

By: Planning
Public Hearing: 07/12/16
Adopted: 07/12/16

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 16-08(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING 92.4 PERCENT OF LOT 13A, BLOCK 11, KENNEDY ADDITION TO WASILLA TOWNSITE, TO REMAIN CLEARED OF VEGETATION, PER WMC 16.33.050(A)(2).

WHEREAS, Thomas Hannam, owner, submitted a request for a land clearing waiver on June 8, 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 July 5, 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 January 21, 2016, attached as Exhibit A to Resolution Serial No. 16-08, as required in WMC 16.33.060.

2. In addition to the landscaping shown on Exhibit A, the following landscaping must be installed on the lot:
 - a. A total of 20 flowering shrubs (min. 2' tall at time of planting) must be installed within the right-of-way for E. Railroad Avenue (outside of the sight triangle for the alley and S. Knik Street.)
 - b. A total of five trees (min. 8' tall at time of planting) in the northwest corner of asphalt parking on site and 20 shrubs (min. 2' tall at time of planting) must be installed within the right-of-way for S. Knik Street between the two driveways on S. Knik Street.
3. Install ten trees (max. height of five feet) in the right-of-way along S. Knik Street, south of existing driveway on S. Knik Street, extending south to rear of property line.
4. Install two spruce trees within the planters.
5. In the northwest and northeast corners, install six shrubs (min. 4' tall at time of planting) instead of the trees shown on Exhibit A.
6. The developer and/or lessee of the site must ensure that the rights-of-way abutting the subject lots along E. Railroad Avenue and S. Knik Street (between the property line and the edge of pavement) are planted and maintained with grass in perpetuity consistent with WMC 16.33.060.
7. All vegetation must be planted by the end of the 2017 growing season.

ADOPTED by the Wasilla Planning Commission on July 12, 2016.

APPROVED:

 8/1/16
Jessica Dean, Chair

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

