

By: Planning
Public Hearing: 04/13/17
Adopted: 04/13/17

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-11**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE
CLEARING OF 84 PERCENT OF TRACT B-2, WASILLA JR & HIGH SCHOOLS R&V
SUBDIVISION, PER WMC 16.33.050(A)(2).**

WHEREAS, Andrew Simasko, Architects Alaska, Inc., Agent for Valley Hospital Association dba The Mat-Su Health Foundation, submitted a request for a waiver/modification on March 28, 2017, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on April 9, 2017; and

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

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

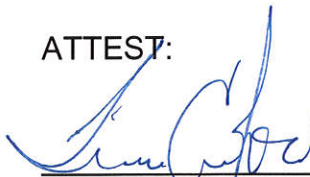
1. Submit a revised landscape plan (Sheet L.1.01) to staff to be incorporated into Resolution Serial No. 17-11 that addresses the following:
 - a. Relocate the fencing to the interior side of the 10' perimeter planting bed along both roadways to protect the vegetation from vehicles utilizing the parking spaces;
 - b. Substitute flowers that are appropriate for a sunny location and provide a staggered and/or extended blooming period. Flowers should be chosen from a document or website that identifies flowers that do well in Alaska (e.g. The Alaska Master Gardener Manual <http://www.uaf.edu/ces/districts/tanana/mg/manual/>). Options that have done well in Wasilla include a Salvia nemorosa (blue sage or may night), daylily, Alaska wild iris, Asiatic lily, etc.;
 - c. Increase the density of flowers and shrubs in the parking perimeter planting beds to 16 flowers per 100 SF and 2 shrubs per 100 SF.
 - d. Revise landscape islands, as appropriate, to include the required flowers, trees, shrubs, and boulders since some do not have all required elements.
 - e. Add understory trees to the perimeter parking area planting beds since the proposed trees have very tall mature heights (40-70' tall).
2. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the revised site plan, attached as Exhibit A to Resolution Serial No. 17-11, as required in WMC 16.33.060.
3. The applicant must provide the landscape guarantee required in WMC 16.33.040 prior to any clearing and/or construction on the lot.

ADOPTED by the Wasilla Planning Commission on April 13, 2017.

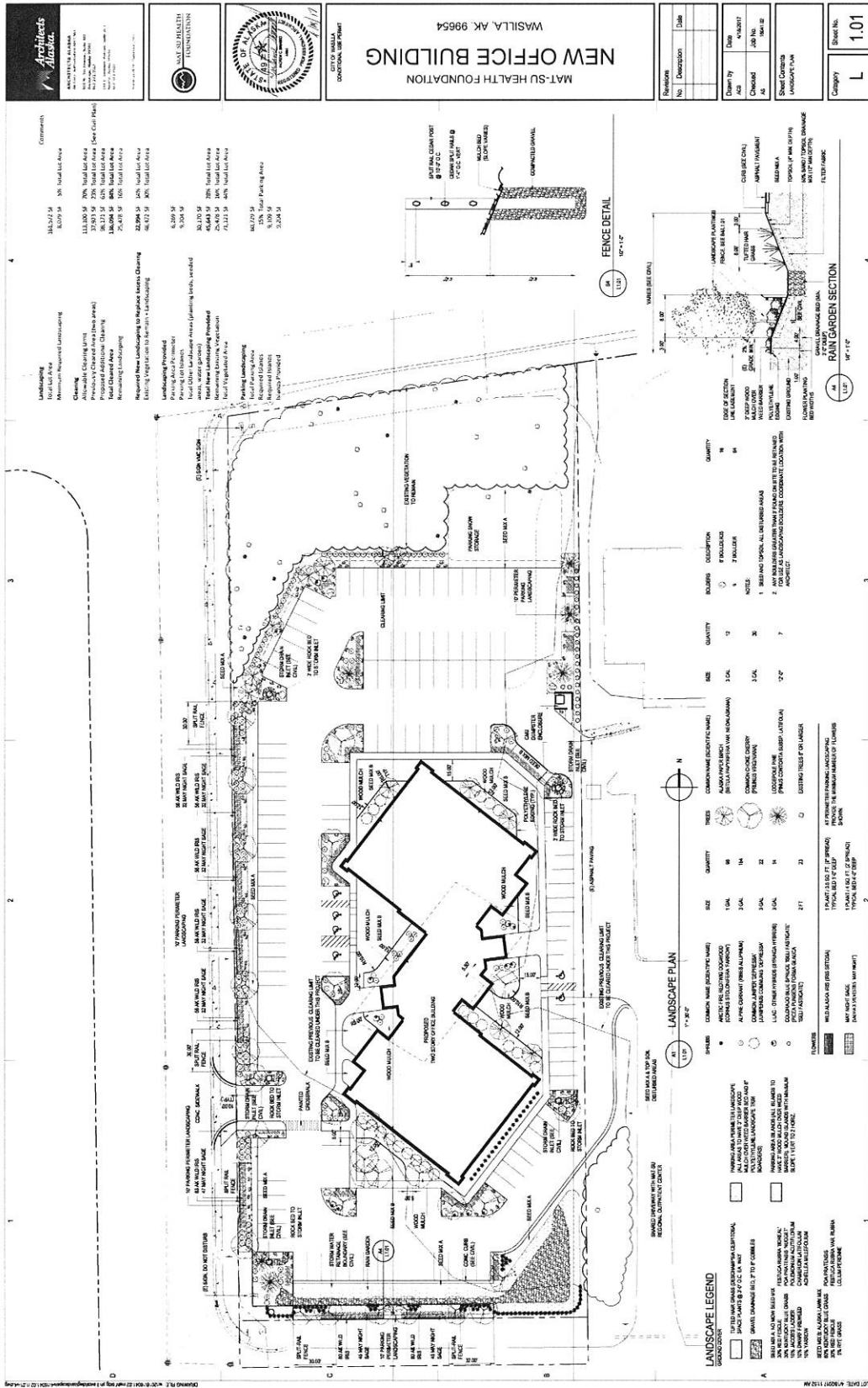
APPROVED:


Jessica Dean, Chairman

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously



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MAT-SU HEALTH FOUNDATION
NEW OFFICE BUILDING
WASILLA, AK 99654

No.	Description	Date
1	Issue for Review	10/1/2017
2	Issue for Review	10/1/2017
3	Issue for Review	10/1/2017
4	Issue for Review	10/1/2017
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8	Issue for Review	10/1/2017
9	Issue for Review	10/1/2017
10	Issue for Review	10/1/2017

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