feet shall be conditioned upon the applicant furnishing a guaranty for the provision of any required landscaping. The guaranty shall be equal in amount to the estimated cost of the required landscaping, and shall be in one of the following forms:

1. A cash deposit in escrow with a responsible financial institution authorized to do such business in the state, under an escrow agreement that provides the deposit will be held in trust for the benefit of the city, will not be used as security for any other obligation, and will be released to the city if the city certifies that the applicant has not completed the required landscaping.
2. A surety bond from a company authorized to do such business in the state, payable to the city if any required landscaping is not completed, posted either by the applicant or a contractor obligated by written contract to the applicant for construction of all the required landscaping. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.050 Land clearing restrictions.

A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.

1. After approval of a preliminary plat for a subdivision, vegetation may be cleared in the following areas as shown on the preliminary plat: roads and road rights-of-way, and water, sewer and utility easements. To assure the health and survival of trees that are not to be removed, the developer shall avoid the following kinds of tree injuries during all development activities:

- a. Mechanical injuries to roots, trunk, and branches;
- b. Injuries by chemical poisoning;
- c. Injuries by grade changes;
- d. Injuries by excavations; and
- e. Injuries by paving.

2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.

3. As required for wildfire protection by any agency having jurisdiction.

B. The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.060 Maintenance.

The owner of a lot shall maintain continuously all landscaping and natural vegetation on the lot that is required under this title. Maintenance shall include the replacement of dead or substantially damaged trees and shrubs with an equal number of healthy trees or shrubs. When landscaping that is part of an approved landscaping plan is removed, disturbed or damaged, or is not maintained, in violation of this title, in addition to any other remedy under this title, the city may require the lot owner to replace the landscaping on the lot consistently with the current provisions of this title. (Ord. 06-47(AM) § 2 (part), 2006)

16.33.070 Waivers or modifications.

A. The commission may waive or modify a requirement in this title concerning the density, location or height of landscaping as provided in this section.

1. Preapplication Conference. The applicant shall schedule a preapplication conference with the planner to review the proposed waiver or modification.

2. Application and Site Plan. After the pre-application conference, the applicant shall submit an application for the waiver or modification to the planner with the appropriate application fee. The application shall include a site plan depicting all information relevant to the requested waiver or modification. The planner may require that the site plan be produced by a registered professional engineer, architect, landscape architect or land surveyor.

3. Public Hearing. The commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in Section 16.16.040 for a conditional use.

4. Decision. The commission may approve an application only if the commission finds that the application meets all of the following standards:

a. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property;

b. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either;

c. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;

d. The waiver or modification will not significantly affect adjacent property or water bodies; and

e. The waiver or modification is consistent with the spirit and intent of this chapter. (Ord. 06-47(AM) § 2 (part), 2006)

WMC Section 16.24.040 Parking

4. Landscaping.

- a. A parking or storage area in a residentially zoned lot or adjacent to a residentially zoned lot shall be screened by a wall, fence or landscaping designed to screen the view of the parking or storage area from the residential area. The screen shall have a minimum height of 3.5 feet and shall be maintained in good condition.
- b. Each parking lot containing ten (10) or more parking spaces shall include around its perimeter a planting bed having a minimum width of ten (10) feet. A planting bed located adjacent to a street shall contain trees, shrubs, flowers, boulders, mulch and fences. Any fence in a planting bed located adjacent to a street shall be set back at least three feet from the lot line to allow room for plantings on the street side of the fence. A planting bed that is not adjacent to a street shall contain plantings that will attain an average height of two feet within two years of planting, and that are grouped to allow for seeded snow storage areas.
- c. Each parking lot containing more than forty (40) parking spaces also shall include landscaped islands covering not less than fifteen (15) percent of the total area of the parking lot. A landscaped island shall contain trees, shrubs, flowers and mulch and shall be protected with mounding and boulders or curbs.

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CITY OF PALMER

Chapter 17.32 C-G General Commercial District

D. Landscaping and Screening. The landscape plan shall provide for landscaping that reasonably reduces visual, sound, and/or traffic distraction impacts of vehicular movements. The variety of materials selected shall be compatible with the climate, planting location, and landscaping function.

1. Landscaping shall be equal to 15 percent of the total lot area.
2. Landscaping shall consist of a combination of components such as lawn area, landscape beds, ground cover plants, shrubs, evergreen trees, deciduous trees, earthen berms and wooden fences. No single landscaping component may occupy more than 50 percent of the area to be landscaped.
 - a. Evergreen and deciduous trees shall be planted at intervals no greater than 15 feet on center and shall be a minimum of five feet in height at planting.
3. All parking lots visible from public rights-of-way shall be screened with a combination of trees, shrubs or other plant materials, possibly in combination with fences and berms.
4. Where a side, or portion thereof, of an LRE parcel is adjacent to a residential zone, an earthen berm, no less than six feet in height, with evergreen trees a minimum of five feet in height at planting at intervals of 15 feet on center shall be provided on such side or portion thereof. A solid wooden fence, no less than six feet in height, may be substituted for the berm. Due to the high winds in Palmer, an interlap fence (alternating board on each side) may also be used, and may be preferable to solid. For purposes of this subsection, "adjacent" means touching or across from an alley or residential street. "Adjacent" does not mean across from a commercial, collector, or arterial street.
5. All landscaping structural requirements (e.g., drainage, grading, concrete, rock or keystone bed structures, sidewalks) must be met at occupancy. Topsoil addition and final grading and seeding and all plantings of flora must be met within 12 months of occupancy, or within the first growing season after occupancy, whichever comes first. The owner, lessee, etc., shall continue to meet such requirements thereafter and replace all dead shrubs and trees to maintain the landscaping in good condition.
6. Grassy areas shall be maintained according to standard turf practices, which include regular mowing, fertilizing and watering.

17.64.080 Landscaping requirements.

A. All parking lots shall have landscaping as required by this section, except those parking lots for single-family and two-family dwellings.

B. All required parking lots of five spaces or more shall provide a landscape buffer at least five feet in width along any property line adjacent to a street, except for those in the airport commercial, airport industrial, and industrial districts where they do not border a residential district.

C. For parking lots containing less than five spaces, an area equal to at least five percent of the parking lot shall be in landscaping which is visible to the street.

D. For parking lots containing five or more spaces, an area equal to at least 10 percent of the parking area shall be in landscaping which is visible to the street.

1. Any interior landscaping planter counted towards the percentage requirement must have a minimum five-foot-wide area exclusive of any vehicle overhang. Only low-level shrubs, ground cover and grass shall be used in vehicle overhang areas.
2. Any landscaping between the building and the parking lot counted towards the percentage requirement must have a minimum five-foot-wide area exclusive of any vehicle overhang. Only low-level shrubs, ground cover, and grass shall be used in vehicle overhang areas.

E. No parking lot shall contain 45 or more contiguous parking spaces without a curbed planting area. Interior landscaping planters shall be dispersed throughout the entire parking lot area. Parking lots in the industrial and business park zoning districts may be exempt from interior landscaping requirements. Applications may be submitted to the commission requesting substitution of interior landscaping in exchange for common use area(s) for employees, such as a picnic or exercise area. (Ord. 06-017 § 3, 2006; Ord. 05-036 § 18, 2005)

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C. Nonresidential Development Adjacent to Existing Residential Use

As a condition of the approval of any conditional use permit, site plan review, subdivision, or variance of any nonresidential use located within 200 feet of any residential district, the decision-making body shall be authorized to impose conditions that are necessary to reduce or minimize any potential adverse impacts on residential property. Such conditions shall be based on findings which support the imposed condition as required by subsection 21.07.070B., and may include but are not limited to the following:

1. Hours of operation and deliveries;
2. Location on a site of activities that generate potential adverse impacts on adjacent uses, such as noise and glare;
3. Placement of trash receptacles, compactors, or recycling;
4. Location and screening of loading and delivery areas, garages, vehicle fleet parking, or vehicle maintenance areas;
5. Lighting location, intensity, and hours of illumination;
6. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities;
7. Additional landscaping and screening to mitigate adverse impacts;
8. Height restrictions to preserve light and privacy;
9. Ventilation and control of odors and fumes;
10. Paving to control dust; and
11. Location and orientation of changeable type or illuminated signs, to protect residential character and privacy and views from residential units.

D. Residential Development Adjacent To Existing Nonresidential Use

When a residential development is proposed adjacent to an existing commercial or industrial use, the decision-making body may impose neighborhood protection standards, including but not limited to increased landscaping, traffic calming measures, and requiring the residential development to be configured and dwelling units located to minimize potential conflicts with or adverse impacts from the existing nonresidential development. Any required mitigation measures shall be installed and maintained by the residential development, not the existing commercial or industrial use.

(AO 2012-124(S), 2-26-13)

21.07.080 LANDSCAPING, SCREENING, AND FENCES

A. Purpose

This section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. More specifically, these provisions are intended to:

1. Visually enhance industrial, commercial, community use, and residential development through retention of existing native or ornamental vegetation or through new landscaping improvements.

2. Integrate new or renovated development into the surrounding context of the community including its neighborhoods and street corridors.
3. Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing, and other appropriate landscape architectural features.
4. Reduce and treat runoff of storm water to preserve the quality of local streams and water bodies.
5. Promote the use of existing vegetation and retention of trees, woodlands, habitat, and urban forest.
6. Reduce runoff and erosion, control dust, and preserve air and water quality.
7. Encourage use of native plants or provide landscaping that is compatible with the climate and natural setting of the municipality and can provide desired effects even during harsh urban and winter conditions.

B. Exemption for Temporary Uses

Unless required under section 21.05.080, temporary uses in accordance with section 21.05.080 are exempt from the requirements of this section.

C. Landscape Plan

1. All landscaping and screening required under this section 21.07.080 shall be reflected on a landscape plan for review and approval by the decision-making body.
2. Except for lots where there is a single principal structure containing between one and four dwelling units and any development of a single principal structure where the sum of the required perimeter and parking lot landscaping is less than 1,000 square feet, all development shall have a landscape plan prepared by a licensed landscape architect registered by the state of Alaska consistent with AS 08.48 and 12 AAC 36, for review and approval by the decision-making body. Minimum requirements for the landscape plan are as follows:
 - a. Plan scale shall be easily readable and not smaller than one inch equals 30 feet.
 - b. Plans and/or schedules shall call out the common and scientific name for each plant type or ground cover to be used.
 - c. The plan shall identify plant locations and sizes in accordance with the sizing standards of the American Standard for Nursery Stock (ANSI Z60.1-2004) as published by the American Nursery and Landscape Association.
 - d. The plan shall identify locations and areas where existing native vegetation is being used to fulfill the requirements of this section.
 - e. The location of buildings, walkways, vehicular circulation (to include adjacent streets), retaining walls, and fences shall be indicated.
 - f. Topography, expressed in contours or spot elevations, shall be identified on plans. Additionally, all drainage features to include swales, biofiltration swales, drainage basins, snow storage and disposal areas, and any inlets for storm drains shall be identified on plans. A separate plan, detailing site grading, that includes contours and/or spot elevations is acceptable.

- g. The plan shall identify existing and proposed utility elements such as easements, transformers, utility poles, overhead and underground utility lines, street lights, and curb cuts that affect the landscape plan.
- h. Planting details shall be provided.
- i. North arrow and scale shall be included.

D. Cross-References to Other Requirements

1. Landscaping

Any use that is required to provide landscaping or screening pursuant to the district-specific standards of chapters 21.04, 21.09, and, 21.10; the use-specific standards of chapters 21.05, 21.09, and 21.10; or any applicable standards of other sections of this chapter 21.07, chapter 21.09, or chapter 21.10; shall provide such landscaping or screening. In the event of a conflict between other requirements and the requirements of this section 21.07.080, the more restrictive provisions shall govern.

2. Walkways

Refer to subsection 21.07.060E.4.e.

