

Location: Leo M. Nunley Park (SE Corner Swanson and Willow)
– immediately south of the restrooms within the
platted alley.

Zoning: Commercial – Downtown Overlay District

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

- B. Committee of the Whole
 - 1. Discussion regarding food trucks regulations in WMC Title 16.
 - 2. Discussion regarding requirement to provide foundation/footer as-built surveys as a permit requirement.

X. UNFINISHED BUSINESS

XI. COMMUNICATIONS

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

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

XIII. STAFF COMMENTS

XIV. COMMISSION COMMENTS

XV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 6:03 PM on Tuesday, November 14, 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
Darrell Breese, 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
Leslie Need, City Attorney (via teleconference)
Tahirih DesJardin, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Brown led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as amended.

V. REPORTS

A. City Deputy Administrator
No report given.

B. City Public Works Director
No report given.

C. City Attorney
Ms. Need stated there not pending comments.

D. City Planner
No report given.

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

Ms. Nancy Racek stated that she is speaking for a neighbor who is at work and can't attend tonight's meeting. She discussed concerns regarding the need to rezone Utopia

Meadows from RR to R-1 for Utopia Meadows and her frustration with the misinformation provided by homeowners.

Ms. Betty Spealman stated she is in favor of rezoning the Utopia Meadows Subdivision to R-1 from RR.

VII. CONSENT AGENDA

A. Minutes of October 10, 2017, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

~~1. **Item:** **Design Exception #17-02** (Reso. #17-24)~~

~~Applicants: Kids Kupboard/City of Wasilla~~

~~Request: Design exception to the Downtown Overlay District Design Standards to allow an 8'x40' connex used by Kids Kupboard as a location to provide meals to hungry children.~~

~~Location: Leo M. Nunley Park (SE Corner Swanson and Willow) — immediately south of the restrooms within the platted alley.~~

~~Zoning: Commercial — Downtown Overlay District~~

Item moved to December 12, 2017 regular meeting.

2. **Resolution Serial No. 17-25:** Supporting the goals and initiatives for the annual Wasilla Capital Improvement Program.

Commissioner Breese disclosed he works with a State Legislature that votes on items that go in front of the state for funding requests.

a. City Staff

Mr. Giddings provided a brief summary of the proposed CIP for Fiscal Year 2020-23.

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 hearing.

MOTION: Commissioner Bushnell moved to approve Resolution Serial #17-25, as presented.

VOTE: The motion to approved Resolution Serial #17-25 as presented, passed unanimously.

- B. Committee of the Whole
1. Discussion regarding a requirement to provide foundation/footer as-built surveys as a permit requirement.
 2. Discussion regarding food trucks regulations in WMC Title 16.
 3. Discussion regarding revisions to the farm animal regulations in WMC Title 16.
 4. Review of Comprehensive Plan, Chapter 4 – Land Use

MOTION: Commissioner Mayer moved to enter into the Committee of the Whole at to discuss Title 16 revisions at 6:33 PM.

Discussion moved to the Commission.

MOTION: Commissioner Mayer moved to exit the Committee of the Whole at 8:31 PM.

X. UNFINISHED BUSINESS

No unfinished business.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. 2018 Planning Commission meeting calendar
- B. Permit Information
- C. Enforcement Log
- D. Matanuska-Susitna Borough Planning Commission agenda

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

No comments.

XIII. STAFF COMMENTS

Ms. Crawford stated that election of officers will be on the agenda for the December 12, 2017 meeting along with the Downtown Overlay design exception request.

XIV. COMMISSION COMMENTS

Commissioner Bushnell stated the portion of the Planning Commissioner training he attended was informative.

Commissioner Breese wished everyone a happy Thanksgiving.

Commissioner Brown stated he thought the Planning Commissioner training was good and wished everyone a happy Thanksgiving.

Commissioner Dean wished everyone a happy Thanksgiving.

XV. ADJOURNMENT

The regular meeting adjourned at 8:34 PM.

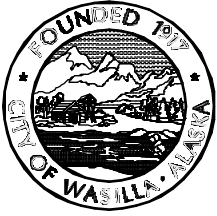
JESSICA DEAN, Chair Date

ATTEST:

TAHIRIH DESJARDIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2017.

DRAFT



STAFF REPORT
Prepared by:
For the meeting of:

Case # DE 17-02
Planning Staff
December 12, 2017

I. SUMMARY FACTS:

Applicant: Lynette Ortolano, Kids Kupboard
Owner: City of Wasilla
Proposal: Approval of design exceptions to the Downtown Overlay District Design Standards to allow a modified 8' x 40' connex structure to be used for a child feeding program by Kids Kupboard.
Location: 250 W. Swanson Avenue – Leo M. Nunley Park
Existing Zoning Commercial – Downtown Overlay District
Surrounding Zoning: North: Commercial
South: Commercial
East: Commercial
West: Commercial

II. STAFF RECOMMENDATION:

Approval of the design exception with conditions. Staff's findings of fact supporting the recommendation are included below for review and consideration by the Planning Commission.

III. COMPLIANCE WITH WMC 16.20.040(L) – DESIGN EXCEPTIONS

The planning commission may grant design exceptions if a proposed project is a unique and exceptional design concept that enhances the downtown overlay district, or if by reason of unusual circumstances, the strict application of any provision of this section would result in exceptional practical difficulty or undue hardship due to the circumstances unique to the particular property in question as provided in this subsection. The planning commission may impose additional conditions to ensure that the design is consistent with the purpose and intent of this section.

- (1) Application. After the pre-application conference, the applicant shall submit an application for the design exception to the city planner with the appropriate application fee. The site plan for the application shall depict all information relevant to the requested waiver or modification.**

Staff Finding: The applicant submitted the required application and fee on November 7, 2017.

- (2) Public hearing. The planning commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in § 16.16.040 for a conditional use.**

Staff Finding: All notification requirements above have been met.

(3) Consideration. In evaluating an application, the planning commission may consider any of the following alternatives to offset a design deficiency, if they find that the proposed alternative will serve the purpose of this section:

- (a) Fences and walls may be used in lieu of landscaping and may be allowed to screen parking when there is not enough room to provide an effective landscape screen.**
- (b) Additional enhanced architectural details, consisting of period and style appropriate appointments and materials not typically used due to high cost.**
- (c) More and higher quality architecturally appropriate windows.**
- (d) Quality public seating meeting the standards in this section, such as benches in front of shops and businesses.**
- (e) Installation of quality decorative pavement/paver designs, especially in areas highly visible to the public such as driveway aprons and building entrances along main streets.**
- (f) Additional or alternative storm water design solutions such as bio swales, rain gardens and cisterns.**
- (g) Use of a new, innovative or non-traditional energy efficient building technology, such as solar panels and insulated prefabricated wall panels.**

Staff Finding: The above alternatives are not applicable to this request.

(4) Decision. The planning commission may approve an application only if they find that the application meets one or more of the following standards:

- (a) The waiver or modification is consistent with the purpose of this section and will not materially adversely affect the surrounding area or the downtown overlay district as a whole;**

Staff Finding: Due to the small size of the connex structure and the structural modifications and windows, the requested design exemptions are consistent with the purpose of this section and will not materially adversely affect the surrounding area or the downtown overlay district as a whole.

- (b) The proposed project is a unique and exceptional design concept that enhances the downtown overlay district; and**

Staff Finding: The proposed use as a feeding location for children and the location within a platted alley right-of-way in a City park is a unique concept and will enhance the Downtown Overlay District.

- (c) *Strict application would result in exceptional practical difficulty or undue hardship due to the circumstances unique to the particular property in question. A hardship shall not qualify as an undue hardship if it is of a person's own making.***

Staff Finding: The strict application of the design standards would result in exceptional practical difficulty or undue hardship since the proposed structure is a connex versus a building that is built on site for commercial uses that needs to meet the pedestrian-scale design criteria for the downtown overlay.

IV. CONCLUSION:

Based on the findings above, staff recommends approval of the design exceptions based with the following conditions:

1. The trim along the roof line and the upper portion of the connex must be painted with a deep forest green.
2. Landscaping beds with evergreen shrubs must be installed abutting all sides of the structure.

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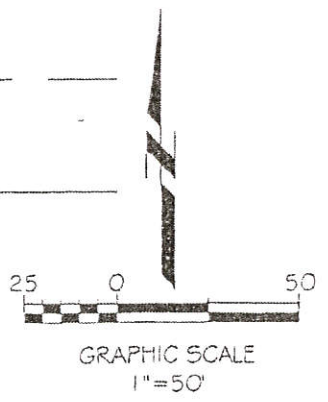
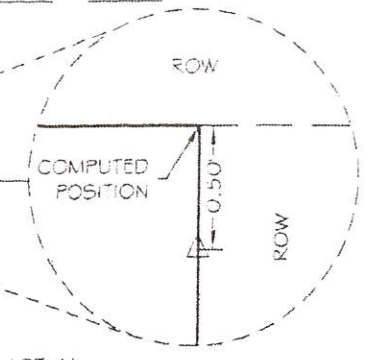
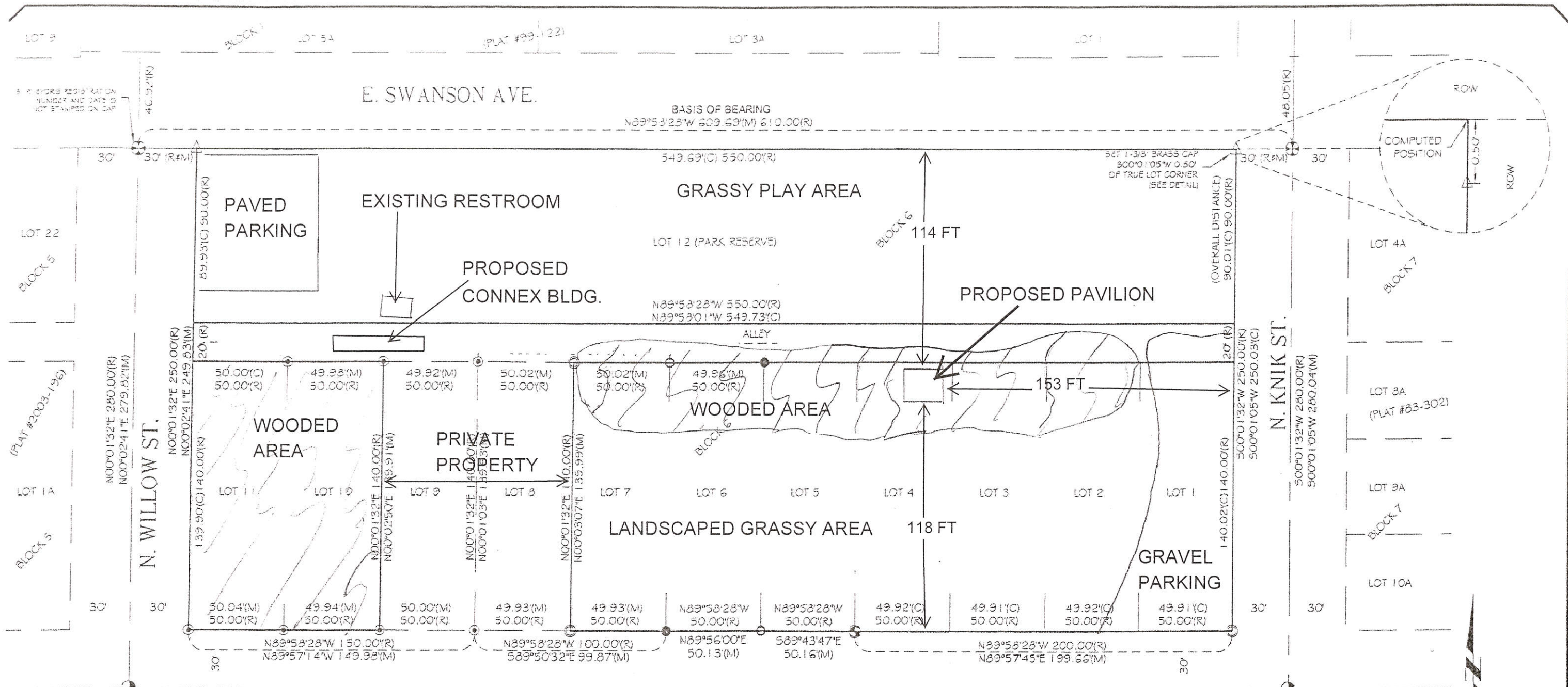


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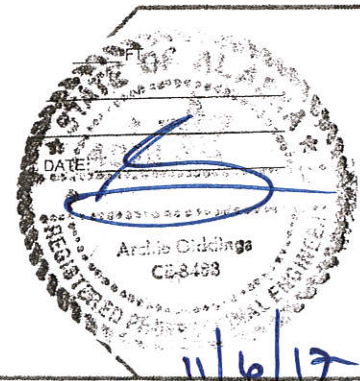
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LEGEND

