

By: Planning  
Public Hearing: 05/24/16  
Adopted: 05/24/16

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 16-06**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING 81.3 PERCENT OF LOT 4, 81.1 PERCENT OF LOT 5, AND 84.5 PERCENT OF LOT 6, BLOCK 3, OVERLOOK BUSINESS PARK, TO REMAIN CLEARED OF VEGETATION, PER WMC 16.33.050(A)(2).**

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WHEREAS, Matthew Wilson, 907 Architecture, Agent for Jeffrey E. and Leanne Hatt, owners, submitted a request for a land clearing waiver on April 28, 2016, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on May 17, 2016; and

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

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

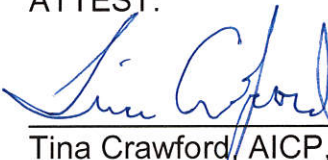
1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the site plan dated May 9, 2016, attached as Exhibit A to Resolution Serial No. 16-06, as required in WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject lots along Foundry Way and old Matanuska Road (between the property line and the edge of pavement) is planted and maintained with grass in perpetuity consistent with WMC 16.33.060.
3. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any construction on the lot.

ADOPTED by the Wasilla Planning Commission on May 24, 2016.

APPROVED:

  
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Jessica Dean, Chair

ATTEST:

  
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Tina Crawford, AICP, City Planner

QUAN	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
10		White Spruce	Picea Glauca	8" Min. Ht. when Planted
21		Paperbark Birch	Betula Papyrifera	6" Min. Ht. when Planted
19		Calleryn Aspen	Populus Tremula Tremula*	8" Min. Ht. when Planted
SHRUBS	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
12		Dwarf Juniper Fine	Juniperus Horizontalis*	24" Min. Ht. / 5'-0" Spread
15		Morizo Torngat Potentilla	Potentilla Fruticosa 'Umami'	24" Min. Ht. / 3'-0" Spread
66		Dwarf Korean Lilac	Syringa Meyerii 'Robina'	3'-4" Ht. / 3'-4" Spread
66		Privet Shrub	'Teneb. Decidua'	24" Min. Ht. / 5'-0" Spread
		Asterium Lawn Mixture		Min. 4" Compacted Topsoil
		Mulch / Bark Mix		Provide Wood Barrier

NOTES:  
 1. PROVIDE WOOD PROTECTION FENCING AROUND ALL DECIDUOUS TREES UNLESS INSIDE TREES.  
 2. PROVIDE ALASKA LAWN MIX AND MIX 3-4 LBS PER 1000 SF.



SITE PLAN - PROPOSED

LANDSCAPING REQUIREMENTS:	LOT 4	LOT 5	LOT 6
LOT SF:	52,579	44,866	43,124
REQUIRED LANDSCAPING (5%)	2,629	2,243	2,156
REQUIRED LANDSCAPING (50%)	16,024	13,460	12,937
PROPOSED LANDSCAPING (INSIDE PROP LINE)	9,803	8,500	6,710
PROPOSED LANDSCAPING (OUTSIDE PROP LINE)	3,068	3,421	25,013
PROPOSED LANDSCAPING (INSIDE PROP LINE) (30% REQUIRED)	18.3%	18.9%	15.5%
PROPOSED LANDSCAPING (OUTSIDE PROP LINE) (30% REQUIRED)	24.0%	26.0%	28.3%
REQUESTED WATER (GAL - X2)	11.7%	11.1%	14.0%

THE DEVELOPER EXCEEDS THE SET LANDSCAPING REQUIREMENT BUT FALLS SHORT ON THE 30% LANDSCAPING REQUIREMENT. THE DEVELOPER HAS PROVIDED THE 30% LANDSCAPING REQUIREMENT. THE REQUIRED ON-SITE LANDSCAPING MUST BE PROVIDED LANDSCAPING IS PROVIDED ALONG THE STREET AND TO SCREEN THE ON-SITE OPERATIONS.