3. Parking and Loading Facilities and Vehicular Overhangs

Refer to subsections 21.07.090H.3. and H.9.

4. Private Open Space

Refer to subsection 21.07.030D.

5. Snow Storage

Refer to subsection 21.07.040F.

E. Types of Landscaping

Four types of landscaping may be required for a development, depending on the use and zoning district of the property and adjacent properties, and the portion of the property involved. These types of landscaping are: (1) site perimeter landscaping; (2) parking lot landscaping—perimeter and interior; (3) site enhancement landscaping applied in site interiors; and (4) tree requirements for new residential development. Minimum requirements for these landscaping types are set forth in subsections 21.07.080E.1. through E.4. below and in table 21.07-1.

TABLE 21.07-1: LANDSCAPING SPECIFICATIONS			
TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
SITE PERIMETER LANDSCAPING REQUIREMENTS			
Visual Enhancement Landscaping (L1)	<p>Minimum average planting bed width: 8 feet as measured for each leg of the perimeter.</p> <p>Minimum planting bed width: 5 feet.</p> <p>No more than one-half the property line length or 50 feet, whichever is less, may have a planting bed width less than 8 feet in width. The maximum bed width used for the calculation of average bed width may not be greater than 12 feet.</p>	<p>Provide 1 tree and 6 shrubs per 20 linear feet of property line requiring visual enhancement landscaping.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p> <p>All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>Use of raised planters, pedestrian amenities, and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs, through an administrative site plan review.</p> <p>Up to 1/2 of total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</p> <p>Trees may be substituted with an equal number of shrubs at 6-foot minimum planting height in utility easements with overhead lines.</p>
Buffer Landscaping (L2)	<p>Minimum average planting bed width shall be 15 feet, with minimum width at any point not less than 10 feet, except as modified by the Optional Design Standards, in which case the overall minimum planting bed width shall be 10 feet.</p>	<p>Provide 2 trees and 6 shrubs per 20 linear feet of property line requiring buffer landscaping.</p> <p>At minimum, 1/2 of all trees shall be coniferous.</p> <p>Distribute trees and shrubs evenly along the length of the planting bed.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p> <p>If relying on existing vegetation to meet these requirements, use of a site-obscuring or screening fence as an optional design standard is not allowed.</p> <p>All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>A 6-foot high ornamental sight-obscuring or screening fence may be used in lieu of 5 feet of planting bed width on side or rear property lines, but not along streets or street rights-of-way. The fence shall be situated within or on the edge of the planting bed, except where utilities or existing conditions create a conflict.</p> <p>Trees may be substituted with an equal number of shrubs at 6 feet minimum planting height in utility easements with overhead lines.</p>
Screening Landscaping (L3)	<p>Minimum planting bed width of 30 feet, except as allowed by the Optional Design Standards.</p>	<p>Provide 3 trees and 10 shrubs per 20 linear feet of property line requiring screening landscaping.</p> <p>At minimum, 75% of all trees shall be coniferous.</p> <p>Trees and shrubs shall be evenly distributed along the frontage.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p> <p>All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.</p>	<p>On side or rear property lines, but not along streets or street rights-of-way, planting bed width may be reduced by 10 feet with provision of an eight-foot high ornamental screening fence.</p>

TABLE 21.07-1: LANDSCAPING SPECIFICATIONS

TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
Freeway Landscaping (L4)	Freeway landscaping requirements shall apply to any lot abutting the right-of-way of: <ol style="list-style-type: none"> 1. Seward Highway between Tudor Road and Potter Valley Road. 2. Glenn Highway between Boniface Parkway and the northern municipal boundary. 3. Minnesota Drive/O'Mally Road between International Airport Road and the Old Seward Highway. Minimum planting bed width of 30 feet, except as allowed by the Optional Design Standards.	Provide 3 trees and 10 shrubs per 20 linear feet of property line requiring freeway landscaping. At minimum, 1/2 of all trees shall be coniferous. Trees and shrubs may be distributed along frontage at owner's discretion. All areas within the planting bed shall be covered with living ground cover, turf, or mulch. All trees, shrubs, and ground covers shall be chosen for suitable hardiness and length of season for the specific area to be planted.	Planting bed width may be reduced by 10 feet with provision of an 8-foot high ornamental screening fence. If this option is chosen, the fence shall be set back 20 feet from the right-of-way, plant material requirements remain the same, and all required plantings shall be on the freeway side of the fence.
PARKING LOT LANDSCAPING REQUIREMENTS			
Parking Lot Perimeter Landscaping	Same as perimeter landscaping bed width requirements for L1 or L2 landscaping, as applicable. Refer to L1 and L2 perimeter landscaping requirements above in this table.	As required for L1 visual enhancement or L2 buffer landscaping (see subsection E.2.b.ii.) When not serving as required site perimeter landscaping, trees and shrubs may be grouped to best serve the design intentions for the site and promote safe use. Sight-lines for entry and egress shall be considered for placement of landscaping.	Where L1 visual enhancement landscaping is required in the same location as site perimeter landscaping, the requirement for parking lot landscaping takes precedence—no use of optional design standards allowed. Where parking lot perimeter landscaping is in the same location as a higher level of site perimeter landscaping, the site perimeter landscaping requirement takes precedence.
Parking Lot Interior Landscaping	Provide total area in accordance with parking lot interior landscaping requirements in subsection E.2.c. Minimum area for individual beds shall be 165 square feet. Minimum bed width: 8 feet.	1 tree and 6 shrubs per 150 square feet of total internal landscaping required. All areas within the planting bed shall be covered with living ground cover, turf, or mulch. Plant materials shall be evenly distributed throughout planting beds in the parking lot.	Individual planting beds that are designed to be used for biofiltration may substitute up to 3/4 of the required trees and 2/3 of the required shrubs with site appropriate herbaceous plant material in planting beds designed as rain gardens according to the municipal Low Impact Development Design Guidance Manual (latest edition), at a ratio of 12 plants per tree and 2 plants per shrub.
SITE ENHANCEMENT LANDSCAPING REQUIREMENTS			
Site Enhancement Landscaping	Provide on all areas of the site not occupied by buildings, structures, driveways, walkways, off-street parking, or other authorized uses or installations, and not otherwise devoted to landscaping required by this title.	Areas subject to site enhancement landscaping shall be covered with living ground cover, turf, or planting beds with trees and shrubs, at the discretion of the property owner. Existing natural vegetation can be applied toward meeting site enhancement landscaping requirements.	

1. Site Perimeter Landscaping Requirements

a. Purpose

Site perimeter landscaping separates land uses of different characteristics or intensities, to minimize the effects of one land use on another. Perimeter landscaping also marks the interface between public streets and individual property. Four basic levels of site perimeter landscaping are provided to accommodate a variety of land uses at a variety of intensities: (1) visual enhancement landscaping; (2) buffer landscaping; (3) screening landscaping; (4) freeway landscaping. Specifications for these landscaping types are found in table 21.07-1.

b. Applicability

Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with table 21.07-2, except for the following:

- i. At approved points of pedestrian or vehicle access;
- ii. On individual single-family and two-family lots that are not being developed as part of a subdivision, unless required elsewhere in this title; and
- iii. Along alleys.

c. Exceptions

- i. Development which is eligible to use enhanced “main street” style sidewalk environment standards of subsection 21.07.060F.17. may use those standards that modify the requirements of required visual enhancement or buffer landscaping along public streets.
- ii. L4 freeway landscaping may be replaced with L2 buffer landscaping in the following situations:
 - (A) Any lot whose area, less the 30-foot setback area for the L4 freeway landscaping, is less than the minimum lot area required in the zoning district; or
 - (B) Any lot whose depth, excluding all setbacks required by this title, is less than 100 feet.

TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET

Abutting District or Street	Required Level of Site Perimeter Landscaping (Levels 1-4) ^{1,2}												
	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	Freeway	Arterial, Expressway	Collector	Local Street
District of Proposed Development													
R-6, R-8, R-9, R-10, TA	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2	L1	
R-2M	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2	L1	
R-3	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2	L1	L1
R-4, R-4A	L2	L2	L2	L2	L2	L2	L1	L2	L2	L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2	L2	L1	L1	L1	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2	L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1		L2	L4	L1	L1	L1
PR						L1	L2	L2	L2	L4	L1	L1	L1

NOTES:

¹ This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.

² L-3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.

- d. **Visual Enhancement Landscaping**
Visual enhancement landscaping is intended to integrate new or renovated development into the surrounding community and is required along property perimeters that abut another zoning district or a public right-of-way. Landscaping improvements shall be placed within the area identified as the perimeter landscaping area and may be organized to the best advantage of property development.
- e. **Buffer Landscaping**
Buffer landscaping is intended to help separate one land use from another land use that may be incompatible for reasons such as the intensity of use or the visual character.
- f. **Screening Landscaping**
Screening landscaping provides the highest level of buffering between land uses, and is mostly applied by use-specific standards in chapter 21.05 between residential land uses and abutting industrial uses.
- g. **Freeway Landscaping**
Freeway landscaping is intended to enhance the appearance of the municipality along portions of the Seward Highway, the Glenn Highway, and Minnesota Drive/O'Malley Road. Landscaping improvements in these designated areas may be used to screen adjacent uses, such as residential uses impacted by the adjacent roadways, and to enhance the appearance of major visual and scenic corridors and entrance gateways of the community. Freeway landscaping is limited to specific areas along major highways in Anchorage as identified in table 21.07-1.

2. Parking Lot landscaping Requirements

- a. **Purpose**
Parking lot landscaping softens the view and breaks up the visual impact of extensive paved surfaces associated with multifamily residential and nonresidential development. It also contributes to storm water management, provides orientation to entrances, increases outdoor comfort levels, and mitigates wind and dust in large parking lots. Parking lot landscaping consists of parking lot perimeter landscaping and parking lot interior landscaping.
- b. **Parking Lot Perimeter Landscaping**
 - i. Parking lot perimeter landscaping is required for all parking lots with 10 or more parking spaces that are associated with any multifamily or nonresidential use, and for parking lots that are a principal use on a site.
 - ii. Parking lot perimeter landscaping shall be placed on all perimeters of a parking lot, which includes appurtenant driveways, where the parking lot abuts a property line. L2 buffer landscaping shall be used where a nonresidential district abuts a residential district, or is adjacent to a residential district across an alley, and where a multifamily district abuts a single-family residential district. All other sides of the parking lot perimeter shall have L1 visual enhancement landscaping.
 - iii. Exceptions include:
 - (A) At approved points of pedestrian and vehicle access; and
 - (B) Adjacent to lots being developed under a common development plan, where the director waives the requirement.

c. *Parking Lot Interior Landscaping*

Parking lot interior landscaping is intended to visually enhance and break up the area of larger parking lots. Parking lot interior landscaping is required for any parking lot with 40 or more parking spaces. The area of the parking lot shall be determined by the total paved area including parking, circulation aisles, and appurtenant driveways.

i. Parking lot interior landscaping requirements are as follows:

(A) 40 to 100 parking spaces: An area equal to at least five percent of the parking lot shall be devoted to landscaping.

(B) 101 to 200 parking spaces: An area equal to at least eight percent of the parking lot shall be devoted to landscaping.

(C) More than 200 parking spaces: An area equal to at least ten percent of the parking lot shall be devoted to landscaping.

ii. Areas eligible to be counted as parking lot interior landscaping in subsection c.i. above shall be surrounded by parking area and/or driveway on at least three sides, except that up to 50 percent of the total parking lot interior landscaping, up to a maximum of 800 square feet, may include landscaping areas with parking area and/or driveway on only two sides (such as corner areas of parking lots).

iii. For parking lots with more than 200 spaces, a linear landscaping break with a minimum width of 8 feet shall be provided parallel to every third drive aisle. This area may count toward the total interior parking lot landscaping requirement.

iv. Parking lots with more than 200 spaces and exceeding the parking requirements by 25 percent or more shall increase the parking lot interior landscaping area by the amount provided in subsection 21.07.090E.4.d.

v. Fifty percent of the area required for parking lot interior landscaping may be accommodated by biofiltration swales. The use of biofiltration swales to partially fulfill some portion of the need for parking lot interior landscaping requires that swales be a minimum of ten feet in width and designed to promote biofiltration.