- ⊕ FOUND ADOT # PF 3-1/4" ALUM. CAP IN MON. CASE (G504 B)
- ⊙ FOUND ORANGE PLASTIC CAP (LS 7330)
- FOUND YELLOW PLASTIC CAP (LS 10609)
- ⊗ FOUND 2" ALUM. CAP (LS 7330)
- ⊕ FOUND 1-1/2" ALUM. CAP (ILLEGIBLE)
- FOUND 5/8" REBAR
- SET 2" ALUM. CAP ON 5/8" X 30" REBAR
- △ SET 1-3/8" BRASS CAP DRILLED INTO SIDEWALK
- ⊕ COMPUTED POSITION
- (R) RECORD PLAT #35-12385
- (M) MEASURED
- (C) CALCULATED



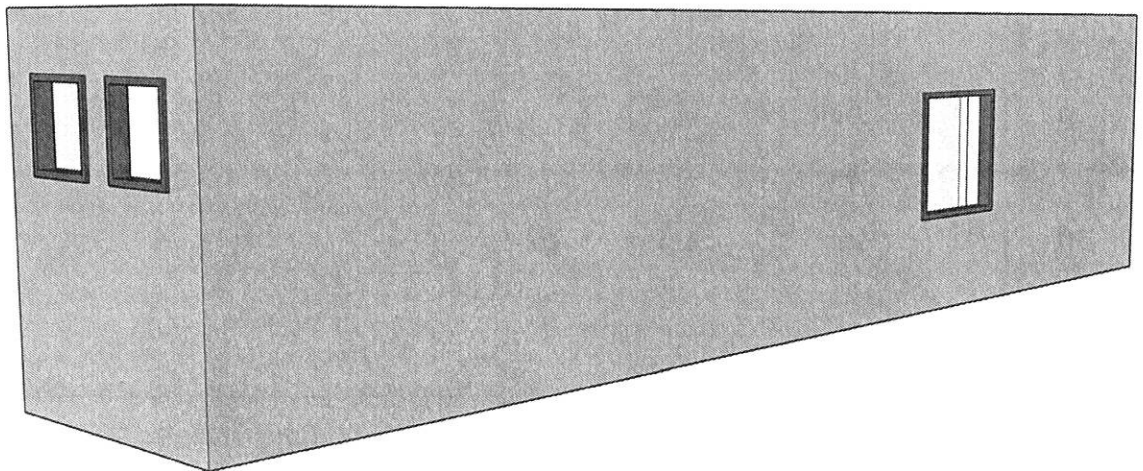
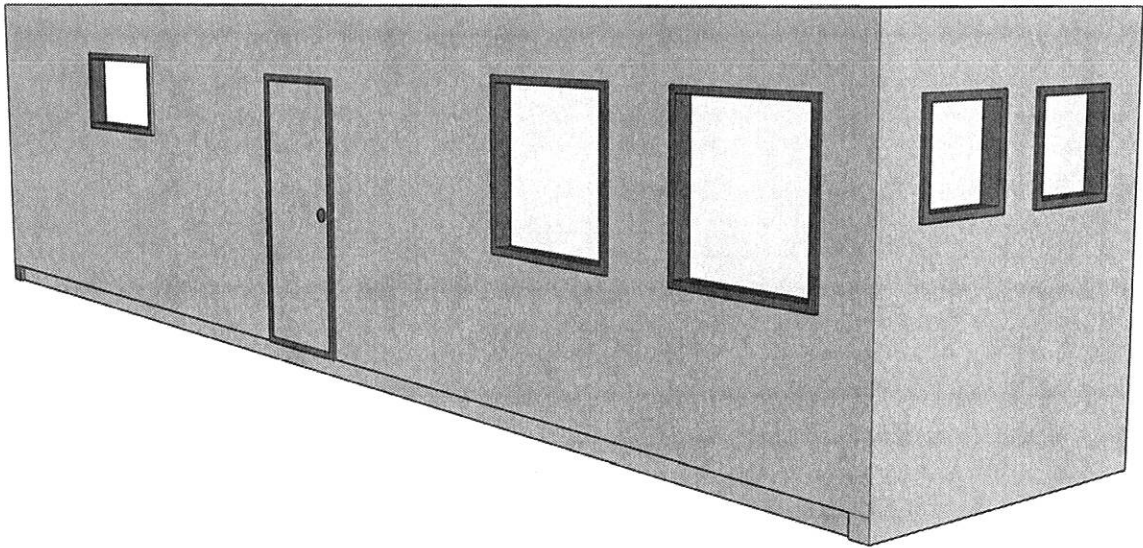
Nunley Park Site Plan	
PREPARED FOR: CITY OF WASILLA	
DRAWN BY:	
CHECKED BY:	
JOB NO.: 2017-070	MSB MAP#: WA 11
SCALE: 1"=50'	DATE: 06-14-2017

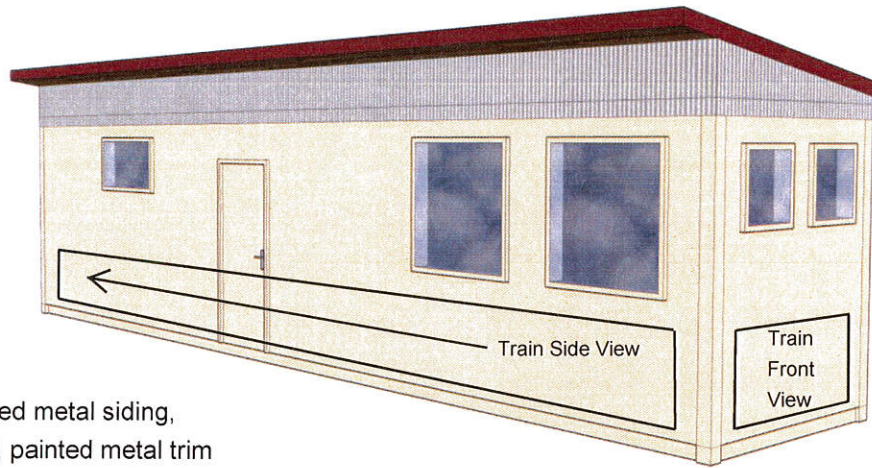
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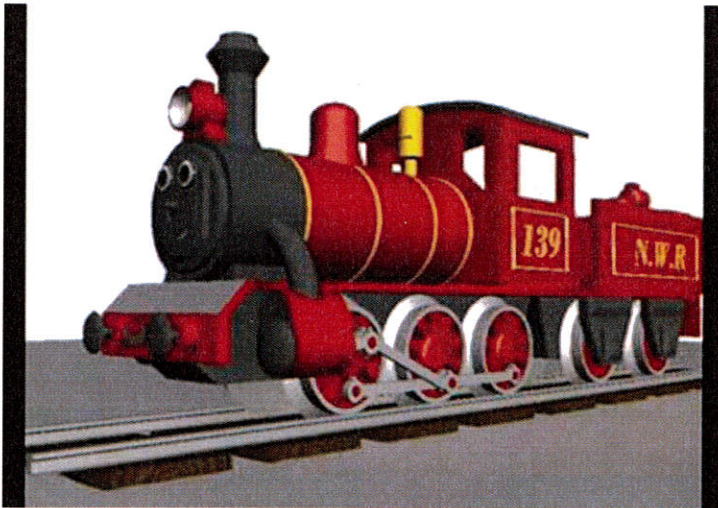
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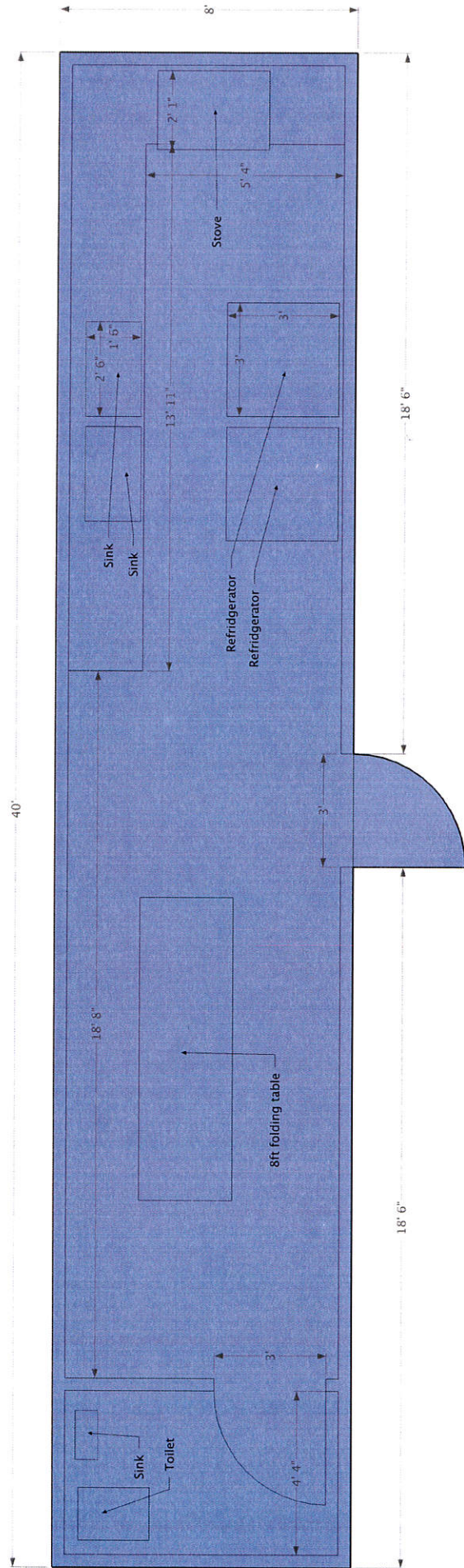




Building with painted metal siding, painted metal roof, painted metal trim and vinyl framed windows.



← Type of Mural



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NOTIFICATION OF PUBLIC HEARING

DATE: November 13, 2017 CASE: DE 17-02
APPLICANT(S)/ Lynette Ortolano dba Kids Kupboard
PROPERTY OWNER: City of Wasilla
LOCATION: 250 W. Swanson Avenue – Leo M. Nunley Park
REQUEST: Approval of design exceptions to the Downtown Overlay District Design Standards to allow a modified 8'x40' connex. The connex will be used by Kids Kupboard to provide a child feeding program and meals will be prepared and served year round. Property is zoned 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 December 12, 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 December 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.

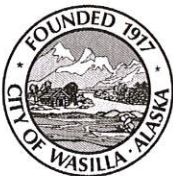
Name FRED WAGNER - MSB PLATTING OFFICER

Address

Lot Block Subdivision

Comments:

IT APPEARS THAT PLACEMENT OF THE CONNEX IS TO BE WITHIN THE R.O.W., AND IF THIS IS THE CASE WOULD REQUIRE A R.O.W. ENCROACHMENT PERMIT.



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

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

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NOV 21 2017

Matanuska-Susitna Borough

NOV 15 2017

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NOTICE OF PUBLIC HEARING Planning Office City of Wasilla



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Name STEFFEN FROMMER

Address 472 S LAKE ST. WASILLA AK 99654

Lot 1A Block 8 Subdivision KENNEDY ADDITION

Comments: I HAVE NO PROBLEM WITH THE PERMIT AND USE OF THE CONNEX FOR THE INTENDED PURPOSES

Sincerely, Steffen Frommer
11/17/17



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

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Planning Office
City of Wasilla

NOTICE OF PUBLIC HEARING



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Name HENRY HARTMAN / MATANUSKA MUSIC

Address

Lot 2 Block 4 Subdivision CHELSEY SUBDIVISION

Comments: PROPERTY IS ZONED COMMERCIAL. THE LOCATION LOOKS LIKE AN ALLEY ON THE MAP ON THIS PAPER. I RECEIVED THIS NOTICE 2 DAYS BEFORE THE CONNEX WAS SET ON LOCATION. SEEMS LIKE PLACING CONNEX'S IN PLOTTED SUBDIVISION ALLEYWAYS IS A BAD IDEA, AND A BAD PRECEDENT. THIS IS 100' AWAY FROM A STRIP MALL THAT HAD MARION ROMANO'S 'DELI' RESTAURANT FOR YEARS. MALL ALSO HAS AMPLE PARKING.

i'm NOT AGAINST THE IDEA, JUST CONCERNED WITH ALLEYWAY LOCATION



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

4873000L002 HARTMAN HENRY W & ANA M 280 N WILLOW ST WASILLA, AK 99654

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Planning Office City of Wasilla

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

Name James Steele, Fire Chief, CMSFD

Address 101 W. Swanson Ave.

Lot Block Subdivision

Comments: The structure/building must adhere to a Fire and Life Safety Plan Review prior to occupancy. The connex was being placed on the site on 11/16/17.