REQUIRED TREES = 50  
 REQUIRED SHRUBS = 324 ACRES \* 6 = 20  
 REQUIRED TREES = 50  
 REQUIRED SHRUBS = 324 ACRES \* 12 = 39  
 REQUIRED TREES = 159

PARKING REQUIREMENTS:	
LOT 6	10X WAREHOUSE / 30X OFFICE-BUILDING
LOT 5	60X WAREHOUSE / 40X OFFICE-BUILDING
LOT 4	60X WAREHOUSE / 10X OFFICE-BUILDING
LOT 4	1.22 ACRES
1 PER 200 SF GFA	25,445 SF / 1,000 = 25.4 SPACES
COMMERCIAL USES	1 PER 200 SF GFA
1 PER 200 SF GFA	14,326 / 200 = 49.7 SPACES

(78) TOTAL SPACES REQUIRED (78 PROPOSED)  
 (78) TOTAL SPACES REQUIRED (78 PROPOSED)  
 (2) OFF-STREET PARKING AREA IS REQUIRED (2 PROPOSED)

SNOW STORAGE:  
 (75) SQUARE FEET FOR EACH PARKING SPACE  
 78 SPACES \* 75 SF = 1,950 SF. 1,950 SF PROVIDED

DATE	BY	REVISION
08-08-2011	CC	1.0

**GK'S PROPERTIES #2**  
**2040 E. FOUNDRY WAY**  
**WASILLA, ALASKA 99654**

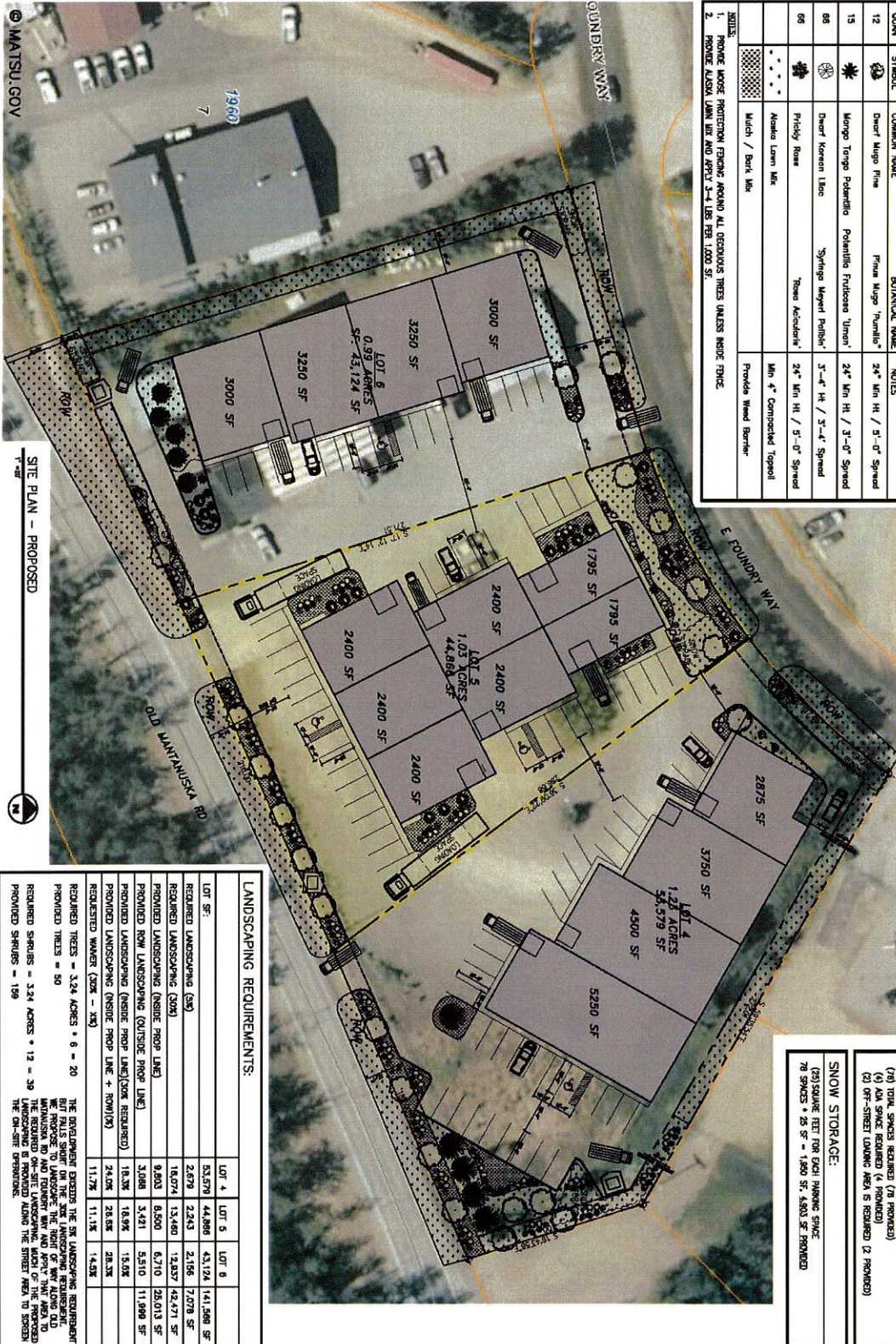
NOT FOR CONSTRUCTION

PRELIMINARY

**907**  
 Architecture LLC  
 PO Box 875570, Wasilla, Alaska 99687  
 PH: 907.832.8467

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
10	●	White Spruce	Picea Glauca	8' Min. Ht when Planted
21	○	Paperbark Birch	Betula Papyrifera	8' Min. Ht when Planted
19	○	Columnar Aspen	Populus Tremula 'Serrata'	8' Min. Ht when Planted
SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
12	●	Deer Mugwort Pine	Pinus Mugo 'Tumidula'	24" Min. Ht / 5'-0" Spread
15	●	Kenigo Tongo Potentilla	Potentilla Fruticosa 'Umami'	24" Min. Ht / 3'-0" Spread
66	●	Deer Kormen Lace	'Springer Meyerii' Pteris	3'-4" Ht / 3'-4" Spread
66	●	Prickly Rose	'Roma Acutifolia'	24" Min. Ht / 5'-0" Spread
	●	Alaska Lamb Ears		Min. 4" Compact/Flat Topsoil
	●	Mulch / Bark, like		Provide Wood Barrier

TREES	
1.	PROVIDE MOORE PROTECTION FENCING AROUND ALL DECIDUOUS TREES UNLESS INSIDE FENCE.