3. *Site Enhancement Landscaping*

a. *Purpose*

Site enhancement landscaping provides plant materials to open areas of a site to enhance the appearance and function of the building and site, to help prevent erosion and dust by covering bare disturbed areas, and to help reduce and clean storm water runoff.

b. *Applicability and Requirements*

Development sites shall provide site enhancement landscaping, except that single-family or mobile home dwellings on individual lots are exempt. Site enhancement landscaping requirements, including required area and planting materials, are provided in table 21.07-1.

4. *Trees for Residential Development*

a. *Purpose*

This section establishes a minimum requirement for trees in new residential development. It encourages the retention of existing trees and in general

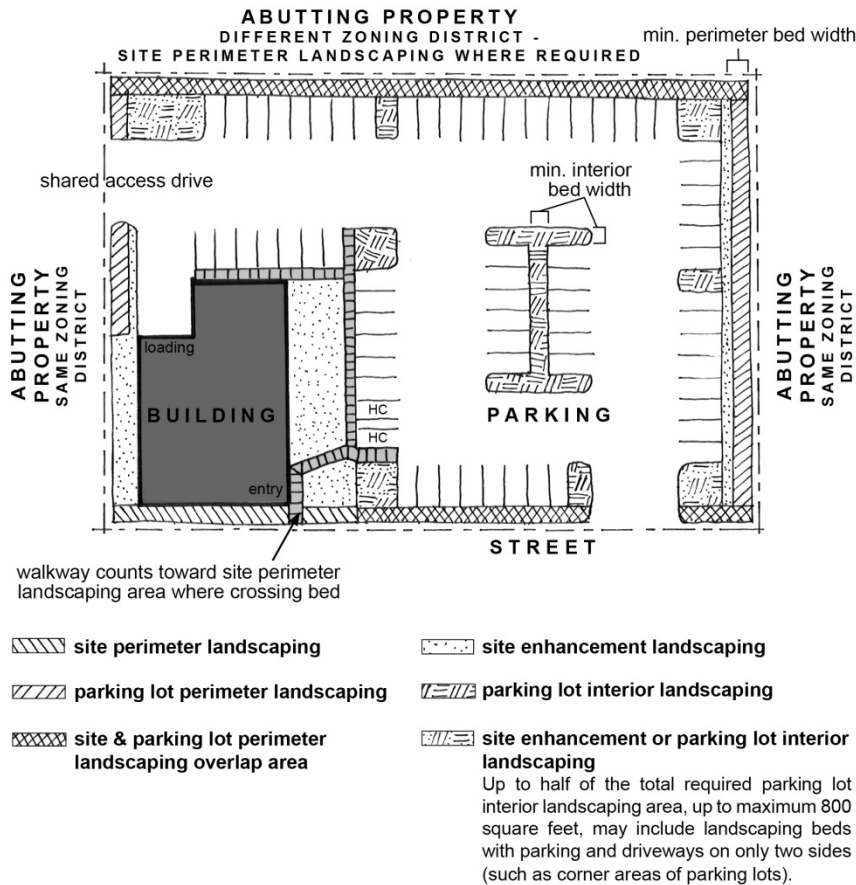
promotes a sustained presence of trees and woodlands for their benefits to property values, community character, wildlife habitat, and the natural environment in urban areas of the municipality.

b. Applicability

This section applies to new residential development, except for single-family and two-family lots that were platted before January 1, 2014.

c. Requirements

All individual lots in a subdivision shall have a minimum of one tree prior to the issuance of a certificate of zoning compliance for the original structure. A minimum of 20 trees per acre is required in new residential developments. Deciduous tree plantings shall be two-inch caliper or greater, and coniferous tree plantings shall be six feet in height or greater. This section may be fulfilled by the preservation of existing trees as provided in subsection F.1.b. below.



Type of Landscaping Areas (Site Plan Example)

F. General Landscaping Requirements and Standards

1. Plant Materials

Anchorage lies generally within the USDA climatic zone 3. This categorization is intended to help identify plants with suitable hardiness to survive in our climate. There are known microclimates within Anchorage that are less severe in some areas and more severe in others. It is not the intent of this title to dictate the use of individual species; however property owners are encouraged to understand the local climate and to use plant species known to be hardy. It is the property owner's responsibility to replace plant

materials which are provided in response to the requirements of this title, but perish due to poor maintenance, lack of hardiness, mechanical damage, or some other reason. In all cases, the plant materials shall be living and free of defects and of normal health, height, and spread as defined by the American Standard for Nursery Stock, ANSI Z60.1, latest available edition, American Nursery and Landscape Association. Plants may be nursery grown or native transplants, provided they meet the requirements of ANSI Z60.1.

a. Minimum Size of Planting Materials

i. Trees

(A) Deciduous trees: 2 inch caliper

(B) Coniferous trees: 6 feet in height

ii. Shrubs

(A) Deciduous shrubs: 18 inches in height

(B) Evergreen shrubs: 18 inches in height

(C) Creeping evergreen shrubs: 18 inch spread

b. Preservation of Existing Plant Material

This title acknowledges the great benefit of preserving existing mature plant material over the replacement of such material with new immature landscape plantings. The mature landscaping may consist of a mass of native plant materials that include a complete community of trees, shrubs, and ground covers, or it may consist of mature individual tree specimens.

c. Native Plant Material Mass

A mass of existing native plant material preserved on site may be utilized to fulfill a portion of the landscaping requirements identified in this title. To fulfill this requirement, existing plant materials shall include trees, shrubs, and groundcovers. The quantity of trees within the stand of native plant materials shall be at least equal to the quantity of trees required for the types of landscaping identified above. Cottonwood trees (*Populus balsamifera* and *Populus trichocarpa*) may be kept, but shall not be included in the count of trees to meet these requirements. Provided that the stand(s) of existing vegetation meet the requirement for the quantity of trees, the area of the stand of existing vegetation shall be equal to at least 50 percent of the total square foot area for which the existing vegetation is fulfilling the landscaping requirement. Use of existing vegetation may be mixed with planted landscaping improvements to fulfill total requirements.

d. Individual Tree Specimens

Existing individual tree specimens that are preserved on-site may be used towards meeting the landscaping requirements for visual enhancement, buffer, screening, or freeway landscaping, as identified above, if these trees are located in the applicable site perimeter or parking lot landscaping areas. Retained existing trees that meet the above requirements shall be credited as follows:

i. Coniferous trees 10 feet or more in height are equivalent to three new trees.

ii. Deciduous trees 6 inches or greater caliper are equivalent to three new trees.

Cottonwood trees (*Populus balsamifera* and *Populus trichocarpa*) may not be used to meet this requirement.

2. Planting Location

a. Utility Easements

- i. Required landscaping areas may overlap with utility easements.
- ii. The developer shall coordinate landscape projects within utility easements with the respective utilities and ensure that the landscaping is compatible with the utility's need to safely and reliably operate and maintain its facilities. The utility shall provide written notice to property owners about planned projects that affect landscaping within utility easements.

b. Visibility Clearance Areas

All landscaping and screening materials shall comply with the clear vision area requirements of the traffic engineer. The decision-making body may approve alternate plant locations to accommodate the sight distance triangle requirements.

3. Planting Bed and Vegetation Areas

a. Protection of Landscaping

All required landscaped areas shall be protected from potential damage by adjacent uses, such as parking and storage areas. Concrete barrier curbs or an alternate barrier capable of maintaining separation between vehicles and plantings and at least six inches in height shall be provided between vehicular use areas and landscaped areas. Landscaped areas shall be protected from impacts resulting from snow removal operations.

b. Existing Plant Materials

Where existing plant materials are used to meet the requirements of this section, plant materials shall be protected from construction activities in accordance with the following:

i. Construction Fence

A construction fence shall be placed around each tree or group of trees and shrubs to be retained at or beyond the edge of the tree protection zone. Construction fencing shall be placed prior to the commencement of construction work and shall be maintained for the duration of the construction period. Construction fencing in high-traffic areas of the construction site shall consist of a durable material, such as chain link or wood. Plastic fencing that is properly anchored and not on movable posts is acceptable for low-traffic areas of the construction site. Plastic tape is not an acceptable alternate.

ii. Plant Material Replacement

In the event that existing plant materials die as a result of construction activity or for any other reason, the owner is responsible for replacement with other landscaping materials in accordance with the requirements of this section.

c. Ground Covers and Mulches

- i. Planting beds containing trees and shrubs shall use mulches which consist of shredded bark, wood chips, or stone aggregate or other mineral mulches that are ¼ inch or more and do not become compacted.
- ii. For areas of the site outside of planting beds and subject to site enhancement landscaping, ground cover plants such as lawn grasses or native perennial ground covers and wildflowers shall be planted to provide continuous ground coverage within three years.

4. Installation of Landscaping

a. *Timing*

All required landscaping and screening shall be installed by the developer. All landscaping shall be installed before a certificate of zoning compliance is issued. If a certificate of zoning compliance is requested between September and May, then the certificate shall be conditioned upon the landscaping being installed before the following August 31.

b. *Guarantee of Landscaping Survival*

i. The owner shall be responsible for landscaping installed to fulfill the requirements of this title and the approved site landscape plan. In order to ensure the preservation or replacement of required and installed landscaping, the owner shall provide to the municipality a warranty guarantee such as a letter of credit, escrow, performance bond, or other surety as approved by the director. Single-family and two-family homes on individual lots, and lots less than 10,000 sf in area are exempt from providing this guarantee. The warranty guarantee shall be in an amount equal to the following schedule, and shall remain in effect for two years, starting on the date the municipality witnesses the installation per the approved landscape plan.

TABLE 21.07-3: WARRANTY GUARANTEE SCHEDULE	
Lot Area	Value of Surety
10,000-15,000 sf	\$1,200
15,001-20,000 sf	\$1,750
20,001-30,000 sf	\$5,000
30,001-40,000 sf	\$7,500
40,001-50,000 sf	\$10,000
50,001-75,000 sf	\$12,500
75,001-100,000 sf	\$15,000
100,001 sf and greater	\$20,000

ii. At warranty end and prior to the municipality authorizing release of the guarantee, a licensed landscape architect or a certified arborist shall inspect the landscaping. When landscaping is found to be complete and healthy as intended, the inspector shall provide affidavit of the same to the director. At the direction of the above inspector, the owner shall replace failed or failing landscaping with healthy material per the approved landscape plan and to the satisfaction of the inspector. The municipality shall release the guarantee within 30 days of receiving the affidavit of the inspector that all the landscaping is found to be complete and healthy as intended.

5. Maintenance and Replacement

a. Trees, shrubs, other vegetation, irrigation systems, fences, and other landscaping, screening, and fencing elements shall be considered as elements of a development in the same manner as other requirements of this title.

b. The property owner shall be responsible for regularly maintaining all landscaping elements in good condition. All landscaping shall, to the extent reasonably feasible, be maintained free from disease, weeds, and litter.

- c. Any landscaping element that dies, is removed, or is seriously damaged shall be replaced with the same type and size landscaping element that is shown on the approved landscape plan for the site.
- d. All landscaping, screening, and fencing materials and structures shall be repaired and replaced as necessary to maintain them in a structurally sound condition.

G. Screening

1. Purpose

Screening consists of landscaping, the retention of natural vegetation, or the use of physical structures to block views of specific activities or specific parts of a property or structure.

