



MAYOR
Bert L. Cottle

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION
Eric Bushnell, Seat A
Darrell Breese, Seat B
Jessica Dean, Seat C
Simon Brown, 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.

MAY 16, 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 April 13, 2017 regular meeting
- VIII. NEW BUSINESS (*five minutes per person*)
 - A. Public Hearing
 1. **Item: Rezone #17-02 (Reso. #17-12)**
Applicant: Michael D. Smith
Owner: Smith-Hagen Family Trust
Request: A rezone from Rural Residential to Commercial for a 4.6± acre portion of Lot 1, Smith-Hagen Subdivision. (4.6± acres currently zoned RR adjacent to Commercial zoning to west)
Area: 4.6± acres (Total parcel acreage is 30.96± acres)
Location: Lot 1, Smith-Hagen Subdivision
Zoning: Commercial/Rural Residential
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

2. **Item: Rezone #17-01 (Reso. #17-09)**
Applicant: City of Wasilla
Owner: City of Wasilla
Request: Rezone from Commercial to Industrial zoning.
Total Area: 9.82+/- acres
Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9
Subdivision
Zoning: Commercial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

- B. Committee of the Whole
1. Discussion regarding site plan requirements for residential additions and detached accessory structures in Title 16.
2. 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

REGULAR MEETING

(Rescheduled from April 11, 2017)

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:00 PM on Thursday, April 13, 2017, in Council Chambers of City Hall, Wasilla, Alaska by Jessica Dean, Chair.

II. ROLL CALL

Commissioners present and establishing a quorum were:

- Eric Bushnell, Seat A
- Vacant, Seat B
- Jessica Dean, Seat C
- Simon Brown, Seat D
- Brian Mayer, Seat E

Staff in attendance were:

- Archie Giddings, Public Works Director
- Tina Crawford, City Planner
- Lyn Carden, Deputy Administrator
- Leslie Need, City Attorney
- Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

- A. Commissioner Mayer led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

- A. City Deputy Administrator

Ms. Carden stated that City Staff and members from the City Council traveled to Juneau to talk with the legislators regarding funding for the City. She also stated how many new business licenses were issued in March.

- B. City Public Works Director

Mr. Giddings stated that road projects will be starting up in May and that Darrell Breese will be confirmed by the City Council at their next meeting.

- C. City Attorney

Ms. Need provided an update on the Kopperud appeal.

D. City Planner

Ms. Crawford stated there she is working with the Matanuska-Susitna Borough on two projects. The first is a walkability study and the second is a brownfield grant program that provides grants for Phase I site assessments for properties that had questionable uses to help get them redeveloped or developed.

VI. PUBLIC PARTICIPATION (*Three minutes per person for items not on agenda*)

No one stepped forward.

VII. CONSENT AGENDA

A. Minutes of March 14, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. Item: **Variance #17-01** (Reso. #17-05)

Applicant: Alina Rubeo

Owner: Michael and Alina Rubeo

Request: A variance of 12 feet from the minimum 25 feet rear yard setback for an existing single-family home.

Total Area: 0.16 acres ±

Location: 461 S. Talkeetna Street

Lot 9, Block 14, Kennedy Addition Subdivision

Zoning: Commercial

a. City Staff

Ms. Crawford provided a summary of the requested variance and handed out an updated version of Resolution Serial #17-05 with amended findings of fact.

b. Applicant:

Mr. Michael Rubeo stated that they purchased the property in 2002 and didn't know of any issues with the setback. They are trying to sell the property now and found out about the setback issue with the rear yard.

c. Private person supporting or opposing the proposal

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

With no one stepping forward, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

No other comments were given by applicant.

MOTION: Commissioner Mayer moved to approve Resolution Serial No. 17-05AM, approving Variance #17-01, that was provided by staff at tonight's meeting containing updated findings of facts regarding the variance.

Discussion moved to the Commission

VOTE: The motion to adopt Resolution Serial No. 17-05AM, as amended, passed unanimously.

2. Item: **Elevated Use Permit #17-01** (Reso. #17-06)
Applicant: Pat and Evelyn Donelson
Owner: Pat and Evelyn Donelson
Request: Approval of a bed and breakfast as an accessory use to an existing single-family home.
Total Area: 1.08 acres ±
Location: 1741 W. Harvest Loop
Lot 10, Block 3, North Country Estates Subdivision
Zoning: R1 – Single-family Residential
a. City Staff

Ms. Crawford provided an overview of the requested bed and breakfast along with the basis for elevating the use permit.

- b. Applicant:

Mr. Pat Donelson provided a summary of the request for a bed and breakfast.

- c. Private person supporting or opposing the proposal

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

Mr. Michael Masik stated that he does not live in the subdivision but does not think that a bed and breakfast in the requested subdivision is a problem.

Mr. Jerry Schooner stated he is concerned about changes to the subdivision covenants and restrictions (CCRs) and that they should be approved by the residents in the subdivision.

Commissioner Bushnell asked questions regarding CCRs in subdivisions.

Ms. Need stated that the City cannot be in the business of enforcing covenants and restrictions; that is a private contract and the Supreme Court said as much. However WMC 16.16.050 (1) and (5) allows the Commission to take them into consideration when looking at special use permits but cannot by itself be a reason to deny a permit.

With no one else stepping forward, Chair Dean closed the public comment portion of the public hearing.

- d. Applicant

Mr. Donelson answered a question by Commissioner Brown if he was able to read the comments submitted by the property owners in the neighborhood and he provided a statement in response to the comments submitted.

MOTION: Commissioner Mayer moved to approve elevated Use Permit #17-03 by adopting Version B of Resolution Serial #17-06AM, as presented.

Discussion moved to the Commission

VOTE: The motion to approve elevated Use Permit #17-03 by adopting Version B of Resolution Serial #17-06AM as presented, failed unanimously.

MOTION: Commissioner Bushnell moved to deny elevated Use Permit #17-03 by adopting the amended Resolution Serial #17-06AM, Version A, that was provided by staff at tonight's meeting that contains updated finding of facts regarding the proposed bed and breakfast.

VOTE: The motion to deny elevated Use Permit #17-03 by adopting the amended Resolution Serial #17-06AM, Version A, that was provided by staff at tonight's meeting that contains updated finding of facts regarding the proposed bed and breakfast, passed unanimously.

3. Item: **Conditional Use Permit #17-01** (Reso. #17-07)
Applicant: Andrew Simasko, Agent, Architects Alaska, Inc.
Owner: Valley Hospital Association dba The Mat-Su Health Foundation
Request: Approval to construct two new office buildings (26,921 SF and 18,926 SF) an approval to allow a maximum building height of 44'10".
Total Area: 3.88 acres ±
Location: 800 E. Bogard Road/777 N. Crusey Street
Tract B-2, Wasilla Jr & High Schools R&V Subdivision
Zoning: Commercial

4. Item: **Land Clearing Waiver #17-02** (Reso. #17-11)
Applicant: Andrew Simasko, Agent, Architects Alaska, Inc.
Owner: Valley Hospital Association dba The Mat-Su Health Foundation
Request: Approval to clear approximately 84 percent of the parcel, which is 16 percent more than the 70 percent clearing allowed in WMC 16.33.050(A)(2) in order to develop two new office buildings. (Note: 43 percent of the parcel)
Total Area: 3.88 acres ±
Location: 800 E. Bogard Road/777 N. Crusey Street
Tract B-2, Wasilla Jr & High Schools R&V Subdivision
Zoning: Commercial

a. City Staff

Ms. Crawford provided a summary of the request for the conditional use permit and land clearing waiver.

b. Applicant

Mr. Andrew Simasko, Agent, Architects Alaska, Inc. provided an overview of both requests and stated that they he doesn't have any issues with the conditions.

c. Private person supporting or opposing the proposal
Chair Dean opened the public comment portion of the public hearing.

With no one stepping forward, Chair Dean closed the public comment portion of the public hearing.

d. Applicant

MOTION: Commissioner Brown moved to approve Land Clearing Waiver #17-02 (Resolution Serial #17-11), as presented.

Discussion moved to the Commission

VOTE: The motion to approve land clearing waiver #17-02 (Resolution Serial #17-11) as presented, passed unanimously.

MOTION: Commissioner Bushnell moved to approve Conditional Use Permit #17-01 (Resolution Serial #17-07), as presented.

VOTE: The motion to approve Conditional Use Permit #17-01 (Resolution Serial #17-07) as presented, passed unanimously.

5. Item: **Resolution Serial No. 17-08:** Amending Wasilla Municipal Code Section 16.24.020, Density, to allow a duplex on a 20,000 square foot lot zoned Rural Residential if connected to city water, community water system, or city sewer.

a. City Staff

Ms. Crawford introduced the resolution and a provided background regarding the proposed code amendment.

b. Private person supporting or opposing the proposal
Chair Dean opened the public comment portion of the public hearing.

The following property owners in Century Park Subdivision testified that they are not in favor of the code change:

Ms. Eve Goff
Mr. Michael Maslik

The following property owners in Utopia Meadows Subdivision testified that they are not in favor of the code change:

Mr. Stephen Lee
Ms. Betty Spealman
Ms. Nancy Racek
Mr. Kevin Prange
Mr. Stephen Spealman
Mr. Jeff Johnson
Mr. Dennis Geary

The following property owners in Fredrick's Subdivision testified that they are not in favor of the code change:

Mr. Merle Frank
Mr. Dave Tuttle
Ms. Sandra Crawford
Mr. Eric Jensen

With no one else stepping forward, Chair Dean closed the public comment portion of the public hearing.

MOTION: Commissioner Bushnell moved to approve Resolution Serial No. 17-08, as presented.

Discussion moved to the Commission

MOTION: Commissioner Bushnell moved to amend the main motion to add a condition that the recommendation of approval only applies to subdivisions platted after the effective date of approval by the City Council.

Discussion ensued.

VOTE: The motion to amend the main motion, passed with Commissioner Bushnell, Dean and Mayer in favor and Commissioner Brown opposed.

VOTE: The motion to approved Resolution Serial No. 17-08 as amended, passed unanimously.

The Chair called for a recess for five minutes at 8:50 pm.
The Chair called the meeting back to order at 8:58 pm.

6. ~~Item: **Rezone #17-01 (Reso. #17-09)**
Applicant: City of Wasilla
Owner: City of Wasilla
Request: Change zoning from Commercial to Industrial zoning for airport lease lots.
Total Area: 9.82 acres ±
Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision
Zoning: Commercial~~

7. Item: **Resolution Serial No. 17-10:** Amending Wasilla Municipal Code Section 16.32, Signs, to add/update definitions, revise the list of prohibited signs, allow additional signage for commercial business on properties zoned Rural Residential if located on an arterial or collector roadway, and other minor clarification changes.

a. City Staff

Ms. Crawford introduced the resolution.

b. Private person supporting or opposing the proposal

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

With no one stepping forward, Chair Dean closed the public comment portion of the public hearing.

MOTION: Commissioner Bushnell moved to approve Resolution Serial No. 17-10, as presented.

Discussion moved to the Commission

MOTION: Commissioner Mayer moved to amend Resolution Serial No. 17-07, Section 16.32.050.M as follows:

M. Signs located within a sight triangle that are between three feet and nine feet in height, not including the support poles or signs that otherwise interfere with lines of sight or a sight triangle; and

VOTE: The motion to approved Resolution Serial No. 17-07 as amended, passed unanimously.

~~B. Committee of the Whole~~

~~1. Discussion regarding possible revisions to the landscaping and land clearing requirements in Title 16.~~

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 she appreciates working with the Commission.

XIV. COMMISSION COMMENTS

None

XV. ADJOURNMENT

The regular meeting adjourned at 9:09 PM.

JESSICA DEAN, Chair Date

ATTEST:

TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2017.



Staff Report: Case # R17-02
Prepared by: Planning Staff
Meeting date: May 16, 2017

I. SUMMARY FACTS:

Applicant: Michael D. Smith

Owner: Smith-Hagen Family Trust

Proposal: Rezone from Rural Residential to Commercial Zoning District
(4.6± acres currently zoned RR adjacent to Commercial zoning to west)

Location: Lot 1, Smith-Hagen Subdivision – Generally located on the east side of Knik-Goose Bay Road just south of E. Palmer-Wasilla Highway Extension

Parcel size: 4.6± acres to be rezoned (Total parcel acreage is 30.96± acres)

Existing Zoning: Commercial/Rural Residential

Future Land Use: Generally Commercial/Business and Generally Residential

Surrounding Zoning: North: Commercial
South: Commercial/Rural Residential
East: Rural Residential
West: Commercial and Residential Multifamily

II. STAFF RECOMMENDATION:

Based on findings of compliance with applicable criteria established in Section 16.16.070 and 16.16.050 of the Wasilla Municipal Code, staff recommends approval of the rezone request.

III. SUMMARY OF REQUEST

The lot currently has split zoning with the western 8.93± acres zoned Commercial and the eastern 22.03± acres zoned Rural Residential. The owner is requesting to rezone 4.6± acres that is adjacent to the Commercial zoning to the west (see map.)

Public hearing notices were mailed to 98 property owners within a 1,200 foot radius and 25 review agencies on April 19, 2017, allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

This staff report includes staff findings and recommendations based on the applicable requirements of City code.

IV. APPLICABLE PROVISIONS

The following WMC Section 16.16.070, Rezoning, is applicable to this request for rezoning property within the City of Wasilla.

V. FINDINGS

16.16.070 Rezoning

A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.

STAFF FINDING: The subject rezoning was initiated by the property owner.

B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.

STAFF FINDING: The lot is 30.96± acres and the rezone will be an expansion of the Commercial zoning to the north and west.

C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.

STAFF FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;

STAFF FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Commercial is consistent with existing development and zoning in the area.

2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;

STAFF FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development is proposed on the lot.

3. *The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;*

STAFF FINDING: The lot has appropriate access to the services referenced above.

4. *The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;*

STAFF FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

5. *There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;*

STAFF FINDING: Although vacant commercially-zoned land is available in the immediate area, this is a logical extension of the Commercial zoning on the majority of the lot.

6. *The resulting district or expanded district will be a logical, integrated area; and*

STAFF FINDING: Rezoning the 4.6± acres to Commercial will create a logical, integrated area.

7. *The rezoning is in conformance with the city comprehensive plan.*

STAFF FINDING: The subject lot has a split Future Land Use Designation of Generally Commercial/Business and Generally Residential. The Implementation Zoning section of Chapter 4, Land Use, of the Wasilla Comprehensive Plan states the following:

"If a land use designation boundary does not follow established property lines, roadways, or water bodies, actual delineation of uses will be established at the time of a rezoning or development request."

The proposed Commercial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The Land Use Chapter of the Comprehensive Plan indicates that the Generally Commercial/Business future land use designation provides for, "...a wide range of local and regional shopping, retail sales, personal services, and employment."

VIII. RECOMMENDATION

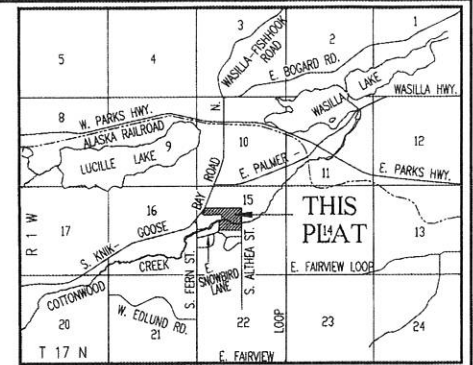
Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council for this rezone request.

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VICINITY MAP
SCALE 1" = 1 MILE

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
 2. NO INDIVIDUAL WATER SUPPLY OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
 3. SET 5/8" x 30" REBAR w/ 1 1/2" PLASTIC CAP, MARKED JWH/LS5081 AT ALL LOT CORNERS, ANGLE POINTS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS OTHERWISE NOTED.
 4. AN MTA BLANKET EASEMENT EXISTS OVER THE WESTERLY PORTION OF LOT 1. MORE SPECIFICALLY THE N1/2 SW1/4 NW1/4 SECTION 15. RECORDED AT BOOK: 128, PAGE: 914 PALMER RECORDING DISTRICT.
 5. THE CENTERLINE OF COTTONWOOD CREEK ESTABLISHES THE BOUNDARY BETWEEN LOTS 1 AND 2 AND ADJACENT PROPERTY. THE MEANDERS SHOWN ARE FOR AREA COMPUTATION ONLY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