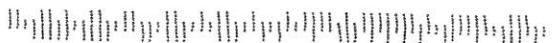
CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

Central Mat-Su Fire Department
Fire Code Official
101 W. Swanson Ave
Wasilla, AK 99654

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NOTICE OF PUBLIC HEARING



Tahirih DesJardin

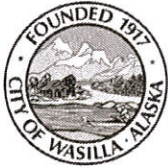
From: Michelle Wagner <Michelle.Wagner@matsugov.us>
Sent: Friday, November 17, 2017 12:03 PM
To: Planning
Subject: Notification of Public Hearing - Case DE 17-02
Attachments: HDD_11172017_115357AM.pdf

Attached is a comment response from Chief James Steele regarding Kids Kupboard at Nunley Park



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



Date: 11-7-17
 TID # 1066B06L012
 Case No. DE 17 - 02

CITY OF WASILLA
 • Planning Office •
290 East Herning Avenue • Wasilla • Alaska • 99654-7091
 • Telephone 907-373-9020 •

APPLICATION FOR DESIGN EXCEPTION

I. PROPERTY OWNER*		OWNER'S REPRESENTATIVE (If Any)	
Name:	City of Wasilla	Name:	Lynette Ortolano dba Kids Kupboard
Mailing Address:	290 E. Herning Ave	Mailing Address:	2850 S. Sky Ranch Loop
	Wasilla, Alaska 99654		Palmer, Alaska 99645
Contact Phone:	Day 373-9010 Night	Contact Phone:	Day 907-360-9476 Night
FAX:	373-9011	FAX:	
E-mail:	agiddings@ci.wasilla.ak.us	E-mail:	lynette@kidskupboard.org

II. PROPERTY INFORMATION	
Size of property	20ft Wide Alleyway in Nunley Park
Property tax ID#	1066B06L012
Street Address:	250 W. Swanson Ave
Legal Description:	Lot(s) <u>12</u> Block <u>6</u> Subdivision <u>Wasilla Townsite</u> OR Parcel/Tract _____ Section _____ Township _____ Range _____
Zoning:	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> P Public

III. DESIGN EXCEPTION
Applicant seeks a Design Exception from the following general requirement (s): WMC Code Section #: <u>16.20.040.C - Overlay District Design Standards</u>
Describe problem and the minimum variation from code necessary to resolve the problem: Proposed is the installation of a modified 40ft Connex structure for the USDA child feeding program to be located in Nunley Park. Meals will be prepared and served from the Connex building year around. The building will be located 75 feet from Willow Street and 90 feet from Swanson Ave, and the "store front" design concepts for buildings located near sidewalks is not applicable to this project.

IV. APPLICATION

In addition to a site plan, elevation drawings, or other information necessary to explain the request, the applicant must describe how the requested design exception complies with at least one of the following standards listed in Section 16.20.040(L) of the Wasilla Municipal Code. You may use the space provided on this form or attach your answers.

1. The proposed project is a unique and exception design concept that enhances the downtown overlay district.

The proposed project is unique as this will be a non-permanent food service building located within a park. This program is proposed to operate under a 3 year Use Agreement with the City, with the possibility of extensions depending on the success of the program and future funding.

2. Due to unusual circumstances, the strict application of any provision of the downtown overlay design standards would result in exceptional practical difficulty or undue hardship due to the circumstances unique to this property. The hardship shall not qualify as an undue hardship if it is of a person's own making.

The strict application for Building exteriors, Roofs and parapets, Storefronts and Doors would result in undue hardship causing an disproportionate expense in the building exterior. The strict application for windows, more specifically 60 percent of wall surface facing the street cannot be accomplished with the constraints of the floor plan and the location of kitchen appliances. With respect to color, the building is proposed to be painted in a train theme where bright and primary colors are needed and these will compliment the park setting. The train theme will include a train engine painted on the west end facing Swanson Ave, followed by a coal car, passenger car and cabooses at the east end of the Connex building.

3. The waiver or modification is consistent with the purpose of the downtown overlay district regulations and design standards and will not materially adversely affect the surrounding area or the downtown overlay district as a whole.

The waiver or modification is consistent with the purpose of the downtown overlay district regulations and the proposed design will not materially adversely affect the surrounding area, as the area surrounding this building is park space and park facilities; and building is proposed to be setback from the street and sidewalk a minimum of 75 feet and it will not be considered a store front.

IV. FEE

A Fee of \$500 must accompany this application.

V. CERTIFICATION

I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.

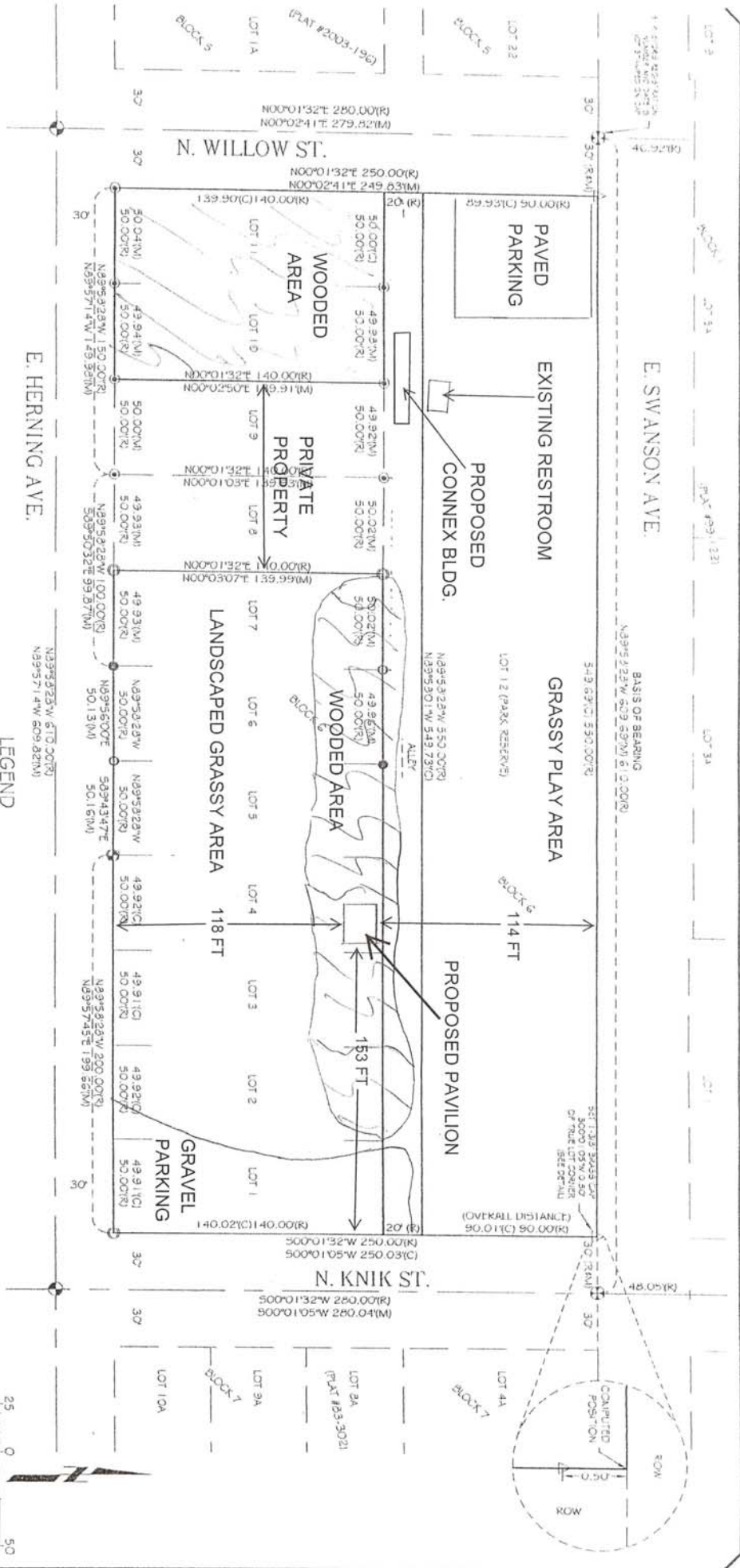
Lynette Ortolano
Applicant Kids Kupboard

11/2/2017
Date

[Signature]
Owner (if different than applicant)
City of Wasilla

11/6/17
Date

Notice of Right to Appeal: All decisions of the Planning Commission are appealable to a Hearing Officer per WMC Section 16.36.



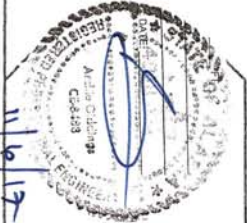
E. HERINGG AVE.

E. SWANSON AVE.

N. WILLOW ST.

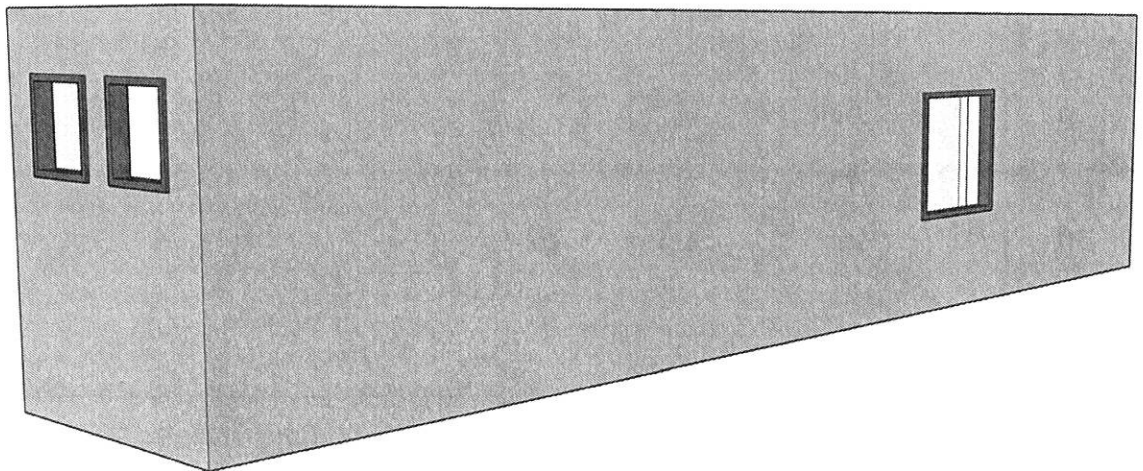
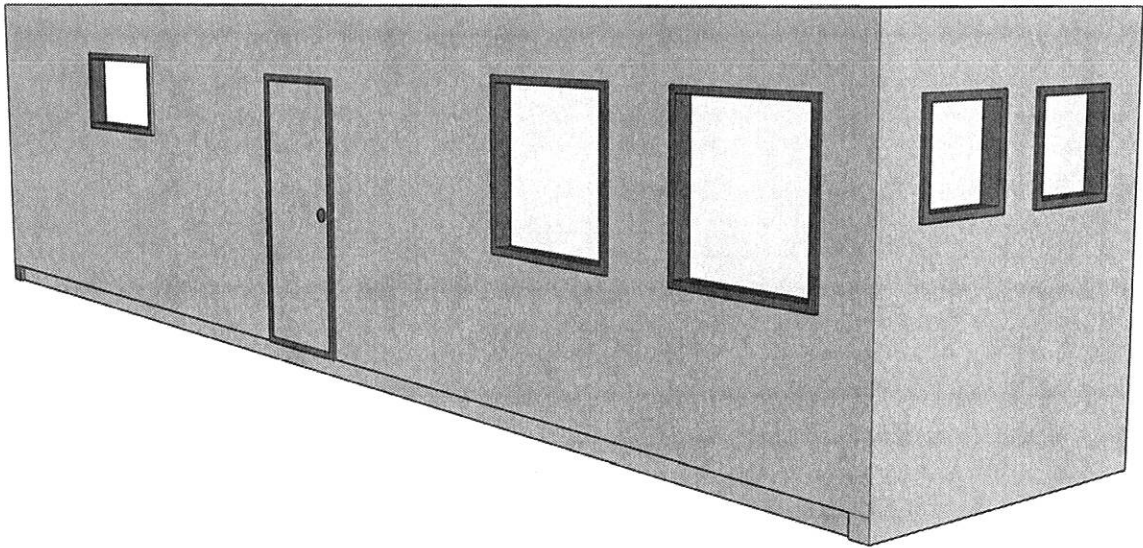
N. KNIK ST.