2. Refuse Collection

In order to improve the appearance of the municipality's streets and neighborhoods, refuse collection receptacles shall be screened and set back from abutting streets in a location where they can be conveniently and safely accessed by the intended users and by refuse collection vehicles, as provided in this section.

a. *Applicability*

The standards of this subsection 21.07.080G.2. shall apply to all outdoor refuse collection receptacles, including dumpsters, compactors, garbage cans, debris piles, and grease containers, except for the following:

- i. Receptacles that receive refuse collection service only from an alley.
- ii. Public trash receptacles for pedestrians.
- iii. Public drop-off recycling receptacles, which are subject to the recycling drop-off use-specific standards of subsection 21.05.060E.7.
- iv. Waste receptacles for temporary uses such as construction sites.
- v. Refuse collection receptacles that are stored indoors and brought outdoors on garbage pickup days.

b. *Service Provider Standards*

Approval under this title does not by itself guarantee that a service provider will service the receptacle. Property in the municipal solid waste service area shall also abide by AMC 26.70.050 which requires approval of enclosure plans by solid waste services prior to construction. Other service providers may have similar requirements.

c. *Residential Dwellings*

- i. In class A districts, single-family, two-family, townhouse, and three-unit multifamily dwellings on lots less than 40,000 square feet shall not have dumpsters, except where serviced from an alley.
- ii. In class B districts, dumpsters are permitted and shall be screened in accordance with the standards below.
- iii. Where dumpsters are not provided, multifamily developments shall provide covered storage for trash receptacles. Such storage shall not be located between any building and the primary adjacent street frontage.

d. *Site Plans*

Site plans for applicable development shall include the proposed location and type of refuse receptacle screening that will be used and the access provisions

for service trucks. If a screening enclosure is necessary pursuant to G.2.f. below, the site plan shall include the construction details of the enclosure to ensure the dimensions comply with the service provider's standards. Site plans with refuse receptacles in alleys shall identify the location of the refuse receptacle and the methods with which the receptacle shall be contained in its identified location.

e. Location

Outdoor refuse collection receptacles shall not be located in any required front setback. Outdoor refuse collection receptacles shall be set back from the front plane of the principal structure to the extent reasonably feasible and depending on the size, location, and configuration of the site, and need for access by refuse collection vehicles. Refuse collection receptacles shall not be located within any area used to meet the minimum landscaping or parking requirements and loading berth requirements of this chapter, or be located in a manner that obstructs or interferes with any designated vehicular or pedestrian circulation routes onsite. Refuse collection vehicle access and circulation shall be considered and shown on the site plan, in conformance with the requirements for commercial trucks in subsection 21.07.090H.8.b., *Vehicle Access and Circulation*.

f. Screening

Each refuse collection receptacle shall be screened from view from streets and rights-of-way abutting the property, if the receptacle is to be stored within 300 feet of the street or right-of-way. The screening may be achieved by buildings and structures, fences, landscaping, topography, or a refuse collection receptacle screening enclosure.

i. If a screening enclosure is necessary to meet the standards of this subsection, the screening enclosure shall consist of a durable, three-sided screening structure. Screening enclosure construction and dimensions shall comply with service provider industry standards and AMC 26.70.050.

ii. If the refuse collection receptacle is visible through the open side of the required screening structure from the abutting street or right-of-way, the opening shall be screened with a sight-obscuring gate. The enclosure and any gate shall be maintained in working order to function as a screening structure. The gate shall remain closed except on refuse collection days and the prior evening.

g. Amortization of Nonconforming Refuse Collection Receptacles

Existing dumpsters that are located at residential uses indicated in subsection 21.07.080G.2.c.i. shall be removed within 18 months from January 1, 2014. Sites with refuse collection receptacles that are subject to the location and screening requirements of this subsection 21.07.080G.2. shall meet the requirements of this section within seven years from January 1, 2014, except where an administrative variance is granted in accordance with subsection 2.h. below.

h. Administrative Variance for Refuse Receptacle Location and Screening

The municipality recognizes that full compliance with the refuse receptacle location and screening standards will not be reasonably feasible for some existing developments approved prior to January 1, 2014. The intent of this subsection is to provide for partial or complete exemption in such cases, through a documented administrative process. The variance should be the minimum action necessary to provide relief, with the intent to encourage existing development to move in the direction of conformity.

- i. If a site was developed prior to January 1, 2014, the property owner may apply for an administrative variance from the location and/or screening standards of this section, using the administrative variance procedure of subsection 21.03.240J., subject to the following approval criteria:
 - (A) Compliance would conflict with other requirements of this title, or other laws, ordinances, or regulations;
 - (B) Compliance would not be compatible with standards for access and safety of refuse collection operations, as documented in the title 21 user's guide;
 - (C) A proposed alternative achieves the intent of this section to the same or better degree; or
 - (D) The applicant demonstrates that compliance would be incompatible with the existing layout, function, or appeal of the development for its users, such as interference with or proximity to primary pedestrian access, required landscaping, side or rear setbacks and minimum separation from buildings, outdoor activity spaces, snow storage areas, proximity to windows to living spaces, or vehicle access and parking.

3. Service and Off-Street Loading Areas

a. *Applicability*

This standard is intended to mitigate visual and noise impacts of service and off-street loading areas on abutting residential uses and neighborhoods, and streets. The standards shall apply to all service and off-street loading areas serving nonresidential uses that are visible from a street or a nonindustrial zoning district.

b. *Standard*

Applicable non-enclosed service and off-street loading areas shall be screened as follows:

- i. A wall or fence at least eight feet high shall be located along at least one exposed edge of the service or loading area that is parallel to vehicles/trailers parked in the service or loading area. The wall or fence shall extend the length of the longest vehicle/trailer anticipated to be parked in the service or loading area.
- ii. Additional landscaping shall be provided along the site perimeter at the location of the service or loading area to visually obscure the area from the abutting street or property.
- iii. An alternate screening plan may be approved by the director if the proposed plan effectively screens the service or loading area from abutting streets and nonindustrial districts.

4. Mechanical and Electrical Equipment

a. *Applicability*

This section applies when it is referenced as a requirement in another section of this title.

b. *General Requirement*

Mechanical and electrical equipment serving a single building shall be screened from view as provided below. This requirement applies to heating, ventilation, and cooling equipment; pumps; generators; and groups of four or more utility

meters. The screening requirement does not apply to telecommunications equipment, chimneys, minor vent pipes, wall vents that are flush/near-flush with the building wall, or solar collectors and reflectors. Screening shall comply with AMC title 23 and the access and safety requirements of utilities.

c. Rooftop Mechanical and Electrical Equipment

Rooftop mechanical and electrical equipment shall be screened from view of abutting streets and the ground level of residentially zoned lots using the menu choices provided in subsection 4.b. below. If menu choice b.iii. is the only choice selected, then the roof mounted equipment shall also be set back from the roof edge (where the roof meets the façade wall) at least three feet for each foot of height of the equipment.

d. Mechanical and Electrical Equipment – Other

All other mechanical and electrical equipment shall be screened from view from abutting streets, except where located more than 40 feet from the street or right-of-way, using one of the following choices, as long as the choices do not conflict with the requirements and standards of the utility companies:

- i. Sight-obscuring landscaping consisting of shrubs, trees, berms, and/or hardscape materials. Other landscaping required by this title, such as perimeter landscaping, may be used if it meets this standard.
- ii. A sight-obscuring fence, wall, or structure that is adequate in height to screen the equipment.
- iii. Wall-mounted utility meter bases and CT cabinets finished in a color that is consistent with other areas of the building façade, unless an alternative color or design is approved by the director.
- iv. Equipment that is disguised, camouflaged, or hidden so that its function as mechanical or electrical equipment is imperceptible to an uneducated eye.

H. Fences

1. Applicability

The provisions of this subsection 21.07.080H. shall apply to all construction, substantial reconstruction, or replacement of fences, retaining walls not required for support of a principal or accessory structure, or any other linear barrier intended to delineate different portions of a lot or to separate lots from each other. The provisions of this subsection do not apply to temporary fencing for construction, emergencies, or special public events or performance areas.

2. Location

A fence may be constructed within property boundaries, or at the lot line, subject to the limitations in this section. No fence shall be installed so as to block or divert a natural drainage flow onto or off of any other property.

3. Maximum Height

Unless specifically required elsewhere in this title for screening fences, fences shall not exceed the maximum heights set forth below. Such maximum heights shall be measured as provided in subsection 21.06.030D.3.b. Unless specifically allowed by this title, no fence shall exceed eight feet in height.

a. In the R-1, R-1A, R-2A, R-2D, R-2M, R-3, R-4, R-4A, R-5, and R-7 districts:

- i. Fences in front setbacks shall not exceed four feet in height.

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Chapter 18.48 OVERLAY DESIGNATIONS

Sections:

- [18.48.010](#) Purpose.
- [18.48.020](#) Procedures.
- [18.48.030](#) DC – Downtown core designation.
- [18.48.040](#) HS – Historically significant designation.
- [18.48.050](#) MHS – Mobile home subdivision designation.
- [18.48.060](#) CF – Correctional facilities designation.
- [18.48.070](#) GWP – Groundwater damage protection.
- [18.48.080](#) ANSA – Airport noise sensitive area.
- [18.48.090](#) WS – Waterways setback designation.
- [18.48.100](#) WP – Waterways protection designation.
- [18.48.110](#) SLA – Special landscape area.
- [18.48.120](#) CT – Communications towers designation.
- [18.48.130](#) MN – Military noise.

18.48.010 Purpose.

An overlay designation is applied to a certain geographic area, already designated with one or more of the [zoning districts](#) as provided herein, to effectuate additional and unique regulations on land [use](#) development that are necessary for the public health, safety and welfare but are difficult or impossible to implement because of the standardized regulations of the underlying conventional [zoning district](#) or districts. The restrictions imposed by an overlay designation are in addition to, and not in lieu of, the restrictions placed by the underlying [zoning district](#) on the property subject to the overlay designation. (Ord. 88-010 § 2, 1988)

18.48.020 Procedures.

A request for or an amendment to an overlay designation shall be initiated in accordance with the procedures applicable to requests for rezones. (Ord. 94-088 § 5, 1995; Ord. 92-006 § 3, 1992; Ord. 88-010 § 2, 1988)

18.48.030 DC – Downtown core designation.

A. Purpose. This designation is intended to be used as a recognition of past [building](#) practices within a specific area of the Fairbanks central business district where such practices have now made it physically impossible to provide for [off-street](#) parking as is required by this title.

B. Regulations and Standards. Any new construction or any change in the [use](#) of, or addition to, an existing [building](#) or [structure](#) in the downtown core designation shall not be required to provide for [off-street](#) parking as otherwise set forth by this title. (Ord. 88-010 § 2, 1988)

18.48.040 HS – Historically significant designation.

A. Purpose. This designation is intended to be applied to those areas presently identified on federal, state or local registers of historic areas, places and monuments.

B. Regulations and Standards. This designation shall be applied only to areas that have been designated as historically significant in accordance with applicable federal, state or local law. (Ord. 88-010 § 2, 1988)

18.48.050 MHS – Mobile home subdivision designation.

A. Purpose. This designation is intended to provide an alternative to conventional housing by permitting [mobile home](#) development on privately owned [lots](#). Also, this designation is intended to be applied to a large area where a multilot [mobile home subdivision](#) can be established and is not intended to be applied on an individual [lot-by-lot](#) basis. (Ord. 88-010 § 2, 1988)

18.48.060 CF – Correctional facilities designation.

A. Purpose. This designation is intended to provide for the location of [correctional facilities](#).

B. Regulations and Standards. Neither a center or [correctional facility](#) shall be located within 1,000 feet of either a habitable [dwelling](#) or a school, excluding private trade, clerical skills, or other adult training centers. (Ord. 92-006 § 4, 1992)

18.48.070 GWP – Groundwater damage protection.

A. Purpose. This designation is intended to prohibit construction of [basements](#) and [structures](#) below the natural elevation of the ground surface in order to minimize damage caused by elevated groundwater.