John W. Horan 12/22/16
5081-LS REGISTERED LAND SURVEYOR DATE

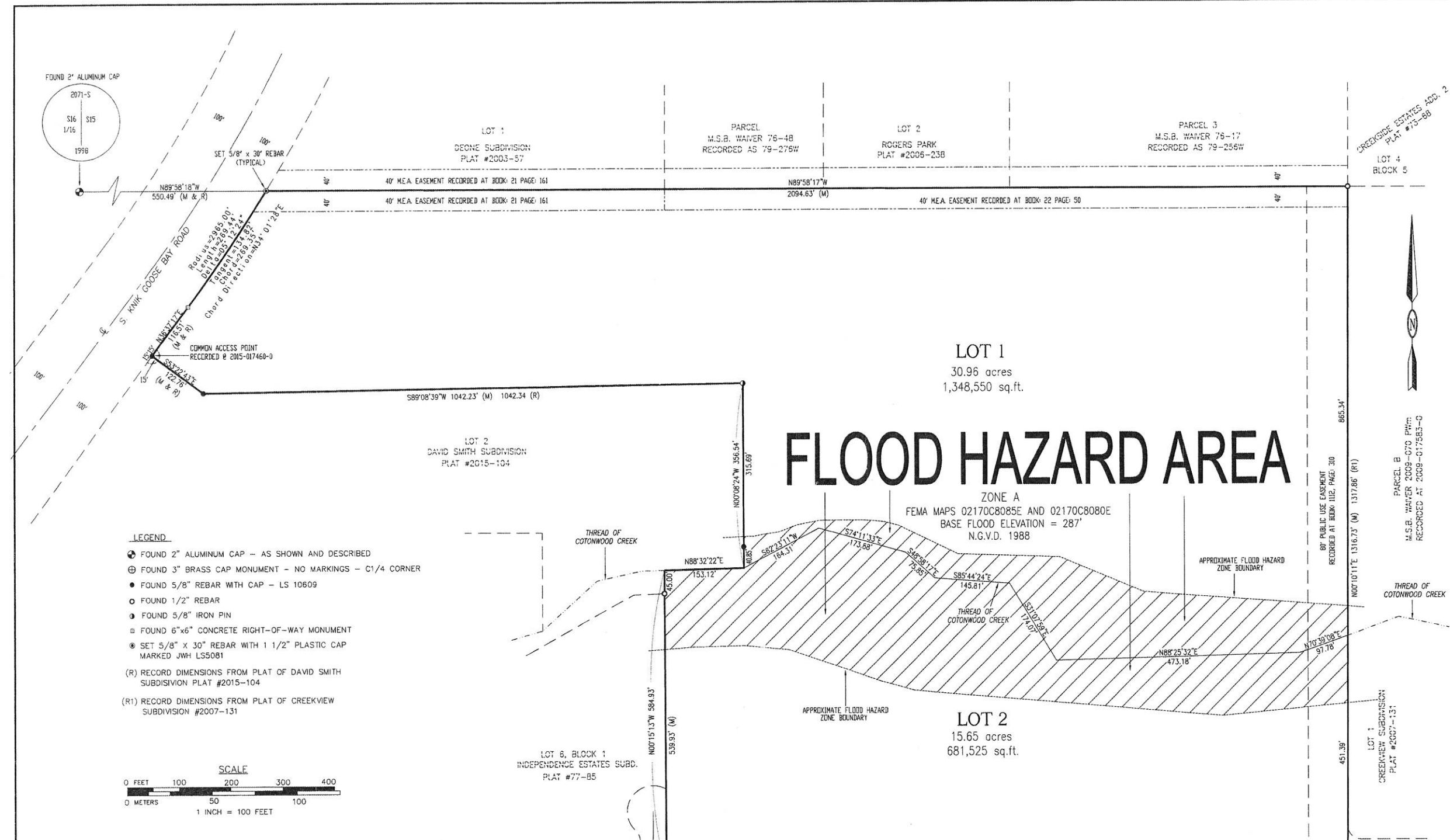
A PLAT OF

SMITH-HAGEN SUBDIVISION

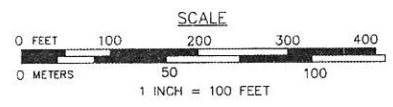
A SUBDIVISION OF
LOT 1 DAVID SMITH SUBDIVISION, PLAT #2015-104
AND PARCEL #4 M.S.B. WAIVER #80-52-PWd
RECORDED AS 80-159W
LOCATED IN THE
NW1/4 SECTION 15, T. 17 N., R. 01 W.
SEWARD MERIDIAN, ALASKA
PALMER RECORDING DISTRICT
THIRD JUDICIAL DISTRICT
STATE OF ALASKA
CONTAINING 46.61 ACRES±

JOHN HORAN LAND SURVEYING
ALASKA BUSINESS LICENSE #1040902
MAILING AND PHYSICAL ADDRESS:
1448 FRIANT DRIVE, SOUTH LAKE TAHOE, CALIFORNIA 96150
(907) 841-1238

DRAWN BY iCAD/K.Lyne	DATE 12/5/16	DRAWING: 2016-27/SmithHagen
CHECKED BY JH	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1



- LEGEND**
- FOUND 2" ALUMINUM CAP - AS SHOWN AND DESCRIBED
 - ⊕ FOUND 3" BRASS CAP MONUMENT - NO MARKINGS - C1/4 CORNER
 - FOUND 5/8" REBAR WITH CAP - LS 10609
 - FOUND 1/2" REBAR
 - FOUND 5/8" IRON PIN
 - ▬ FOUND 6"x6" CONCRETE RIGHT-OF-WAY MONUMENT
 - ⊙ SET 5/8" x 30" REBAR WITH 1 1/2" PLASTIC CAP MARKED JWH LS5081
 - (R) RECORD DIMENSIONS FROM PLAT OF DAVID SMITH SUBDIVISION PLAT #2015-104
 - (R1) RECORD DIMENSIONS FROM PLAT OF CREEKVIEW SUBDIVISION #2007-131



CERTIFICATE OF OWNERSHIP

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT.

SEE AFFIDAVIT

MICHAEL D. SMITH, TRUSTEE DATE
SMITH HAGEN FAMILY TRUST
1515 S. KNIK-GOOSE BAY ROAD
WASILLA, ALASKA 99654

SEE AFFIDAVIT

SANDRA L. SMITH DATE
SMITH HAGEN FAMILY TRUST
1515 S. KNIK-GOOSE BAY ROAD
WASILLA, ALASKA 99654

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2017-2
DATE October 7, 2016, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

January 4, 2017 *Eileen W. Peterson*
DATE PLANNING & LAND USE DIRECTOR
ATTEST: *[Signature]*
PLATTING CLERK

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH January 3, 2017, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

1-03-17 *Jennifer Lundanwood*
DATE MATANUSKA-SUSITNA BOROUGH TAX COLLECTION OFFICIAL

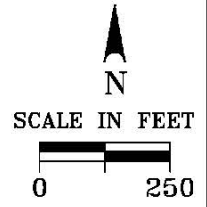
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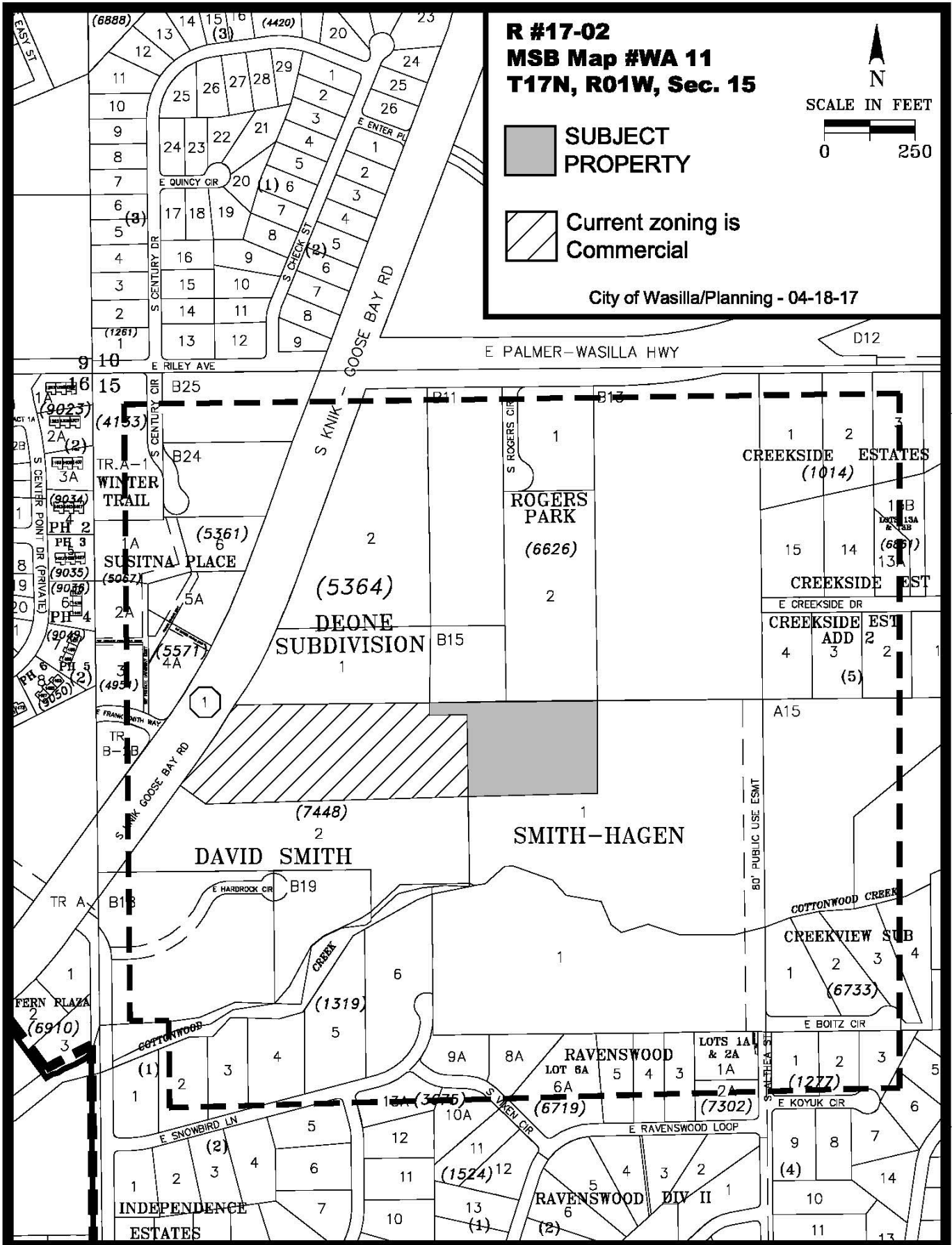
R #17-02
MSB Map #WA 11
T17N, R01W, Sec. 15



 **SUBJECT PROPERTY**

 **Current zoning is Commercial**

City of Wasilla/Planning - 04-18-17



RM

S KNIK

15 (4133)
TR.A-1
WINTER TRAIL

1A (5067)
SUSITNA PLACE

2A
3 (4951)
TR B-2B

(5364)
DEONE SUBDIVISION

1
ROGERS PARK
(6626)
2

CREEKS
1
(101)
15
CREEK

CREEKS
4
A13

(7448)
DAVID SMITH

1
SMITH-HAGEN

A15

80' PUBLIC USE ESMT

COTTONWOOD

CREEK

COTTONWOOD
CREEK

(1)
1 2 3 4
INDEPENDENCE
ESTATES
12 11 10 9 8

13A (3675)
10A

RAVENSWOOD
LOT 6A
6A (6719)
LOTS 1A & 2A
1A (1277)
2A (7302)

(2)
1 2 3 4 5 6 7

RAVENSWOOD DIV II

E HYGRADE LN

S HYGRADE CIR

LOT 16A

DIV III

NOTIFICATION OF PUBLIC HEARING

DATE: April 19, 2017

CASE: R 17-02

APPLICANT (S): Michael D. Smith
OWNER (S): Smith Hagen Family Trust
REQUEST:

Michael D. Smith, applicant, is requesting a rezone of a portion of Lot 1, Smith-Hagen Subdivision, consisting of approximately 4.6 acres, from RR-Rural Residential to C-Commercial.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for May 16, 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. Hering 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. Written comments on this request must reach the Planning Office on or before May 5, 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 Mary E Adams
Address 460 Ravenswood Dr
Lot 9 Block 2 Subdivision Ravenswood Div II

Comments:

I DO NOT APPROVE ANY CHANGE.
Mary E Adams



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

2210B02L009
ADAMS MARY E
460 E RAVENSWOOD LOOP
WASILLA, AK 99654

neopost
04/19/2017
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Planning Office
City of Wasilla

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NOTIFICATION OF PUBLIC HEARING

DATE: April 19, 2017

CASE: R 17-02

APPLICANT (S): Michael D. Smith
OWNER (S): Smith Hagen Family Trust
REQUEST:

Michael D. Smith, applicant, is requesting a *rezone* of a portion of Lot 1, Smith-Hagen Subdivision, consisting of approximately 4.6 acres, from RR-Rural Residential to C-Commercial.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 16, 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., 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. Written comments on this request must reach the Planning Office on or before **May 5, 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: Brian + Teresa Lane

Address: 2000 S. Hygrade Cir

Lot 6 Block 3 Subdivision Independence Est.

Comments:

My husband + I both do not want more commercial property in our area. With a expansion of commercial property could lower my property value and also the peace + quiet that we have at our home. Thanks Teresa + Brian Lane
Teresa + Brian Lane



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

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LANE BRIAN M & TERESA M
2160 E CHEROKEE WAY
SIERRA VISTA, AZ 85650-9071

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Name: Susan Lee
Address: 2050 Hygrade Circle, WASILLA, AK 99654
Lot 7 Block 3 Subdivision Independence Estates

Comments: The property should be replatted so there is a legal property line within lot 1 and not just an arbitrary line on a map. It needs to be clear what part of the lot is commercial and what is RR. Replat should be required condition of approval.



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

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City of Wasilla

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Name
Address
Lot Block Subdivision

Comments:

Central Mat-Su Fire Department has no objection to this property being rezoned "commercial." Any building on this lot will require a plan review by the Fire Code Office.

Michelle Wagner
Fire Code Office - CMSFD



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

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
Wasilla, AK 99654

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APR 20 2017

Central Mat-Su FSA

PUBLIC NOTICE

Tahirih DesJardin

From: FireCode <FireCode@matsugov.us>
Sent: Wednesday, April 26, 2017 8:44 AM
To: Planning
Subject: Public Notice Case R 17-02
Attachments: Scan_Stat51FireCode@Sharp.com_20170426_084131.pdf

Attached are our comments regarding the rezoning of a portion of Lot 1, Smith-Hagen Subdivision.


Michelle R. Wagner
Fire Code Permit Technician

Matanuska Susitna Borough
Department of Emergency Services
Central Mat-Su Fire Department | Fire Code Office
Physical Address: 1911 S Terrace Court, Palmer
Mailing Address: 101 W Swanson Ave, Wasilla, Alaska 99654
Office: 907-861-8030 | fax: 907-861-8157 | www.matsugov.us/firecode

NOTIFICATION OF PUBLIC HEARING

DATE: April 19, 2017

CASE: R 17-02

APPLICANT (S): Michael D. Smith
OWNER (S): Smith Hagen Family Trust
REQUEST:

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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 COMMENT



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

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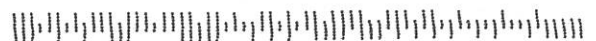
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Matanuska-Susitna Borough

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NOTIFICATION OF PUBLIC HEARING

DATE: April 19, 2017

CASE: R 17-02

APPLICANT (S): Michael D. Smith
OWNER (S): Smith Hagen Family Trust
REQUEST:

Matanuska - Susitna Borough
Development Services

APR 21 2017

Michael D. Smith, applicant, is requesting a rezone of a portion of Lot 1, Smith-Hagen Subdivision, consisting of approximately 4.6 acres, from RR-Rural Residential to C-Commercial.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for May 16, 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. Written comments on this request must reach the Planning Office on or before May 5, 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: FIRM 8080, X zone



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

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Matanuska-Susitna Borough

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Tahirih DesJardin

From: Theresa Taranto <Theresa.Taranto@matsugov.us>
Sent: Wednesday, April 26, 2017 2:42 PM
To: Planning
Subject: Public Notice comments
Attachments: Smith Hagen.pdf; City of Wasilla airport.pdf

Theresa Taranto
Development Services
Administrative Specialist

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

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CITY OF WASILLA
• Planning Office •
290 East Herning Avenue • Wasilla • Alaska • 99654-7097
• Telephone 907-373-9020 •

Planning Office
City of Wasilla

APPLICATION FOR ZONE CHANGE

#R 17-02

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>Smith-HAGEN Family Trust</u>	Name: <u>Michael D. Smith</u>
Mailing Address: <u>P.O. Box 870183</u> <u>Wasilla, AK 99687</u>	Mailing Address: <u>SAME</u>
Contact Phone: Day <u>907-376-5331</u> Night <u>376-4726</u>	Contact Phone: Day <u>11</u> Night <u>11</u>
FAX: <u>376-2832</u>	FAX: <u>11</u>
E-mail: <u>SMITHBRO@MTAONLINE.NET</u>	E-mail: <u>11</u>

*Attach list of additional owners if any.

PROPERTY INFORMATION	
Size of property (A minimum of two acres is necessary before application may be accepted):	<u>4.1 ACRES</u>
Property tax #	
Street Address:	<u>Mile 1 Kuk Goose Bay Road</u>
Legal Description: Lot(s) _____ Block _____ Subdivision _____	
OR	
Parcel/Tract _____ Section _____ Township _____ Range _____	
[Attach additional page if necessary.]	
Current Zoning:	RR- Rural Residential <input checked="" type="checkbox"/> R1-Single-family Residential <input type="checkbox"/> R2- Residential <input type="checkbox"/> RM-Multi-family <input type="checkbox"/> C-Commercial <input type="checkbox"/> I-Industrial <input type="checkbox"/> P- Public <input type="checkbox"/>
Requested Zoning:	RR-Rural Residential <input type="checkbox"/> R1-Single-family Residential <input type="checkbox"/> R2- Residential <input type="checkbox"/> RM-Multi-family <input type="checkbox"/> C-Commercial <input checked="" type="checkbox"/> I-Industrial <input type="checkbox"/> P-Public <input type="checkbox"/>

I hereby certify that (I am) (I am authorized to act for) the owner of the property and that I petition to rezone it in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the rezoning.

DATE: 4-10-2017

APPLICANT SIGNATURE: Michael D. Smith

DATE:

OWNER SIGNATURE:
(If different then applicant)

Accepted by:	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee:	WPC:
--------------	---	------	------

Comprehensive Plan Information			
Expected Future Land Use Map shows property as :			
Generally Residential <input type="checkbox"/>	Parks <input type="checkbox"/>	Mixed Use Area <input type="checkbox"/>	<i>Request FLUM amendment to Mixed Use of Commercial</i>
Generally Commercial/Business <input type="checkbox"/>	Generally Industrial <input type="checkbox"/>	Public/Institutional <input type="checkbox"/>	

Land Use	
Describe current use of property covered by this application: <i>STORAGE AREA FOR SAND + GRAVEL PRODUCTS -</i>	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	<i>UNDEVELOPED + ZONED COMMERCIAL</i>
South:	<i>UNDEVELOPED + I OWN PROPERTY BORDERING IT</i>
East:	<i>I OWN + IS UNDEVELOPED - OF 40 ACRES PARCEL</i>
West:	<i>I OWN AND IS COMMERCIAL ZONED - WASILLA CONCRETE</i>

Attach a written narrative addressing the following Criteria –
16.16.070 (D)
The Planning Commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:
1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;
2. Show that the proposed rezoning substantially complies with Section 16.16.050;
3. Document that the proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;
4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;
5. Document that there is a demonstrated need for additional land in the zoning district to accommodate uses allowed;
6. Show how the resulting district or expanded district will be a logical, integrated area basically contiguous with the existing area; and
7. Show that the rezone is in conformance with the city comprehensive plan.

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Planning Office
City of Wasilla

Application Check list:

- Applications may only be accepted if area to be rezoned is two acres or larger.
- The petitioning property owner(s) must have ownership in at least 51% of property to be rezoned.
- Applicant has owner's authorization to submit application.
- Narrative addressing seven criteria is attached.
- Application fee. \$500.00 *Receipt # 32813-4/10/17*
- Legal description.

