



**MAYOR**  
Bert L. Cottle

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**  
Vacant, Seat A  
Debra Barrett, Seat B  
Jessica Dean, Seat C  
Vacant, 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  
(Rescheduled from 2/7/17)**

**6 P.M.**

**FEBRUARY 9, 2017**

- 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 December 13, 2016 regular meeting
- VIII. ELECTION OF OFFICERS
- IX. NEW BUSINESS *(five minutes per person)*
  - A. Public Hearing
    - 1. Item: Use Permit #17-02 (Reso. #17-02)  
Petitioner: K&H Civil Constructors, LLC  
Owner: Mountain Village LLC  
Request: Revise conditions of approval for Use Permit #16-02 to allow additional operating days and times and allow use of rock crushing and

screening equipment on the existing gravel extraction site.

Total Area: Approximately 63.48 +/- acres  
Location: 1614 S. Clapp Street  
Lot A4, Township 17 North, Range 2 West,  
Section 13  
Zoning: Industrial (I)  
Future Land Use: Generally Industrial  
a. City Staff  
b. Applicant  
c. Private person supporting or opposing the proposal  
d. Applicant

2. **Resolution Serial No. 17-01:** Establishing enforcement priorities for violations regarding use of land and buildings within the City limits as described in Wasilla Municipal Code Section 16.08.070.
  - a. City Staff
  - b. Private Person supporting or opposing the proposal

- B. Committee of the Whole
  1. Planning Commissioner training.
  2. Discussion regarding possible revisions to Title 16 sign regulations.
  3. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.

X. UNFINISHED BUSINESS

XI. COMMUNICATIONS

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

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

XIII. STAFF COMMENTS

XIV. COMMISSION COMMENTS

XV. ADJOURNMENT

**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 6:19 PM on Tuesday, December 13, 2016, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Jessica Dean, Seat C  
Loren Means, Seat D  
Brian Mayer, Seat E

Commissioners absent and unexcused were:

Claudia Pinard, Seat A absent  
Debra Barrett, Seat B absent

Staff in attendance were:

Mr. Archie Giddings, Public Works Director  
Ms. Tina Crawford, City Planner  
Ms. Sandi Connolly, Public Works Clerk  
Ms. Leslie Need, City Attorney (via teleconference)

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Means led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator  
No report given.

B. City Public Works Director  
No report given.

C. City Attorney  
No report given.

D. City Planner  
No report given.

**VI. PUBLIC PARTICIPATION** (*Three minutes per person for items not on agenda*)  
No public comments.

**VII. CONSENT AGENDA**

A. Minutes of November 15, 2016, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

**VIII. ELECTION OF OFFICERS**

Chair Dean opened nominations for Chairman.

MOTION: Commissioner Means moved to postpone Election of Officers until January 10, 2017.

VOTE: The motion to postpone Election of Officers until January 10, 2107, passed unanimously

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

A. Public Hearing

1. **Resolution Serial No. 16-16:** Recommending that the Wasilla City Council take no action to adopt minimum size standards for single-family homes within city limits.

a. City Staff

Ms. Crawford gave a brief overview of the resolution.

b. Private Person supporting or opposing the proposal

No one came forward.

MOTION: Commissioner Mayer moved to approve Resolution Serial No. 16-16, as presented.

Discussion moved to the Commission

VOTE: The motion to approved Resolution Serial No. 16-16 as presented, passed unanimously.

B. Committee of the Whole

MOTION: Commissioner Mayer moved to enter into the Committee of the Whole at 6:35 PM.

Entered into the Committee of the Whole for the following items:

1. Discussion regarding possible revisions to Title 16 sign regulations.
2. Discuss the establishment of an enforcement priority for code violations.
3. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.



[CLERK'S NOTE: At 6:41 PM, the City Attorney stated that she was on the phone for the public hearing portion of the meeting and would be hanging up now that the Commission was working on Committee of the Whole items.]

MOTION: Commissioner Mayer moved to exit the Committee of the Whole at 7:26 PM.

**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**

Ms. Crawford stated that the content from tonight's meeting will be scheduled for additional discussion on the January agenda and that no new permit submittals had been received that require review by the Planning Commission.

**XIV. COMMISSION COMMENTS**

Commissioner Means stated he would like a reminder from the staff regarding the availability of the packet and the meeting date and that he supports having a Commissioner attend the City Council meeting to provide an update on their activities.

Commissioner Mayer stated his support for attending a City Council meeting and volunteered to attend the January 23, 2017 City Council meeting.

Commissioner Dean stated that she would like to still be on the Commission but that she would be unable to attend meeting during February, March, and April unless the meetings were rescheduled to another day of the week.

**XV. ADJOURNMENT**

The regular meeting adjourned at 7:36 PM.

\_\_\_\_\_  
JESSICA DEAN, Chair

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2017.

PAGE

INTENTIONALLY

LEFT

BLANK



## STAFF REPORT

Case #: U17-02  
Prepared by: Planning Staff  
Meeting Date: February 9, 2017

### I. SUMMARY FACTS:

Applicant: K & H Civil Constructors, LLC  
Owner: Mountain Village, LLC  
Proposal: Revision of Use Permit #16-02 to allow additional days and hours of operation, the use of rock crushing equipment, and to extend the days and hours of operation of screening equipment on the existing gravel extraction site.  
Location: 1614 S. Clapp Street  
Lot A4, Township 17 North, Range 2 West, Section 13  
Parcel Size: 63.48± acres  
Existing Zoning: Industrial  
Future Land Use: Generally Industrial  
Surrounding Land Uses: North: City of Wasilla Airport  
South: Vacant  
East: Vacant  
West: Vacant

### II. STAFF RECOMMENDATION:

Approval with conditions.