B. Regulations and Standards. Any new construction or any additions to existing [basements](#) and [structures](#) below natural elevation of the ground surface is prohibited, except as permitted in this subsection. The placement of foundations, footings or [crawlspaces](#) below the natural elevation of the ground surface is permitted, except that [crawlspaces](#) shall not be used for mechanical and electrical equipment or storage purposes of any kind below the surface of the natural elevation of the exterior ground surface. (Ord. 2005-21 § 2, 2005; Ord. 94-088 § 2, 1995)

18.48.080 ANSA – Airport noise sensitive area.

A. Purpose. This designation is intended to provide information and notice to property [owners](#), future property [owners](#), developers, public officials and others that the designated properties may be affected by aircraft noise. This designation is intended to encourage [airport](#) compatible land [uses](#) in the area surrounding the Fairbanks International [Airport](#).

B. Regulations and Standards. There are no regulations included or intended to be included with this overlay designation. Designated properties are defined within an area where estimated 24-hour average aircraft noise levels may reach or exceed 60 L_{dn} (day/night decibels). (Ord. 98-054 § 2, 1999)

18.48.090 WS – Waterways setback designation.

A. Purpose. This designation is intended to protect the banks of rivers, sloughs and waterways in the developed areas of the borough and to restrict structural development in the Chena River floodway and [flood hazard areas](#). The zone has been further designed to prohibit most structural development

within the zone unless the [structures](#) are directly related to recreational waterfront purposes. This zone does not convey public [use](#) of private property.

B. Regulations and Standards. [Permitted uses](#) in this zone are: dock, deck or boat launch. Conditional [uses](#) are: boat houses, [roads](#), bridges, trails, bike paths, bank stabilization and utilities. There shall be no minimum [lot area](#) except as may be required by the State of Alaska Department of Environmental Conservation in areas where community sewer and water are unavailable. [Setback](#) from ordinary high water mark (except for permitted [structures](#)) shall not be less than 25 feet. (Ord. 2000-08 § 2, 2000)

18.48.100 WP – Waterways protection designation.

A. Purpose. This designation is intended to promote riparian habitat, prevent erosion, minimize natural hazards and promote waterway ambiance and aesthetics. Natural vegetation is to be preserved to the greatest extent possible. Preservation of wildlife and the restoration of disturbed areas to a more natural state is also intended. This zone does not convey public [use](#) of private property.

B. Regulations and Standards. [Permitted use](#) in this zone is preservation of natural vegetation. Conditional [uses](#) are clearing of natural vegetation, physical [structures](#) necessary to [access](#) property via the waterway such as boat docks, stairways, walkways, etc., [roads](#) or bridges, trails and bike paths, utilities, and riverbank stabilization. There shall be no minimum [lot area](#) except as may be required by the State of Alaska Department of Environmental Conservation in areas where community sewer and water is unavailable. (Ord. 2003-16 § 2, 2003; Ord. 2000-09 § 2, 2000)

18.48.110 SLA – Special landscape area.

A. Purpose. This designation is intended to protect and enhance the borough's economic and aesthetic resources thereby promoting the public health, safety and general welfare of the citizens and contributing to the quality of life by encouraging a high level of design and responsible development in the Fairbanks North Star Borough. The designation accomplishes this purpose by requiring buffering of residential areas from [commercial uses](#), and setting minimum standards for [street parking lot screening](#), [perimeter parking lot screening](#), [interior parking lot screening](#) and [trash and garbage area screening](#).

B. Regulations and Standards.

1. Scope and Applicability. The boundaries of this overlay zone shall be as described in a zoning map approved by the assembly. Property included in this overlay zone shall be subject to the regulations and standards imposed in this chapter. The overlay zone designation requirements shall apply to the construction of a new [parking lot](#), expansion of an existing [parking lot](#) or a surface improvement to an existing [parking lot](#).

2. Exemptions.

a. Individual residential [lots](#) with fewer than four [dwelling units](#) located on the [lot](#).

- b. Property of which the principal use is the sale of vehicles is not required to comply with the prescriptive method but must use one of the other methods.
- c. Property located within the city of Fairbanks, as long as their landscaping ordinance is in effect.

3. Landscape Plan. Where a landscape plan is required by this designation, the plan shall include:

- a. The common name of each plant used;
- b. The number, height and diameter of each plant;
- c. The locations where different plant types will be used;
- d. The locations, size and type of vegetation to be preserved in their natural state;
- e. Location of any retaining walls and fences;
- f. Location of existing or proposed utilities and easements of record;
- g. Location of all property lines including all streets which border the lot;
- h. Location of any existing or proposed structures or parking areas;
- i. North arrow and scale;
- j. Site drainage and drainage patterns, unless shown on civil drawings.

4. Approved Plant Materials. The landscape review board shall adopt and publish a landscape manual, which shall include a list of approved plant and ground cover materials and general landscaping information. The manual may be revised as needed and made available at the planning department and on the borough website.

C. Landscape Design Standards. The following areas of a lot shall be developed and maintained in accordance with the landscape standards set forth hereinafter using only approved plant and ground cover materials:

1. Street parking lot screening;
2. Perimeter parking lot screening;
3. Interior parking lot screening;
4. Trash and garbage areas; and
5. Buffer landscape (when required).

D. General Design Standards.

1. Plant material shall be true to name, variety and size and shall conform to all applicable provisions of American Standards for Nursery Stock, latest edition.

2. All plant material shall be healthy, of a suitable type for the site conditions being used in and hardy to the projects area.
3. All single stem deciduous trees shall be a minimum of one inch diameter measured six inches from the ground level. For multi-stemmed trees each stem shall be one inch caliper.
4. Evergreen trees shall be a minimum of five feet in height unless specified elsewhere in this section.
5. Natural vegetation which is sufficient to meet the intent of the standards set out in this section may be retained in place of all or part of any required landscaping. Existing trees shall be credited toward the landscape requirements on a 1:1 basis.
6. Shrubs shall be a minimum of 18 inches at planting.
7. The planting of grass and annual flowers alone does not constitute landscaping in the context of this section.
8. Multiple residential [dwelling units](#) (apartments and condominiums) with fewer than 12 units shall provide landscaping consisting of one approved tree for each [dwelling unit](#). If exterior [off-street](#) parking is provided, the trees shall be located and maintained to provide [parking lot](#) screening. If parking is provided within the [building](#) the required trees may be placed anywhere on site. Trash and garbage screening is required.
9. Storage, warehouse and industrial [uses](#) which occupy the major floor area of a [building](#) need only comply with the [street parking lot screening](#) requirements. Trash and garbage screening is required.
10. Sight triangle areas at [street](#) intersections shall be maintained as required by this title and as specified in the landscape manual.
11. All required landscape planting beds shall be protected from vehicular damage in accordance with the guidelines as set forth in the landscape manual.
12. New development which is constructed [adjacent](#) to a [structure](#) listed on the National Register or listed as a local historic site shall provide [buffer landscape](#) in addition to [parking lot](#) screening regardless of the location of parking spaces.
13. Each [street](#) or [interior lot](#) screening requirement shall be separately evaluated.
14. Trees and shrubs shall not be planted under or over primary power lines, gas lines, communication cables or within water and sewer utility easements unless pre-approved in writing by the utility [owner](#). Trees and shrubs shall not be planted in a public [road](#) right-of-way unless an encroachment permit or letter of nonobjection has been issued by the controlling agency.
15. [Trash and garbage areas](#) including dumpsters shall be provided with approved screening on at least three sides. Screening shall be provided such that the [trash and garbage areas](#) cannot be viewed from [adjacent streets](#).

16. Buffer landscaping shall be provided between a residential [zoning district](#) (rural estate through multiple-[family](#) residential/[professional office](#)) and any [adjacent](#) nonresidential [zoning districts](#). Buffer landscaping may also be required pursuant to conditions set forth by a conditional [use](#) permit. When required, buffer landscaping shall be provided between [lot lines](#) and [buildings](#) in addition to [parking lot](#) screening requirements. Required buffer landscaping shall be approved by the landscape review board. It is not the intent of this section to require buffer landscaping between [permitted uses](#) within the same [zoning district](#).

17. The maximum allowable slope for required planting beds shall not exceed 3:1. A steeper slope may be approved provided an approved retaining system is constructed. The retaining system must provide a slope no greater than 3:1 for the entire required width of the tree planting area (reference landscape manual).

E. Technical Design Standards. One of the following three design methods shall be used in order to comply with the landscaping requirements and standards imposed in this section:

1. Prescriptive Design Method. [Street parking lot screening](#), [perimeter parking lot screening](#), [interior parking lot screening](#) and [trash area](#) screening shall be provided with landscaping as follows:

a. [Street parking lot screening](#) may either be continuous, discontinuous or a combination of both. [Street parking lot screening](#) shall be provided contiguous with each common [street](#) frontage which [abuts](#) a [lot](#). Screening shall be provided based on the planting of one deciduous tree or evergreen tree per each 25 lineal feet of [street](#) frontage or fraction thereof. In addition, one approved shrub shall be planted for each required tree. Trees and shrubs may be planted anywhere along the [street](#) frontage provided: (i) the total number of required trees and shrubs are planted; (ii) each required tree is provided with a minimum planting bed of 25 square feet with no dimension less than five feet; (iii) a planting bed consists of at least one tree; and (iv) the distance between planting beds and open [street](#) areas may not exceed 90 lineal feet.

b. [Perimeter parking lot screening](#) may be continuous or discontinuous as required by this section. [Perimeter parking lot screening](#) shall be provided on the basis of planting one deciduous tree or evergreen tree for each 35 lineal feet of [interior lot](#) frontage or fraction thereof. In addition, one approved shrub shall be planted for each required tree. Trees and shrubs may be planted anywhere along the [interior lot line](#) frontage provided: (i) the total number of required trees and shrubs are planted; (ii) each required tree is provided with a minimum planting bed of 25 square feet with no dimension less than five feet, (iii) a planting bed consists of at least one tree; and (iv) the distance between planting beds and open [interior lot](#) areas may not exceed 120 lineal feet.

c. [Interior Parking Lot Screening](#). In addition to the [street](#) and [perimeter parking lot screening](#) requirements, as specified above, [interior parking lot screening](#) is required and shall apply to all [parking lots](#) with more than 75 parking spaces. The intent for interior [parking lot](#) landscaping is to break up the large interior expanse of the [parking lot](#). Interior [parking lot](#) landscaping shall be provided with one planting bed area for every 25 parking

spaces. The minimum planting area shall be not less than 80 square feet with no dimension less than eight feet. A minimum planting bed shall consist of two trees and one shrub. Planting beds may be consolidated, however a minimum of two separate planting beds shall be provided. Interior [parking lot](#) landscaping may also be provided based on two percent of the total area of the [parking lot](#). Planting beds, tree and shrub requirements and planting bed geometry shall be as specified above.

d. [Buffer Landscape](#). When required shall provide year-round screening and shall consist of the following: A continuous planting bed shall be provided. The planting bed width shall be an average of 10 feet with a minimum width of not less than eight feet. Two rows of trees shall be provided and shall be planted at average intervals no greater than 10 feet on center. The trees shall have a minimum diameter at planting of one and one-half inches in diameter and shall be a minimum of eight feet in height. No more than 50 percent of the trees shall be deciduous. An approved manmade decorative [fence](#) may substitute for one row of trees and the planting bed may be reduced to a minimum width of eight feet.

2. Professional Design Method. A landscape plan, prepared and sealed by a licensed landscape architect registered in the state of Alaska or a professional with similar expertise in landscaping as determined by the landscape review board, which is equivalent to the prescriptive design method shall be considered as meeting the intent of the landscape ordinance. All landscape plans which utilize the professional design method shall be reviewed and approved by the landscape review board.

3. Alternative Compliance Method. Project conditions associated with individual sites may justify approval of alternative methods of compliance with the landscape design requirements. Conditions may arise where normal compliance is impractical or impossible, such as facilities that sell vehicles, or where maximum achievement of the borough's objectives and goals can only be obtained through alternative compliance. Such landscape plans shall be reviewed and approved by the landscape review board on a case-by-case basis.