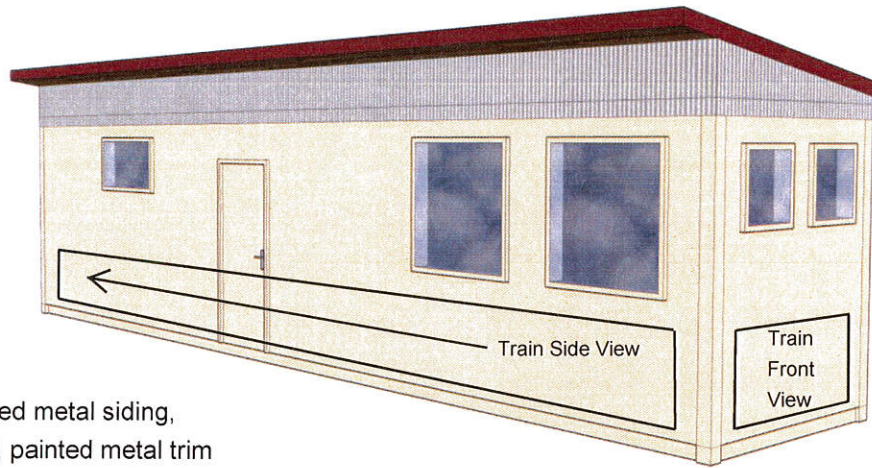
- LEGEND**
- ⊕ FOUND ADOT # PE 3-1/4" ALUM. CAP IN MON CASE (SSO4 5)
 - ⊙ FOUND ORANGE PLASTIC CAP (LS 7330)
 - FOUND YELLOW PLASTIC CAP (LS 10609)
 - ⊗ FOUND 2" ALUM. CAP (LS 7330)
 - ⊙ FOUND 1-1/2" ALUM. CAP (RUSIBLS)
 - FOUND 5/8" REBAR
 - SET 2" ALUM. CAP ON 5/8" X 30" REBAR
 - △ SET 1-3/8" BRASS CAP DRILLED INTO SIDEWALK
 - T CONCRETE POSITION
 - R RECORD PLAT #25-1-2885
 - M MEASURED
 - (C) CALCULATED



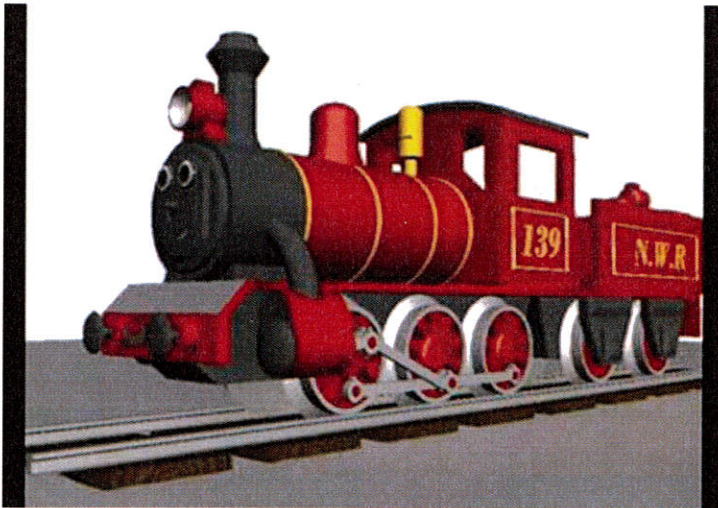
<p>Nunley Park Site Plan</p> <p>PREPARED FOR: CITY OF WAHLLA</p>		<p>DESIGN BY: ALAN O'BRIEN</p> <p>CHECKED BY: ALAN O'BRIEN</p> <p>JOB NO.: 2017-079</p> <p>SCALE: 1"=50'</p>	<p>DATE: 08-14-2017</p> <p>WA 11</p>
---	--	--	--



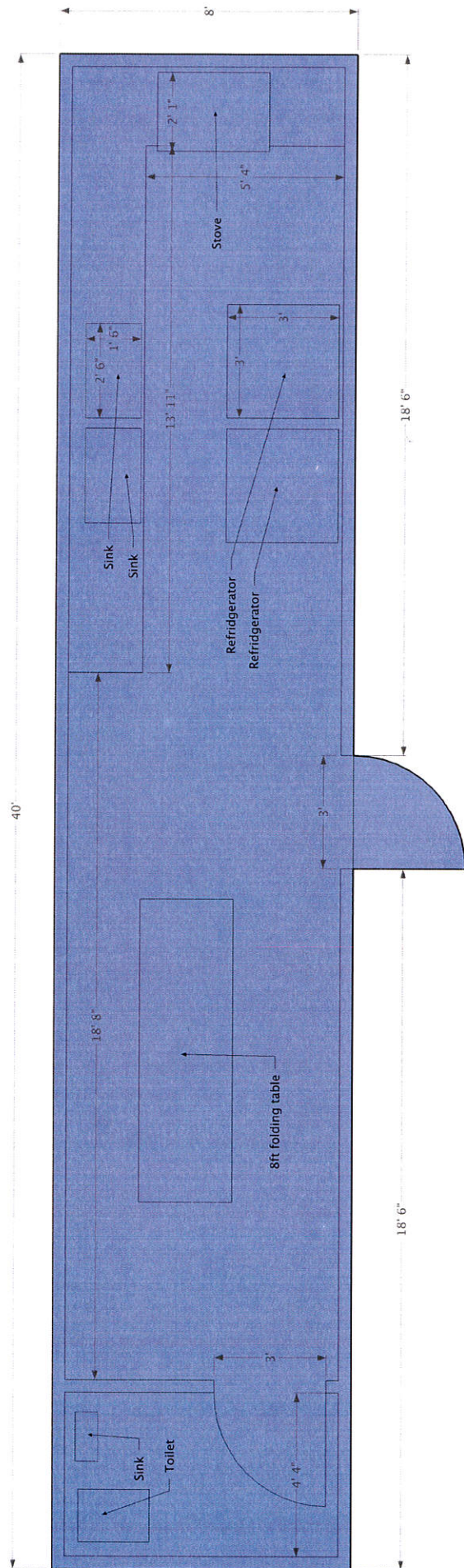




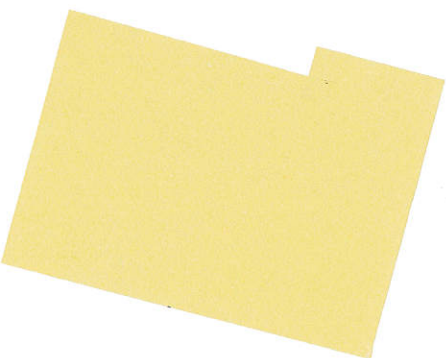
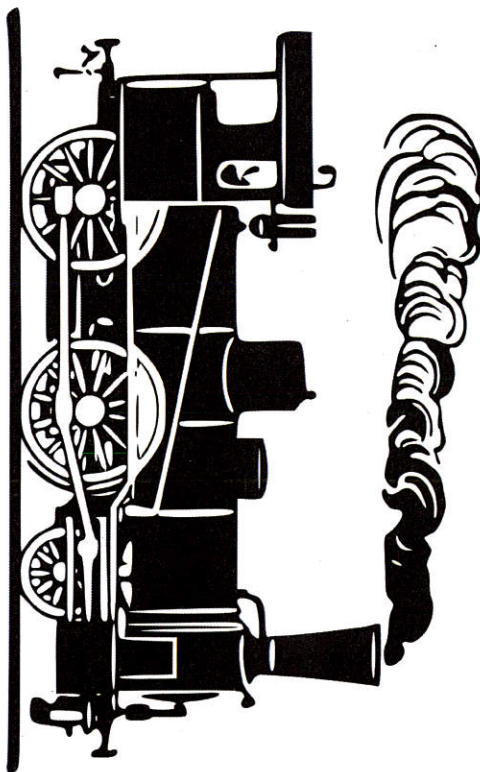
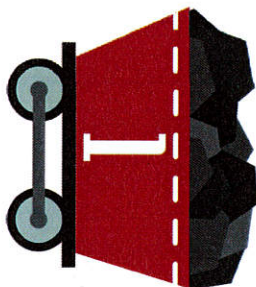
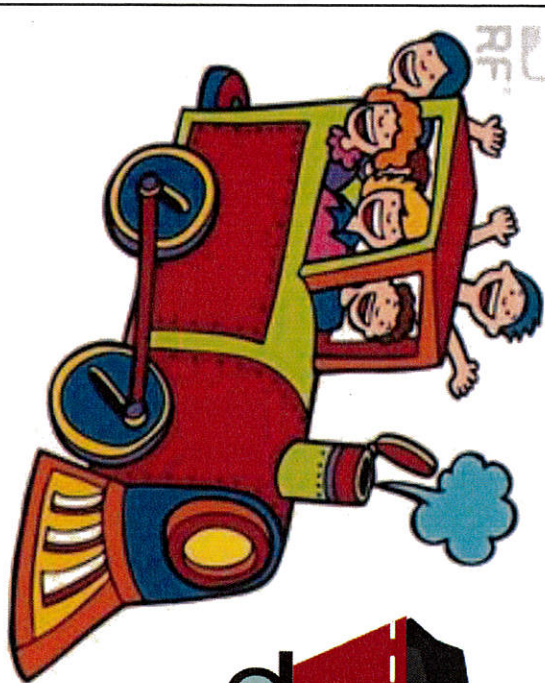
Building with painted metal siding, painted metal roof, painted metal trim and vinyl framed windows.



← Type of Mural



Drift Bass



CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 13 day of November, 2017, I mailed 133 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:

Land Use Permit # DE 17-02.

Residents within 1,200'	<u>105</u>
Review Agencies	<u>24</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>140</u>

DATED at Wasilla, Alaska, November 13, 2017.

CITY OF WASILLA

Tahiri Desjardin
TAHIRIH DESJARDIN
Planning Clerk

Attest:

TINA CRAWFORD
City Planner

PAGE

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NOTIFICATION OF PUBLIC HEARING

DATE: November 13, 2017 **CASE:** DE 17-02
APPLICANT(S)/ Lynette Ortolano dba Kids Kupboard
PROPERTY OWNER: City of Wasilla
LOCATION: 250 W. Swanson Avenue – Leo M. Nunley Park
REQUEST: Approval of design exceptions to the Downtown Overlay District Design Standards to allow a modified 8'x40' connex. The connex will be used by Kids Kupboard to provide a child feeding program and meals will be prepared and served year round. Property is zoned 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 **December 12, 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 December 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:



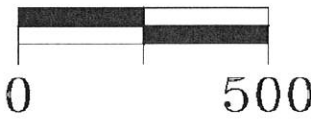
**CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021**