### III. ELEVATION OF PERMIT DECISION

#### **16.12.040 Elevation.**

***The planner may elevate any use permit decision to the planning commission at any time between the acceptance of the application and the close of the decision period. The elevation must be based on a written finding that the permit decision satisfies one or more of the following criteria:***

***A. The proposed use could have significant negative effects on or conflict with existing land uses adjoining the site in a manner or to a degree that warrants consideration by the commission;***

***B. The proposed use could have significant negative impacts on the utility system, traffic flow or city-provided services;***

**C. The proposed use could conflict with adopted city policies or raises a particular issue or set of issues in a manner or to a degree that warrants consideration by the commission;**

**D. A written request for elevation has been received from an official reviewing party. To be valid an objection from a reviewing party must cite conflict(s) with city policy or unusual negative impacts from the proposed use;**

**E. A request to elevate has been received from two or more members of the commission. The planner must determine that the request from the commission member satisfies one or more of the criteria above. (Prior code § 16.43.406)**

Staff Finding: Staff is elevating this request to the Planning Commission for their review based on Subsections A and C above.

#### **16.16.020 Procedure for elevations.**

**Once a permit approval has been elevated for review (see Section 16.12.040), the following procedures apply:**

**A. Public Notice. If the planners' approval is elevated the planner shall:**  
1. **Place the application on the agenda of the next available meeting of the commission;**

2. **Publish the agenda item in a newspaper of general circulation or place a public service announcement on radio or television. The published notice must set out the time, date and place of the hearing, the name of the applicant the address or general location of the property and subject or nature of the action;**

3. **Within five days of elevation issue a public hearing notice;**

4. **Mail or electronically transfer a copy of the public hearing notice to the applicant, the commission members, the neighborhood association if the neighborhood has an approved neighborhood plan and to appropriate reviewing parties;**

5. **The public hearing notice shall be sent to the owners of property, as listed on the Matanuska-Susitna Borough property tax rolls, located within a minimum of one thousand two hundred (1,200) feet of the lot lines of the development. The public notice shall be posted in city hall and on the site. Staff will allow a minimum of ten (10) days (fourteen (14) calendar days) from the date of public notice mailing before scheduling a public hearing on the request before the planning commission.**

**B. Decision. The commission shall review the planners draft recommendation, and may hear comment(s) from reviewing parties, the applicant and the public. The commission shall decide either to deny, approve or approve with conditions, or the commission may with concurrence of the applicant return the approval to the planner for further review as a new use permit application. (Prior code § 16.43.502)**

#### IV. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

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

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

Staff Finding: There is not an adopted neighborhood plan for this area.

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

Staff Finding: The Comprehensive Plan's *Expected Future Land Use Map* has this property designated as "Generally Industrial" and the following Comprehensive Plan Goals/Objectives/Actions apply to the proposed gravel pit:

- Chapter 3, Transportation, Goal 3, Objective 3.4 – Ensure that land uses adjoining the multi-modal node support and utilize the strategic transportation linkages.
  - Action 3.4.2 – Develop a conceptual site master plan for the transportation node and surrounding lands, which considers compatibility, connectivity, and buffering between non-compatible uses.
- Chapter 4, Land Use, Industrial, Intent – The Industrial designation provides for a variety of employment and economic development opportunities and seeks to preserve key industrial lands for existing and future industrial economic development.
  - Description – This designation allows a variety of industrial uses, including office industrial parks...Development is compatible with adjacent residential areas in terms of physical scale, intensity of activities, and through buffering and transitions...Uses may include manufacturing, major

transportation operations, research and development, industrial/business parks, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, waste management and similar uses. Certain areas may allow for processing and distribution of natural resources and hazardous materials.

- Chapter 4, Land Use, Goal 2, Objective 2.2 – Ensure adequate land area preserved for industrial and manufacturing-type uses.

As proposed, the revised extraction plan/design for the gravel extraction operation is not consistent with the goals and objectives above or the intent of the Generally Industrial future land use designation.

However, with the following conditions proposed by staff, the project will be substantially consistent with the Comprehensive Plan since it will limit the hours that residential properties in the area may be affected by noise.

Condition 1: Hours of operation for any processing activity (including rock crushing, screening, etc.) is limited to Monday through Friday from 8 AM to 5 PM during the months of May through October in the location shown in the updated site plan attached to Resolution Serial No. 17-02.

Condition 2: All conditions in Planning Commission Resolution Serial No. 16-05(AM) approving UP #16-02 indicated below are still in effect for this gravel extraction operation, except where there is a conflict with Condition 1 above.

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

Staff Finding: The following specific approval criteria under 16.16.060.F for Resource Extraction are applicable to this request:

- F. Resource Extraction. A permit for the commercial extraction of a natural resource may be issued with such reasonable conditions as necessary. The use must meet all other pertinent requirements of this title and include an acceptable operation and reclamation plan that addresses the following concerns and assures that the adverse impact of the operation is minimized and the site will be left in a safe, stable and environmentally and aesthetically acceptable condition:

1. Methods and process of reclamation including stockpiling of topsoil for reuse;
2. Initial site conditions including existing land use, vegetation, soils, geology and hydrology;
3. Limits of operational areas;
4. Days and hours of operation;
5. Traffic patterns;
6. Fencing and screening;
7. Control of dust and noise;
8. Phasing of operations and reclamation steps;
9. Final condition of site including:
  - a. Relation to adjoining land forms and drainage features,
  - b. Relation of reclaimed site to planned or established uses of the surrounding area,
  - c. Demonstration that the final land form will have a viable land use compatible with land use trends in the surrounding area;
10. Methods to minimize potential conflict with existing uses that are significantly impacted by the development.

These criteria were adequately addressed provided that the Planning Commission approves the conditions proposed by staff and requires the applicant to comply with the information and reclamation plans included in the application materials submitted by the applicant.

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

Staff Finding: The City mailed 62 notices to neighboring property owners within 1200'+ and the 25 review agencies that are typically provided with the opportunity to comment. Six comments were received regarding the proposed use. Two were from agencies indicating that they have no comment/concern, two were from agencies advising the applicant of permitting requirements, and two were from residents in opposition to the request. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Staff Finding: There is an existing access onto Clapp Road that should be adequate for access to the gravel pit.

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

Staff Finding: The proposed gravel pit should not overload the street system with traffic or result in unsafe streets or dangers to pedestrians since Clapp Road is designated as a major collector roadway to the north of the site and a minor collector roadway to the south.

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

Staff Finding: The binding site plan approved for UP #16-02 complies with the minimum setbacks requirements of §16.24.010.

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

Staff Finding: There is sufficient area on the site for parking.