F. Plan Submittal and Inspection Requirements.

1. A preliminary landscape plan shall be submitted to the planning department in conjunction with the zoning permit application. A performance bond or suitable guaranty shall be posted until such time as the landscaping is completed and approved. The amount of the bond or guaranty shall be as determined by the landscape review board or according to a schedule adopted annually by the board based on amount of linear feet subject to landscaping requirements.

2. A final and complete landscape plan shall be submitted to the planning department for final approval upon completion of construction. The landscape review board shall perform an inspection of the property following submission of the final and complete landscape plan and notify the planning department whether the property complies with all required landscape standards.

G. Maintenance. It shall be the duty of the [owner](#) of the property to maintain all required landscaping. If required landscaping dies, becomes damaged or destroyed, re-landscaping of those areas or landscaping elements shall be replanted in an approved manner. (Ord. 2007-04 § 2, 2007)

18.48.120 CT – Communications towers designation.

A. This designation is intended to regulate the establishment and placement of communications towers within the densest areas of the borough.

B. Regulations and Standards.

1. Scope and Applicability. The boundaries of this overlay zone shall be as described in a zoning map approved by the assembly. Construction of a communications tower or placement of a [telecommunications antenna](#) on an existing [structure](#) other than a tower or [antenna](#) previously permitted under this section shall be subject to the regulations and standards imposed herein.

2. Exemptions. The regulations and standards in this section do not apply to properties in the RA-40, RA-20, RA-10, LI or HI [zoning districts](#).

3. Regulations and Standards. Communications towers on properties with the CT designation shall be considered conditional [uses](#) and comply with the requirements set forth in FNSBC [18.50.155](#), regardless of the underlying [zoning district](#). (Ord. 2009-05 § 12, 2009)

18.48.130 MN – Military noise.

A. Purpose. This designation is intended to provide information and notice to property [owners](#), future property [owners](#), developers, public officials and others that the designated properties may be affected by military aircraft and arms noise. This designation is intended to encourage land [uses](#) compatible with the military mission in the area within the composite noise contours surrounding Fort Wainwright and the 65 dB noise contours surrounding Eielson Air Force Base.

B. Regulations and Standards. There are no regulations included or intended to be included with this overlay designation.

C. Overlay Map. Parcels located wholly or partially within the composite noise contours surrounding Fort Wainwright or within the 65 dB noise contours surrounding Eielson Air Force Base shall be included in this overlay. (Ord. 2015-49 § 2, 2015)

The Fairbanks North Star Borough Code is current through Ordinance 2016-19, passed April 14, 2016.

Disclaimer: The Borough Clerk's Office has the official version of the Fairbanks North Star Borough Code. Users should contact the Borough Clerk's Office for ordinances passed subsequent to the ordinance cited above.

18.48.110 SLA – Special landscape area.

A. Purpose. This designation is intended to protect and enhance the borough's economic and aesthetic resources thereby promoting the public health, safety and general welfare of the citizens and contributing to the quality of life by encouraging a high level of design and responsible development in the Fairbanks North Star Borough. The designation accomplishes this purpose by requiring buffering of residential areas from [commercial uses](#), and setting minimum standards for [street parking lot screening](#), [perimeter parking lot screening](#), [interior parking lot screening](#) and [trash and garbage area screening](#).

B. Regulations and Standards.

1. Scope and Applicability. The boundaries of this overlay zone shall be as described in a zoning map approved by the assembly. Property included in this overlay zone shall be subject to the regulations and standards imposed in this chapter. The overlay zone designation requirements shall apply to the construction of a new [parking lot](#), expansion of an existing [parking lot](#) or a surface improvement to an existing [parking lot](#).

2. Exemptions.

- a. Individual residential [lots](#) with fewer than four [dwelling units](#) located on the [lot](#).
- b. Property of which the [principal use](#) is the sale of vehicles is not required to comply with the prescriptive method but must [use](#) one of the other methods.
- c. Property located within the city of Fairbanks, as long as their landscaping ordinance is in effect.

3. Landscape Plan. Where a landscape plan is required by this designation, the plan shall include:

- a. The common name of each plant used;
- b. The number, height and diameter of each plant;
- c. The locations where different plant types will be used;
- d. The locations, size and type of vegetation to be preserved in their natural state;
- e. Location of any retaining walls and [fences](#);
- f. Location of existing or proposed utilities and easements of record;
- g. Location of all property lines including all [streets](#) which border the [lot](#);
- h. Location of any existing or proposed [structures](#) or parking areas;
- i. North arrow and scale;
- j. Site drainage and drainage patterns, unless shown on civil drawings.

4. Approved Plant Materials. The landscape review board shall adopt and publish a landscape manual, which shall include a list of approved plant and ground cover materials and general landscaping information. The manual may be revised as needed and made available at the planning department and on the borough website.

C. Landscape Design Standards. The following areas of a lot shall be developed and maintained in accordance with the landscape standards set forth hereinafter using only approved plant and ground cover materials:

1. Street parking lot screening;
2. Perimeter parking lot screening;
3. Interior parking lot screening;
4. Trash and garbage areas; and
5. Buffer landscape (when required).

D. General Design Standards.

1. Plant material shall be true to name, variety and size and shall conform to all applicable provisions of American Standards for Nursery Stock, latest edition.
2. All plant material shall be healthy, of a suitable type for the site conditions being used in and hardy to the projects area.
3. All single stem deciduous trees shall be a minimum of one inch diameter measured six inches from the ground level. For multi-stemmed trees each stem shall be one inch caliper.
4. Evergreen trees shall be a minimum of five feet in height unless specified elsewhere in this section.
5. Natural vegetation which is sufficient to meet the intent of the standards set out in this section may be retained in place of all or part of any required landscaping. Existing trees shall be credited toward the landscape requirements on a 1:1 basis.
6. Shrubs shall be a minimum of 18 inches at planting.
7. The planting of grass and annual flowers alone does not constitute landscaping in the context of this section.
8. Multiple residential dwelling units (apartments and condominiums) with fewer than 12 units shall provide landscaping consisting of one approved tree for each dwelling unit. If exterior off-street parking is provided, the trees shall be located and maintained to provide parking lot screening. If parking is provided within the building the required trees may be placed anywhere on site. Trash and garbage screening is required.

9. Storage, warehouse and industrial [uses](#) which occupy the major floor area of a [building](#) need only comply with the [street parking lot screening](#) requirements. Trash and garbage screening is required.
10. Sight triangle areas at [street](#) intersections shall be maintained as required by this title and as specified in the landscape manual.
11. All required landscape planting beds shall be protected from vehicular damage in accordance with the guidelines as set forth in the landscape manual.
12. New development which is constructed [adjacent](#) to a [structure](#) listed on the National Register or listed as a local historic site shall provide [buffer landscape](#) in addition to [parking lot screening](#) regardless of the location of parking spaces.
13. Each [street](#) or [interior lot](#) screening requirement shall be separately evaluated.
14. Trees and shrubs shall not be planted under or over primary power lines, gas lines, communication cables or within water and sewer utility easements unless pre-approved in writing by the utility [owner](#). Trees and shrubs shall not be planted in a public [road](#) right-of-way unless an encroachment permit or letter of nonobjection has been issued by the controlling agency.
15. [Trash and garbage areas](#) including dumpsters shall be provided with approved screening on at least three sides. Screening shall be provided such that the [trash and garbage areas](#) cannot be viewed from [adjacent streets](#).
16. Buffer landscaping shall be provided between a residential [zoning district](#) (rural estate through multiple-[family](#) residential/[professional office](#)) and any [adjacent](#) nonresidential [zoning districts](#). Buffer landscaping may also be required pursuant to conditions set forth by a conditional [use](#) permit. When required, buffer landscaping shall be provided between [lot lines](#) and [buildings](#) in addition to [parking lot screening](#) requirements. Required buffer landscaping shall be approved by the landscape review board. It is not the intent of this section to require buffer landscaping between [permitted uses](#) within the same [zoning district](#).
17. The maximum allowable slope for required planting beds shall not exceed 3:1. A steeper slope may be approved provided an approved retaining system is constructed. The retaining system must provide a slope no greater than 3:1 for the entire required width of the tree planting area (reference landscape manual).

E. Technical Design Standards. One of the following three design methods shall be used in order to comply with the landscaping requirements and standards imposed in this section:

1. Prescriptive Design Method. [Street parking lot screening](#), [perimeter parking lot screening](#), [interior parking lot screening](#) and [trash area](#) screening shall be provided with landscaping as follows:
 - a. [Street parking lot screening](#) may either be continuous, discontinuous or a combination of both. [Street parking lot screening](#) shall be provided contiguous with each common [street](#)

frontage which abuts a lot. Screening shall be provided based on the planting of one deciduous tree or evergreen tree per each 25 lineal feet of street frontage or fraction thereof. In addition, one approved shrub shall be planted for each required tree. Trees and shrubs may be planted anywhere along the street frontage provided: (i) the total number of required trees and shrubs are planted; (ii) each required tree is provided with a minimum planting bed of 25 square feet with no dimension less than five feet; (iii) a planting bed consists of at least one tree; and (iv) the distance between planting beds and open street areas may not exceed 90 lineal feet.

b. Perimeter parking lot screening may be continuous or discontinuous as required by this section. Perimeter parking lot screening shall be provided on the basis of planting one deciduous tree or evergreen tree for each 35 lineal feet of interior lot frontage or fraction thereof. In addition, one approved shrub shall be planted for each required tree. Trees and shrubs may be planted anywhere along the interior lot line frontage provided: (i) the total number of required trees and shrubs are planted; (ii) each required tree is provided with a minimum planting bed of 25 square feet with no dimension less than five feet, (iii) a planting bed consists of at least one tree; and (iv) the distance between planting beds and open interior lot areas may not exceed 120 lineal feet.

c. Interior Parking Lot Screening. In addition to the street and perimeter parking lot screening requirements, as specified above, interior parking lot screening is required and shall apply to all parking lots with more than 75 parking spaces. The intent for interior parking lot landscaping is to break up the large interior expanse of the parking lot. Interior parking lot landscaping shall be provided with one planting bed area for every 25 parking spaces. The minimum planting area shall be not less than 80 square feet with no dimension less than eight feet. A minimum planting bed shall consist of two trees and one shrub. Planting beds may be consolidated, however a minimum of two separate planting beds shall be provided. Interior parking lot landscaping may also be provided based on two percent of the total area of the parking lot. Planting beds, tree and shrub requirements and planting bed geometry shall be as specified above.

d. Buffer Landscape. When required shall provide year-round screening and shall consist of the following: A continuous planting bed shall be provided. The planting bed width shall be an average of 10 feet with a minimum width of not less than eight feet. Two rows of trees shall be provided and shall be planted at average intervals no greater than 10 feet on center. The trees shall have a minimum diameter at planting of one and one-half inches in diameter and shall be a minimum of eight feet in height. No more than 50 percent of the trees shall be deciduous. An approved manmade decorative fence may substitute for one row of trees and the planting bed may be reduced to a minimum width of eight feet.

2. Professional Design Method. A landscape plan, prepared and sealed by a licensed landscape architect registered in the state of Alaska or a professional with similar expertise in landscaping as determined by the landscape review board, which is equivalent to the prescriptive design method shall be considered as meeting the intent of the landscape ordinance. All landscape plans which utilize the professional design method shall be reviewed and approved by the landscape review board.

3. Alternative Compliance Method. Project conditions associated with individual sites may justify approval of alternative methods of compliance with the landscape design requirements. Conditions may arise where normal compliance is impractical or impossible, such as facilities that sell vehicles, or where maximum achievement of the borough's objectives and goals can only be obtained through alternative compliance. Such landscape plans shall be reviewed and approved by the landscape review board on a case-by-case basis.