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

Wasilla Concrete Products

P.O. Box 870183
Wasilla, Alaska 99687-0183

(907) 376-5331
FAX (907) 376-2832

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Planning Office
City of Wasilla

CITY OF WASILLA
PLANNING DEPT.

4-10-17

WE ARE APPLYING FOR A REZONE OF THE NORTHWEST CORNER OF B-20, A 38 ACRE PARCEL. STARTING ON THE WEST PROPERTY LINE GOING EAST APPROX 373 FEET TO LINE UP WITH THE EXISTING COMMERCIAL PROPERTY LINE ON THE NORTH BORDER LINE, THEN GOING SOUTH TO THE SOUTHERN PROPERTY LINE ON LOT 1 DAVID SMITH SUB. WHICH IS ALSO COMMERCIAL ZONED. PIECE IS APPROX. 4.1 ACRES.

THIS IS THE LAST STEP TO BRING OUR PROPERTY UP TO THE CITY OF WASILLA LAND USE CODES. THE PIECE IN QUESTION HAS BEEN USED IN THE OPERATION OF OUR FAMILY BUSINESS WASILLA CONCRETE. OUR COMPANY USES THIS PARCEL FOR STORAGE OF EQUIPMENT, SAND + GRAVEL PRODUCTS, AND THE LOCATION OF OUR SCREENING + CRUSHING EQUIPMENT.

AFTER THIS PARCEL IS REZONED, WE CAN APPLY FOR OUR PERMIT TO SCREEN + CRUSH MATERIAL NEEDED FOR OUR RECI-MIX AND PRECAST PRODUCTS. OUR GOAL IS TO HAVE A MUCH NEEDED IN TOWN SOURCE OF SAND, GRAVEL, AND TOPSOIL PRODUCTS.

THIS WILL THEN CLEAN UP THE NON COMPLIANCE ISSUES DISCOVERED AFTER THE OWNERSHIP CHANGES TO THE PROPERTIES BEFORE MY FATHER, DAVE SMITH'S PASSING.

THERE IS AN 10 FEET HIGH CONCRETE BLOCK WALL ALONG THE NORTH PROPERTY LINE WITH AN 10' TREED BUFFER. THE OTHER 3 BOUNDARIES BORDER ON UNDEVELOPED LAND OWNED BY MY FAMILY.

ALL FUTURE COMMERCIAL DEVELOPEMENT WILL THEN BE LIMITED TO THE APPROVED AREA. THE BALANCE OF THE RR PROPERTY WILL

You Call - We Haul

Wasilla Concrete Products

P.O. Box 870183
Wasilla, Alaska 99687-0183

(907) 376-5331
FAX (907) 376-2832

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APR 10 2017

Planning Office
City of Wasilla

BE USED AS RESIDENTIAL FOR MY FAMILY.

THANK YOU FOR YOUR CONSIDERATION

Mike Smith
WASILLA CONCRETE

You Call - We Haul

John W. Horan
Registered Land Surveyor
(907) 841-1238
johoran@yahoo.com

April 18, 2017

To Whom it may concern:

Description of Mike Smith's Rezone Parcel

Beginning at the C-N 1/16th corner of Section 15, T17N R1W SM, Alaska proceeding westerly along the 1/16th line, N 89° 58' 17"^W, 662.88 feet to the SE corner of Lot 2, Rogers Park Subdivision, Point of beginning. Thence proceed S0° 05' 00"^E, 381.34 feet; Thence S 89° 08' 39"^W 511.94 feet to the NE corner of Lot 2, David Smith Subdivision; Thence proceeding N0° 00' 58"^E, 324.21 feet; Thence proceeding S 89° 55' 30"^W, 150.00 feet; Thence proceeding N0° 06' 16"^W, 50.00 feet to a point on the aforementioned 1/16th line; Thence proceeding S89° 58' 17"^E, 662.88 to the point of beginning, containing approximately 4.61 acres.

If you require any further information about this description, please do not hesitate to contact me.

Sincerely,


John W. Horan R.L.S. #5081

CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 19 day of April, 2017, I mailed 127 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # R17-02.

Residents within 1,200'	<u>98</u>
Review Agencies	<u>24</u>
Planning Commissioners & City Council Members	<u>10</u>
Total	<u>132</u>

DATED at Wasilla, Alaska, April 19, 2017.

CITY OF WASILLA

Tahiri Desjardin
TAHIRIH DESJARDIN
Planning Clerk

Attest:

TINA CRAWFORD
City Planner

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CITY OF WASILLA

290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9050
FAX: (907) 373-9092

NOTICE

OF APPLICATION FOR REZONE

APPLICANT/OWNER: Michael Smith

LOCATION: Portion of Lot 1, Smith-Hagen Subdivision

FILE NO: R 17-02

PROJECT: Michael D. Smith, applicant, is requesting *a rezone* of a portion of Lot 1, Smith-Hagen Subdivision, consisting of approximately 4.6 +/- acres, from RR-*Rural Residential* to *C-Commercial*.

A public hearing will be held on **May 16, 2017** at 6:00 PM in the City of Wasilla, Council Chambers.

Comments may be submitted in writing on or before May 5, 2017. Please, submit comments or requests for more information to:

CITY OF WASILLA
PLANNING OFFICE
290 EAST HERNING AVE
WASILLA, AK 99654

TELEPHONE: 373-9020
FAX: 373-9021
EMAIL: planning@ci.wasilla.ak.us

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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:



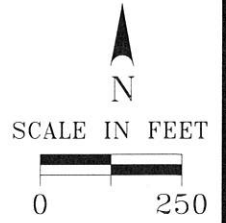
**CITY OF WASILLA
PLANNING OFFICE**
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021


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«ADD_LINE_A»
«ADD_LINE_B»
«OWN_CITY», «OWN_STATE»
«OWN_ZIP»


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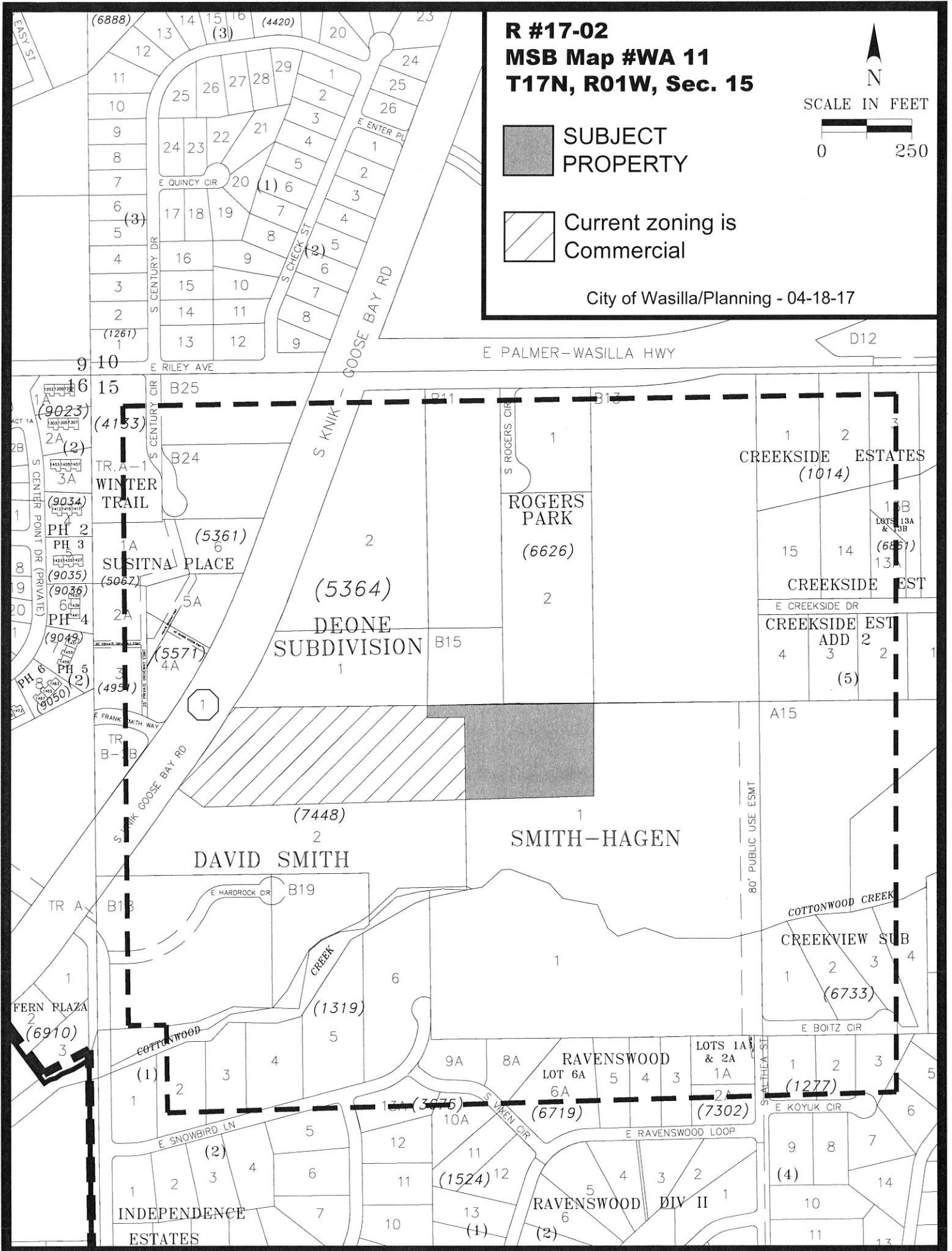
R #17-02
MSB Map #WA 11
T17N, R01W, Sec. 15