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

Staff Finding: This criterion is not applicable since water and/or sewer is not required for the proposed gravel extraction operation.

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

Staff Finding: The site has adequate areas for drainage.

**16.16.050(12) *Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for***



**landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.**

Staff Finding: The binding site plan approved for UP #16-02 indicates buffers along the creek and other property boundaries.

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

Staff Finding: The proposed gravel extraction operation will not result in significantly different peak use characteristics than the surrounding uses or area.

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

Staff Finding: The proposed gravel extraction operation will not generate excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference with radio/television receivers in the area. The binding site plan approved for UP #16-02 indicates a significant buffer of natural vegetation retained along the creek and property lines to minimize and impacts to adjoining wetlands or properties. However, the proposed rock crushing and screening of the material will potentially generate excessive noise and possibly dust. Therefore, staff is proposing a condition to limit the hours of operation to Monday through Friday from 8 AM to 5 PM to allow nearby residents time for the quiet enjoyment and use of their property on the weekends.

- 16.16.050(15)**      **Landscaping.** *The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:*
- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.*
  - b. Adequately sized, located and screened trash receptacles and areas.*

Staff Finding:      The binding site plan that was approved as part of UP #16-02 shows the proposed perimeter buffering that will preserve 30 percent of the existing natural vegetation (19.5 acres.) After the ten year mining period, the site will be reclaimed consistent with the reclamation plan included in the record.

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

Staff Finding:      Adequate pedestrian and bicycle pathways are located along Clapp Road.

- 16.16.050(17)**      **Water, Sewage and Drainage Systems.** *If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer,*

***provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.***

Staff Finding: Water and sewer is not required for the proposed gravel extraction operation.

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

Staff Finding: The Matanuska-Susitna Borough Cultural Resources Office was notified of this application and indicated that they did not have any objections.

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

Staff Finding:      With the proposed buffers and setback from Clapp Road shown in the updated site plan in Resolution Serial No. 17-02 and the binding site plan still in effect for UP #16-02, the proposed gravel extraction operation will be significantly screened from view.

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

Staff Finding:      No additional land is necessary for open space and facilities.

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

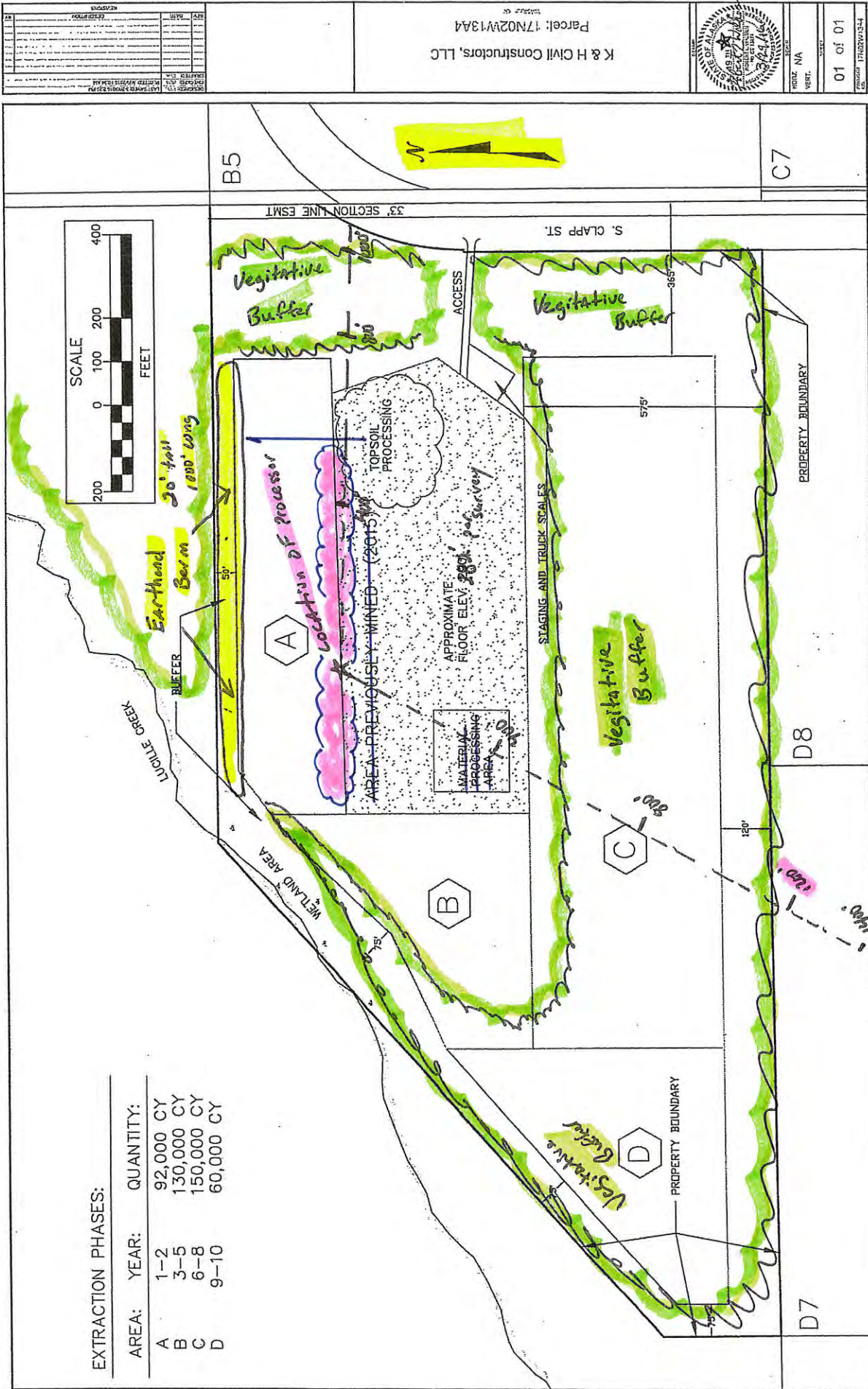
Staff Finding:      There are no foreseeable problems anticipated from winter conditions.