FIRST CLASS

DE #17-02
MSB Map #WA 11
T17N, R01W, Sec. 10



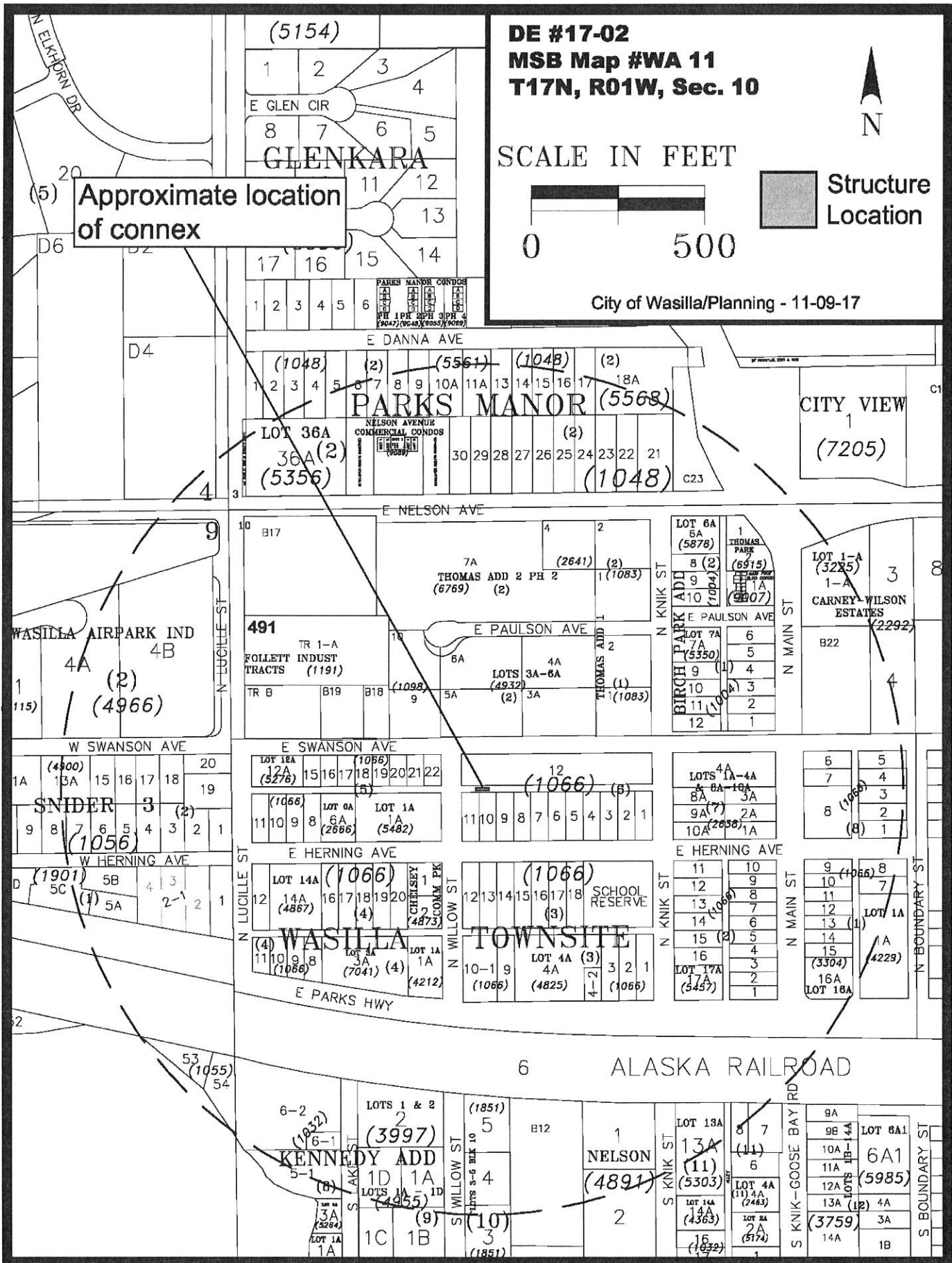
SCALE IN FEET



 Structure Location

City of Wasilla/Planning - 11-09-17

Approximate location of connex



1056B01L001
GOLD LLC
101 W PARKS HWY
WASILLA, AK 99654

2292000L003
MAT VLY FED CR UNION
1020 S BAILEY ST
PALMER, AK 99645

1056B02L001
HOYT WM E & VIRGINIA L
1039 OLD GAINESVILLE HWY
INTERLACHEN, FL 32148

5561B02L011A
DENEKI HOUSE INC
1075 S CHECK ST
STE 102
WASILLA, AK 99654-8067

4867B04L014A
MUDBUSTERS CARWASH CO
110 E HERNING AVE
WASILLA, AK 99654-7029

5276B05L012A
GURR INVESTMENTS LLC
110 E SWANSON AVE
WASILLA, AK 99654

1048B02L023
KNOX DENA MAE IRREVOCABLE TR
BLACKARD IRREVOCABLE TR
1121 MCCLINTOCK DR
SHADY SHORES, TX 76208-5173

9007000U00E
LACHER LOUIS R & BARBARA A
CULBERTSON WM LACHER RANDY
1175 SNOWHILL DR
WASILLA, AK 99654-5751

17N01W10B017
GLOBAL FINANCE & INV CO
119 CEDAR ST
SEATTLE, WA 98121-1231

1056B02L018
PURCELL ROGER O
124 W SWANSON AVE
#C
WASILLA, AK 99654-6822

17N01W10B019
STONY CREEK LLC
131 E SWANSON AVE
WASILLA, AK 99654

1055000L054
CAMPBELL GARY R B
13610 VERN DR
ANCHORAGE, AK 99516-2690

4873000L001
TURGEON PETER K & ELIZABETH C
1460 S ELK RUN DR
SHOW LOW, AZ 85901

1066B05L021
CAMPBELL ANNA B
151 JELINEK PL
ANCHORAGE, AK 99504-1416

17N01W10B018
NELSON CHAROLET L
161 E SWANSON AVE
WASILLA, AK 99654

1056B02L005
E M INVESTMENTS LLC
163 W HERNING AVE
WASILLA, AK 99654-6834

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CRONQUIST FAMILY LLC
16770 SNOWMOBILE LN
EAGLE RIVER, AK 99577-7585

1048B02L006
NELSON AVE LLC
179 E NELSON AVE
WASILLA, AK 99654-6462

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TRYCK JOINT REVOCABLE TRUST
TRYCK C W TRYCK M G TRYCK S TRES
1801 W 13TH AVE
ANCHORAGE, AK 99501-4219

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DAIRY BUILDING LLC
185 E PARKS HWY
WASILLA, AK 99654

9089000U003
HESS JAMES M & KATHLEEN M
189 E NELSON AVE
PMB 118
WASILLA, AK 99654

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SNIDER LAND TRUST
189 E NELSON AVE
#123
WASILLA, AK 99654-6462

3304B01L016A
TESORO NORTHSTORE COMPANY
% TESORO COMPANIES INC
19100 RIDGEWOOD PKY
SAN ANTONIO, TX 78259-1834

4900B02L013A
D'AGOSTINO THOS J
200 W SWANSON AVE
WASILLA, AK 99654

1048B02L007
KULPA JOHN B
2090 W KATHY CIR
C
WASILLA, AK 99654-1279

1066B03L010-1
ALASKAN STARR ENT INC
211 E PARKS HWY
WASILLA, AK 99654

1066B01L007
MARTIN RANDALL E
212 N BOUNDARY ST
WASILLA, AK 99654-7127

2292000L004
U S POSTAL SERVICE
2700 CAMPUS DR
#FSC551
SAN MATEO, CA 94497-9470

4873000L002
HARTMAN HENRY W & ANA M
280 N WILLOW ST
WASILLA, AK 99654

9089000U005
CROZIER D KEVIN
CROZIER BARBARA A
3100 N BANNER WAY
WASILLA, AK 99654

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2 BLIND MICE LLC
3150 N SEAGULL DR
PALMER, AK 99645-9630

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GRAPE TAP AK THE LLC
322 N BOUNDARY ST
WASILLA, AK 99654-7128

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MOUNTS ZELLA ZINK REV TR TRE
343 NE KIRBY
% MARILYN PASSOW
ROSEBURG, OR 97470

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MATANUSKA-SUSITNA BOROUGH
PSB/W-L #61 PSB
350 E DAHLIA AVE
PALMER, AK 99645-6488

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LEGACY VENTURES LLC
360 N MAIN ST
WASILLA, AK 99654-7017

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KNIK STREET LLC
391 E PARKS HWY
#C
WASILLA, AK 99654-7051

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MARTIN JAS D & CINDI L
400 N MAIN ST
WASILLA, AK 99654

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EILERTSEN JOHN M III
400 S WILLOW ST
WASILLA, AK 99654-8004

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BRANDON LINDA S
418 N MAIN ST
WASILLA, AK 99654-7018

1066B02L010
COTTLE COLLEEN G
425 W LAKE VIEW AVE
WASILLA, AK 99654

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FERGUSON KENNETH TODD
452 S KNIK-GOOSE BAY RD
#202
WASILLA, AK 99654

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EASLEY DANIEL W & NORLYN S
454 S LAKE ST
WASILLA, AK 99654

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COLEGROVE S & S LVG TR
COLEGROVE STANLEY & SHEL TRE
460 W BRIAR DR, STE 1
WASILLA, AK 99654

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HIGHMARK INVESTMENTS LLC
470 S HALLEA LN
WASILLA, AK 99654-7972

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FROMMER STEFFEN JULIUS FAM TR
FROMMER STEFFEN J TRE
472 S LAKE ST
WASILLA, AK 99654

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HULL EDWARD D
HULL RONALD R & JANE M
4721 W STACY ST
WASILLA, AK 99623-4182

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HECHT WM J & BRENDA L
475 W PARKS HWY
% ALASKA FRONTIER NORTH
WASILLA, AK 99654

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HULL RONALD R & JANE M
4785 W STACY ST
WASILLA, AK 99623-4182

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TZOU RICHARD LI C&AE SOOK
500 E RAILROAD AVE
WASILLA, AK 99654-8157

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GIANOPOULOS STEVEN
500 N MAIN ST
G
WASILLA, AK 99654

1004B02L009
DS LOWE LLC
501 N KNIK ST
WASILLA, AK 99654-7050

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RIEKENA BLAKE E & WENDY D
HOLLER DOUGLAS W & MISTY K
501 W LAKE VIEW AVE
WASILLA, AK 99654-7968

1083B02L002
PADUA RUTH H
5250 S WESTMINSTER CT
WASILLA, AK 99623-7001

17N01W04D004
CUCCHETTI ROBERT P
540 20 1/4 RD
GRAND JUNCTION, CO 81507-9780

6915000L001
PAYNE MANAGEMENT LLC
546 N MAIN ST
WASILLA, AK 99654

1066B05L016
WISNIEWSKI TIMOTHY & TERRI TR
5839 KENAI SPUR HWY
KENAI, AK 99611-8432

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KEY BANK OF ALASKA
607 108TH AVE NE
% LAKESHA PETERSON
BELLEVUE, WA 98004

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PACIFIC LIGHTS LLC
6101 E 162ND AVE
ANCHORAGE, AK 99516

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BETTS WYLIE PATRICK
BETTS WETZEL CLYDE
650 SELINA LN
WASILLA, AK 99654-7976

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MORRIS CHARLES W&LAUREL M
751 S REEVE CIR
WASILLA, AK 99654

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ROSE DAVID A & JULIE C
7800 E SETTLEMENT AVE
WASILLA, AK 99654-9342

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GREEN ACRES INV LLC
921 N NORTHSHORE DR
% LARRY FARRELL
WASILLA, AK 99654-6546

1048B02L004
LUND DENNIS WAYNE
LANGFORD SARAH
9212 S RIVER DR
PALMER, AK 99645

1191000T001-A
FOLLETT RICHARD H&SHIRLEY
FOLLETT MARK S / ERIC G & JILL
9601 MAIN TREE DR
ANCHORAGE, AK 99507-6706

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SWAIN DONNA JEAN
BLUMFIELD R RES TR
PO BOX 06116
% RYAN LLC #3088
CHICAGO, IL 60606-0116

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LET LLC
PO BOX 110409
ANCHORAGE, AK 99511-0409

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ALASKA AT LAST
PO BOX 1329
PALMER, AK 99645-1329

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MCKEOWN JOS P
PO BOX 140342
ANCHORAGE, AK 99514-0342

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ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

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EASTER LOUIS C
PO BOX 203103
ANCHORAGE, AK 99520-3103

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LORUSSO GARY J
ROCK LLC
PO BOX 2216
PALMER, AK 99645-2216

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JMAK1 LLC
PO BOX 241567
ANCHORAGE, AK 99524-1567

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HANNAM THOMAS S
PO BOX 2786
PALMER, AK 99645-2786

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TRIPLE BS LLC
PO BOX 3435
PALMER, AK 99645-3435

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PALMER, AK 99645-3837

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GIANOPOULOS STEVEN G
PO BOX 4326
PALMER, AK 99645-4326

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BUTCHER & BETTINE LLC
PO BOX 520405
BIG LAKE, AK 99652-0405

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MATTHEWS CURTIS D
PO BOX 520785
BIG LAKE, AK 99652-0785

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JANICE RENE PROPERTIES LLC
PO BOX 670085
CHUGIAK, AK 99567-0085

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BRANDOW FRANK SR REV TR
BRANDOW FRANK SR TRE
PO BOX 68
AUBERRY, CA 93602-0068

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MILLS ROBT S & SUSAN C
PO BOX 870016
WASILLA, AK 99687-0016

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WILSON PHYLLIS
PO BOX 870033
WASILLA, AK 99687-0033

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MINNICK JOHN W & ALICE M
PO BOX 870455
WASILLA, AK 99687-0455

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CARR KATHLEEN G TRE
CARR AK COM PROP TR
PO BOX 870590
WASILLA, AK 99687-0590

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REXRODE GERALD L
PO BOX 870725
% SLEATER LTD INVEST PRTN
WASILLA, AK 99687-0725

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CEDERHOLM ROBT & RANSOM L
PO BOX 871017
WASILLA, AK 99687-1017

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CROZIER DANIEL K & B A
PO BOX 871052
WASILLA, AK 99687-1052

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TICHENOR LIVING TRUST
TICHENOR JOHN & SANDRA TRES
PO BOX 871218
WASILLA, AK 99687-1218

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GITTLEIN PAUL & TRUDI
PO BOX 871546
WASILLA, AK 99687-1546

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BERG KAREN
PO BOX 871672
WASILLA, AK 99687-1672

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MCMAHON IDA M
BUSHNELL WILLET RAY
PO BOX 871684
WASILLA, AK 99687-1684

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MARTIN RANDALL
PO BOX 871748
WASILLA, AK 99687-1748

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JOHNSON MARIO JONAS
PO BOX 871843
WASILLA, AK 99687-1843

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PROBST KENNETH D
HALL JUDIE M
PO BOX 871925
WASILLA, AK 99687-1925

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BROWN LEON T JR
PO BOX 872123
WASILLA, AK 99687-2123

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KNIKATNU INC
PO BOX 872130
WASILLA, AK 99687-2130