 SUBJECT PROPERTY

 Current zoning is Commercial

City of Wasilla/Planning - 04-18-17



17N01W15B015
SMITH FRANK M 2002 TR
1024 ARLINGTON DR
% FRANK TODD SMITH
EAGLE, ID 83616

1319B02L002
STOTLER DAN'L W & LINDA M
140 E SNOWBIRD LN
WASILLA, AK 99654-8557

17N01W15A014
THOMAS CLINTON N& LINDA L
1500 S CREEKSIDE LN
WASILLA, AK 99654

1277B04L004
CAMARGO JORGE & MELANIE
1800 S BAY VIEW DR
WASILLA, AK 99654

3675000L010A
LUCAS KIM A
CLAY STEVEN
1804 S VIXEN CIR
WASILLA, AK 99654-8504

6719000L006A
BLUM ANDREW J & SHELBY N
1811 S VIXEN CIR
WASILLA, AK 99654-8504

1277B03L009
KOIVUNEN DAVIN J& PAULA J
1861 S BAY VIEW DR
WASILLA, AK 99654

1277B03L007
ZIMMERMAN ALLEN O & FAY
1901 S BAYVIEW DR
WASILLA, AK 99654

1277B04L014
ANDERSON LINDA
CHANDLER PHILLIP
1950 S BAY VIEW DR
WASILLA, AK 99654-8518

1319B03L008
COMERFORD WADE D
2051 S HYGRADE CIR
WASILLA, AK 99654

5571000L004A
ALDER VIEW SENIOR HSG LTD
PRTNRSHIP
1301 S CENTURY CIR
%WASILLA AREA SENIORS INC
WASILLA, AK 99654-8520

1319B02L011
BURNEY TIMOTHY D
141 E HYGRADE LN
WASILLA, AK 99654-8554

17N01W15A015
THOMAS NEIL E & LESA M
1510 S CREEKSIDE LN
WASILLA, AK 99654

1277B03L010
DAY RONALD JAS& REBECCA S
1801 S BAY VIEW DR
WASILLA, AK 99654

1524000L011
MUNDAY PETE J & CORA R
1808 S VIXEN CIR
WASILLA, AK 99654

1277B04L005
PREHEIM JEFFREY C&KATHRYN
1850 S BAY VIEW DR
WASILLA, AK 99654

3675B03L013A
LARSON BRIAN E & CHERYL K
189 S BINKLEY ST
STE 101
SOLDOTNA, AK 99669

1277B03L003
AMIDON IAN P
19244 SPRUCE CREST DR
CHUGIAK, AK 99567-6769

1319B01L004
LARSON DAN'L W & SUSAN M
200 E SNOWBIRD LN
WASILLA, AK 99654-8558

2483B01L023
MILHOLLIN MARK
2090 S ALTHEA ST
WASILLA, AK 99654

5364000L002
FOSTER MICHAEL L PROP LLC
13135 OLD GLENN HWY
STE 210
EAGLE RIVER, AK 99577

1092B01L012
EICHENBERG KRISTOPHER
EICHENBERG ROY D
1412 W LAKE LUCILLE DR
WASILLA, AK 99654-7924

1277B03L005
SHANTZ ALICE S
1600 S BERTHA CIR
% J ACHEE
WASILLA, AK 99654

3675000L009A
AMENT RUSSELL F & M M
1801 VIXEN DR
WASILLA, AK 99654

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SAYEN MATTHEW & LINDA
181 E SNOWBIRD LN
WASILLA, AK 99654-8557

7302000L001A
TIFFANY WADE & KARIE
1860 S ALTHEA ST
WASILLA, AK 99654

1277B04L009
GREEN CHAS O & DEMMA K
1901 S ALTHEA ST
WASILLA, AK 99654

1277B03L006
RAISANEN BRIAN
1931 S BAY VIEW DR
WASILLA, AK 99654-8525

1319B03L007
IPPISCH ROGER A
2050 S HYGRADE CIR
WASILLA, AK 99654

1319B03L009
VICUNA-ORITZ GUSTAVO
2120 N WILLOW DR
WASILLA, AK 99654-4242

1319B03L006
LANE BRIAN M & TERESA M
2160 E CHEROKEE WAY
SIERRA VISTA, AZ 85650-9071

1319B03L005
PAGE STEPHEN & DESIREE M
220 E HYGRADE LN
WASILLA, AK 99654-8555

1277B04L012
KEIM DAN'L & GRETCHEN E
2320 E VILLAGE LOOP
WASILLA, AK 99654-3627

2210B01L013
SANDERLIN SHAUN P & AMY M
2521 E MOUNTAIN VILLAGE DR
STE B PMB 342
WASILLA, AK 99654-7336

6626000L002
FULLER PROPERTIES LLC
2539 S EDGEWOOD CIR
WASILLA, AK 99654-8584

1319B01L002
MASON LADAWN
2601 GARNET LN
WASILLA, AK 99654

6814000L003
PARKER BENJAMIN E & CHELSEA D
3162 W SEIMS ST
WASILLA, AK 99623-1061

1319B03L011
KELLEY BUZZ A & SUSAN L
350 E HYGRADE LN
WASILLA, AK 99654

1319B02L007
MANGUS GORDON R
LONGENECKER JILL L
351 E HYGRADE LN
WASILLA, AK 99654-8556

1319B03L012
CLAPPER JAMES C & MARY K
360 E HYGRADE LN
WASILLA, AK 99654-8556

2483B01L022
DETRANNA MICHAEL A
40 BROOKVIEW
HINSDALE, IL 60521

1014B01L001
PATRICK DAVID A & JUDY P
4331 S SANTANA DR
WASILLA, AK 99654-0728

2210B02L001
RASCHAL LAURA L
ROGERS DAVID T
440 E RAVENSWOOD LOOP
WASILLA, AK 99654

2483B01L020
BECKER JERMEY G
441 E RAVENSWOOD LOOP
WASILLA, AK 99654-8502

2210B02L009
ADAMS MARY E
460 E RAVENSWOOD LOOP
WASILLA, AK 99654

7298B01L016A
BEAULIEU LAUREL R
SMITH SANDRA ELEANOR
465 E RAVENSWOOD LOOP
WASILLA, AK 99654

2210B01L014
GOLTER DAVID A & WENDY J
467 RAVENSWOOD LOOP
WASILLA, AK 99654

1277B03L002
ANDERSON EDWIN L IV & AMANDA
R
468 RAVENSWOOD LOOP
WASILLA, AK 99654-8500

2210B02L007
JONES LYNN M
476 E RAVENSWOOD LOOP
WASILLA, AK 99654

2210B02L006
NESTOR JACOB J
484 E RAVENSWOOD LOOP
WASILLA, AK 99654-8500

1524000L005
GANZI STACY L
491 E RAVENSWOOD LOOP
WASILLA, AK 99654-8502

2210B02L005
FLESCHE HERBERT W
492 RAVENSWOOD LOOP
A
WASILLA, AK 99654-8500

2210B02L004
BLOUNT ROBT & TITA
500 E RAVENSWOOD LOOP
WASILLA, AK 99654

1524000L004
DYKSTRA GERRIT LVG TR
DYKSTRA ILA
501 E RAVENSWOOD LOOP
WASILLA, AK 99654-8503

1524000L003
PETERSON WESTON P & DEANNA
503 E RAVENWOOD LOOP
WASILLA, AK 99654

1092B02L011
KENNISON MARY ANN
5209 N HONDO DR
PRESCOTT VALLEY, AZ 86314

1092B05L004
MORRISON MATTHEW J
600 E CREEKSIDE DR
WASILLA, AK 99654-8259

1092B01L015
KRSNAK JANET M
601 E CREEKSIDE DR
WASILLA, AK 99654

6626000L001
MOMA DONALD R
1201 S ROGERS CIR
WASILLA, AK 99654-8788

1277B05L003
MURDOCK WILLIAM A JR & AMBER
618 E EAGLE VISTA CIR
WASILLA, AK 99654-8788

1277B04L010
WEISS JOHN D & SHIH YING
6236 PROMIMENCE POINT DR
ANCHORAGE, AK 99516

1277B04L008
PETERS GARY A & JEANNETTE L
640 E KOYUK CIR
WASILLA, AK 99654

1277B04L002
PARRY JEAN
641 E KOYUK CT
WASILLA, AK 99654-8511

1277B05L002
STANTON SCOTT C & MARY S T
650 E EDEN CT
WASILLA, AK 99654

1092B01L014
ADAMS JAMES C II
651 E CREEKSIDE DR
WASILLA, AK 99654-8265

1014B01L004
DONER AL & CAROL FAMILY TR
DONER ALFRED N & CAROL J TRES
700 E GLENWOOD AVE
WASILLA, AK 99654-8146

6733000L002
BOITZ KEITH
7030 E LEA ST
PALMER, AK 99645

1092B05L001
FELTON DUANE ALLEN
OWENS-FELTON TRACI CHRISTINE
750 E CREEKSIDE DR
WASILLA, AK 99654-8260

1092B01L011
HOTCHKISS ADRIAN C & A F
801 CREEKSIDE DR
WASILLA, AK 99654-8267

1092B02L012
HARVEY JAMES E
8990 E EMIL DR
WASILLA, AK 99623-4151

2483B01L019
SHEE-SKI INC
9500 S KNIK GOOSE BAY RD
WASILLA, AK 99623

1277B04L013
WILLIAMS HAROLD G
HC 1 BOX 35
ARREY, NM 87930

17N01W15B025
ALASKA HSG FINANCE CORP
PO BOX 101020
ANCHORAGE, AK 99510-1020

6814000L001
MATANUSKA ELECTRIC ASSN
PO BOX 2929
PALMER, AK 99645-2929

1277B05L001
NORTHWAY MICHAEL & TRISTAN
PO BOX 41
TOK, AK 99780-0041

17N01W15B011
MARTINEZ ANTHONY E
PO BOX 6408
ELMENDORF A F B, AK 99506-6408

7448000L001
SMITH-HAGEN FAM TR
PO BOX 870183
WASILLA, AK 99687-0183

1319B01L006
FLETCHER WM D & MELODY M
PO BOX 870184
WASILLA, AK 99687-0184

1277B04L001
CRITTENDEN BOBBY K & ALICE
PO BOX 870457
WASILLA, AK 99687-0457

1277B04L007
ALDERMAN STEVEN K & DEBRA E
PO BOX 870524
WASILLA, AK 99687-0524

1277B03L004
LOWE NOEL H & SANDRA M
PO BOX 870578
WASILLA, AK 99687-0578

1319B03L010
KRUEGER LYNETTE TRE
HULKE FAYE TRE HULKE FAM TR
PO BOX 870582
WASILLA, AK 99687-0582

1014B01L002
SEIMS DONNA JEAN PARKER
PO BOX 870601
WASILLA, AK 99687-0601

1092B05L002
RAUSA JORDAN M & AMBER R
PO BOX 870691
WASILLA, AK 99687-0691

6861B01L013A
DONALDSON KENNETH D & T
PO BOX 870967
WASILLA, AK 99687-0967

1319B02L010
MEIWES PATRICIA R
PO BOX 872143
WASILLA, AK 99687-2143

2483B01L018
ZHUCHKOV IGOR & NATALIYA
PO BOX 872501
WASILLA, AK 99687-2501

1319B02L005
JOHNSON LAYNE F
PO BOX 872544
WASILLA, AK 99687-2544

1092B05L003
KELLER DIANNE MICHELE
PO BOX 872611
WASILLA, AK 99687-2611

2210B02L008
WETZLER FRED WARD & THUY THI
PO BOX 872835
WASILLA, AK 99687-2835

1524000L012
LACROIX JERRY F & VICKI L
PO BOX 873213
WASILLA, AK 99687-3213

1014B02L010
WILSON PATTI-ANN T
PO BOX 873616
WASILLA, AK 99687-3616

1319B02L009
WARD CORINNE L
HARVEY BRIAN I JR
PO BOX 873683
WASILLA, AK 99687-3683

2210B02L003
RASCHKE JENNIFER
PO BOX 874696
WASILLA, AK 99687-4696

6861B01L013B
MORELOCK MATTHEW S & MELISSA M
PO BOX 874702
WASILLA, AK 99687-4702

1319B01L005
ROAKE ANDREW C & D H
PO BOX 874754
WASILLA, AK 99687-4754

7448000L002
SMITH STEVEN F
PO BOX 877563
WASILLA, AK 99687-7563

17N01W15B013
MARQUARDT JAY JON & DEANNA
PO BOX 91494
ANCHORAGE, AK 99509-1494

Tom Brooks
Alaska Railroad Corp
PO Box 107500
Anchorage, AK 99501

Corps of Engineers
Regulatory Branch
PO Box 6898
Elmendorf AFB, AK 99506-0898

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
Wasilla, AK 99654

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

FAA
Airport Division
222 W. 7th Ave
#14
Anchorage, AK 99513

GCI
1879 E Parks Hwy
Wasilla, AK 99654

MEA
PO Box 2929
Palmer, AK 99645

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

MSB Cultural Resources Specialist
350 E. Dahlia Ave
Palmer, AK 99645

MSB Fire Chief
101 S. Swanson Ave
Wasilla, AK 99654

MSB Planning Director
350 E. Dahlia Ave
Palmer, AK 99645

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

MSB Public Works Director
350 E. Dahlia Ave
Palmer, AK 99645

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

NRCS
Soil & Water Conservation
1508 E. Bogard Rd
A
Wasilla, AK 99654-7880

Oran Wooley
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654

Roy Robertson
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654

SOA/DNR
Commissioner's Office
550 W. 7th Ave
Suite 1400
Anchorage, AK 99501

SOA/DNR
WATER Resources
550 W. 7th Ave
Suite 1020
Anchorage, AK 99501

SOA/DFG/Habitat
1800 Glenn Hwy
Suite 6
Palmer, AK 99645

SOA/DNR
Technical Services
550 W. 7th Ave
Suite 650
Anchorage, AK 99510-3577

SOA/DOTPF
Mat-Su Area Planner
PO Box 196900
Anchorage, AK 99519-6900

Superintendent
SOA/DOTPF
289 Inner Springer Loop
Palmer, AK 99645

Brian Mayer
250 S Vix Way
Wasilla, AK 99654

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Eric Bushnell
580 W. Selina Lane
Wasilla, AK 99654

Simon Brown
960 Craig Stadler Loop
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council

City Council

City Council

City Council

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**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-12**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM RURAL RESIDENTIAL TO COMMERCIAL FOR A 4.6± ACRE PORTION OF LOT 1, SMITH-HAGEN SUBDIVISION.

WHEREAS, Michael D. Smith, representative for the Smith-Hagen Family Trust, initiated the request to extend the Commercial zoning to the adjacent 4.6± acres of Lot 1, Smith-Hagen Subdivision as indicated in the legal description and map attached as Exhibit A; and

WHEREAS, a rezone is reviewed and approved under the same process as a conditional use permit by the Wasilla Planning Commission; and

WHEREAS, the Wasilla Planning staff mailed notices for this request to property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

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

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

WHEREAS, after due consideration, the Wasilla Planning Commission hereby determines that the application meets the approval criteria for a rezone.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission after due consideration of the application, testimony by the applicant, staff, and public, and the Findings of Fact attached as Exhibit B and incorporated herein, recommends that the Wasilla City Council approve the requested rezone.

ADOPTED by the Wasilla Planning Commission on --, 2017.

APPROVED:

ATTEST:

Jessica Dean, Chairman Date

Tina Crawford, AICP, City Planner

John W. Horan
Registered Land Surveyor
(907) 841-1238
johoran@yahoo.com

April 18, 2017

To Whom it may concern:

Description of Mike Smith's Rezone Parcel

Beginning at the C-N 1/16th corner of Section 15, T17N R1W SM, Alaska proceeding westerly along the 1/16th line, N 89° 58' 17"^W, 662.88 feet to the SE corner of Lot 2, Rogers Park Subdivision, Point of beginning. Thence proceed S0° 05' 00"^E, 381.34 feet; Thence S 89° 08' 39" W 511.94 feet to the NE corner of Lot 2, David Smith Subdivision; Thence proceeding N0° 00' 58"^E, 324.21 feet: Thence proceeding S 89° 55' 30"^W, 150.00 feet; Thence proceeding N0° 06' 16" W, 50.00 feet to a point on the aforementioned 1/16th line: Thence proceeding S89° 58' 17"^E, 662.88 to the point of beginning, containing approximately 4.61 acres.

If you require any further information about this description, please do not hesitate to contact me.

Sincerely,


John W. Horan R.L.S. #5081

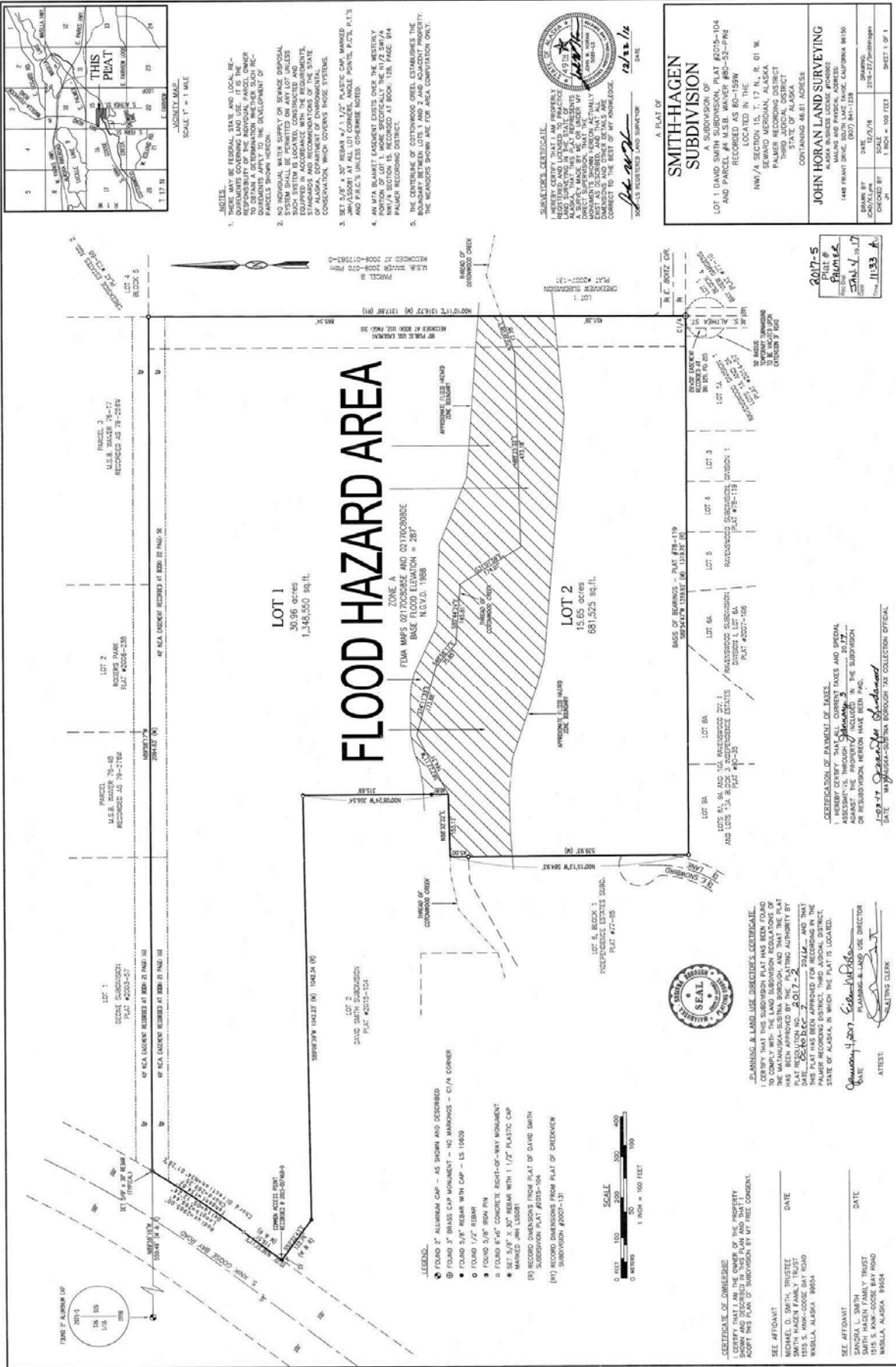


EXHIBIT B
Wasilla Planning Commission Resolution No. 17-12
FINDINGS OF FACT – Section 16.16.070, Rezoning

16.16.070 Rezoning

A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.

FINDING: The subject rezoning was initiated by the property owner.

B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.

FINDING: The lot is 30.96± acres and the rezone will be an expansion of the Commercial zoning to the north and west.

C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.

FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;

FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Commercial is consistent with existing development and zoning in the area

2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;

FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development is proposed on the lot.

3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;

FINDING: The lot has appropriate access to the services referenced above.

4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;

FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;

FINDING: Although vacant commercially-zoned land is available in the immediate area, this is a logical extension of the Commercial zoning on the majority of the lot.

6. The resulting district or expanded district will be a logical, integrated area; and

FINDING: Rezoning the 9.82± acres to Industrial will create a logical, integrated area.

7. The rezoning is in conformance with the city comprehensive plan.

FINDING: The subject lot has a split Future Land Use Designation of Generally Commercial/Business and Generally Residential. The Implementation Zoning section of Chapter 4, Land Use, of the Wasilla Comprehensive Plan states the following:

“If a land use designation boundary does not follow established property lines, roadways, or water bodies, actual delineation of uses will be established at the time of a rezoning or development request.”

The proposed Commercial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City’s Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The Land Use Chapter of the Comprehensive Plan indicates that the Generally Commercial/Business future land use designation provides for, “...a wide range of local and regional shopping, retail sales, personal services, and employment.”

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Staff Report: Case # R17-01
Prepared by: Planning Staff
Meeting date: May 16, 2017

I. SUMMARY FACTS:

Applicant: City of Wasilla
Owner: City of Wasilla
Proposal: Rezone from Commercial to Industrial Zoning District
Location: Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision
Parcel size: 9.82± acres
Existing Zoning: Commercial
Future Land Use: Generally Commercial/Business
Surrounding Zoning: North: Industrial
South: Industrial
East: Industrial
West: Industrial

II. STAFF RECOMMENDATION:

Based on findings of compliance with applicable criteria established in Section 16.16.070 and 16.16.050 of the Wasilla Municipal Code, staff recommends approval of the rezone request.

III. SUMMARY OF REQUEST

These lots are currently zoned Commercial. The City is proposing to rezone these lots to Industrial, which is consistent with the Airport Master Plan and funding requirements regarding the types of uses allowed on these lots and removes the requirement for conditional use approval for airport related uses (e.g. heliport).

Public hearing notices were mailed to 4 property owners within a 1,200 foot radius and 25 review agencies on April 19, 2017, allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

This staff report includes staff findings and recommendations based on the applicable requirements of City code.

IV. APPLICABLE PROVISIONS

The following WMC Section 16.16.070, Rezoning, is applicable to this request for rezoning property within the City of Wasilla.

V. FINDINGS

16.16.070 Rezoning

A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.

STAFF FINDING: The subject rezoning was initiated by the property owner.

B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.

STAFF FINDING: The lots total 9.82± acres and the rezone will be an expansion of the Industrial zoning surrounding the lots.

C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.

STAFF FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;

STAFF FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Industrial is consistent with existing development and zoning in the area.

2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;

STAFF FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development is proposed on the lot.

3. *The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;*

STAFF FINDING: The lot has appropriate access to the services referenced above.

4. *The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;*

STAFF FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

5. *There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;*

STAFF FINDING: These lots are within the City airport and Industrial zoning is consistent with airport uses.

6. *The resulting district or expanded district will be a logical, integrated area; and*

STAFF FINDING: Rezoning the 9.82± acres to Industrial will create a logical, integrated area.

7. *The rezoning is in conformance with the city comprehensive plan.*

STAFF FINDING: The proposed Industrial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan.

VIII. RECOMMENDATION

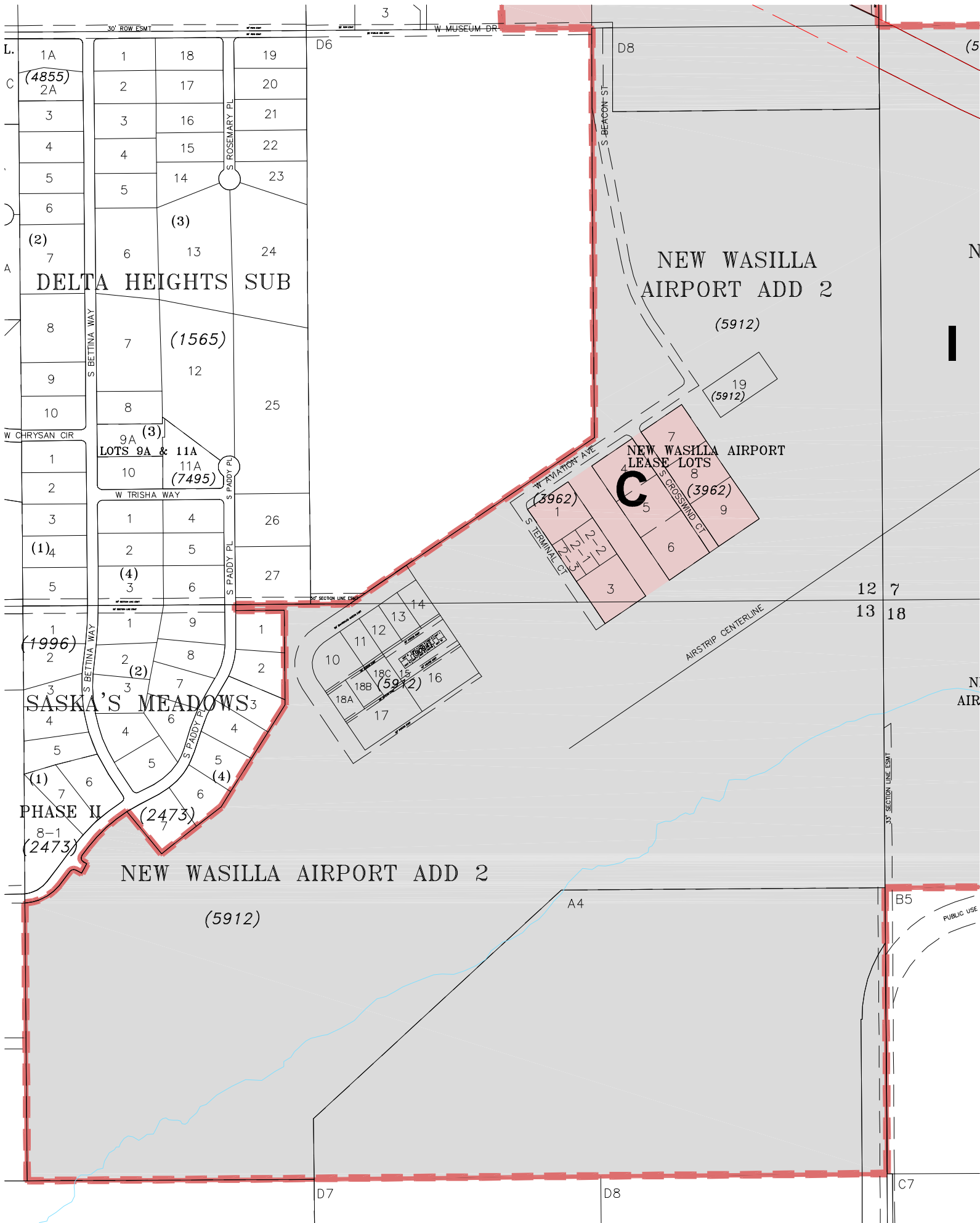
Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council for this rezone request.