## **V. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of this request with the following conditions:

1. Hours of operation for any processing activity (including rock crushing, screening, etc.) is limited to Monday through Friday from 8 AM to 5 PM during the months of May through October in the location shown in the site plan attached to Resolution Serial No. 17-02.
2. All conditions in Planning Commission Resolution Serial No. 16-05(AM) approving UP #16-02 indicated below are still in effect for this gravel extraction operation, except where there is a conflict with Condition 1 above.

2017



B.)

1/2

PROJECT: 17N02W13A4  
 SHEET: 01 OF 01  
 INDEX: NA  
 VERT.:

K & H Civil Constructors, LLC  
 Parcel: 17N02W13A4

NO.	DATE	DESCRIPTION
1	10/1/17	ISSUED FOR PERMIT
2	10/1/17	ISSUED FOR PERMIT
3	10/1/17	ISSUED FOR PERMIT
4	10/1/17	ISSUED FOR PERMIT
5	10/1/17	ISSUED FOR PERMIT
6	10/1/17	ISSUED FOR PERMIT
7	10/1/17	ISSUED FOR PERMIT
8	10/1/17	ISSUED FOR PERMIT
9	10/1/17	ISSUED FOR PERMIT
10	10/1/17	ISSUED FOR PERMIT
11	10/1/17	ISSUED FOR PERMIT
12	10/1/17	ISSUED FOR PERMIT

PAGE

INTENTIONALLY

LEFT

BLANK



**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 16-05(AM)**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER U16-02 FOR A GRAVEL EXTRACTION OPERATION ON LOT A4, TOWNSHIP 17 NORTH, RANGE 2 WEST, SECTION 13.**

---

WHEREAS, K & H Civil Constructors, LLC, submitted Use Permit Number 16-02 requesting approval of a gravel extraction operation located at 1614 S. Clapp Street, Lot A4, Township 17 North, Range 2 West, Section 13; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 foot radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the public hearing was published in the Frontiersman on May 3, 2016; and

WHEREAS, the Planning Commission held a public hearing on this request on May 10, 2016; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicants, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:


1. Gravel extraction is approved for a ten year period beginning the date of approval by the Wasilla Planning Commission. Additional review/approval by the Wasilla Planning Commission is required to extend the extraction period.
2. The gravel extraction operation must be consistent with the approved site plan date stamped March 29, 2016, included as Exhibit B to Resolution Serial No. 16-05(AM).) Any substantial modifications to the plans must be submitted to the Wasilla Planning Commission for review and approval.
3. Excavation may not exceed the existing elevation in the deepest section of the previously excavated area of the site or eight feet from the water table, whichever is a higher elevation. The elevation of the deepest section must be determined by a licensed surveyor and provided to the Planning Department before any additional excavation occurs on site.
4. Any type of rock crushing is prohibited on the site.
5. Gravel extraction may only occur between April and November and from December to March (Tuesday through Thursday only).
6. Hours of operation are limited to Monday through Friday from 8 AM to 7 PM.
7. The slopes of the excavation areas must be less than or equal to a 2:1 slope.
8. A minimum of 30% of the parcel must remain in natural vegetation.



9. Per WMC 16.33.030(D), native vegetation shall be preserved and no clearcutting is allowed within 75 feet of the mean high water mark of any body of water, including a lake, stream, or river. Additionally, no extraction may occur within 200' of Lucille Creek or 75' of any identified wetlands.
10. Reclamation of the site must be consistent with the State of Alaska Material Site Reclamation Plan attached to this permit. However, instead of leaving the pit floor as gravel, the floor must be covered with topsoil and seeded with grass during final reclamation after all phases are completed. A licensed surveyor will confirm the elevation of the site upon reclamation and must be consistent with the initial elevation. Excavation gravel may be used to fill and/or reclaim the site.
11. The applicant must consult with DEC and follow the appropriate stormwater procedures and regulations.
12. Obtain all other necessary federal, state, borough, and/or local review and/or permits.


ADOPTED by the Wasilla Planning Commission on <sup>May 16,</sup> --, 2016.

APPROVED:

  
\_\_\_\_\_  
Jessica Dean, Chairman

5/17/16  
Date

ATTEST:

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

5/17/16

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 15-01**  
**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

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

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

Finding: There is not an adopted neighborhood plan for this area.

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

Finding: The Comprehensive Plan's *Expected Future Land Use Map* has this property designated as "Generally Industrial" and the following Comprehensive Plan Goals/Objectives/Actions apply to the proposed gravel pit:

- Chapter 3, Transportation, Goal 3, Objective 3.4 – Ensure that land uses adjoining the multi-modal node support and utilize the strategic transportation linkages.
  - Action 3.4.2 – Develop a conceptual site master plan for the transportation node and surrounding lands, which considers compatibility, connectivity, and buffering between non-compatible uses.
- Chapter 4, Land Use, Industrial, Intent – The Industrial designation provides for a variety of employment and economic development opportunities and seeks to preserve key industrial lands for existing and future industrial economic development.
  - Description – This designation allows a variety of industrial uses, including office industrial parks...Development is compatible with adjacent residential areas in terms of physical scale, intensity of activities, and through buffering and transitions...Uses may include manufacturing, major transportation operations, research and development,

industrial/business parks, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, waste management and similar uses. Certain areas may allow for processing and distribution of natural resources and hazardous materials.

- Chapter 4, Land Use, Goal 2, Objective 2.2 – Ensure adequate land area preserved for industrial and manufacturing-type uses.

As proposed, the extraction plan/design for the gravel pit is not consistent with the goals and objectives above or the intent of the Generally Industrial future land use designation.

With the following conditions in this resolution, the project will be substantially consistent with the Comprehensive Plan since it ensures that the site can be redeveloped in the future with economically viable land uses that support the multi-modal transportation node (City airport) and are compatible with the Menard Sports Center and existing and future residential and commercial uses along the new Clapp Road extension.

Condition 1: Excavation may not exceed the existing elevation in the deepest section of the previously excavated area of the site or eight feet from the water table, whichever is a higher elevation. Elevation of the deepest section must be determined by a licensed surveyor and provided to the Planning Department before any additional excavation.

Condition 2: Any type of rock crushing is prohibited on the site.

Condition 3: The slopes of the excavation areas must be less than or equal to a 2:1 slope.

Condition 4: Gravel extraction may only occur between May and October.

