

By: Planning
Public Hearing: 06/13/17
Adopted: 06/13/17

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-16**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING 93.6 PERCENT OF TRACT F, COTTONWOOD CREEK MALL SUBDIVISION, TO REMAIN CLEARED OF VEGETATION, PER WMC 16.33.050(A)(2).

WHEREAS, Wayne N. Whaley, P.L.S., Agent for Alaska Car Wash, submitted a request for a waiver/modification on May 26, 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 June 4, 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. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the landscape plan date stamped May 26, 2017, attached as Exhibit A to Resolution Serial No. 17-16, as required in WMC 16.33.060.

2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along the Palmer-Wasilla Highway is maintained with grass in perpetuity consistent with WMC 16.33.060.


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

APPROVED:



Jessica Dean, Chairman

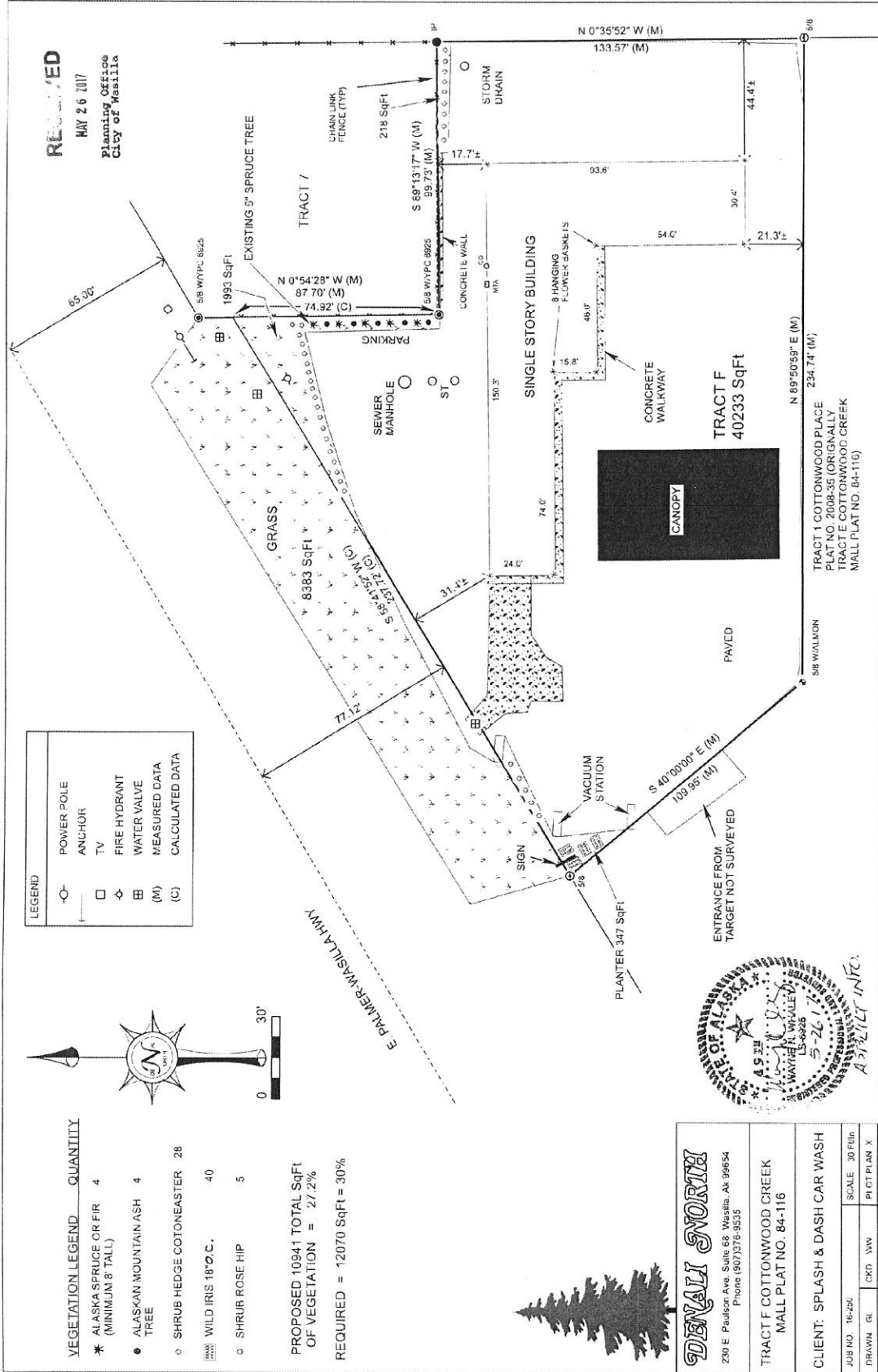
ATTEST:



Tina Crawford, AICP, City Planner

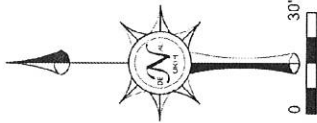
VOTE: Passed Unanimously

RECEIVED
 MAY 26 2017
 Planning Office
 City of Wasilla



LEGEND

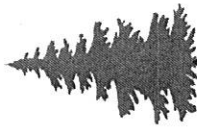
	POWER POLE
	ANCHOR
	TV
	FIRE HYDRANT
	WATER VALVE
	MEASURED DATA
	CALCULATED DATA



VEGETATION LEGEND QUANTITY

* ALASKA SPRUCE OR FIR (MINIMUM 8' TALL)	4
● ALASKAN MOUNTAIN ASH TREE	4
○ SHRUB HEDGE COTONEASTER	28
○ WILD IRIS 18" C.C.	40
○ SHRUB ROSE HIP	5

PROPOSED 10941 TOTAL SqFt
 OF VEGETATION = 27.2%
 REQUIRED = 12070 SqFt = 30%



DEVALI NORTH
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 Phone (907)376-9535

TRACT F COTTONWOOD CREEK
 MALL PLAT NO. 84-116

CLIENT: SPLASH & DASH CAR WASH

JOB NO. 16-205	SCALE 30' PER IN.
DRAWN BY CKD VVV	PLOT PLAN X