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GODNIG EDWARD C
PO BOX 872467
WASILLA, AK 99687-2467

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IMLACH WILLIAM E REV TR
PO BOX 872526
WASILLA, AK 99687-2526

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OLYMPIC INVESTMENTS LLC
PO BOX 873088
WASILLA, AK 99687-3088

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FISHER BRENDA L
PO BOX 873320
WASILLA, AK 99687-3320

1056B02L017
WESTBROOK RANDALL W & B L
PO BOX 873493
WASILLA, AK 99687-3493

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WANG JOSEPH
PO BOX 874161
WASILLA, AK 99687-4161

9089000U002
MOSS CHARLENE D
PO BOX 874612
WASILLA, AK 99687-4612

4955B09L001D
LOCKE LYNDA E
PO BOX 874963
WASILLA, AK 99687-4963

1048B02L009
CHESTER LLC
PO BOX 92772
ANCHORAGE, AK 99509-2772

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

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

Central Mat-Su Fire Department
Fire Code Official
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 Development Services
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
SOA/DNR
WATER Resources
550 W. 7th Ave
Suite 1020
Anchorage, AK 99501

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

Jessica Dean
209 S. Vix Way
Wasilla, AK 99654

Darrell Breese
3173 E. Southview Drive
Wasilla, AK 99654

City Council

City Council

Roy Robertson
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
Wasilla, AK 99654
SOA/DFG/Habitat
1800 Glenn Hwy
Suite 6
Palmer, AK 99645

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

Eric Bushnell
580 W. Selina Lane
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council

City Council

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

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

Brian Mayer
250 S Vix Way
Wasilla, AK 99654

Simon Brown
960 Craig Stadler Loop
Wasilla, AK 99654

City Council

City Council

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By: Planning
Public Hearing: 12/12/17
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 17-24**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A DESIGN EXCEPTION TO ALLOW AN 8'X40' CONNEX USED BY KIDS KUPBOARD AS A LOCATION TO PROVIDE MEALS TO HUNGRY CHILDREN IN LEO M. NUNLEY PARK.

WHEREAS, an application for a design exception to the building construction standards in the Downtown Overlay District Design Standards (DE17-02) was submitted on November 7, 2017; and

WHEREAS, the application included the required site plan, drawings, and narrative that addresses the design exception criteria in §16.20.040(L) of the Wasilla Municipal Code; and

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

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on December 1, 2017; and

WHEREAS, the Planning Commission held a public hearing on this request on December 12, 2017; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicant, the evaluation and recommendation by staff contained in the staff report, public testimony – both written

and verbal, the applicable provisions of the Downtown Overlay District Design Standards, Wasilla Municipal Code, Comprehensive Plan, and other pertinent information brought before them; and

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

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

1. The trim along the roof line and the upper portion of the connex must be painted with a deep forest green.
2. Landscaping beds with evergreen shrubs must be installed abutting all sides of the structure.

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

APPROVED:

Jessica Dean, Chair

ATTEST:

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 17-24
FINDINGS OF FACT
Section 16.20.040(L), Design Exceptions

16.24.040(L) – Design Exceptions

The planning commission may grant design exceptions if a proposed project is a unique and exceptional design concept that enhances the downtown overlay district, or if by reason of unusual circumstances, the strict application of any provision of this section would result in exceptional practical difficulty or undue hardship due to the circumstances unique to the particular property in question as provided in this subsection. The planning commission may impose additional conditions to ensure that the design is consistent with the purpose and intent of this section.

- (1) Application. After the pre-application conference, the applicant shall submit an application for the design exception to the city planner with the appropriate application fee. The site plan for the application shall depict all information relevant to the requested waiver or modification.**

Finding: The applicant submitted the required application and fee on November 7, 2017.

- (2) Public hearing. The planning commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in § 16.16.040 for a conditional use.**

Finding: All notification requirements above have been met.

- (3) Consideration. In evaluating an application, the planning commission may consider any of the following alternatives to offset a design deficiency, if they find that the proposed alternative will serve the purpose of this section:**
- (a) Fences and walls may be used in lieu of landscaping and may be allowed to screen parking when there is not enough room to provide an effective landscape screen.**
 - (b) Additional enhanced architectural details, consisting of period and style appropriate appointments and materials not typically used due to high cost.**
 - (c) More and higher quality architecturally appropriate windows.**
 - (d) Quality public seating meeting the standards in this section, such as benches in front of shops and businesses.**
 - (e) Installation of quality decorative pavement/paver designs, especially in areas highly visible to the public such as driveway aprons and building entrances along main streets.**

- (f) ***Additional or alternative storm water design solutions such as bio swales, rain gardens and cisterns.***
- (g) ***Use of a new, innovative or non-traditional energy efficient building technology, such as solar panels and insulated prefabricated wall panels.***

Finding: The above alternatives are not applicable to this request.

(4) Decision. The planning commission may approve an application only if they find that the application meets one or more of the following standards:

- (a) ***The waiver or modification is consistent with the purpose of this section and will not materially adversely affect the surrounding area or the downtown overlay district as a whole;***

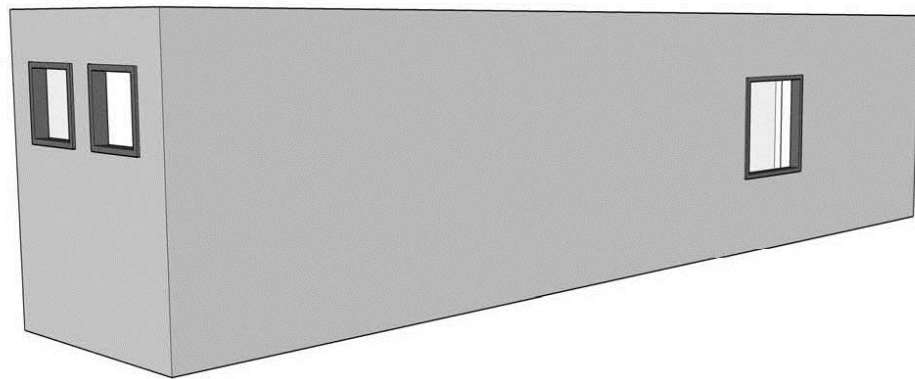
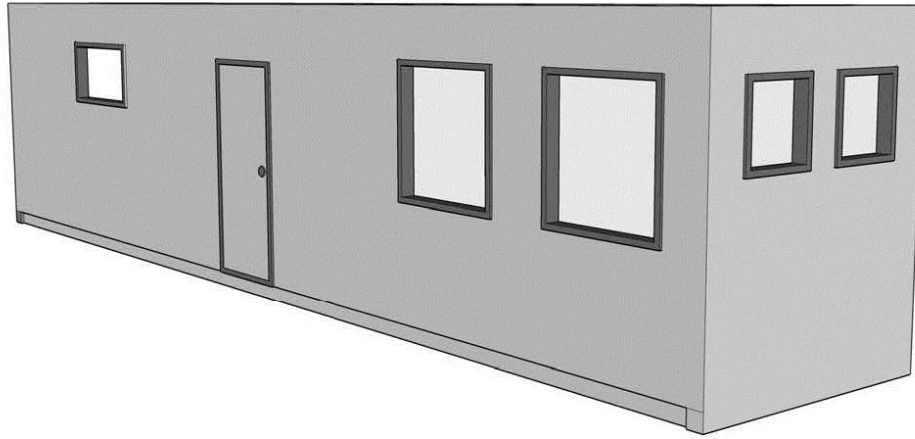
Finding: Due to the small size of the connex structure and the structural modifications and windows, the requested design exemptions are consistent with the purpose of this section and will not materially adversely affect the surrounding area or the downtown overlay district as a whole.

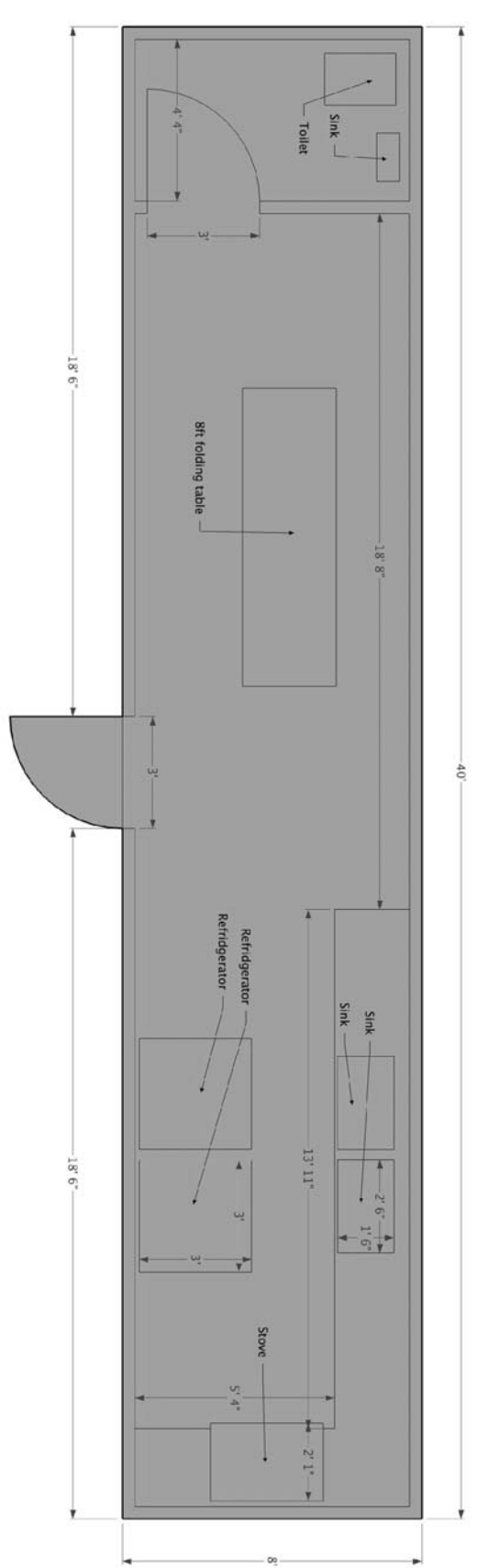
- (b) ***The proposed project is a unique and exceptional design concept that enhances the downtown overlay district; and***

Finding: The proposed use as a feeding location for children and the location within a platted alley right-of-way in a City park is a unique concept and will enhance the Downtown Overlay District.

- (c) ***Strict application would result in exceptional practical difficulty or undue hardship due to the circumstances unique to the particular property in question. A hardship shall not qualify as an undue hardship if it is of a person's own making.***

Finding: The strict application of the design standards would result in exceptional practical difficulty or undue hardship since the proposed structure is a connex versus a building that is built on site for commercial uses that needs to meet the pedestrian-scale design criteria for the downtown overlay.





PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION DATE	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ.FTG. ZONE	TAX ID
PERMIT INFORMATION 2017							
ADMINISTRATIVE APPROVAL							
AA17-01	GRIFIN, JANA		251 W PARKS HWY	1/3/2017/1/5/2017	TUP	FOOD CART	17N01W09A006
AA17-02	DC 907 DIESELS INC	FLOYD RESUB	567 S DENALI ST	1/3/2017/1/5/2017	TENANT SPACE	MECHANIC SHOP (DIESEL)	4893B04L009A
AA17-03	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTIE	1225 W BOYD CIR	1/5/2017/1/6/2017	SFD	SFD	RR
AA17-04	MILLER, GARY	IDITAPARCEL ADD 1	469 W PARKS HWY	1/12/2017/1/12/2017	TENANT SPACE	LITTLE MILLERS COFFEE & ICE CREAM	5797000L002A
AA17-05	FERGUSON-WHEELER, DIANA	WASILLA CENTER CONDGS	619 S KGB RD	1/13/2017/1/13/2017	TENANT SPACE	RAVENS SONG REHAB	9108000L006
AA17-06	S VALLEY FARM LLC	THEO AC		1/13/2017/1/27/2017	TENANT SPACE	RETAIL SALES - FARM ANIMAL FEED	7297000L001
AA17-07	TROY DAVIS HOMES INC	HOME DEPOT	1301 E PALMER WASILLA HWY	1/20/2017/1/24/2017	TENANT SPACE	LAND FAMILY DENTAL	5769000L002
AA17-08	TROY DAVIS HOMES INC	HOME DEPOT	1301 E PALMER WASILLA HWY	1/20/2017/1/24/2017	TENANT SPACE	NORTHWOODS FAMILY MEDICINE	5769000L002
AA17-09	TROY DAVIS HOMES INC	HOME DEPOT	1301 E PALMER WASILLA HWY	1/20/2017/1/24/2017	TENANT SPACE	ENVY SALONG	5769000L002
AA17-10	TROY DAVIS HOMES INC	HOME DEPOT	1301 E PALMER WASILLA HWY	1/20/2017/1/24/2017	TENANT SPACE	TCN EXTREME CONSULTING	5769000L002
AA17-11	AGEN, JORDAN	NELSON AVE COMM	189 E NELSON AVE	1/23/2017/1/24/2017	TENANT SPACE	JUICE JUNKIEZ - JUICE BAR	9089000L003
AA17-12	LANGILL, FRANK SR & K	CONDOS	1524 W VAUNDA AVE	1/24/2017/1/24/2017	HOME OCCUPATION	FDL WOODWORKING	1113B04L009
AA17-13	TD INVESTMENTS LLC	WASILLA AC		1/25/2017/1/25/2017	SUBD	SUBD	17N01W10A014
AA17-14	CHURCH ON THE ROCK DR		1050&1150 E HORVATH DR	1/25/2017/1/25/2017	SUBD	SUBD	17N01W10A015
AA17-15	THRIFTERS ROCK	FRED NELSON	290 N YENLO ST	1/27/2017/1/27/2017	TENANT SPACE	THRIFT STORE	2523B01L005A
AA17-16	YUNDT, TRENTE	MEADOWS THE	1531 N KERRY LN	2/1/2017/2/7/2017	DUPLEX	DUPLEX	7360000L002
AA17-17	CFT DEVELOPMENTS LLC	OLSON	1451 E PARKS HWY	2/3/2017/2/21/2017	COMM-10,000 SQ FT	COMM-10,000 SQ FT	1046000T005A
AA17-18	JEWETT, BOBBIE LEE	CREEKSIDE TWIN SQ	1901 E PARKS HWY	2/8/2017/2/28/2017	TUP	ESPRESSO MOBILE TRAILER	6641000T008
AA17-19	WELLS FARGO	IDITAPARCEL ADD 1	581 W PARKS HWY	12/10/16/2/10/2017	SIGN	SIGN	5797000L003A
AA17-20	SIGNATURE SIGNS	WASILLA CENTER CONDGS	613 S KNICK-GOOSE BAY RD	2/13/2017/2/21/2017	SIGN	SIGN	9164000L004A
AA17-21	PRESTIGE CUSTOM HOMES LLC	PRIMROSE POINTIE PH 2	225 W CELTIC CIR	2/13/2017/2/21/2017	DUPLEX	DUPLEX	7442B01L0053
AA17-22	PRAET, JENNIFER	MEADOWS THE	1350 W SPRUCE	2/15/2017/2/21/2017	HOME OCCUPATION	APPAREL PRINTING & CUSTOM DESIGN	6830B01L008A
AA17-23	PRECISION HOMES	ENDEAVOR POINTIE	1255 W BOYD MEADOW CIR	2/17/2017/2/21/2017	SFD	SFD	RR
AA17-24	PORTERFIELD, ALBERT JA	WASILLA CENTER CONDGS	617 S KNICK-GOOSE BAY RD	2/15/2017/2/21/2017	TENANT SPACE	A BLACK SHEEP SHOP	9108000L005
AA17-25	KUANG, R	TD BUSINESS PARK	850 S ROBERTS	2/15/2017/2/21/2017	TENANT SPACE	BASIL GINER RESTAURANT	3078
AA17-26	PAVLUS, DMITRY	ENDEAVOR POINTIE	1350 W BOYD MEADOW CIR	2/21/2017/2/21/2017	SFD	SFD	RR
AA17-27	PAVLUS, DMITRY	ENDEAVOR POINTIE	1370 W BOYD MEADOW CIR	2/21/2017/2/21/2017	SFD	SFD	RR
AA17-28	MORGAN, RON	GVCII DIV I RSB	951 E BOARD RD	2/27/2017/3/8/2017	TENANT SPACE	TENANT SPACE	2621B02L006A
AA17-29	DENALI OCCUPATIONAL HEALTH	WASILLA ARPK	351 W PARKS HWY	3/6/2017/3/8/2017	TENANT SPACE	OCCUPATIONAL HEALTH	2789B01L005A
AA17-30	GENESIS BARBER STUDIO	WASILLA WALL RSB	701 E PARKS HWY	3/9/2017/3/10/2017	TENANT SPACE	BARBER SHOP	2959000T008
AA17-31	DROLLINGER, HEATHER	DISCOVERY HILLS PH II RSB	1212 W MYSTERY AVE	3/13/2017/3/14/2017	TENANT SPACE	MESSAGE THERAPY	7406000L004A
AA17-32	LIBERTY TAX	MOUNTAIN VLG PLZ	991 S HERMON RD	3/20/2017/3/22/2017	TUP	ROADSIDE GRILL	3224B03L001B
AA17-33	SENA, CHRISTINA	WASILLA HEIGHTS	1501 W PARKS HWY	3/21/2017/3/22/2017	TUP	TRUCK RALLY	7321B03L015A & B
AA17-34	CHRISTOPHERSON, BRIAN	KOHRING	1101 N LUCILLE ST	3/24/2017/3/28/2017	COMM-10,000 SQ FT	HEAVENS BEST CARPET CLEANING	2398B01L002
AA17-35	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTIE	1365 W BOYD CIR	3/28/2017/3/28/2017	SFD	SFD	RR
AA17-36	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTIE	1220 S ENDEAVOR ST	3/28/2017/3/28/2017	SFD	SFD	RR
AA17-37	JOHNSTON, JENNIFER	BAY VIEW GARDENS	1000 E TYEE DR	3/28/2017/4/7/2017	SUBD	SUBD	1277B02L006&7
AA17-38	HODSDON, JULIE	MOUNTAIN VLG PLZ	991 S HERMAN RD	3/28/2017/3/28/2017	TENANT SPACE	WINNERS PULL TABS	3224B03L001B
AA17-39	HORTON, AMBER	KENNEDY ADD WSLA	460 S KNICK-GOOSE BAY RD	3/30/2017/4/3/2017	COMM-10,000 SQ FT	COFFEE & SNACK SHOP	5174B1L002A
AA17-40	GOLD CACHE BINGO	SNIDER #4 RSB	713 W PARKS HWY	4/6/2017/4/12/2017	COMM-10,000 SQ FT	BINGO HALL	2705000L014A-1
AA17-41	J&J FOOD MARKET	IDITAPARCEL ADD 1	461 W PARKS HWY	4/10/2017/4/12/2017	COMM-10,000 SQ FT	FOOD MARKET	5797000L002A
AA17-42	KONAKHUK, KEN	WASILLA HTS #1	1301 W PARKS HWY	4/10/2017/4/12/2017	COMM-10,000 SQ FT	INUIAT ART	1065B03L018
AA17-43	LIFETIME INVESTMENTS LLC	AZALEA WOODS	1777 N NINA CIR	4/11/2017/4/13/2017	4-PLEX	TINY HOME SALES	7508000L007
AA17-44	ALASKA GOLD BUILDINGS	WASILLA HTS	1551 W PARKS HWY	4/17/2017/4/19/2017	TUP	TINY HOME SALES	7321B03L015A & B
AA17-45	COMFORT HOME & INV	INDIAN HILL RSB	1243 N HOKA HAY CIR	4/17/2017/4/19/2017	DUPLEX	DUPLEX	7583B01L003B
AA17-46	WHIMSICAL WICKS & GIFTS	NELSON FRED RSB	290 N YENLO ST	4/18/2017/4/19/2017	COMM-10,000 SQ FT	COMM-10,000 SQ FT	2523B01L005A
AA17-47	BEAUTY LOUNGE	WASILLA HTS RSE	1201 W NICOLA AVE	4/18/2017/PENDING	COMM-10,000 SQ FT	COMM-10,000 SQ FT	7491B02L010D
AA17-48	HEARTS&HANDS OF CARE	WASILLA MALL RSE	591 E PARKS HWY	4/19/2017/4/20/2017	COMM-10,000 SQ FT	BEARY COOL YOGART	1322
AA17-49	ARC LAND DEVELOPMENT	VISTA ROSE	1240 N LUCILLE ST	4/19/2017/4/27/2017	COMM-10,000 SQ FT	SENIOR APARTMENTS	7556000T002
AA17-50	PREMIER VALLEY HOMES	VALLEY VIEW EST	731 W PARKS HWY	4/20/2017/4/20/2017	DUPLEX	CINCO DE MAYO FESTIVAL	38,244
AA17-51	LITHIA OF WASILLA	VALLEY VIEW EST	1700 E VALLEY SIDE CIR	4/20/2017/4/20/2017	DUPLEX	DUPLEX	2705000L014A-1
AA17-52	DAMIAN, PETRU	THOMPSON EST	1350 S SEWARD MERIDIAN PKW	4/21/2017/4/21/2017	TUP	OFFSITE CAR SALES	17N01W13A006
AA17-53	DAMIAN, PETRU	THOMPSON EST	1400 W MINNETONKA DR	4/26/2017/4/27/2017	DUPLEX	DUPLEX	7449000L005
AA17-54	HOME AGAIN DECOR	WASILLA MALL RSE	1360 W MINNETONKA DR	4/26/2017/4/27/2017	DUPLEX	DUPLEX	7449000L005
AA17-55	HOST, PETER	WASILLA MALL RSE	701 E PARKS HWY	4/26/2017/4/27/2017	TUP	HORSE DRAWN CARRIAGE/EVENT	2959000T008
AA17-56	BAZAN, VIKTOR	BUENA VISTA	1301 S CENTURY CIR	5/2/2017/5/5/2017	TUP	5K FAN FUN RUN	17N01W15B024
AA17-56	BAZAN, VIKTOR	BUENA VISTA	1961 W BAILEY AVE	5/3/2017/5/5/2017	SFD	SFD	1089B01L010