Condition 5: Hours of operation are limited to Monday through Friday from 7 AM to 8 PM.

**16.16.050(3)**

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

Finding: The following specific approval criteria under 16.16.060.F for Resource Extraction are applicable to this request:

- F. Resource Extraction. A permit for the commercial extraction of a natural resource may be issued with such reasonable conditions as necessary. The use must meet all other pertinent requirements of this title and include an acceptable operation and reclamation plan that addresses the following concerns and assures that the adverse impact of the operation is minimized and the site will be left in a safe, stable and environmentally and aesthetically acceptable condition:
1. Methods and process of reclamation including stockpiling of topsoil for reuse;
  2. Initial site conditions including existing land use, vegetation, soils, geology and hydrology;
  3. Limits of operational areas;
  4. Days and hours of operation;
  5. Traffic patterns;
  6. Fencing and screening;
  7. Control of dust and noise;
  8. Phasing of operations and reclamation steps;
  9. Final condition of site including:
    - a. Relation to adjoining land forms and drainage features,
    - b. Relation of reclaimed site to planned or established uses of the surrounding area,
    - c. Demonstration that the final land form will have a viable land use compatible with land use trends in the surrounding area;
  10. Methods to minimize potential conflict with existing uses that are significantly impacted by the development.

These criteria are adequately addressed with the conditions in this resolution.

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

Finding: The City mailed 62 notices to neighboring property owners within 1200'+ and the 25 review agencies that are typically provided with the opportunity to comment (Note: Notices were mailed twice – first upon receipt of the Use Permit application and the second when the permit was elevated to the Planning Commission.) Twelve comments were received regarding the proposed use. Three were from agencies indicating that they have no comment, two were from agencies advising the applicant of permitting requirements, one was from a resident in favor of the request, and six were from

residents in opposition to the request. Copies of the comments received by staff are included in this packet. Any comments received after the compilation of the packet will be provided at the public hearing.

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

Finding:                      There is an existing access onto Clapp Road that will be adequate for access to the gravel pit.

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

Finding:                      The proposed gravel pit will not overload the street system with traffic or result in unsafe streets or dangers to pedestrians since Clapp Road is designated as a major collector roadway to the north of the site and a minor collector roadway to the south.

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

Finding:                      The attached site plan submitted by the applicant complies with the minimum setbacks requirements of §16.24.010.

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

Finding:                      There is sufficient area on the site for parking.

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

Finding:                      This criterion is not applicable since water and/or sewer is not required for the proposed gravel extraction operation.



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

Finding:                      The site has adequate areas for drainage.

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

Finding:                      The site plan indicates buffers along the creek and other property boundaries.

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

Finding:                      The proposed gravel extraction operation will not result in significantly different peak use characteristics than the surrounding uses or area.

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

Finding: The proposed gravel extraction operation will not generate excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference with radio/television receivers in the area. As shown on the proposed site plan, a significant buffer of natural vegetation will be retained along the creek and property lines to minimize and impacts to adjoining wetlands or properties. However, the proposed rock crushing will generate excessive noise and possibly dust. Therefore, staff is proposing a condition to prohibit material processing or crushing on site.

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

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

Finding: The attached site plan shows the proposed perimeter buffering that will preserve 30 percent of the existing natural vegetation (19.5 acres.) After the ten year mining period, the site will be reclaimed consistent with the reclamation plan included in the record.

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

Finding: Adequate pedestrian and bicycle pathways are located along Clapp Road.

**16.16.050(17)** *Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met*

*by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.*

Finding: Water and sewer is not required for the proposed gravel extraction operation.



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

Finding: The Matanuska-Susitna Borough Cultural Resources Office was notified of this application and indicated that they did not have any objections.

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

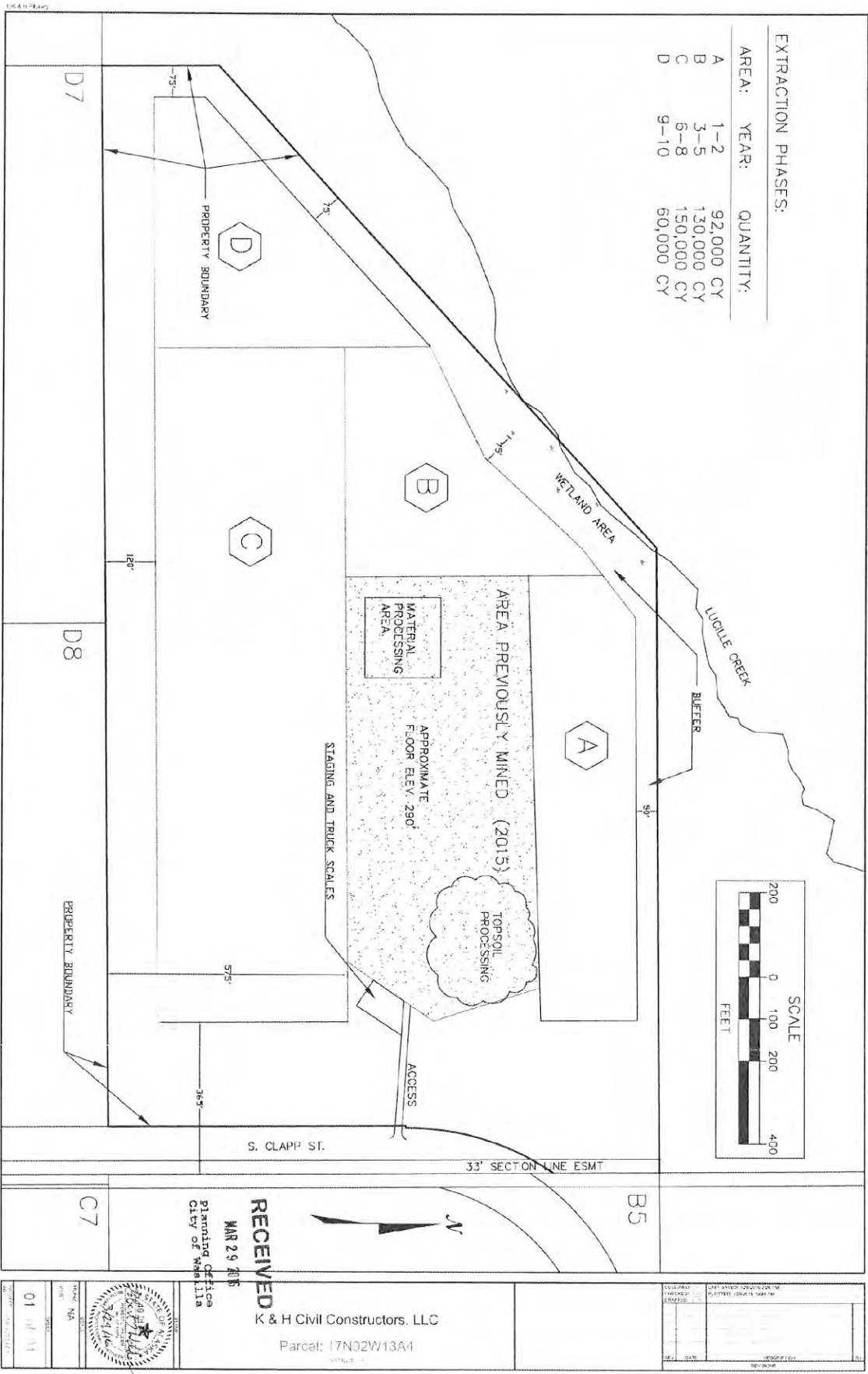
Finding: With the proposed buffers and setback from Clapp Road, the proposed gravel extraction operation will be significantly screened from view.