F. Plan Submittal and Inspection Requirements.

1. A preliminary landscape plan shall be submitted to the planning department in conjunction with the zoning permit application. A performance bond or suitable guaranty shall be posted until such time as the landscaping is completed and approved. The amount of the bond or guaranty shall be as determined by the landscape review board or according to a schedule adopted annually by the board based on amount of linear feet subject to landscaping requirements.

2. A final and complete landscape plan shall be submitted to the planning department for final approval upon completion of construction. The landscape review board shall perform an inspection of the property following submission of the final and complete landscape plan and notify the planning department whether the property complies with all required landscape standards.

G. Maintenance. It shall be the duty of the owner of the property to maintain all required landscaping. If required landscaping dies, becomes damaged or destroyed, re-landscaping of those areas or landscaping elements shall be replanted in an approved manner. (Ord. 2007-04 § 2, 2007)

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PERMIT INFORMATION 2016

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION DATE	APPROVAL DATE	RCVD	TYPE	PROJECT TYPE	NEW ADDITION	SQ FTG	ZONE	TAX ID
ADMINISTRATIVE APPROVAL												
AA16-01	BOWERS, BENJ	WASILLA TOWNSITE	285 E PARKS HWY	01/12/16	PENDING		COMM<10,000 SQ FT	ATV, SNOWMACHINE REPAIR		900	C	1066B03L002
AA16-02	COLLIER, JEREMY	LAKEVIEW PROF CONDOS	851 W WESTPOINT DR	01/12/16	01/13/16		TENANT SPACE	LAWYERS OFFICE		750	C	9010000L012
AA16-03	LITHIA	SUN PLAZA	2561 S SUN MOUNTAIN AVE	01/15/16	01/18/16		TUP	TEMP VEHICLE STORAGE ON LOWES SITE			C	5626000L001A
AA16-04	WUITSCHICK, KATHRYN	IDITAPARCEL ADDN 1	431 W PARKS HWY	01/19/16	01/20/16		TENANT SPACE	RESTAURANT		2,000	C	5797000L002A
AA16-05	MATICH, YOUNG	NEILSON DOUG	591 E RAILROAD AVE	01/20/16	01/20/16		COMM<10,000 SQ FT	RETAIL SHOP		2,800	C	3498000T00B
AA16-06	AT&T MOBILITY	OVERLOOK BUS PK RSB	2251 E PARKS HWY	02/05/16	02/09/16		COMM UP GRADE	COMMUNICATIONS UPGRADE			C	4805B01L003A
AA16-07	ADDICTIVE HAIR CREATIONS	PRIMROSE POINTE PH 1	260 W RIVERDANCE CIR	02/09/16	02/09/16		HOME OCCUPATION	HAIR SALON		809	RR	6791B01L071
AA16-08	WATSON, ROBERT	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16		TENANT SPACE	TATTOO STUDIO		440	RR	7491B02L010D
AA16-09	HALLMARK LOCATING	WASILLA HEIGHTS	1201 W NICOLA AVE	02/16/16	02/17/16		TENANT SPACE			340	RR	7491B02L010D
AA16-10	BILLIES TREASURES	MILE 44 PKS HWY CONDOS	1657 W PARKS HWY	02/17/16	02/22/16		TENANT SPACE	RETAIL SHOP		5,400	C	9006000U00B
AA16-11	BRINSON, HEATHER	PROSPECTOR HILLS	1450 N GRUBSTAKE DR	02/24/16	02/29/16		COMM<10,000 SQ FT	ASSISTED LIVING		2,376	RR	1118B01L006
AA16-12	MAT-SU BOROUGH	NEW IDITAROD SCH SITE	455 E CARPENTER CIR	02/29/16	02/19/16		SIGN	SIGN		66	RR/RRM	7390000L001
AA16-13	CHAYKA, VLADIMIR	SERENITY EST ADD1	1501 W PATRICIA AVE	03/08/16	03/31/16		SFD	SFD		1,856	RR	7443000L001
AA16-14	KEMP, TIFFANY	GVC	940 E SNOW HILL AVE	03/09/16	03/09/16		ADD TO SFD	ADD TO SFD		1,536	RR	2323B03L003
AA16-15	GELTING, BRIAN	THOMAS VIEW	1675 S LINDA CIR	03/09/16	03/18/16		SFD	SFD		1,620	RR	6814000L001
AA16-16	BETSILL, ALEX	ADVENTURE EST	1636 N FANCIUL AVE	03/09/16	03/18/16		FARM ANIMAL	20 CHICKENS			RR	1190B05L005
AA16-17	BUZZBEE STUDIOS	THOMAS ADDR#2 PH 1	201 E SWANSON AVE	03/10/16	03/31/16		TENANT SPACE	COMM<10,000 SQ FT		440	C	4932B01L005A
AA16-18	SMITH, TYLER	WASILLA HTS #1	1401 W PARKS HWY	03/11/16	03/31/16		FOOD TRUCK	RICKS BBQ		240	C	1065B03L017
AA16-19	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/18/16		COMM<10,000 SQ FT	AUTOMOTIVE SHOP		2,218	C	1191000T00B
AA16-20	HOFFMAN, STACEY	WASILLA HTS RSB	1201 W NICOLA AVE	03/15/16	03/16/16		TENANT SPACE	COMM<10,000 SQ FT		320	RR	7491B02L010D
AA16-21	ZASTROW, DUSTIN	CENTURY PK	1190 S CENTURY DR	03/18/16	03/21/16		SFD	SFD		1,900	R-1	1261B03L001
AA16-22	ROBERT YUNDT HOMES	PRIMROSE POINTER PH 2	195 W CELTIC CIR	03/23/16	04/11/16		SFD	SFD		2,301	RR	7442B01L056
AA16-23	ALLEY, JEREMY	SNIDER #3	201 W HERNING AVE	03/30/16	03/31/16		TENANT SPACE	COMM<10,000 SQ FT		325	C	1056B02L009
AA16-24	ARC LAND DEV LLC	ARC LAND DEV LLC	1250 N LUCILLE ST	04/01/16	04/13/16		MULTI-FAMILY	42 SENIOR APARTMENT		40,968	RM	17N01W04A005
AA16-25	AK YOUTH & FAM NETWORK	GVC II DIV 1	1051 E BOGARD RD	04/11/16	05/02/16		TENANT SPACE	COMM<10,000 SQ FT		2,800	C	2186B02L005
AA16-26	THE PERFECT START LLC	PARKS MANOR	700 N WASILLA-FISHHOOK RD	04/11/16	04/27/16		COFFEE STAND	COFFEE SHOP		120	C	5568B02L018A
AA16-27	MOCHA MOOSE	IDITAPARCEL ADDN 1	469 W PARKS HWY	04/11/16	04/12/16		TENANT SPACE	COFFEE SHOP		516	C	5797000L002A
AA16-28	LAROCNE, JOE	WASILLA AC	601 N KIMBERLY ST	04/13/16	04/13/16		HOME OCCUPATION	AUTO SERVICES		470	RR	1113B02L011
AA16-29	AK USA FED CREDIT UNION	CAROL	1850 W RUPEE CIR	04/13/16	04/18/16		SIGN	SIGN		145	C	5816B02L001
AA16-30	NARDINI, TIMOTHY	SILVERLEAF EST	1862 N ASHFORD BLVD	04/14/16	PENDING		SUBDIVISION	SUBDIVISION			RR	5076000T004A
AA16-31	MONICA'S CONFECTION CON	WASILLA AIRPARK IND	301 W PARKS HWY	04/18/16	04/18/16		TENANT SPACE	COMM<10,000 SQ FT		1,250	C	1115B01L004
AA16-32	LIGHTED PATH THER SVC	CAREFREE AC	1261 S SEWARD MERIDIAN PKY	04/18/16	04/18/16		TENANT SPACE	COMM<10,000 SQ FT		150	C	4061B01L001A-1
AA16-33	HARVEY, JAMES	CREEKSIDE EST	800 E CREEKSIDE DR	04/19/16	04/20/16		FARM ANIMAL	CHICKENS			RR	1092B02L012
AA16-34	JOHNSTON, JENNIFER	BAYVIEW GARDENS	1000 E TYEE	04/20/16	05/20/16		ADD TO SFD	ADD TO SFD		3,200	RR	1277B02L007
AA16-35	LITHIA CHRYSLER	CARTER	1350 S SEWARD MERIDIAN PKY	04/15/16	04/26/16		TUP	OFF SITE CAR SALES			C	17N01W13A006
AA16-36	HUTCHINS, GREG	CARTER	200 E PARK AVE	04/25/16	04/26/16		TENANT SPACE	COMM<10,000 SQ FT		2,700	C	1010B01L004
AA16-37	BLUE GLACIER LLC	BLUE GLACIER	1321, 1340, 1341 W SHALYNN CIR	04/26/16	05/16/16		TUP	STOCKPILE GRAVEL			RR	7383000L002 3.5
AA16-38	EATON, SARAH	SNIDER #4	711 W PARKS HWY	04/26/16	04/26/16		TENANT SPACE	E-CIG SHOP		1,300	C	2705000L014A-1
AA16-39	PAVLUS, IGOR	SOUTHVIEW EXT	3000 SOUTHVIEW DR	04/27/16	04/27/16		SFD	SFD		1,130	R-1	2377B02L001
AA16-40	NANEZ, LUCIA	SNIDER #4	731 W PARKS HWY	04/28/16	04/28/16		TUP	EVENT			C	2705000L014A-1
AA16-41	TROY DAVIS HOMES LLC	HOME DEPOT	1301 E PALMER WASILLA HWY	04/28/16	05/27/16		COMM<10,000 SQ FT	OFFICE BUILDING		8,400	C	5769000L002
AA16-42	ROYALTY HOMES	PRIMROSE PT #2	165 W CELTIC CIR	05/02/16	05/02/16		DUPLEX	DUPLEX		4,000	RR	7442B01L057
AA16-43	SKRIPNIK, ROMAN	WASILLA AC	1961 W VAUNDA AVE	05/06/16	05/11/16		SFD	SFD		2,539	RR	1113B05L016
AA16-44	BOCHKORSKY, MARINA	NORTHERN CAPITOL EST	2360 W SUCCESS DR	05/10/16	05/11/16		DUPLEX	DUPLEX		4,000	RR	1102B04L010
AA16-45	SENA, CHRISTINA	WASILLA HTS #1 RSB		05/10/16	05/11/16		TUP	FOOD TRUCK RALLY			C	7321B03L015A&1
AA16-46	RICHARDSON, SPENCER	OLYMPIC	1800 S KNIK-GOOSE BAY RD	05/12/16	05/12/16		TENANT SPACE	DISTINTIVE RIDES		3,600	C	17N01W16D015
AA16-47	SPAIN, KERRIE	KENNEDY ADD	560 S KNIK-GOOSE BAY RD	05/16/16	05/16/16		COMM<10,000 SQ FT	DAYCARE		7,814	C	5888000L003D
AA16-48	TEEN CHALLENGE	TALLERICO	1745 W PIPESTONE DR	05/17/16	05/17/16		SIGN	SIGN	Y	17	C	1032B04L003
AA16-49	MCGUIRE, SEAN & ANDREA	TALLERICO	1745 W PIPESTONE DR	05/17/16	05/17/16		ADD TO SFD			384	R-1	2858B04L002
AA16-50	MCGUIRE, SEAN & ANDREA	TALLERICO	1745 W PIPESTONE DR	05/17/16	05/17/16		SHED			240	R-1	2858B04L002
AA16-51	SPENARD BUILDER SUPPLY	WASILLA HTS #1	1700 W PARKS HWY	05/18/16	05/20/16		TUP	OUTDOOR EVENT		420	C	1085000T00A
AA16-52	PERKUP ESPRESSO	FERN PLAZA	1690 S FERN ST	05/19/16	05/20/16		COMM<10,000 SQ FT	COFFEE STAND	Y		C	6910000L001
AA16-53	SATROM, CHARLEN	TALLERICO RSB	1901 S TUSCARORA DR	05/20/16	05/24/16		HOME OCCUPATION	ART STUDIO		140	R-1	4227B05L004
AA16-54	WASILLA BIBLE CHURCH	WASILLA BIBLE CHURCH	1651 W NICOLA AVE	05/23/16	05/24/16		TUP	OUTDOOR CONCERT		875	C	5457B02L017A
AA16-55	ROBERT YUNDT HOMES	WASILLA TOWNSITE	357 E PARKS HWY	05/25/16	05/26/16		TENANT SPACE	OFFICE SPACE			C	5457B02L017A
AA16-56	ALASKA BUILT REAL EST LLC	WASILLA TOWNSITE	357 E PARKS HWY	05/25/16	05/26/16		TENANT SPACE	OFFICE SPACE		875	C	5457B02L017A
AA16-57	MSB	IDITAROD ELEM	801 N WASILLA-FISHHOOK RD	05/26/16	06/01/16		SUBDIVISION	SUBDIVISION			C	2076000T00A
AA16-58	K&H CIVIL CONTRACTORS	IDITAROD ELEM	701 E BOGARD RD	05/31/16	06/01/16		SIGN	SIGN		32	I	17N02W13A004