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NOTIFICATION OF PUBLIC HEARING

DATE: April 18, 2017

CASE: R 17-01

APPLICANT (S): City of Wasilla

OWNER (S):

REQUEST:

City of Wasilla is proposing a rezone of Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision, consisting of approximately 9.82 +/- acres, from C-Commercial to I-Industrial.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for May 16, 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. Written comments on this request must reach the Planning Office on or before May 5, 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 COMMENT



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
04/19/2017
US POSTAGE \$00.46⁰

FIRST CLASS MAIL
ZIP 99654
041L11222587
FIRST CLASS

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APR 27 2017

Planning Office
City of Wasilla

Matanuska-Susitna Borough

APR 20 2017

RECEIVED

PUBLIC NOTICE



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NOTIFICATION OF PUBLIC HEARING

DATE: April 18, 2017

CASE: R 17-01

APPLICANT (S): City of Wasilla
OWNER (S):
REQUEST:

Matanuska - Susitna Borough
Development Services

APR 21 2017

City of Wasilla is proposing a *rezone* of Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision, consisting of approximately 9.82 +/- acres, from ~~C-Commercial~~ to *Industrial*.

Received

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 16, 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. Written comments on this request must reach the Planning Office on or before May 5, 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: FIRM 8060, x zone



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[®]
04/19/2017
US POSTAGE \$00.46⁰⁰


ZIP 99654
041L11222587
FIRST CLASS

PUBLIC NOTICE

Matanuska-Susitna Borough
APR 20 2017
RECEIVED

Tahirih DesJardin

From: Theresa Taranto <Theresa.Taranto@matsugov.us>
Sent: Wednesday, April 26, 2017 2:42 PM
To: Planning
Subject: Public Notice comments
Attachments: Smith Hagen.pdf; City of Wasilla airport.pdf

Theresa Taranto
Development Services
Administrative Specialist

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

CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 19 day of April, 2017, I mailed 33 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # R17-01.

Residents within 1,200'	<u>4</u>
Review Agencies	<u>24</u>
Planning Commissioners & City Council Members	<u>10</u>
Total	<u>38</u>

DATED at Wasilla, Alaska, April 19, 2017

CITY OF WASILLA

Tahiri Desjardin
TAHIRIH DESJARDIN
Planning Clerk

Attest:

TINA CRAWFORD
City Planner

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CITY OF WASILLA

290 E HERNING AVENUE
WASILLA AK 99654-9050
PHONE: (907) 373-9050
FAX: (907) 373-9092

NOTICE

OF APPLICATION FOR REZONE

APPLICANT/OWNER: City of Wasilla

LOCATION: Lot 1-9, New Wasilla Airport Lease Lots
1-9 Subdivision

FILE NO: R 17-01

PROJECT: City of Wasilla is proposing *a rezone* of
Lots 1-9, New Wasilla Airport Lease Lots
1-9 Subdivision, consisting of
approximately 9.82 +/- acres, from *C-
Commercial to I-Industrial*.

A public hearing will be held on **May 16, 2017** at 6:00 PM in the City
of Wasilla, Council Chambers.

Comments may be submitted in writing on or before **May 5, 2017**.
Please, submit comments or requests for more information to:

CITY OF WASILLA
PLANNING OFFICE
290 EAST HERNING AVE
WASILLA, AK 99654

TELEPHONE: 373-9020
FAX: 373-9021
EMAIL: planning@ci.wasilla.ak.us

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NOTIFICATION OF PUBLIC HEARING

DATE: April 18, 2017

CASE: R 17-01

APPLICANT (S): City of Wasilla

OWNER (S):

REQUEST:

City of Wasilla is proposing a *rezone* of Lots 1-9, New Wasilla Airport Lease Lots 1-9 Subdivision, consisting of approximately 9.82 +/- acres, from *C-Commercial* to *I-Industrial*.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **May 16, 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. Written comments on this request must reach the Planning Office on or before May 5, 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:




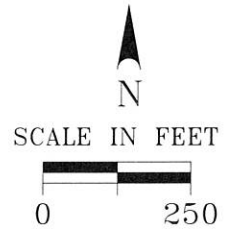
**CITY OF WASILLA
PLANNING OFFICE**
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

FIRST CLASS

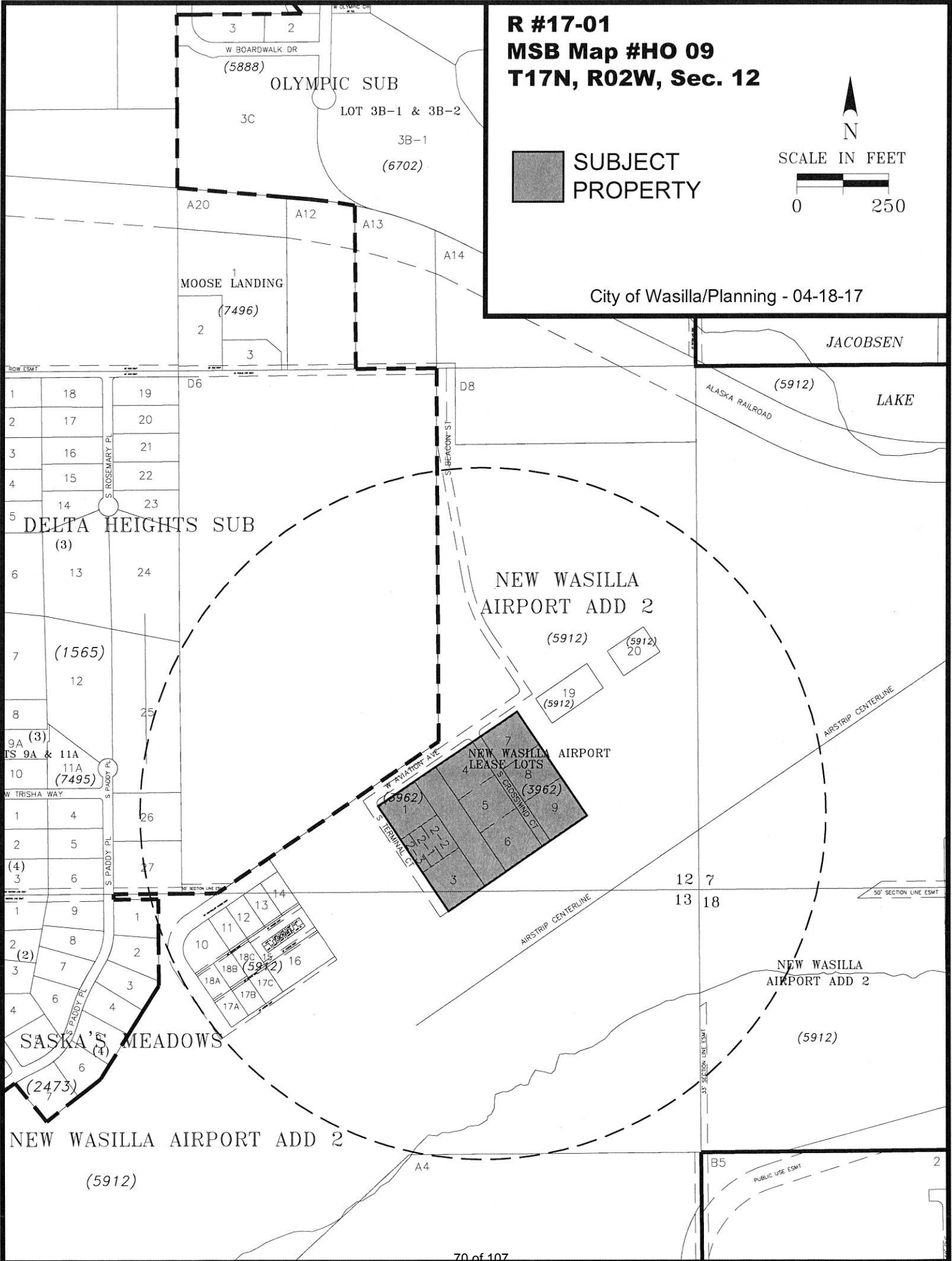
PUBLIC NOTICE

R #17-01
MSB Map #HO 09
T17N, R02W, Sec. 12

 **SUBJECT PROPERTY**



City of Wasilla/Planning - 04-18-17



1565B03L027
DUNCAN RANDY C
DUNCAN MARILYN G L
PO BOX 872056
WASILLA, AK 99687-2056

1565B03L026
DEMIENTIEFF CORRIENE
PO BOX 873235
WASILLA, AK 99687-3235

1565B03L025
MEAD ALFRED
1600 N LITTLE SUSITNA DR
WASILLA, AK 99654

17N02W12D006
LOY JEANELLE E
RJ&L'S PRTRNSHIP & ETAL
1415 SPAR AVE
ANCHORAGE, AK 99501

SOA/DOTPF
Mat-Su Area Planner
PO Box 196900
Anchorage, AK 99519-6900

Superintendent
SOA/DOTPF
289 Inner Springer Loop
Palmer, AK 99645

Tom Brooks
Alaska Railroad Corp
PO Box 107500
Anchorage, AK 99501

Corps of Engineers
Regulatory Branch
PO Box 6898
Elmendorf AFB, AK 99506-0898

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
Wasilla, AK 99654

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

FAA
Airport Division
222 W. 7th Ave
#14
Anchorage, AK 99513

GCI
1879 E Parks Hwy
Wasilla, AK 99654

MEA
PO Box 2929
Palmer, AK 99645

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

MSB Cultural Resources Specialist
350 E. Dahlia Ave
Palmer, AK 99645

MSB Fire Chief
101 S. Swanson Ave
Wasilla, AK 99654

MSB Planning Director
350 E. Dahlia Ave
Palmer, AK 99645

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

MSB Public Works Director
350 E. Dahlia Ave
Palmer, AK 99645

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

NRCS
Soil & Water Conservation
1508 E. Bogard Rd
A
Wasilla, AK 99654-7880

Oran Wooley
SOA/DEC
Waste Water RWV
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654

Roy Robertson
SOA/DEC
Waste Water RWV
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654

SOA/DNR
Commissioner's Office
550 W. 7th Ave
Suite 1400
Anchorage, AK 99501

SOA/DNR
WATER Resources
550 W. 7th Ave
Suite 1020
Anchorage, AK 99501

SOA/DFG/Habitat
1800 Glenn Hwy
Suite 6
Palmer, AK 99645

SOA/DNR
Technical Services
550 W. 7th Ave
Suite 650
Anchorage, AK 99510-3577

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Eric Bushnell
580 W. Selina Lane
Wasilla, AK 99654

Brian Mayer
250 S Vix Way
Wasilla, AK 99654

Simon Brown
960 Craig Stadler Loop
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council

City Council

City Council

City Council

City Council

City Council

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-09**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM COMMERCIAL TO INDUSTRIAL FOR LEASE LOTS 1-9, NEW WASILLA AIRPORT LEASE LOTS 1-9 SUBDIVISION.

WHEREAS, the City of Wasilla initiated the request to rezone Lease Lots 1-9 at the Wasilla Airport from Commercial to Industrial zoning; and

WHEREAS, a rezone is reviewed and approved under the same process as a conditional use permit by the Wasilla Planning Commission; and

WHEREAS, the Wasilla Planning staff mailed notices for this request to property owners within 1,200 radial feet of the proposed development; and

WHEREAS, the public hearing date and time was publicly advertised; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the City, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla 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

WHEREAS, after due consideration, the Wasilla Planning Commission hereby determines that the application meets the approval criteria for a rezone.

EXHIBIT A
Wasilla Planning Commission Resolution 17-09
FINDINGS OF FACT – Section 16.16.070, Rezoning

16.16.070 Rezoning

A. Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.

FINDING: The subject rezoning was initiated by the property owner.

B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.

FINDING: The lease lots total 9.82± acres and the rezone will be an expansion of the Industrial zoning surrounding the lots.

C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.

FINDING: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. Due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;

FINDING: Although no approved neighborhood plans are in this area the proposed rezone to Industrial is consistent with existing development and zoning in the area

2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;

FINDING: The rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and Section 16.20.030 is not applicable. An in-depth review for consistency with Title 16 will be done by planning staff when any new development is proposed on the lot.

3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;

FINDING: The lot has appropriate access to the services referenced above.

4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;

FINDING: No responses were received from reviewing parties or residents. Any review comments will be addressed at time of any new development.

5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;

FINDING: These lots are within the City airport and Industrial zoning is consistent with airport uses.

6. The resulting district or expanded district will be a logical, integrated area; and

FINDING: Rezoning the 9.82± acres to Industrial will create a logical, integrated area.

7. The rezoning is in conformance with the city comprehensive plan.

FINDING: The proposed Industrial zoning is consistent with the Generally Commercial/Business Future Land Use designation in the City's Comprehensive Plan.



**CITY OF WASILLA PLANNING COMMISSION
LEGISLATION STAFF REPORT**

Agenda of: May 17, 2017
Originator: Tina Crawford, AICP, City Planner *TC*

Topic: Discussion regarding possible revision to the site plan requirements for residential additions and residential accessory structures in Title 16 of the Wasilla Municipal Code

Attachments: City Council Action Memorandum No. 17-17
WMC 16.08.015 – Site Plan

OVERVIEW: Included in this packet is a copy of Wasilla City Council AM No. 17-17 that was adopted by the City Council at their April 10, 2017 regular meeting along with the accompanying staff report/recommendation. The action memorandum refers the discussion to the Commission regarding whether the site plan requirements in the code should be amended to allow approval without requiring a site plan required by an architect, engineer, or surveyor as required in WMC 16.08.015.

Also included are staff's proposed revisions to the site plan requirements. The first shows the revisions in a strikethrough/underline format and the second shows the document in a final version.

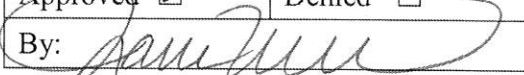
After consideration by the Planning Commission, the recommendations will be drafted into a resolution for adoption at the June 13, 2017 Planning Commission meeting, which will be forwarded to the City Council for their consideration.

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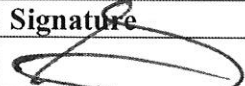


Date of Action: 4/10/17	
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
By: 	

CITY COUNCIL ACTION MEMORANDUM

AM No. 17-17: Directing the Planning Commission to Consider Amendments to WMC 16.08.015, Site Plan – As-built Survey.

Originator: Council Member James Harvey 
 Date: 3/28/2017

Agenda of: 4/10/2017

Route to:	Department Head	Signature	Date
X	Public Works Director		3/31/17
X	Deputy Administrator		3/30/17
X	City Clerk		3/30/17

Reviewed by Mayor Bert L. Cottle:  3/30/2017

Fiscal Impact: yes or no

Attachments: Identified issues with WMC 16.08.015 Site Plan – As-built Survey (1 page)

Summary Statement: WMC 16.08.015 requires a site plan prepared by an architect, engineer, or surveyor for all types of development or construction. This includes any residential accessory structure greater than 120 square feet. The only exemption is in subsection D.1, which allows the city planner to waive the site plan requirement for a proposed addition to an existing structure under certain conditions.

To help identify the issues, a document is attached that contains brief descriptions of the problems with the existing code, the current code language, and proposed revisions to address the issue (shown in a ~~strikethrough~~/underline format where stricken language will be deleted and underlined language will be inserted.) Note: Any other revisions necessary for consistency with the proposed changes will be addressed by the Planning Commission and staff when drafting a recommendation to the City Council.

Staff Recommendation: The Planning Commission is directed to review WMC 16.08.015 to consider amendments that will allow additions to existing residential buildings and the construction of new residential accessory structures up to 500 square feet and without the requirement for a site plan prepared by an architect, engineer, or surveyor.

WMC 16.08.015 – SITE PLAN – AS-BUILT SURVEY		
ISSUE	EXISTING CODE	PROPOSED REVISION
<p>A commercial use can apply for a site plan exemption even though construction of an addition would trigger the requirement for the site to come into compliance with current parking and landscaping regulations, which would require a site plan for review by the city planner to ensure consistency with code.</p> <p>Subsection E. of the code currently requires the submittal of a previous unaltered as-built survey of the site after construction of the addition. It should be required at the time of permit application to allow city staff to determine whether the setbacks can be met.</p> <p>Requires residential property owner to pay a surveyor to identify property corners, which is costly and may take a month or more to obtain.</p>	<p>D. No site plan is required with an application where:</p> <ol style="list-style-type: none"> 1. The application provides only for the construction of an addition to an existing structure, the city planner determines that a site plan is not necessary for the review of the application, and the applicant provides, in lieu of a site plan, an affidavit signed by the applicant stating that: 	<p>Add the word "residential" for clarification that this section only applies to residential buildings/structures as indicated below:</p> <ol style="list-style-type: none"> 1. The application provides only for the construction of an addition to an existing residential structure, the city planner determines that a site plan is not necessary for the review of the application, a previous unaltered as-built survey of the site prepared by a registered land surveyor demonstrating that the addition will meet all setback requirements that apply to the site, and the applicant provides, in lieu of a site plan, an affidavit signed by the applicant stating that: <p>Note: Subsection E will be revised as necessary to reflect proposed changes.</p>
<p>Requires residential property owner to pay a surveyor to identify property corners, which is costly and may take a month or more to obtain.</p>	<p>D. No site plan is required with an application where:</p> <ol style="list-style-type: none"> b. A registered land surveyor has located on the site all easements of record, and all easements of which there is visible evidence in the form of features such as power lines or trails; and 	<p>Removes requirement for a current survey/site plan for additions to an existing residential building but requires the submittal of a previous unaltered as-built survey at time of permit review vs. after the additional has been built. With a previous unaltered as-built survey, the property owner should be able to easily ascertain the property lines and ensure that the minimum setbacks are met. Revise subsection 1 and delete subsection b as indicated below:</p> <p>D. No site plan is required with an application where:</p> <ol style="list-style-type: none"> b. A registered land surveyor has located on the site all easements of record, and all easements of which there is visible evidence in the form of features such as power lines or trails; and
<p>The code does not currently have a site plan waiver provision for small size (<500 SF) residential accessory structures.</p>	<p>N/A</p>	<p>Add a subsection that mirrors the revised requirements for an addition to a residential structure with one additional condition "c" as indicated below. A setback of 25' is also proposed to provide a "buffer setback" in case the property owner measures incorrectly from either the existing buildings or property corners shown on the as-built survey (The current code only requires 10')</p> <ol style="list-style-type: none"> 2. The application provides only for the construction of a new residential accessory structure that is less than 500 square feet gross floor area, the city planner determines that a site plan is not necessary for the review of the application, a previous unaltered as-built survey of the site prepared by a registered land surveyor demonstrating that the addition will meet all setback requirements that apply to the site in Section 16.24.030 and subsection d below, and the applicant provides an affidavit signed by the applicant stating that: <ol style="list-style-type: none"> a. All property corners have been located; b. The applicant is aware of all setback requirements that apply to the site under Section 16.24.030 and subsection d below, and the applicant agrees to bear the cost of removing any structures that encroach within a required setback area; c. The proposed residential accessory structure must be a minimum of 25 feet from the side lot lines.