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

Finding: No additional land is necessary for open space and facilities.

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

Finding: There are no foreseeable problems anticipated from winter conditions.



- NOTICE OF APPLICATION FOR ELEVATED USE PERMIT -

DATE: January 11, 2017 CASE: U17-02  
APPLICANT (S): K&H Civil Constructors, LLC OWNER: Mountain Village LLC

REQUEST: Revise Use Permit approval #U16-02 to allow additional operating days and times and allow use of rock rushing and screening equipment on the existing gravel extraction site, which is located at 1614 S. Clapp Street, Lot A4, Township 17 North, Range 2 West, Section 13. The subject property is zoned Industrial, which requires approval of a Use Permit for a gravel extraction in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

You are being notified of this action as you are a property owner either within 1,200' of the subject property or nearby property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **February 9, 2017 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herring Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before February 1, 2017 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name Hazel Rinehart / Dean Morris personal representative  
Address PO Box 871146, Wasilla, AK 99687  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Mack Homestead T17N01W18D011

Comments: I am not in favor of this application for elevated use of the gravel extraction site. The rock crushing would be loud and dusty for our neighborhood.



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

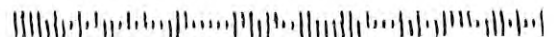
17N01W18D011  
RINEHART HAZEL  
PO BOX 871146  
WASILLA, AK 99687-1146

neopost  
01/11/2017  
**US POSTAGE** \$00.46<sup>5</sup>  
 ZIP 99654  
041L11222567

**FIRST CLASS**

**PUBLIC NOTICE**

99687-1146 2015



PAGE

INTENTIONALLY

LEFT

BLANK

**- NOTICE OF APPLICATION FOR ELEVATED USE PERMIT -**

**DATE:** January 11, 2017  
**APPLICANT (S):** K&H Civil Constructors, LLC

**CASE:** U17-02  
**OWNER:** Mountain Village LLC

**REQUEST:** Revise Use Permit approval #U16-02 to allow additional operating days and times and allow use of rock rushing and screening equipment on the existing gravel extraction site, which is located at 1614 S. Clapp Street, Lot A4, Township 17 North, Range 2 West, Section 13. The subject property is zoned Industrial, which requires approval of a Use Permit for a gravel extraction in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

You are being notified of this action as you are a property owner either within 1,200' of the subject property or nearby property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **February 9, 2017 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **February 1, 2017** in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name James & Barbara Mack  
Address PO Box 870955, Wasilla, AK 99687  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Mack Homestead 17N01W18D033

Comments: We are not in favor of additional hours days, times to allow rock crushing and screening. This would create more noise and dust in the neighborhood.



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

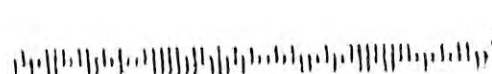
17N01W18D033  
MACK JAS T & BARBARA A  
PO BOX 870955  
WASILLA, AK 99687-0955

neopost  
01/11/2017  
**US POSTAGE** \$00.46<sup>5</sup>  
ZIP 99654  
041L11222587

**FIRST CLASS**

**PUBLIC NOTICE**

99687\*0955 8013



PAGE

INTENTIONALLY

LEFT

BLANK

## Tahirih DesJardin

---

**From:** Hewitt, Jack J CIV CPMS (US) <Jack.J.Hewitt@usace.army.mil>  
**Sent:** Friday, January 13, 2017 8:29 AM  
**To:** Planning  
**Subject:** Case #: U17-02

To Whom It Concerns,

The Corps of Engineers, Regulatory Division, has received your 'Notice of Application for Elevated Use Permit' from Applicant: K&H Civil Constructors, LLC and Owner: Mountain Village, LLC regarding a gravel extraction operation at 1614 S. Clapp Street. There may be wetlands located on the parcel, in addition the site is located adjacent to Lucille Creek which is a Water of the U.S. I recommend that K&H Constructors contact the Corps to request a jurisdictional determination prior to beginning any earth moving activities at the site.