2.	PROVIDE ALASKA LAMB EARS AND APPLY 3-4 LBS PER 1,000 SF.



**LANDSCAPING REQUIREMENTS:**

LOT #	LOT 4	LOT 5	LOT 6
REQUIRED LANDSCAPING (20K)	53,579	44,088	43,124 (41,588 SF)
REQUIRED LANDSCAPING (30K)	2,679	2,243	2,156 (7,078 SF)
PROVIDED LANDSCAPING (INSIDE PROP LINE)	18,074	13,460	12,837 (42,371 SF)
PROVIDED FROM LANDSCAPING (OUTSIDE PROP LINE)	9,803	8,500	6,710 (26,013 SF)
PROVIDED LANDSCAPING (INSIDE PROP LINE) (30K REQUIRED)	3,048	3,421	5,510 (11,990 SF)
PROVIDED LANDSCAPING (INSIDE PROP LINE + ROW)(30)	18,336	16,296	15,026
REQUESTED WATER (30K - 3%)	24,106	20,056	20,336
REQUESTED TREES - 3.24 ACRES * 6 = 20	11,776	11,116	14,536
PROVIDED TREES = 50			
REQUESTED SHRUBS - 3.24 ACRES * 12 = 39			
PROVIDED SHRUBS = 199			

**PARKING REQUIREMENTS:**

LOT #	70K WAREHOUSE / 50K OFFICE-RETAIL
LOT #	70K WAREHOUSE / 50K OFFICE-RETAIL
WHOLESALE BUSINESS	1 PER EACH 1,000 SQ FT
	26,446 SF / 1,000 = 26.4 SPACES
COMMERCIAL USES	1 PER 300 SQ FT SPA
	14,028 / 300 = 46.7 SPACES

(1) TOTAL SPACES REQUIRED (70K PROVIDED)  
 (2) 50K SPACES REQUIRED (4 PROVIDED)  
 (3) OFF-STREET PARKING AREA IS REQUIRED (2 PROVIDED)

**SNOW STORAGE:**  
 (20) SQUARE FEET FOR EACH PARKING SPACE  
 70 SPACES \* 25 SF = 1,750 SF, 4803 SF PROVIDED

**LANDSCAPING REQUIREMENTS:**

THE DEVELOPER ENSURES THE SF LANDSCAPING REQUIREMENT BUT FAILS SHOW ON THE 30K LANDSCAPING REQUIREMENT. WE REQUEST TO LANDSCAPE THE FRONT OF NEW ALONG OLD MANTANUSKA RD.

THE REQUIRED ON-SITE LANDSCAPING WHICH OF THE PROPOSED LANDSCAPING IS PROVIDED ALONG THE STREET AREA TO SCREEN THE ON-SITE OPERATIONS.

**907 Architecture LLC**  
 PO Box 875570, Wasilla, Alaska 99687  
 PH 907.832.6487

**GK'S PROPERTIES #2**  
**2040 E. FOUNDRY WAY**  
**WASILLA, ALASKA 99654**

**SITE PLAN**

CC 1.0