16.08.015 Site plan - As-built survey.

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- A. Except as provided in subsection D of this section, an application under Section 16.12.010 or 16.16.040 shall include a site plan conforming to the requirements of this section. If changes to the site plan that are submitted with an application are required as conditions of the approval of the application, the applicant shall submit a revised site plan that incorporates the required changes before the application is approved. The approved site plan shall be part of the approved application, and development under the approved application shall conform to the approved site plan.
- B. A site plan shall be prepared and stamped by an architect, professional engineer or land surveyor, authorized to engage in that profession by the state of Alaska, except that a site plan for a single-family dwelling or a duplex may be prepared by a residential design specialist holding a National Council of Building Design Certification (NCBDC).
- C. A site plan shall be prepared legibly in ink or pencil on one or more paper, mylar or vellum sheets with dimensions of eight and one-half (8 1/2) by eleven (11) inches or eleven (11) by fourteen (14) inches. In no case may an adulterated copy of an as-built drawing be used as a site plan. All sheets that are submitted as part of a site plan shall have the same dimensions. A site plan shall be prepared in a standard English engineering scale of one inch equals fifty (50) feet or less. At a minimum, a site plan shall show all of the following items:
1. A title block showing the legal description, street address of the property, the property owner's name and address, the name and address and firm name of the person who prepared the plan, and the scale of the plan.
 2. A true north arrow.
 3. All property corners will be described. For undeveloped property, all property corners will be located or reset by a registered land surveyor. Record and found lot dimensions will be shown on the site plan, and certified by a registered land surveyor.
 4. All easements of record, including any easements or rights-of-way of record that do not appear on the recorded plat for the property, but which would be identified in a title report.
 5. All setbacks required under Section 16.24.030.
 6. The location and dimensions of existing and proposed utility facilities, on-site water and wastewater facilities and fuel storage facilities.
 7. The location of all lakes, streams and potential wetlands within one hundred (100) feet of any portion of on-site wastewater treatment facilities or within seventy-five (75) feet of any existing or proposed structure.

8. The location and horizontal dimensions, expressed to the nearest tenth of a foot, of all existing and proposed permanent structures, and all temporary structures with over one hundred twenty (120) square feet of floor area, adequate to determine the distances from each such structure to the nearest lot lines.
9. The location of all existing and proposed vehicular access points.
10. The location and dimensions of existing and proposed parking, with any calculations necessary to show that the parking requirements of Section 16.24.040 have been met, and, where more than ten (10) parking spaces are provided, the location and dimensions of trash facilities and snow storage areas.
11. The parking lot lighting layout, including manufacturer's catalog cut sheet if more than three fixtures are to be installed.
12. Existing and proposed pedestrian and vehicular access and on-site circulation improvements, including roadways, driving aisles, sidewalks, trails, paths, curbs and gutters, catch basins and culverts.
13. Drainage patterns will be identified by relative assumed datum, spot elevations at the property corners and at the area of the proposed new construction. Drainage arrows will be shown to demonstrate existing and proposed runoff. It is the developer's responsibility to minimize runoff from parking areas into public streets, adjoining lots or wetlands, streams or lakes.
14. A site plan, other than for a single-family dwelling and accessory uses on a lot containing no more than one dwelling unit, or for a use located within the Wasilla Municipal Airport, shall include a landscape plan showing the following:
 - a. The location and dimensions of each landscaped area, describing the type and quantity of landscaping that will be placed in each landscaped area, showing the areas where native vegetation will be either removed or retained, and complying with the requirements of Section 16.33.030;
 - b. The areas of the site that are to be excavated or filled, the proposed finished grades and contours, drainage directions and any control structures to be installed.

D. No site plan is required with an application where:

1. The application provides only for the construction of an addition to an existing **residential** structure, the city planner determines that a site plan is not necessary for the review of the application, a previous unaltered as-built survey of the site prepared by a registered land surveyor demonstrating that the addition will meet all setback requirements that apply to the site in Section 16.24.030, and the applicant provides, ~~in lieu of a site plan~~, an affidavit signed by the applicant stating that:

Comment [TC1]: The word "residential" has been added to eliminate the ability for an existing commercial building to utilize this provision. Since most are nonconforming uses, any expansion would require compliance with parking and landscaping and staff would need a site plan to confirm that code requirements have been met as part of the permit review.

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a. All property corners have been located;

b. ~~A registered land surveyor has located on the site all easements of record, and all easements of which there is visible evidence in the form of features such as power lines or trails;~~

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e.b. The applicant is aware of all setback requirements that apply to the site under Section 16.24.030, and the applicant agrees to bear the cost of removing any improvements that encroach within a required setback area.

Comment [TC2]: Removes requirement for a current survey/site plan for additions to an existing residential building but requires the submittal of a previous unaltered as-built survey at time of permit review vs. after the additional has been built. With a previous unaltered as-built survey, the property owner should be able to easily ascertain the property lines and ensure that the minimum setbacks are met.

~~2. The commission waives the site plan requirement for the application after considering the recommendations of the public works director and city planner.~~

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Comment [TC3]: Renumbered as #3

2. The application provides only for the construction of a new residential accessory structure that is less than 500 square feet gross floor area, the city planner determines that a site plan is not necessary for the review of the application, a previous unaltered as-built survey of the site prepared by a registered land surveyor demonstrating that the addition will meet all setback requirements that apply to the site in Section 16.24.030 and subsection d below, and the applicant provides an affidavit signed by the applicant stating that:

Comment [TC4]: Addition of the word "accessory" to clarify that this does not apply to another residential dwelling on a lot. Accessory structure is defined in Title 16 as, "...a use or structure customarily subordinate or incidental to a primary use, and located on the same lot with the principal use or building and includes, garages, required parking areas..."

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a. All property corners have been located;

b. The applicant is aware of all setback requirements that apply to the site under Section 16.24.030 and subsection d below, and the applicant agrees to bear the cost of removing any structures that encroach within a required setback area.

c. The proposed residential accessory structure must be a minimum of 25 feet from the side lot lines.

Comment [TC5]: The additional setback is proposed to provide a "buffer setback" in case the property owner measures incorrectly from either the existing buildings or property corners. Many lots have significant depth and often topography that prevents accurate measurements except by a surveyor.

3. The commission waives the site plan requirement for the application after considering the recommendations of the public works director and city planner.

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Comment [TC6]: Revised to be consistent with amended language in subsection 2 above.

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E. After the completion of a structure with more than ~~one hundred twenty (120)~~500 square feet of floor area, the property owner shall submit to the city planner an as-built survey of the site of the structure, prepared by a registered land surveyor. A new as-built survey will not be required for construction consisting entirely of an addition to an existing **residential and/or a residential accessory** structure, where the property owner submits to the city planner a previous unaltered as-built survey of the site prepared by a registered land surveyor, from which the property owner can demonstrate that the addition will continue to meet all setback requirements that apply to the site under Section 16.24.030 and subsection D.2.d above., ~~and the fire marshal has issued all required approvals for the structures on the site.~~

Comment [TC7]: This language is deleted since the proposed revisions remove commercial buildings from the site plan exception above.

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16.08.015 Site plan - As-built survey.

- A. Except as provided in subsection D of this section, an application under Section 16.12.010 or 16.16.040 shall include a site plan conforming to the requirements of this section. If changes to the site plan that are submitted with an application are required as conditions of the approval of the application, the applicant shall submit a revised site plan that incorporates the required changes before the application is approved. The approved site plan shall be part of the approved application, and development under the approved application shall conform to the approved site plan.
- B. A site plan shall be prepared and stamped by an architect, professional engineer or land surveyor, authorized to engage in that profession by the state of Alaska, except that a site plan for a single-family dwelling or a duplex may be prepared by a residential design specialist holding a National Council of Building Design Certification (NCBDC).
- C. A site plan shall be prepared legibly in ink or pencil on one or more paper, mylar or vellum sheets with dimensions of eight and one-half (8 1/2) by eleven (11) inches or eleven (11) by fourteen (14) inches. In no case may an adulterated copy of an as-built drawing be used as a site plan. All sheets that are submitted as part of a site plan shall have the same dimensions. A site plan shall be prepared in a standard English engineering scale of one inch equals fifty (50) feet or less. At a minimum, a site plan shall show all of the following items:
1. A title block showing the legal description, street address of the property, the property owner's name and address, the name and address and firm name of the person who prepared the plan, and the scale of the plan.
 2. A true north arrow.
 3. All property corners will be described. For undeveloped property, all property corners will be located or reset by a registered land surveyor. Record and found lot dimensions will be shown on the site plan, and certified by a registered land surveyor.
 4. All easements of record, including any easements or rights-of-way of record that do not appear on the recorded plat for the property, but which would be identified in a title report.
 5. All setbacks required under Section 16.24.030.
 6. The location and dimensions of existing and proposed utility facilities, on-site water and wastewater facilities and fuel storage facilities.
 7. The location of all lakes, streams and potential wetlands within one hundred (100) feet of any portion of on-site wastewater treatment facilities or within seventy-five (75) feet of any existing or proposed structure.

8. The location and horizontal dimensions, expressed to the nearest tenth of a foot, of all existing and proposed permanent structures, and all temporary structures with over one hundred twenty (120) square feet of floor area, adequate to determine the distances from each such structure to the nearest lot lines.
9. The location of all existing and proposed vehicular access points.
10. The location and dimensions of existing and proposed parking, with any calculations necessary to show that the parking requirements of Section 16.24.040 have been met, and, where more than ten (10) parking spaces are provided, the location and dimensions of trash facilities and snow storage areas.
11. The parking lot lighting layout, including manufacturer's catalog cut sheet if more than three fixtures are to be installed.
12. Existing and proposed pedestrian and vehicular access and on-site circulation improvements, including roadways, driving aisles, sidewalks, trails, paths, curbs and gutters, catch basins and culverts.
13. Drainage patterns will be identified by relative assumed datum, spot elevations at the property corners and at the area of the proposed new construction. Drainage arrows will be shown to demonstrate existing and proposed runoff. It is the developer's responsibility to minimize runoff from parking areas into public streets, adjoining lots or wetlands, streams or lakes.
14. A site plan, other than for a single-family dwelling and accessory uses on a lot containing no more than one dwelling unit, or for a use located within the Wasilla Municipal Airport, shall include a landscape plan showing the following:
 - a. The location and dimensions of each landscaped area, describing the type and quantity of landscaping that will be placed in each landscaped area, showing the areas where native vegetation will be either removed or retained, and complying with the requirements of Section 16.33.030;
 - b. The areas of the site that are to be excavated or filled, the proposed finished grades and contours, drainage directions and any control structures to be installed.

D. No site plan is required with an application where:

1. The application provides only for the construction of an addition to an existing residential structure, the city planner determines that a site plan is not necessary for the review of the application, a previous unaltered as-built survey of the site prepared by a registered land surveyor demonstrating that the addition will meet all setback requirements that apply to the site in Section 16.24.030, and the applicant provides an affidavit signed by the applicant stating that:

- a. All property corners have been located;
 - b. The applicant is aware of all setback requirements that apply to the site under Section 16.24.030, and the applicant agrees to bear the cost of removing any improvements that encroach within a required setback area.
2. The application provides only for the construction of a new residential accessory structure that is less than 500 square feet gross floor area, the city planner determines that a site plan is not necessary for the review of the application, a previous unaltered as-built survey of the site prepared by a registered land surveyor demonstrating that the addition will meet all setback requirements that apply to the site in Section 16.24.030 and subsection d below, and the applicant provides an affidavit signed by the applicant stating that:
 - a. All property corners have been located;
 - b. The applicant is aware of all setback requirements that apply to the site under Section 16.24.030 and subsection d below, and the applicant agrees to bear the cost of removing any structures that encroach within a required setback area.
 - c. The proposed residential accessory structure must be a minimum of 25 feet from the side lot lines.
 3. The commission waives the site plan requirement for the application after considering the recommendations of the public works director and city planner.
- E. After the completion of a structure with more than 500 square feet of floor area, the property owner shall submit to the city planner an as-built survey of the site of the structure, prepared by a registered land surveyor. A new as-built survey will not be required for construction consisting entirely of an addition to an existing residential and/or a residential accessory structure, where the property owner submits to the city planner a previous unaltered as-built survey of the site prepared by a registered land surveyor, from which the property owner can demonstrate that the addition will continue to meet all setback requirements that apply to the site under Section 16.24.030 and subsection D.2.d above.

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I. PURPOSE

The purpose of the landscaping standards in this chapter is to ensure that new landscaping and the retention of existing vegetation, where appropriate, is an integral part of all development. These standards are intended to:

- Promote the environmental and community benefits of a healthy, diverse, and well managed urban forest
- Visually enhance the community image through new landscaping improvements and/or retention of existing vegetation for industrial, commercial, community use, and residential development;
- Provide flexible requirements that encourage and allow for creativity in landscape design;
- Promote the use of existing vegetation and retention of trees, woodlands, habitat, and urban forest, where appropriate;
- Encourage the use of native plants to improve plant establishment, survival, and vitality;
- Soften the appearance and break up the visual impact of extensive paved parking areas and surfaces;
- Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing, and other appropriate landscape architectural features;
- Reduce noise, dust pollution, and glare;
- Provide for erosion control, runoff reduction, and pollutant mitigation;
- Preserve air and water quality;
- Eliminate or reduce the need for irrigation by providing landscaping that are well-suited to the environment and climate; and
- Ensure that landscaping design is consistent with accepted *Community Prevention through Environmental Design (CPTED)* principles.

II. APPLICABILITY

Except as provided in this chapter, 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.

III. EXEMPTIONS

The following uses are exempt from the landscaping requirements in this chapter:

- Temporary Uses
- Single-family home
- Duplex
- Areas authorized by the city for public or private parks, playgrounds, playing fields, or golf courses that will be retained in pervious ground cover. Parking lots, community centers, clubhouses, and other typical accessory uses or structures must comply with the landscape requirements in this chapter.
- Airport lease lots
- Legal nonconforming commercial buildings except when there is a change of use of the building (e.g. retail to office, office to retail, retail to automotive uses). At that time, the landscaping must be brought into compliance with the regulations in this chapter to the greatest extent possible, as determined by the City Planner.

IV. LANDSCAPE PLAN

a. Submittal

- A landscape plan that adequately indicates compliance with applicable landscaping standards in this chapter must be submitted with the development/permit application. Landscape plans for commercial developments with a greater than 5,000 gross floor area and/or a lot size greater than one acre and for multi-family residential developments, must be prepared and sealed by a licensed landscape architect registered in the state of Alaska or a professional with similar landscaping expertise, as approved by the City Planner.

b. Plan Components

- Where a landscape plan is required, the plan shall include the following. Design must take into consideration existing trees and incorporate existing trees and vegetation where practical to lower adverse impacts of development.
 - Calculations, dimensions, notes, and details necessary to describe the landscape elements and their relation to the site boundary and site improvements;
 - The common name of each plant used;
 - The number, height, and diameter/caliper of each plant;
 - The locations where different plant types will be used;
 - The locations, size, and type of vegetation to be preserved in its natural state;
 - Location of any retaining walls and/or fences;
 - Location of existing or proposed utilities and easements of record;
 - Location of all property lines including all streets that border the lot/parcel;
 - Location of any existing or proposed structures or parking areas;
 - North arrow and scale; and
 - Site drainage and drainage patterns, unless shown on civil drawings.

V. GENERAL LANDSCAPING REQUIREMENTS AND STANDARDS

a. Minimum Lot area to be landscaped

- A minimum of 15 percent of the total lot area must be covered with landscaping. The planting of grass and annual flowers alone does not constitute landscaping in the context of this chapter.

b. Preservation of Existing Vegetation

- Existing healthy trees must be preserved to the greatest extent practical to sustain an age-diverse urban forest and to minimize tree canopy cover losses.
- Native plant material area. Natural vegetation that is sufficient to meet the intent of the standards set out in this chapter may be retained in place of all or part of any required landscaping. Existing trees may be credited toward the landscape requirements on a 3:1 basis for a coniferous tree 10 feet or more in height or a 3:1 basis for a deciduous tree 6 inches or greater caliper. Cottonwood trees (*Populus balsamifera* and *Populus trichocarpa*) may not be used to meet this requirement.

- Individual trees
 - Protection requirements.
 - The critical root zone is, and will remain, substantially undisturbed. The critical root zone (CRZ) is represented by a circle, centered on the tree trunk and having a radius of one and one-half foot for each one inch of trunk diameter (DBH). Although an undisturbed circular area centered on the tree generally assures less critical root loss, modifications to the CRZ perimeters resulting in non-concentric, irregular, and/or smaller areas are acceptable for tree preservation if either of the following conditions are met:
 - Maximum disturbance. The modified root zone includes at least 50 percent of the concentric CRZ, contains no less total contiguous area than the concentric CRZ, and includes no disturbance or encroachments by improvements within the structural root plate area.
 - Existing conditions. The tree has demonstrated long-term viability within the same sub-standard root zone and that area will not be further reduced or adversely impacted. In some cases, a certified arborist may be required to delineate the functioning root zone and confirm avoidance of further impacts.
 - The structural root plate is represented by a circle, centered on the tree trunk and having a radius of one-half foot for each inch of trunk diameter (DBH), but no less than six feet and no more than 10 feet.
 - Canopy. No more than 25 percent of the canopy has been or will be removed and the pruning is done according to ANSI standards (A300).
 - Protective barriers. Trees designated for preservation must be protected from all potentially harmful activity during development by the temporary installation of protective barriers. Barriers must be constructed of chain link fence, orange laminated plastic fencing, or wood posts and rails, consistent with professional arboricultural practices and must be installed along the perimeter of all required preserve areas prior to any land clearing, demolition, grading, or construction. No potentially harmful activity may take place within the protective barrier. This includes, but is not limited to grade change, trenching, compaction, grubbing, or root raking.

c. Plant Materials

- Plant material must be true to name, variety, and size and must conform to all applicable provisions of American Standards for Nursery Stock, latest edition.
- Minimum size
 - Shrubs must be a minimum of 24 inches in height at time of planting
 - Trees must be a minimum of 10 feet in height or a minimum of two inch caliper at DBH, whichever is larger, at time of planting.