Jack Hewitt  
Project Manager  
South Section, Regulatory Branch  
753-2708

PAGE

INTENTIONALLY

LEFT

BLANK



- NOTICE OF APPLICATION FOR ELEVATED USE PERMIT -

DATE: January 11, 2017  
APPLICANT (S): K&H Civil Constructors, LLC

CASE: U17-02  
OWNER: Mountain Village LLC

REQUEST: Revise Use Permit approval #U16-02 to allow additional operating days and times and allow use of rock rushing and screening equipment on the existing gravel extraction site, which is located at 1614 S. Clapp Street, Lot A4, Township 17 North, Range 2 West, Section 13. The subject property is zoned Industrial, which requires approval of a Use Permit for a gravel extraction in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

Matanuska - Susitna  
Development Services

JAN 13 2017

Received

You are being notified of this action as you are a property owner either within 1,200' of the subject property or nearby property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **February 9, 2017 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before **February 1, 2017** in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

(A Zone is a Special Flood Zone)

Comments: 17NO2W13A004 FIRM 8060 X: A zones

As per MSB 17.29 "Any" development in a Flood Hazard Area requires a Floodplain Development permit. Please contact the Permit Center @ 907-861-7822 or email permitcenter@matugov.us



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

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

neopost®  
01/11/2017  
US POSTAGE \$00.46<sup>5</sup>



FIRST-CLASS MAIL  
ZIP 99654  
041L11222587

FIRST CLASS

Matanuska-Susitna Borough

JAN 12 2017

RECEIVED

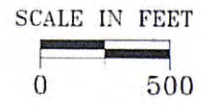
PUBLIC NOTICE

99645#6488 0001

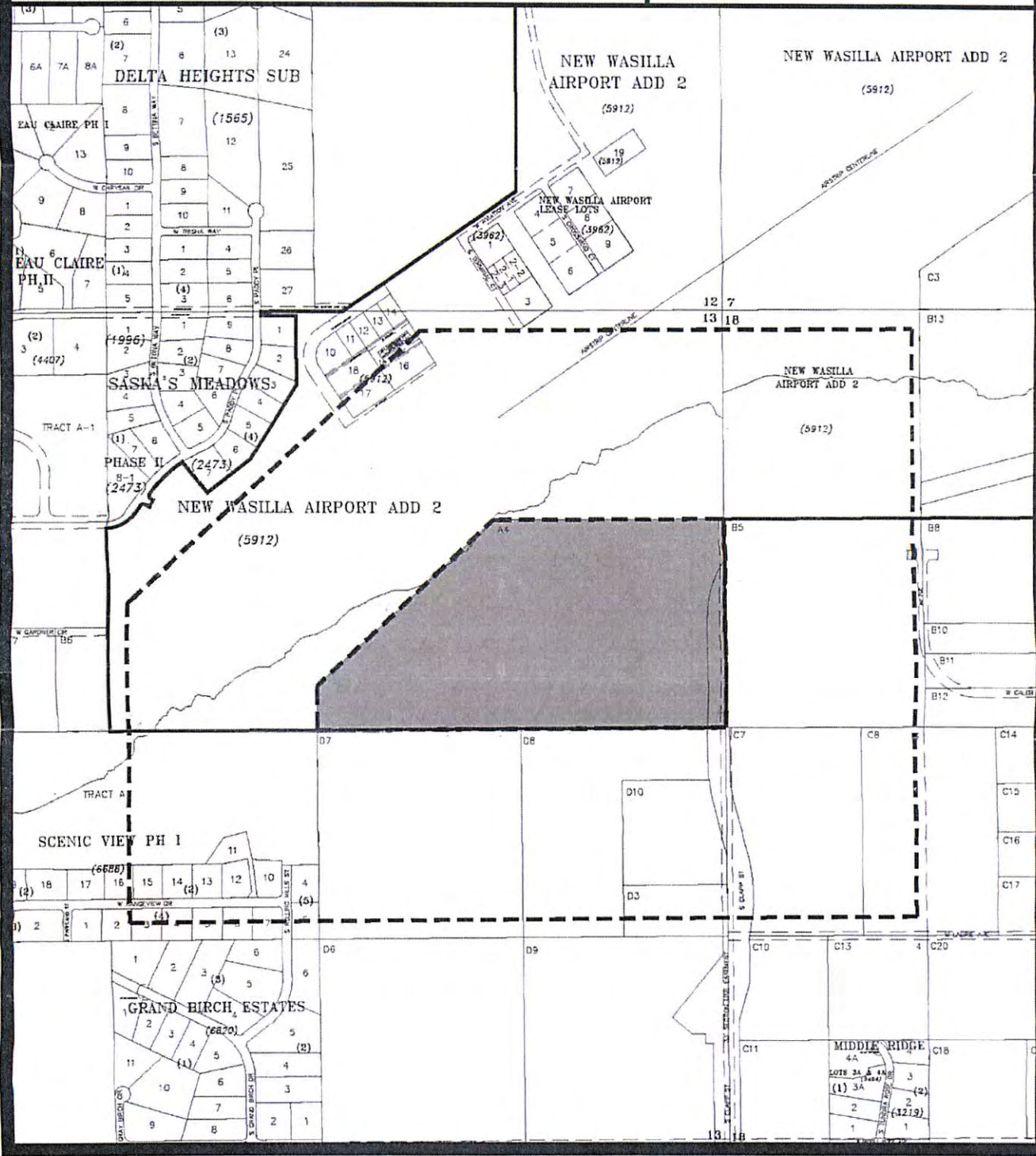




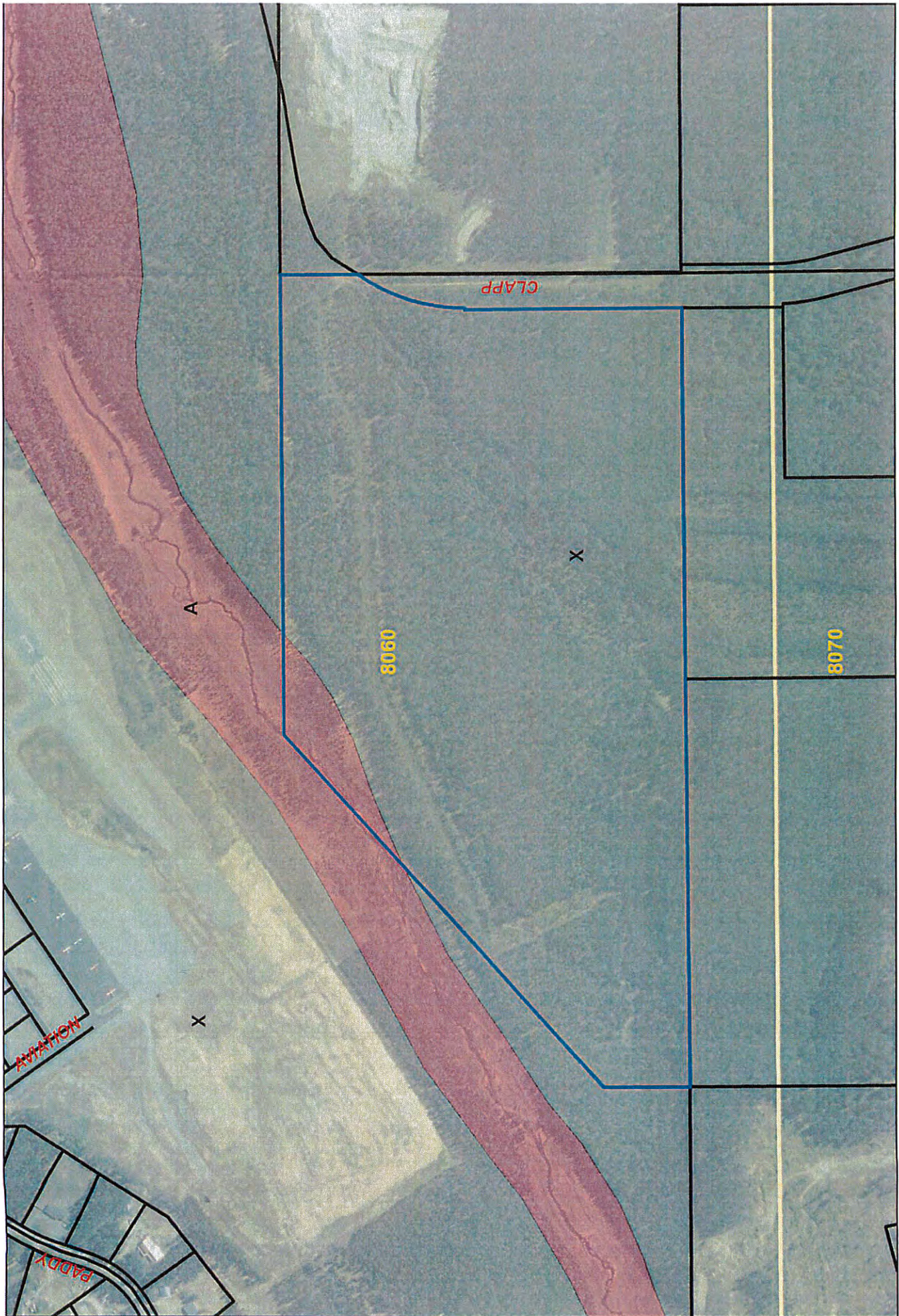
**USE PERMIT 17-02**  
 Use Permit application for an approval of  
 a gravel extraction site  
 LOCATED WITHIN  
 Lot A4, Sec. 13, T17N, R02W, S.M., AK.



HO 09 MSB Tax Map







This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact





PAGE

INTENTIONALLY

LEFT

BLANK

## Tahirih DesJardin

---

**From:** Theresa Taranto <Theresa.Taranto@matsugov.us>  
**Sent:** Monday, January 16, 2017 4:49 PM  
**To:** Planning  
**Subject:** Comments-K&H Civil Constructors, LLC  
**Attachments:** 17N02W13A004.pdf

Theresa Taranto  
Development Services  
Administrative Specialist

Mat-Su Borough  
350 E Dahlia Ave.  
Palmer, Alaska 99645  
907-861-8574