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS	APPLICATION DATE	APPROVAL DATE	RCVD	TYPE	PROJECT TYPE	NEW ADDITION	SQ FTG	ZONE	TAX ID
AA16-59	AK PREMIER DENTAL	RADON DEV	935 WESTPOINT DR	05/31/16	06/01/16		TENANT SPACE	DENTAL OFFICE			C	2499000T00A-5
AA16-60	WILLIAMS, P/A	WASILLA WOODS	1201 N LUCILLE ST	06/02/16	06/07/16		TUP	VENDOR MARKET			C	1353000L008D
AA16-61	COMMERCIAL ELECTRIC INC	FERN PLAZA	1689 S KNIK GOOSE BAY	06/06/16	06/07/16		TENANT SPACE	OFFICE AND STORAGE SPACE		1,440	C	6910000L002
USE PERMITS												
UP16-01	SCAVETTE, SETH	FOLLETT INDUSTRIAL TR	101 E SWANSON AVE	03/11/16	03/29/16		MULTI-FAMILY	4-PLEX		2,098	C	1191000T00B
UP16-02	K&H CIVIL CONTRACTORS		1614 S CLAPP ST	03/25/16	05/10/16		GRAVEL EXT	GRAVEL EXTRACTION			I	17N02W13A004
UP16-03	LAND TRUST 331	ASPEN BUSINESS PARK	331 E ASPEN AVE	04/19/16	05/04/16		CAMPGROUND	RV PARK			C	5432000L003
CONDITIONAL USE PERMITS												
PLANNED UNIT DEVELOPMENT (PUD)												
REZONE												
LEGAL NON-CONFORMING USE												
SHORELINE SETBACK												
AMNESTY												
VARIANCE												
LANDSCAPE WAIVERS												
LW16-01	HATT, JEFFREY & LEANNE	OVERLOOK BUS PK	2000, 2040, 2060 E FOUNDRY WAY	04/28/16	05/24/16		LANDSCAPE WAIVER	CLEAR MORE THAN 70%			C	1116B03L004.L5.L
												6

**WPD Code Compliance Weekly Incidentals
For period 5/16/2016 through 5/20/2016**

Date	Call Origin	Name / Address	Reason	CAD Log #	Informal Contact?	Letter Issued?	Action Taken
5/16/2016	S	City wide	Signs in ROW	32608	N	N	Signs removed
5/16/2016	C	1718 Fanciful	Barking dog complaint	32668	Y	N	Verbal warning
5/17/2016	D	Lowes	Loose horse	32827	Y	N	Return to owner
5/17/2016	D	Tamarak & Seward Meridian	Public assist	32870	Y	N	
5/17/2016	FUP	Thomas & Glenwood	Patrol request	31217	N	N	Retrieve radar cart
5/18/2016	S	Lake Lucille Park	Facility/security check	33089	N	N	
5/18/2016	S	Meta Rose	Facility/security check	33108	N	N	
5/18/2016	D	401 Crestwood	Loose dog	33129	Y	N	Return to owner, verbal warning
5/18/2016	D	700 Wasilla Fishhook	Unauthorized dumpster use	33160	Y	N	Insufficient suspect information
5/19/2016	PAT	Parks & Church	MVA	33364	N	N	Provide traffic control
5/19/2016	S	Meta Rose	Facility/security check	33388	N	N	
5/20/2016	S	Home Depot	Suspicious vehicle	33592	Y	N	
5/20/2016	S	Lake Lucille Park	Facility/security check	33602	N	N	
5/20/2016	FUP	700 Wasilla Fishhook	Unauthorized dumpster use	33160	Y	N	Insufficient suspect information
5/20/2016	S	Parks & Hjellen	Off premise real estate sign	33618	Y	N	Citation
5/20/2016	S	Parks & KGB	Sign in ROW	33622	N	N	Signs removed
5/20/2016	ADM	460 KGB	Land use violation	33943	Y	N	Verbal warning

**WPD Code Compliance Weekly Incidentals
For period 5/23/2016 through 5/27/2016**

Date	Call Origin	Name / Address	Reason	CAD Log #	Informal Contact?	Letter Issued?	Action Taken
5/23/2016	S	Lake Lucille Park	Facility/security check	34427	N	N	
5/23/2016	D	Deskas & Nicola	Dog attack	34530	Y	N	No dog or suspect information available
5/24/2016	S	Seward Meridian & Tamarak	Signs in ROW	34750	N	N	Signs removed
5/24/2016	S	Meta Rose	Facility/security check	34764	N	N	
5/24/2016	S	Lucus & Cache	Signs in ROW	34781	N	N	Signs removed
5/24/2016	S	KGB & PWH	Signs in ROW	34814	N	N	Signs removed
5/24/2016	D	West Side Center	Unauthorized dumpster use	34822	Y	N	Unable to locate suspect
5/25/2016	S	Meta Rose	Facility/security check	34986	N	N	
5/26/2016	C	800 Creekside	Loose dog complaint	25395	N	N	Follow up, no loose dogs found
5/26/2016	C	1211 Jack Nicklaus	Dog attack	35386	Y	N	No dog or suspect information available
5/26/2016	D	KGB & PWH	Dog welfare check	35389	Y	N	Verbal warning- dog in hot car
5/27/2016	S	Meta Rose	Facility/security check	35614	N	N	
5/27/2016	D	Alaska Club	Dog welfare check	35619	Y	N	Unable to locate
5/27/2016	D	101 Vincent Cir	Cat stuck up a tree	35661	Y	N	Advised owner how to proceed

**WPD Code Compliance Weekly Incidentals
For period 5/31/2016 through 6/3/2016**

Date	Call Origin	Name / Address	Reason	CAD Log #	Informal Contact?	Letter Issued?	Action Taken
5/31/2016	C	Wasilla Vet Clinic	Loose dog	36725	Y	N	Impound to shelter
5/31/2016	FUP	Target	Business/vending license violation	36496	N	N	Business owner unavailable
5/31/2016	S	Lake Lucille Park	Facility/security check	36768	N	N	
5/31/2016	S	KGB & Parks	Signs in ROW	36785	N	N	Signs removed
5/31/2016	S	Kgb & pwh	Signs in ROW	36795	N	N	Signs removed
5/31/2016	D	1231 Woodcrest	Dog welfare check	36796	Y	N	Dog fine, no injuries
6/1/2016	S	Spruce & Lucus	Signs in ROW	37025	N	N	Signs removed
6/1/2016	ADM	991 Hermon- Reale Vapes	Business license violation	37058	Y	N	Citation
6/1/2016	D	Bogard & Crusey	Dog welfare check	37066	N	N	Unfounded
6/2/2016	S	Enterprise & Neil	Sign in ROW	37291	N	N	Sign removed
6/2/2016	S	Glenwood & Woodcrest	Sign in ROW	37295	N	N	Sign removed
6/2/2016	ADM	700 E Spruce	Land use violation- no permit	37301	N	N	Stop work orders posted x8
6/2/2016	PAT	WFH & Snohomish	Assist patrol with aggressive dog	37325	Y	N	Remove dog from vehicle involved in accident, turn over to owner

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MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION
Mary Anderson, District 1
Thomas Healy, District 2
John Klapperich, Chair, District 3
Colleen Vague, District 4
William Kendig, District 5
Tomas Adams, District 6
Vern Rauchenstein, District 7



John Moosey, Borough Manager

PLANNING & LAND USE
DEPARTMENT
Eileen Probasco, Director of Planning &
Land Use
Lauren Driscoll, Planning Services Chief
Alex Strawn, Development Services
Manager
Fred Wagner, Platting Officer
Mary Brodigan, Planning Clerk

*Assembly Chambers of the
Dorothy Swanda Jones Building
350 E. Dahlia Avenue, Palmer*

June 6, 2016
REGULAR MEETING
6:00 p.m.

- I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM
- II. APPROVAL OF AGENDA
- III. PLEDGE OF ALLEGIANCE
- IV. CONSENT AGENDA
Items on the consent agenda are considered to be routine and non-controversial by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
 - A. MINUTES
 1. May 16, 2016, regular meeting minutes
 - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 - C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
 1. **Resolution 16-24**, amending the comprehensive planning process as requested by the Chase Community Council. Public Hearing: June 20, 2016. (Staff: Taunnie Boothby)
 2. **Resolution 16-25**, recommending the Assembly support the development of a Regional Transportation Planning Partnership Program. Public Hearing: June 20, 2016. (Staff: Jessica Smith)
- V. COMMITTEE REPORTS
- VI. AGENCY/STAFF REPORTS

VII. LAND USE CLASSIFICATIONS

VIII. AUDIENCE PARTICIPATION (*three minutes per person, for items not scheduled for public hearing*)

IX. PUBLIC HEARING: QUASI-JUDICIAL MATTERS (*Public Hearings shall not begin before 6:15 p.m.*)

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

The Planning Commission members may submit questions to the Planning Commission Clerk concerning the following matters or request for more information from the applicant at the time of the introduction. All questions and requests submitted by the Commission shall be in writing and copies will be provided to the applicant and made available to all interested parties and the public upon request. Answers to questions and additional material requests will be addressed in the staff report for the public hearing.

A. **Resolution 16-20**, a request for a Conditional Use Permit in accordance with MSB 17.70, Regulation of Alcoholic Beverages Uses, for the operation of a Liquor Package Store within a proposed convenience store, located on Lot 11, Hollywood Heights; 14468 W. Hollywood Road; within Township 17 North, Range 3 West, Section 24. (*Applicant: Three Bears Alaska, Inc., Staff: Susan Lee*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

A. **Resolution 16-22**, recommending amendments to Assembly Ordinance 16-003, an Ordinance Amending MSB 17.60 to Include Permit Requirements and Standards for Marijuana Related Facilities. Referred by the Assembly to the PC on April 5, 2016, for 90 days. Continued from May 16, 2016. (*Staff: Alex Strawn*)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

A. **Resolution 16-23**, recommending denial of an Ordinance amending MSB 17.55 to add Riparian Buffer Standards. (*Staff: Frankie Barker*)

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

A. Upcoming Planning Commission Agenda Items (*Staff: Alex Strawn*)

XV. DIRECTOR AND COMMISSIONER COMMENTS

XVI. ADJOURNMENT (Mandatory Midnight)

In order to be eligible to file an appeal from a decision of the Planning Commission, a person must be designated an interested party. See MSB 15.39.010 for definition of "Interested Party." The procedures governing appeals to the Board of Adjustment & Appeals are contained in MSB 15.39.010-250, which is available on the Borough Internet home page, <http://www.matsugov.us>, in the Borough Clerk's office, or at various libraries within the Borough.