- **Quality.** All plant material must be healthy, of a suitable type for the site conditions being used in and hardy to the project area.
- **Species.** All landscaping shall utilize native plant species or other vegetation that is appropriate for the area.
- **Diversity.** The diversity of any trees required to be planted on a site shall comply with the following limits to avoid uniform site tree decline from pests or disease and to increase the aesthetic appeal:

Number of new trees planted on site	Maximum percentage of any one species planted
5 – 19	67%
20-49	40%
50 or more	30%

- **Installation.** All required landscaping must be installed in a sound manner utilizing established professional standards and consistent with the requirements in this chapter.
- **Ground covers and mulch.** All ground cover around vegetation in required planting beds must consist of dead vegetative matter, or product with similar appearance, unless otherwise approved by the City Planner.

d. Planting Location

- **Placement.** Installation of plants in appropriate locations is essential to long-term survival. Locations should match mature plant size to available soil volume and other conditions necessary for healthy growth. Appropriate separation must be provided from pavement, structures, streets, driveways, curbs, sidewalks, signs, lights, and utilities.
- **Vehicle Overhang.** All required landscape planting beds must be protected from vehicular damage. Vehicular use areas shall provide raised curbs, wheelstops, bollards, or other effective means to permanently protect landscape areas from damage by vehicle encroachment. Vehicles may not overhang into landscape areas beyond the designed boundaries of vehicular use areas.
- **Utility Easements/Overhead Utilities**
 - Only plants that will not create persistent utility maintenance or interference problems may be installed where overhead utilities exist.
 - Trees may not be planted directly below powerlines to prevent them from being energized or disrupting service.
 - Understory trees and vegetation within a utility easement may not achieve heights greater than 14 feet or intrude from the side closer than 10 feet to power lines, or exceed clearances otherwise required by applicable ANSI standards, whichever is greater.
 - Canopy trees must be planted at minimum of 25 feet from power lines and large maturing species should be planted a minimum of 50 feet away from power lines or exceed clearances otherwise required by applicable ANSI standards, whichever is greater.
- **Visibility Clearance Areas/Sight distance**
 - Landscaping within the sight distance/sight triangle areas must be designed, installed, and maintained to allow visibility between three feet and nine feet above grade. The trunks of mature trees trimmed of foliage to nine feet and newly planted trees with immature crown development allowing visibility are generally acceptable within this area.

e. Installation

- Timing
 - All landscaping structural requirements (e.g. drainage, grading, concrete, rock or keystone bed structures, sidewalks) must be in place prior to occupancy. If occupancy occurs outside the planting season, all landscaping must be in place no later than June 30 of the following year. Topsoil addition and final grading, seeding, and plantings must be in place within 12 months of occupancy, or within the first growing season after occupancy, whichever comes first.
- Tree protection and preservation
 - Tree roots. In addition to the minimum areas required by this chapter for planted and preserved trees, curb, sidewalks, and other concrete around trees must be minimized and more flexible materials utilized to accommodate tree roots (e.g. crushed rock, porous pavers)

f. Guaranty

- The granting of an application for a use including a structure having a gross floor area greater than 5,000 square feet shall be conditioned upon the applicant furnishing a guaranty for the provision of any required landscaping. The guaranty must be equal in amount to the estimated cost of the required landscaping, must be valid for a minimum of two years from date of inspection of the landscaping by the city, and be in one of the following forms:
 - 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.
 - 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 of the required landscaping.
 - An irrevocable letter of credit with a responsible financial institution authorized to do such business in the state provided that the letter of credit will be held in trust for the benefit of the city, will not be used as security for any other obligation, and funds will be released to the city if the city certifies that the applicant has not completed the required landscaping.

VI. TYPES OF LANDSCAPING

- a. Site Perimeter/Project Boundary (Same as parking perimeter? More? Less?)**
 - Purpose. Create an aesthetically appealing visual appearance from the road right-of-way.
 - Applicability
 - Landscaping is required along the perimeter of all lot lines adjacent to the right-of-way.
 - Exemptions
 - Single-family or one two-family structure on a lot.

- **Perimeter Landscaping**
 - Minimum of a 10-foot wide landscaped planting bed. Driveways and sidewalks may cross such strips to provide approved site access.
 - Landscaped planting beds must contain a minimum of 16 flowers and two shrubs per 100 square feet of planting bed.

b. Parking Lot and Vehicular Use Areas – Street, Perimeter, and Interior

- **Purpose.** All parking lots and vehicular use areas must be screened from view from the right-of-way and/or adjacent residential areas to soften the appearance of these areas.
- **Applicability**
 - Landscaping is required for all parking lots except as provided in this chapter.
- **Exemptions**
 - Parking developed only for one single-family or one two-family structure on a lot.
 - Vehicular display areas for automobile sales or rentals are exempt from the landscaping requirements in this section except for the landscaped areas at the termination of parking rows and the parking lot perimeter landscaping. All other areas of the site must comply with the standards in this chapter.
 - Truck wells, loading docks, and other areas designated exclusively for the loading and unloading of vehicles.
- **Parking lot perimeter.** All parking lots visible from public rights-of-way must be screened with a combination of trees, shrubs, flowers, boulders, and decorative fencing.
 - Minimum of a 10-foot wide landscaped planting bed. Driveways and sidewalks may cross such strips to provide approved site access.
 - Landscaped planting beds must contain a minimum of 16 flowers and two shrubs per 100 square feet of planting bed.
 - A three-foot high vegetative hedge (or other similar vegetative screening) is required along street lot lines and must be planted between the required 10-foot wide planting bed and the parking lot.
 - For parking lots containing less than five parking spaces, an area equal to at least five percent of the parking lot must be planted with landscaping that is visible from the street.
 - For parking lots containing five up to 20 spaces, an area equal to at least 10 percent of the parking area must be planted with landscaping that is visible from the street.
 - For parking lots containing more than 20 spaces, an area equal to at least 15 percent of the parking area must be planted with landscaping that is visible from the street.
- **Parking row terminations**
 - All rows of parking stalls shall be terminated at each end with a landscape area having the full length of the adjoining parking stall and containing at least one planted or preserved tree. The landscape area must be sufficiently sized to provide the minimum root zone for a preserved tree or support the growth of a newly planted tree. Where a double row of interior parking stalls ends, the terminating landscape area shall be combined as

one continuous area to maximize rooting area except when a dividing pedestrian and/or handicap accessibility route may be appropriate and is approved by the City Planner.

- Exemptions.
 - Parking lots in the industrial zoning district
- **Continuous parking stalls**
 - Each row of parking must contain 15 or less continuous stalls without interruption by a landscape area. Each landscape area must be consistent with the dimensions required for parking row terminations above.
 - If any of the following conditions exist, no more than 12 continuous stall may be provided:
 - The total number of on-site parking spaces exceeds 50;
 - The total number of on-site parking spaces exceeds the number required by the minimum parking requirements in Title 16 by more than 10 percent; or
 - The dimensions of drive aisles and/or parking stalls exceed the standards in Title 16.
 - Exemptions.
 - Parking lots in the industrial zoning district
- **Parking lot interior.** All interior landscaping must comply with the following minimum standards:

Landscaping requirements for surface parking areas	
Number of parking spaces	Required interior landscaped area
0 to 4	None
5 to 20	5 square feet, per parking space
21 to 50	18 square feet, per parking space
51 to 99	25 square feet, per parking space
100 or more	35 square feet, per parking space

- For parking lots containing less than five parking spaces, an area equal to at least five percent of the parking lot must be planted with landscaping that is visible from the street.
- For parking lots containing five up to 20 spaces, an area equal to at least 10 percent of the parking area must be planted with landscaping that is visible from the street.
- For parking lots containing more than 20 spaces, an area equal to at least 15 percent of the parking area must be planted with landscaping that is visible from the street.

- Each landscaped area shall be no smaller than 100 square feet and must be protected by permanent curbs or structural barriers.
- No part of a landscaped area shall be less than 4 feet in width or length except those parts of landscaped areas created by turning radii or angles of parking spaces.
- No parking space shall be more than 60 feet from a required landscaped area.
- The landscaped area may include bio-retention facilities.
- Trees in surface parking areas
 - One tree is required for every ten parking spaces.
 - Trees shall be selected in consultation with the City Planner.
- Screening of surface parking areas
 - Surface parking abutting or across an alley from a lot in a residential zone must have 6-foot-high screening along the abutting lot line.

c. Interior site enhancement

- Purpose
- Applicability
- Exemptions
 - Lots developed with only

d. Street Trees/Street Buffers

- Street trees are required when any development is proposed except as indicated in the subsection below. *How many? Spacing? Type?*
- Existing street trees shall be retained unless the City of Wasilla Public Works Director approves their removal. The Director, in consultation with the City Planner, shall determine the number, type, and placement of additional street trees to be provided in order to:
 - improve public safety;
 - promote compatibility with existing street trees;
 - match trees to the available space in the planting strip;
 - maintain and expand the urban forest canopy;
 - encourage healthy growth through appropriate spacing;
 - protect utilities; and
 - allow access to the street, buildings and lot.
- Exemptions. The following are exempt from the street tree requirements in this section:
 - Lots that border an unopened right-of-way may request an exemption from the requirement to plant street trees;
 - Changing a use or establishing a temporary/intermittent use;
 - Additions to an existing structure of 1,000 square feet or less; or
 - Expansion of surface area parking by less than 10 percent in area and less than 10 percent in number of parking spaces.

e. Screening and Buffering

- Purpose
 - Minimize or eliminate adverse impacts between adjoining uses. The buffer is intended to protect the lower intensity use from the higher intensity use and provide an aesthetically attractive barrier between the

uses. For purposes of this section, adjoining means lots/parcels that share a common property line. It does not include lots/parcels separated by a public right-of-way.

- Exemptions
 - Development of a less intensive use;
 - Between uses located on the same lot/parcel
 - Between uses on adjoining lots/parcel, if under the same ownership
 - Breaks in required screening are permitted to provide pedestrian and vehicular access. Breaks in required screening for vehicular access shall not exceed the width of permitted curb cuts.
- Standards. Buffers shall be provided according to the following standards, which are based on the character of the adjoining land uses:
 - Residential
 - Residential and non-residential
 - Heavy commercial and industrial
 - General commercial
 - Other non-residential
 - No existing use. For the purposes of buffering, where no use exists on adjoining land and none is proposed by a valid permit application, the use of the adjoining land will be assumed to be the most intensive use allowed by the existing zoning.
 - Location. Where a use is required to provide buffering for adjoining uses, the buffering must be along all side and rear lot lines where the use abuts the other use. No buffers are required along front property lines unless buffering is included in screening requirements for outdoor storage or other conditions described in this chapter.
 - Composition
 - Types. Where buffering is required, the following buffer types define the minimum width and plants required per 100 linear feet of buffer:

Buffer Type	Buffer Width	Canopy Trees	Understory Trees	Shrubs
A	12 feet	2	1	10
B	16 feet	2.5	2	20
C	20 feet	3	3	30

- Plants. The prescribed buffer plants may be existing natural vegetation, existing vegetation supplemented with additional plantings, or entirely new plantings. The suitability of existing vegetation to provide adequate buffering will be evaluated based on the minimum plants required. For effective buffering year-round, at least 50 percent of buffer trees shall be evergreen species. The selection and installation of buffer plants and buffer maintenance shall be according to the provisions in this chapter.
- Supplemental structures.

- If an opaque fence or wall is required to supplement the plants within a buffer, it must be a minimum of six feet in height. Where an existing fence or wall on abutting property meets these requirements, no additional structure is required within the buffer. The existing fence or wall must be in good condition.
 - For new fences or walls, all support posts must be on the side of the developing property so that the more finished appearance faces the abutting property.
 - Existing natural vegetation, or existing vegetation supplemented with additional plantings, may be approved by the City Planner for use instead of the fence or wall.
- Refuse Containers and areas. Trash and garbage areas, including dumpsters, must be screened on a minimum of three sides.
 - Service and Off-street loading areas. Screening with a continuous row of evergreen trees must be provided such that the service and off-street loading areas may not be viewed from adjacent streets.
 - Mechanical and Electrical equipment. All ground level equipment must be screened with landscaping or a combination of decorative fencing and landscaping that screens the equipment from view from adjacent streets.

3. Other uses or circumstances. Screening and landscaping is required according to Table A:

Table A	
Use or Circumstance	Minimum Requirement
a. Drive-in businesses abutting or across an alley from a lot in a residential zone	6-foot-high screening along the abutting or alley lot lines; and A 5-foot-deep landscaped area inside the screening, when a drive-in lane or queuing lane abuts a lot in a residential zone
b. Drive-in businesses, other than gas stations, in which the drive-in lane or queuing lanes are across the street from a lot in a residential zone	3-foot-high screening
c. Gas stations in RR zones or, in C zones, across the street from a lot in a residential zone	3-foot-high screening along street lot lines
d. Outdoor sales and outdoor display of rental equipment, abutting or across an alley from a lot in a residential zone	6-foot-high screening along the abutting or alley lot lines
e. Outdoor sales and outdoor display of rental equipment across the street from a lot in a residential zone	3-foot-high screening along the street lot line
f. Outdoor storage in a C zone	Screened from all lot lines by the facade of the structure or by 6-foot- high screening; and

	5-foot-deep landscaped area between all street lot lines and the 6-foot-high screening (Exhibit B)
g. Outdoor storage in a C zone abutting a lot in a residential zone; or	50-foot setback from the lot lines of the abutting lot in a residential zone and screened from those lot lines by the facade of the structure or by 6-foot-high screening (Exhibit C)
h. Outdoor storage in a C zone across the street from a lot in a residential zone;	Screened from the street by the facade of a structure, or by 6-foot-high screening
i. Parking garage occupying any portion of the street-level street-facing facade between 5 and 8 feet above sidewalk grade	A 5-foot-deep landscaped area along the street lot line; or Screening by the exterior wall of the structure; or 6-foot-high screening between the structure and the landscaped area (Exhibit A)
j. Unenclosed parking garage on lots abutting a lot in a residential zone	A 5-foot-deep landscaped area and 6-foot-high screening along each shared lot line
k. Parking garage that is 8 feet or more above grade	3.5-foot screening along the perimeter of each floor of parking
l. Outdoor areas associated with pet daycare centers	Screened from all property lines by the facade of the structure or by 6-foot-high screening between the outdoor area and all property lines

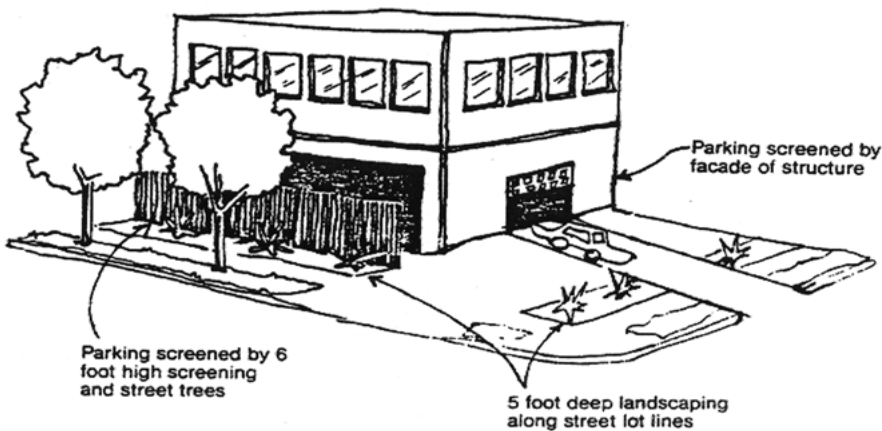


Exhibit A - Screening of parking within or under a structure

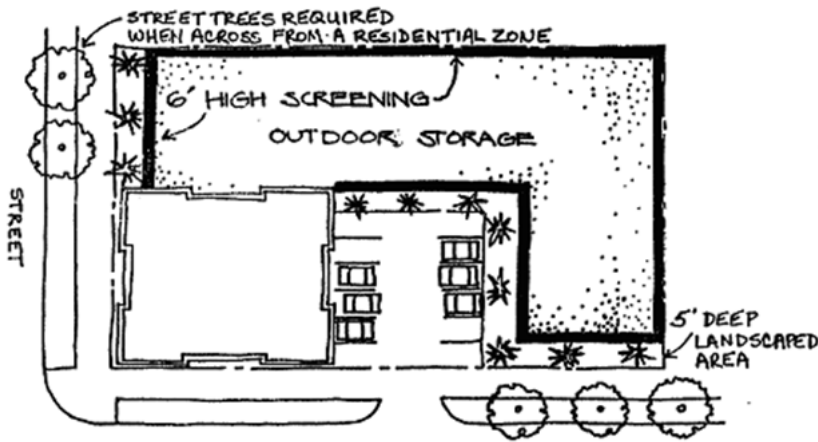


Exhibit B - Screening of open storage areas in C zones

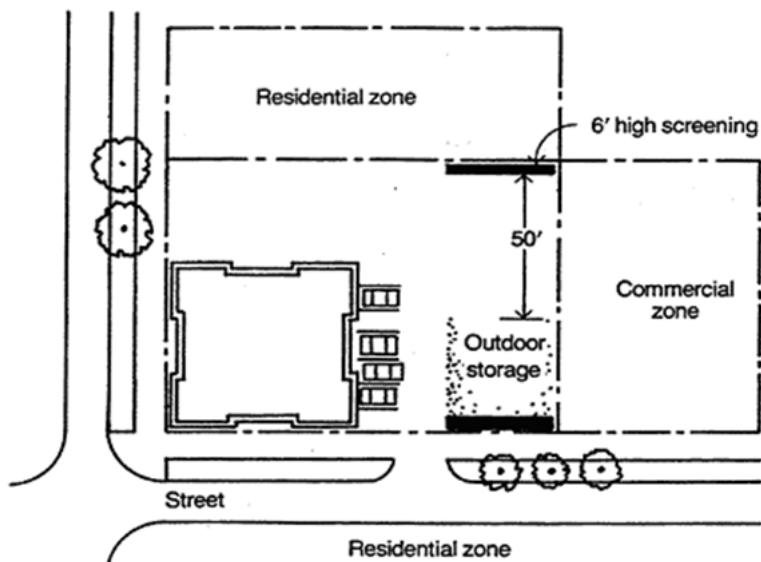


Exhibit C - Screening of open storage areas in C zones

f. Waivers

When one of the specific uses listed in this subsection is proposed for expansion, the applicable requirements for that use shall be met. The City Planner may reduce or waive the requirements where they are physically infeasible due to the location of existing structures or required parking.

g. Treatment of Blank Facades

A minimum of 50 percent of the façade of the building facing the street that is wider than 35 feet must be "broken up" with landscaped areas that include trees, shrubs, flowers, and boulders.