**- NOTICE OF APPLICATION FOR ELEVATED USE PERMIT -**

**DATE:** January 11, 2017  
**APPLICANT (S):** K&H Civil Constructors, LLC

**CASE:** U17-02  
**OWNER:** Mountain Village LLC

**REQUEST:** Revise Use Permit approval #U16-02 to allow additional operating days and times and allow use of rock rushing and screening equipment on the existing gravel extraction site, which is located at 1614 S. Clapp Street, Lot A4, Township 17 North, Range 2 West, Section 13. The subject property is zoned Industrial, which requires approval of a Use Permit for a gravel extraction in accordance with WMC 16.12.020(A)(3) and WMC 16.20.020.

You are being notified of this action as you are a property owner either within 1,200' of the subject property or nearby property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **February 9, 2017 at 6:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herring Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Written comments on this request must reach the Planning Office on or before February 1, 2017 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments: No COMMENTS

---

---

---

---

---



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

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

neopost<sup>®</sup>  
01/11/2017  
**US POSTAGE** **\$00.46<sup>5</sup>**

 ZIP 99654  
041L11222587

**FIRST CLASS**

*Matanuska-Susitna Borough*

JAN 22 2017

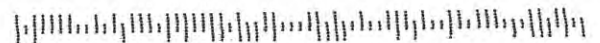
RECEIVED

**RECEIVED**

JAN 19 2017

Planning Office  
City of Wasilla

**PUBLIC NOTICE**





## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

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

January 18, 2017

City of Wasilla  
Planning Office  
290 E Herning  
Wasilla, AK 99654

USE Permit U17-02; Section 13, T17N, R02W, S.M.

### NO OBJECTION

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

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

Recording of cultural resources or other remains does not change ownership status of materials found, they belong to the property owner, nor does it prohibit your activity request. If cultural remains are located please contact this office at (907) 861-8525 for a list of professionals that can assist you in documenting them. Thank you for your cooperation. We appreciate you helping us learn more about our past.

Sincerely,

Pamela Graham  
Planning Grants and Projects Coordinator

NOTE: A.S. 11.46.482 (a) of the Alaska Statutes states that

A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable grounds to believe the person have such a right...

(3) If a person knowingly

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

## Tahirih DesJardin

---

**From:** Pam Graham <Pam.Graham@matsugov.us>  
**Sent:** Wednesday, January 18, 2017 4:19 PM  
**To:** Planning  
**Subject:** Cultural Resource Comments on U17-01 & U17-02  
**Attachments:** Cultural Resource Comments.pdf

Attached please find the Matanuska-Susitna Borough Cultural Resource review comments on use permit U17-01 and U17-02.

Please let me know if you have any questions.

Pamela Graham  
Grants & Projects Coordinator  
Matanuska-Susitna Borough  
Department of Planning and Land Use  
350 E. Dahlia Avenue  
Palmer, Alaska 99645  
(907) 861-8525