

By: Planning
Public Hearing: 11/15/16
Adopted: 11/15/16

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 16-15(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE
CLEARING OF 100 PERCENT OF PROPOSED LOTS 1 AND 2, T.D. BUSINESS
PARK SUBDIVISION, PER WMC 16.33.050(A)(2).**

WHEREAS, Troy Davis Homes, Inc., submitted a request for a waiver/modification on October 28, 2016, along with a site plan and landscape plans 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 November 6, 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 landscape plan with the latest revisions date of November 8, 2016, attached as Exhibit A to Resolution Serial No. 16-15, as required in WMC 16.33.060. All landscaping must be installed no later than June 30, 2017.

2. The trees along Roberts Street must be an evergreen tree with a minimum height of nine feet and a minimum of a one and one-half caliper at time of planting.
3. A minimum of 50 flowers must be planted within the landscape bed along Roberts Street.
4. The landscape island in the middle of the parking spaces along Roberts Street must contain a tree, shrubs, flowers, boulders, and mulch per WMC 16.24.040.D.4.c.
5. The applicant must provide the landscape guarantee for each lot as required in WMC 16.33.040 prior to any clearing and/or construction on the lots.
6. All new trees must have a minimum of a 1.5" caliper and be a minimum of 8' tall at time of planting.

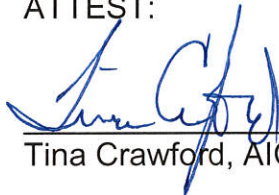
ADOPTED by the Wasilla Planning Commission on November 15, 2016.

APPROVED: —



Jessica Dean, Chairman

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Yes: Barrett, Dean, and Mayer
 No: Means