VII. INSPECTION

- a. A landscape plan showing the actual landscaping installed on the site must be submitted to the Planning department for final approval and inspection. The inspection

will determine whether it complies with all applicable landscaping requirements for the permit.

VIII. MAINTENANCE AND REPLACEMENT

- a. It is the duty of the owner of the lot/parcel to maintain all required landscaping. If any required landscaping dies, becomes damaged, or destroyed, it must be replanted in a similar manner within the same growing season that the damage or destruction occurs or mid-July of the following year, whichever is earliest.
- b. Grassy areas shall be maintained according to standard practices, which include regular mowing, weeding, fertilizing, and watering.
- c. All required buffering must be maintained by the landowner proposing the more intensive use.

IX. HARDSHIP WAIVER/VARIANCE

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

- a. Pre-application Conference. The applicant shall schedule a pre-application conference with the planner to review the proposed waiver or modification.
- b. 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.
- c. 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.
- d. Decision. The commission may approve an application only if the commission finds that the application meets all of the following standards:
 - i. 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;
 - ii. 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;
 - iii. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;

- iv. The waiver or modification will not significantly affect adjacent property or water bodies; and
- v. The waiver or modification is consistent with the spirit and intent of this chapter.

X. VIOLATIONS/PENALTIES

All applicable landscaping standards of this chapter must be documented on City-approved development permits/plans. Failure to comply with such standards will subject the development to stop work orders, code enforcement citations, and/or financial penalties.

- o Tree removal. The penalty for the unauthorized removal of a preserved tree, including its effective removal by irreparable injury causing an unnatural decline, will be the cost necessary to replace the total tree trunk diameter (DBH) inches removed with the same total caliper inches of standard replacement trees. Where the actual DBH of the removed tree cannot be directly measured, city officials may estimate the size from any tree remains, photographs, or other reliable evidence.
- o Tree damage. If a preserved tree has sustained irreparable damage to its normal growth character by topping, “hat racking,” or other pruning exceeding 30% of the total canopy, the fine may be based on the total caliper inches of limbs removed, up to the trunk diameter (DBH) and full tree replacement may be required.
- o Protection barriers. The penalty for the failure to install or maintain one or more tree protection barriers required by city development/permit approval will be the cost of one standard replacement tree. Subsequent citations on the same site for failure to install or maintain the required barriers will be the cost of a standard replacement tree for each uninstalled or unmaintained barrier.

XI. DISCLAIMER. Nothing in this chapter may be understood to impose any liability for damages or a duty of care or maintenance upon the city or any of its employees, nor to relieve the owner of any private property from the duty to keep any tree, shrub, or other plant on their property under their control in such a condition as to prevent it from constituting a hazard or an impediment to travel or vision along any street or public place.

PERMIT INFORMATION 2017										TAX ID
PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FTG	ZONE			
AA17-01	GRiffin, JANA		251 W PARKS HWY	01/03/17 01/05/17	TUF	FOOD CART	C	320		17N01W09A006
AA17-02	DC 907 DIESELS INC	FLOYD RESUB	567 S DENALI ST	01/03/17 01/05/17	TENANT SPACE	MECHANIC SHOP (DIESEL)	C	5,120		4893B04L009A
AA17-03	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTE	1225 W BOYD CIR	01/05/17 01/06/17	SFD		RR	2,650	Y	
AA17-04	MILLER, GARY	IDITAPARCEL ADD 1	469 W PARKS HWY	01/12/17 01/12/17	TENANT SPACE	LITTLE MILLERS COFFEE & ICE CREAM	C	516		5797000L002A
AA17-05	FERGUSON-WHEELER, DIANA	WASILLA CENTER CONDGS	619 S KGB RD	01/13/17 01/13/17	TENANT SPACE	RAVENS SONG REHAB	C	3,600		9108000U006
AA17-06	S VALLEY FARM LLC	THEO AC		01/13/17 01/27/17	TENANT SPACE	RETAIL SALES - FARM ANIMAL FEED	C			
AA17-07	TROY DAVIS HOMES INC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	01/20/17 01/24/17	TENANT SPACE	LAND FAMILY DENTAL	C	2,944		5769000L002
AA17-08	TROY DAVIS HOMES INC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	01/20/17 01/24/17	TENANT SPACE	NORTHWOODS FAMILY MEDICINE	C	2,976		5769000L002
AA17-09	TROY DAVIS HOMES INC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	01/20/17 01/24/17	TENANT SPACE	ENVY SALONG	C	1,472		5769000L002
AA17-10	TROY DAVIS HOMES INC	HOMIE DEPOT	1301 E PALMER WASILLA HWY	01/20/17 01/24/17	TENANT SPACE	TCN EXTREME CONSULTING	C	1,472		5769000L002
AA17-11	AGEN, JORDAN	NELSON AVE COMM#1	189 E NELSON AVE	01/23/17 01/24/17	TENANT SPACE	JUICE JUNKIEZ - JUICE BAR	C	210		9089000U003
AA17-12	LANGILL, FRANK SR & K	CONDOS WASILLA AC	1524 W VAUNDA AVE	01/24/17 01/24/17	HOME OCCUPATION	FDL WOODWORKING	RR	1,280		1113B04L009
AA17-13	TD INVESTMENTS LLC		1050&1160 E HORVATH DR	01/25/17 01/25/17	SUBD		C			17N01W10A014
AA17-14	CHURCH ON THE ROCK DEVELOPMENTS LLC	FRED NELSON MEADOWS THE	290 N YENLO ST	01/27/17 01/27/17	TENANT SPACE	THRIFT STORE	C	4,478		2523B01L005A
AA17-15	YUNDT, TRENTIE	MEADOWS THE	1531 N KERRY LN	02/01/17 02/07/17	DUPLEX	DUPLEX	RR	2,464	Y	7360000L002
AA17-16	CFT DEVELOPMENTS LLC	OLSON	1451 E PARKS HWY	02/03/17 02/21/17	COMM<10,000 SQ FT		C	7,300		1046000T005A
AA17-17	JEWETT, BOBBIE LEE	CREEKSIDE TWIN SQ	1901 E PARKS HWY	02/08/17 02/08/17	TUF	ESPRESSO MOBILE TRAILER	C			6641000T00B
AA17-18	WELLS FARGO	IDITAPARCEL ADD 1	581 W PARKS HWY	12/10/16 02/10/17	SIGN		C			5797000L003A
AA17-19	SIGNATURE SIGNS	WASILLA CENTER CONDGS	613 S KNICK-GOOSE BAY RD	02/13/17 02/21/17	SIGN		C	36		9164000U004A
AA17-20	PRESTIGE CUSTOM HOMES LLC	PRIMROSE POINTE PH 2	225 W CELTIC CIR	02/13/17 02/21/17	DUPLEX	DUPLEX	RR	3,000		7442B01L053
AA17-21	PRATT, JENNIFER	MEADOWS THE	1350 W SPRUCE	02/15/17 02/21/17	HOME OCCUPATION	APPAREL PRINTING & CUSTOM DESIGN	RR	740		6830B01L008A
AA17-22	PRECISION HOMES	ENDEAVOR POINTE	1255 W BOYD MEADOW CIR	02/17/17 02/21/17	SFD		RR	2,378		
AA17-23	PORTERFIELD, ALBERTA	WASILLA CENTER CONDGS	617 S KNICK GOOSE BAY RD	02/15/17 02/21/17	TENANT SPACE	A BLACK SHEEP SHOP	C	1,440		9108000U005
AA17-24	KUANG, R	TD BUSINESS PARK	850 S ROBERT S	02/15/17 02/21/17	TENANT SPACE	BASIL GINER RESTAURANT	C	3,078		
AA17-25	PAVLUS, DMITRY	ENDEAVOR	1350 W BOYD MEADOW CIR	02/21/17 02/21/17	SFD		RR	2,500		
AA17-26	PAVLUS, DMITRY	ENDEAVOR	1370 W BOYD MEADOW CIR	02/21/17 02/21/17	SFD		RR	2,300		
AA17-27	MORGAN, RON	GVGII DIV I RSB	951 E BOARD RD	02/27/17 03/08/17	TENANT SPACE		C	2,000		2621B02L006A
AA17-28	DENALI OCCUPATIONAL HEALTH	WASILLA ARPARK	351 W PARKS HWY	03/06/17 03/08/17	TENANT SPACE	OCCUPATIONAL HEALTH	C	300		2789B01L005A
AA17-29	GENESIS BARBER STUDIO	WASILLA MALL RSB	701 E PARKS HWY	03/09/17 03/10/17	TENANT SPACE	BARBER SHOP	C	1,239		2959000T00B1
AA17-30	DROLLINGER, HEATHER	DISCOVERY HILLS PH II RSB	1212 W MYSTERY AVE	03/13/17 03/14/17	TENANT SPACE	MASSAGE THERAPY	I	624		7406000L004A
AA17-31	LIBERTY TAX	MOUNTAIN VLG PL 2	991 S HERMON RD	03/20/17 03/22/17	TUF	ROADSIDE GRILL	C			3224B03L001B
AA17-32	SENA, CHRISTINA	WASILLA HEIGHTS	1501 W PARKS HWY	03/21/17 03/22/17	TUF	TRUCK RALLY	C			7321B03L015A & B
AA17-33	CHRISTOPHERSON, BRIAN	KOHRING	1101 N LUCILLE ST	03/24/17 03/28/17	COMM<10,000 SQ FT	HEAVENS BEST CARPET CLEANING	RR	3,444		2398B01L002
AA17-34	NORTHERN QUALITY HOMES LLC	ENDEAVOR ST	1385 W BOYD CIR	03/28/17 03/28/17	SFD		RR	2,800		
AA17-35	JOHNSON, JENNIFER	BAY VIEW GARDENS	1220 S ENDEAVOR ST	03/28/17 03/28/17	SFD		RR	2,600		1277B02L006&7
AA17-36	HODSDON, JULIE	MOUNTAIN VLG PL 2	1000 E TYEE DR	03/28/17 04/07/17	SUBD		RR	1,200		3224B03L001B
AA17-37	HORTON, AMBER	KENNEDY ADD WSLA	991 S HERMAN RD	03/28/17 03/28/17	TENANT SPACE	WINNERS PULL TABS	C	152		5174B11L002A
AA17-38	GOLD CACHE BINGO	SNIDER #4 RSB	460 S KNICK-GOOSE BAY RD	03/30/17 04/03/17	COMM<10,000 SQ FT	COFFEE & SNACK SHOP	C	27,050		2705000L014A-1
AA17-39	J&J FOOD MARKET	IDITAPARCEL ADD 1	713 W PARKS HWY	04/10/17 04/12/17	TENANT SPACE	BINGO HALL	C	4,500		5797000L002A
AA17-40	KONAKHUK, KEIN	WASILLA HTS #1	1301 W PARKS HWY	04/10/17 04/12/17	TENANT SPACE	INOPIAT ART	C	304		1065B03L018
AA17-42	LIFETIME INVESTMENTS LLC	AZALEA WOODS	1777 N NINA CIR	04/11/17 04/13/17	4-PLEX		RR	4,000		7508000L007
AA17-43	ALASKA GOLD BUILDINGS	WASILLA HTS	1551 W PARKS HWY	04/17/17 04/19/17	TUF	TINY HOME SALES	C	2,140		7321B03L015A & B
AA17-44	COMFORT HOME & INV	INDIAN HILL RSB	1243 N HOKA HAY CIR	04/17/17 04/19/17	DUPLEX		RR	1,200		2523B01L005B
AA17-45	WHIMSICAL WICKS & GIFTS	NELSON FRED RSB	290 N YENLO ST	04/18/17 04/19/17	TENANT SPACE		C	420		7491B02L0102
AA17-46	BEAUTY LOUNGE	WASILLA HTS RSB	1201 W NICOLA AVE	04/18/17 PENDING	TENANT SPACE	HAIR SALON	RR	1,322		2959000T00A1
AA17-47	HEARTS HANDS OF CARE	WASILLA MALL RSB	591 E PARKS HWY	04/19/17 04/20/17	TENANT SPACE	BEARY COOL YOGART	C	38,244		7556000T002
AA17-48	ARC LAND DEVELOPMENT	VISTA ROSE	1240 N LUCILLE ST	04/19/17 PENDING	COMM<10,000 SQ FT	SENIOR APARTMENTS	RM	2,841		2705000L014A-1
AA17-49	NANEZ, LUCIA	SNIDER #4 RSB	731 W PARKS HWY	04/20/17 04/20/17	TUF	CINCO DE MAYO FESTIVAL	C	2,841		1106B02L002
AA17-50	PREMIER VALLEY HOMES	VALLEY VIEW EST	1700 E VALLEY SIDE CIR	04/20/17 04/20/17	DUPLEX		RR	2,600		17N01W13A006
AA17-51	LITHIA OF WASILLA	THOMPSON EST	1350 S SEWARD MERIDIAN PKWY	04/21/17 04/21/17	DUPLEX	OFFSITE CAR SALES	C	3,150		7449000L005
AA17-52	DAMIAN, PETRUJ	THOMPSON EST	1400 W MINNETONKA DR	04/26/17 04/27/17	DUPLEX		RR	2,600		7449000L005
AA17-53	DAMIAN, PETRUJ	THOMPSON EST	1360 W MINNETONKA DR	04/26/17 04/27/17	DUPLEX		RR	3,150		7449000L004
AA17-54	HOME AGAIN DECOR	WASILLA MALL RSB	701 E PARKS HWY	04/26/17 PENDING	TUF	HORSE DRAWN CARRIAGE/EVENT	C			2959000T00B1

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FT/G ZONE	TAX ID
UP17-01	WILSON, DAVI	SOUTHVIEW EXIT	3001 E DANNY'S AVE	01/09/17 01/27/17	2 BEE HIVES	FARM ANIMAL	2377B02L014
UP17-02	K&H CIVIL CONTRACTORS LLC		1614 S CLAPP ST	01/09/17 02/09/17	GRAVEL EX	GRAVEL EXTRACTION	17N02W13A004
UP17-03	DONELSON, PAT & EVELYN	NORTH COUNTRY EST	1741 W HARVEST LOOP	03/15/17 04/13/17	BED & BREAKFAST	BED & BREAKFAST	1628B03L010
CONDITIONAL USE PERMITS							
CJ17-01	MAT-SU HEALTH FOUNDATION	WASILLA JR & HIGH SCHO	800 E BOGARD RD	03/23/17 04/13/17	COMM>10,000 SQ FT	2 OFFICE BUILDINGS	2095000T00B-2
PLANNED UNIT DEVELOPMENT (PUD)							
REZONE							
R17-01	CITY OF WASILLA	NEW WASILLA ARPT LEASE	1101,1151,1171,1131,1191 S TERMINAL CT				3962000L001-2
R17-02	SMITH, MICHAEL	SMITH-HAGEN	1060,1100,1160,1051,1081,1151 S CROSSWIND CT	04/10/17 PENDING	REZONE C TO I		1,2-2-2-3,3-9
LEGAL NON-CONFORMING USE							
SHORELINE SETBACK							
AMNESTY							
VARIANCE							
V17-01	RUBEO, ALINA	KENNEDY ADDN	481 S TALKETTINA ST	03/23/17 04/13/17	SETBACK	SETBACK FOR EXISTING HOME	1032B14L008
LANDSCAPE WAIVERS							
LW17-01	ARC LAND DEVELOPMENT	VISTA ROSE	1240 N LUCILLE ST	02/13/17 03/14/17	CLEAR 79%		7556000T002
LW17-02	MAT-SU HEALTH FOUNDATION	WASILLA JR & HIGH SCHO	800 E BOGARD RD	03/23/17 04/13/17	CLEAR 84%		2095000T00B-2
DESIGN EXCEPTIONS							

MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION AGENDA

Vern Halter, Mayor

PLANNING COMMISSION

Mary Anderson, District 1
Thomas Healy, District 2
Patricia Chesbro, District 3
Colleen Vague, District 4, Chair
Chris Elder, District 5
Stafford Glashan, District 6
Vern Rauchenstein, District 7



John Moosey, Borough Manager

PLANNING & LAND USE DEPARTMENT

Eileen Probasco, Director of Planning &
Land Use
Sara Jansen, 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*

May 1, 2017
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. March 20, 2017, regular meeting minutes
 2. April 3, 2017, regular meeting minutes
 3. April 17, 2017, regular meeting minutes
 - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 - C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS
 1. **Resolution 17-20**, recommending Assembly approval of amendments to Ordinance Serial No. 17-033 Amending MSB Title 43 Subdivisions, to also include amendments outlined in the "Title 43 Parking Lot March 2017" memo. Public Hearing May 15, 2017. (Staff: Fred Wagner)
- 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.

- X. PUBLIC HEARING: LEGISLATIVE MATTERS
 - A. **Resolution 17-17**, recommending approval to reinstate the Farm Loop Community Council. (*Staff: Pamela Graham*)
 - B. **Resolution 17-16**, recommending approval of Ordinance Serial No. 17-035 amending MSB Chapter 17.29 Flood Damage Prevention to correct administrative errors and include a two foot freeboard requirement for structures in the Special Flood Hazard Area. Referred by the Assembly March 21, 2017, for 90 days. (*Staff: Taunnie Boothby*)
 - C. **Resolution 17-15**, recommending adoption of an ordinance adopting MSB Chapter 8.07 Land Application of Biosolids, prohibiting the land application of biosolids within the borough. Referred by the Assembly March 21, 2017 for 60 days. Public hearing continued from April 17, 2017. (*Staff: Alex Strawn*)
- XI. CORRESPONDENCE & INFORMATION
- XII. UNFINISHED BUSINESS
- 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.

Disabled persons needing reasonable accommodation in order to participate at a Planning Commission Meeting should contact the borough ADA Coordinator at 861-8432 at least one week in advance of the meeting.