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION RCVD	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FT/G ZONE	TAX ID
AA17-57	NORTHERN QUALITY HOMES LLC	ENDEAVOR POINTE	1210 S ENDEAVOR ST	5/4/2017	SFD		2,800 RR
AA17-58	LIFETIME INVESTMENTS LLC	AZALEA WOODS	1790 N NINA CIR	5/5/2017	4-PLEX		4,970 RR
AA17-59	PREMIER VALLEY HOMES	VALLEY VIEW EST #2	1860 E VALLEY SIDE CIR	5/5/2017	DUPLEX		2,841 RR
AA17-60	LIFE CHANGES OUTREACH	OLSON ADD 2008	1350 S SEWARD MERIDIAN PKWY	5/8/2017	TUP	FUNDRAISING	C
AA17-60	LIFE CHANGES OUTREACH	OLSON ADD 2008	1501 E PARKS HWY	5/8/2017	TUP	FUNDRAISING	C
AA17-61	DOUEK, NINA	OVERLOOK BUS PK	2200 E PARKS HWY	5/10/2017	COMM-10,000 SQ FT	TENANT SPACE	C
AA17-62	HOLMES, ANGELEEN & MARC	SOUTHWEST EXPT	3160 E DANNY'S AVE	5/18/2017	HOME OCCUPATION	BUILDING ATV TRAILERS	R-1
AA17-63	JEWETT, BOBBIE LEE	CARSON PLAZA	2560 E PARKS HWY	5/18/2017	TUP	COFFEE STAND	198 C
AA17-64	MANNASALI, DARVI	THOMAS ADD #2	231 E SWANSON AVE	5/19/2017	COMM-10,000 SQ FT	TENANT SPACE	C
AA17-65	LOSIK, PAVEL	WASILLA EST	866 W LONE CUB DR	5/23/2017	DUPLEX		3,100 RR
AA17-66	CRAWFORD, AMBER	WASILLA EST	5/23/2017	SUBD			1,701 RR
AA17-67	MASSIE, DANIEL	CREEKSIDE EST #1	1250 S THOMAS ST	5/23/2017	SFD		2,100 RR
AA17-68	BROWN, APRIL	UTOPIA MEADOWS	2731 E BEECH WAY	5/24/2017	HOME OCCUPATION	DAY CARE	RR
AA17-69	WELLS FARGO	IDITAPARCEL ADD 1	581 W PARKS HWY	5/23/2017	SIGN		1,250 RR
AA17-70	WIRELESS REVOLUTION	OLSON 1999 ADD RSB	1601 E PARKS HWY	5/24/2017	COMM-10,000 SQ FT	TENANT SPACE	C
AA17-71	BIGWOOD, NICHOLAS	MOUNTAIN VLG PLZ	951 S HERMON RD	5/25/2017	COMM-10,000 SQ FT	TENANT SPACE	C
AA17-72	SUMMERS, SALLY	NIELSON DOUG	591 E RAILROAD AVE	5/26/2017	TUP	TENT SALE	C
AA17-73	CONWAY, CHRIS	MISSION HILLS PH 1	1204 N JACK NICKLAUS DR	5/26/2017	ADD	ADD TO SFD	320 R-1
AA17-74	RICHARDS, CHRIS & JENNA	EST AT LAKE LUCILLE	1850 W LAKE LUCILLE DR	5/30/2017	SFD	OUTDOOR STORAGE GARDEN SUPPLIES	C
AA17-75	FRED MEYER	OLSON ADD 2008	1501 E PARKS HWY	5/30/2017	TUP	TENANT SPACE	R-1
AA17-76	ESADA, JOHN	MEADOWS THE	1250 W GLENKERRY DR	5/18/2017	COMM-10,000 SQ FT		2,400 RR
AA17-77	MILLER, DOUG & JOAN	SNIDER #1	501 W PIONEER DR	5/31/2017	SFD		1,260 R-1
AA17-78	SANDSTROM, MIKE	WASILLA CITY OF AIRPORT		6/1/2017	PENDING		
AA17-79	MEJIA, SILVIA	KENNEDY ADD WSLLA	480 E RAILROAD AVE	6/2/2017	COMM-10,000 SQ FT	HANGER	C
AA17-80	SAPP, EDDIE	OVERLOOK BUS PK	2281 E SUN MOUNTAIN AVE	6/2/2017	TUP	TENANT SPACE	C
AA17-81	FRIESEN, RYAN	MEADOWS THE	1350 W GLENKERRY DR	6/2/2017	SFD	FOOD TRUCK	C
AA17-82	LUCAS, MIKE & CATHY	PRIMROSE POINTE PH 1	1180 E ELKHORN DR	6/6/2017	DUPLEX		2,400 RR
AA17-83	FRED MEYER	OLSON ADD 2008	1501 E PARKS HWY	6/8/2017	CLICK LIST		3,376 C
AA17-84	BALETSKY, ALEXSONDR	ASPEN HEIGHTS ADD 1	2151 W GLACIER AVE	6/9/2017	SUBDIVISION		RR
AA17-85	BUSHNELL, WILLIE	SNIDER RSB	500 W HUELLEN DR	6/13/2017	STORAGE SHED		512 R-1
AA17-86	CLEAR VIEW WASILLA LLC	MOUNTAIN VLG PLZ	300 E PARKS HWY	6/14/2017	SUBDIVISION		C
AA17-86	CLEAR VIEW WASILLA LLC	MOUNTAIN VLG PLZ	2891 E SUN MOUNTAIN AVE	6/14/2017	SUBDIVISION		C
AA17-86	CLEAR VIEW WASILLA LLC	MOUNTAIN VLG PLZ	2901 E MOUNTAIN VILLAGE CIR	6/14/2017	SUBDIVISION		C
AA17-87	KOLOSOV, VLADIMIR	SPIRIT RIDGE DIV II	1370 N VILLA CIR	6/16/2017	SFD		1,504 RR
AA17-88	NORTHERN QUALITY HOMES LLC	GGL #1	921 E SNOWHILL AVE	6/16/2017	DUPLEX		3,200 RR
AA17-89	LAVIN, TREVOR	BAY VIEW GARDENS	1800 S CHILLIGAN DR	6/19/2017	SFD		1,200 RR
AA17-90	BLOOM BANK OF ALASKA	CAREFREE ACRES	1301 S SEWARD MERIDIAN PK	6/19/2017	COMM-10,000 SQ FT	BLOOD BANK	C
AA17-91	TROY DAVIS HOMES INC	TD OFFICE PARK		6/15/2017	SIGN		128 C
AA17-92	ALASKA CAR WASH LLC	COTTONWOOD CREEK MALL	1900 E PALMER-WASILLA HWY	6/21/2017	COMM-10,000 SQ FT	CAR WASH	C
AA17-93	MOMA, DONALD	ROGERS PARK	1201 S ROGERS CIR	6/23/2017	SIGN		50 C
AA17-94	KEETER, WILLIAM		690 S KNIG-GOOSE BAY RD	6/23/2017	COMM-10,000 SQ FT	U-HAUL AND RESIDENCE	C
AA17-95	LEVCHENKO, ALEXSANDR	BUENA VISTA	1981 W BAILEY AVE	6/23/2017	SFD		2,024 RR
AA17-96	MAHONEY, MIKE	MEADOWS THE RSB	1281 W GLENKERRY DR	6/29/2017	COMM-10,000 SQ FT	WELDING	2,400 RR
AA17-97	MYERS, DONNA	PLAZA/OVERLOOK BUSINESS PARK	1830 E PARKS HWY	6/29/2017	COMM-10,000 SQ FT	HAIR SALON	C
AA17-98	NELSON, BROCK & AMBER	MISSION HILLS	2825 W YOUNG/TREE DR	6/29/2017	VARIANCE TO SETBACK	ADMINISTRATIVE VARIANCE OF 2.5 FT	R-1
AA17-99	PIONEER INVESTMENTS LLC	NEW WASILLA AIRPOR LEASE LOTS	1051 S CROSSWIND CT	6/30/2017	HANGER & OFFICE		13,400 I
AA17-100	NORTH STAR TERMINAL STEVEDORES	FLOYD	6/30/2017	SUBDIVISION			C
AA17-101	BOITZ, KEITH	CREEKVIEW	675 E BOITZ CR	7/5/2017	SFD		2,084 RR
AA17-102	LITHIA OF WASILLA		1350 S SEWARD MERIDIAN PKWY	7/5/2017	TUP	SALE OF USED & NEW CARS	C
AA17-103	HAGER, ADAM	SMITH-HAGEN	1515 S KNIG-GOOSE BAY RD	7/5/2017	COMM-10,000 SQ FT	CONCRETE PUMPING	C
AA17-104	CITY OF WASILLA		801 S KNIG-GOOSE BAY RD	7/5/2017	SUBDIVISION		C
AA17-105	DONELSON, PAJ	NORTH COUNTRY EST	1741 W HARVEST LOOP	7/6/2017	HOME OCCUPATION		800 R-1
AA17-106	AIH	AIH COMMONS	751 W COMMERCIAL DR	7/10/2017	TUP	BBQ	C
AA17-107	PAYNE, RICHARD	WASILLA TWINST RSB	322 N MAIN ST	7/11/2017	COMM-10,000 SQ FT	COFFEE SHOP	C
AA17-108		WASILLA TWINST RSB	322 N MAIN ST	7/11/2017	COMM-10,000 SQ FT		C
AA17-109	SUMNER CO	RICHMOND VIEW	1440 E COURTLAND CIR	7/17/2017	SFD		3,357 R-1
AA17-110	PRIOR, RUSSELL	NIELSON DOUG	651 E RAILRAD AVE	7/18/2017	COMM-10,000 SQ FT	STORAGE	C
AA17-111	THE CHILDREN'S PLACE	FRED NELSON	1021 N LUCILLE ST	7/20/2017	COMM-10,000 SQ FT	CHILD ADVOCACY OFFICE	C
AA17-112	SHABOK, NIKOLAY	WASILLA ACRES	1550 W VAUNDA AVE	7/21/2017	DUPLEX		3,400 RR
AA17-113	EYE GUY'S	WASILLA TWINST	285 E PARKS HWY	7/14/2017	COMM-10,000 SQ FT	EYE GUY'S	C

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION DATE	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FT/G ZONE	TAX ID
AA17-114	GODNIG, EDWARD	WASILLA TWINST	285 E PARKS HWY	7/14/2017/PENDING	SIGN		1066B03L002
AA17-115	AMERICAN RED CROSS	LAKEVIEW PROF BLD	851 E WESTPOINT DR	7/26/2017/7/27/2017			9010000UB009
AA17-116	CANADAY, ANNI	CONDOS	1801 E VALLEY SIDE CIR	8/1/2017/8/10/2017	SUBDIVISION		17N01W14A008
AA17-117	THE DRIVERS SEAT	WASILLA TWINST RSB	300 N WILLOW ST	8/7/2017/8/7/2017	COMM-10,000 SQ FT	THE DRIVER'S SEAT	5482B05L001A
AA17-118	SHAGOV, ANATOLEY	SERENITY EST ADD 1	441 N BECCA CIR	8/7/2017/8/7/2017	SFD		7443000L010
AA17-119	RUHART, MICHAEL	THE MEADOWS RSB	1201 W GLENKERRY DR	8/8/2017/8/10/2017	COMM-10,000 SQ FT	AREA 49 INDUSTRIES	58286B01L004A
AA17-120	FLEMING, PATRICIA	SNIDER	900 W SELINA LN	8/10/2017/8/10/2017	SHED	SELL SEAFOOD	1054B01L013
AA17-121	NATURAL EXPRESS	WASILLA TOWNSITE	231 E PARKS HWY	8/15/2017/DENIED	TUP		4825B03L004A
AA17-122	BOCHKOVSKY, MARINA	PRIMROSE POINTE PH 2	272 W CELTIC	8/15/2017/8/17/2017	DUPLEX		7442B01L048
AA17-123	BOCHKOVSKY, MARINA	WASILLA ACRES	1501 W MELANIE AVE	8/15/2017/8/17/2017	SFD		1113B06L001
AA17-124	COLE, HANNAH	CREEKSIDE PLAZA	700 W LONE CUB DR	8/15/2017/8/17/2017	COMM-10,000 SQ FT	LONE WOLF AURA	7095000L003A
AA17-125	SEL YUTIN, MYKOLA	WASILLA EST	1800 W LONE CUB DR	8/16/2017/8/17/2017	DUPLEX		1104B06L015
AA17-126	ANDERSON, TED	OLSON	251 W PARKS HWY	8/16/2017/8/17/2017	TUP		17N01W09A006
AA17-127	CFT NV DEVELOPMENT	OLSON	1451 E PARKS HWY	8/17/2017/8/17/2017	SIGN		1066000T005A
AA17-128	MVFCU	CARNEY-WILSON	501 N MAIN ST	8/18/2017/8/18/2017	PAINTING	ROOF & AWNING PAINTING	3225000L001-A
AA17-129	MVFCU	CARNEY-WILSON	501 N MAIN ST	8/18/2017/8/18/2017	TUP	SIGN TEMP EVENT	3225000L001-A
AA17-130	TEEN CHALLENGE	KENNEDY ADD	560 S KNIG-GOOSE BAY RD	8/22/2017/8/24/2017	MOVE BLDG	MOVE MODULAR BLDG	1032B04L003
AA17-131	SENA, CHRISTINA	WASILLA TWINST RSB	322 N MAIN ST	8/22/2017/8/24/2017	SIGN	WINDOW SIGN COFFEE SHIP	26388B07L002A
AA17-132	OGOLENKO, LEONID	MORTGAGE PARK	2801 W JUDE DR	8/25/2017/9/8/2017	COMM-10,000 SQ FT	COMM BLDG	3108B01L005
AA17-133	MARTIN, JAMES & CINDI	BIRCH PARK WASILLA	400 N MAIN ST	8/25/2017/10/13/2017	SIGN	WALL SIGNS	1004B01L001
AA17-134	HUBBARD ENT	THOMPSON EST	1320 W MINNETONKA DR	8/28/2017/8/28/2017	SFD		7449000L001
AA17-135	ELEGANT HOMES	PRIMROSE POINTE PH 2	275 W CELTIC CIR	8/29/2017/8/29/2017	SFD		7442B01L048
AA17-136	COLE, BRADFORD	GVC H DIV 1 RSB	951 E BOARD RD	8/29/2017/8/29/2017	COMM-10,000 SQ FT	AROLIK REAL ESTATE OFFICE	2621B02L006A
AA17-137	JOHNSTON, DAVID	SHORT ACRES	540 W HUELLEN DR	9/1/2017/9/1/2017	ADDITION	COMM & RESI ADD	4758000L003
AA17-138	KOVALCHUK, LILY	SHORT ACRES	1350 N LUCAS DR	9/5/2017/9/6/2017	ACCESSORY USE		17N01W05A005
AA17-139	KNIKATNUJ INC	WASILLA TOWNSITE	165 E PARKS HWY	9/11/2017/9/11/2017	COMM-10,000 SQ FT	OFFICE SPACE	7041B04L003A
AA17-140	ARROWOOD, NORIPHIN	IDITAPARCEL ADD 1	539 W PARKS HWY	9/13/2017/9/20/2017	COMM-10,000 SQ FT	RESTURAN	5797000L002A
AA17-141	CHRISTENSEN CONSULTING	WASILLA CENTER CONDGS	613 S KNIG-GOOSE BAY RD	9/13/2017/9/20/2017	COMM-10,000 SQ FT		9164000U004A
AA17-142	360 NORTH REALTY	MOUNTAIN VLG PLZ	991 S HERMON RD	9/13/2017/9/20/2017	COMM-10,000 SQ FT	REALTY OFFICE	3224B03L001B
AA17-143	ATAVIN, VLADIMIR	TERRACE MANOR	1251 N CACHE DR	9/13/2017/9/20/2017	SFD		1357B04L021
AA17-144	PRECISION HOMES	ENDEAVOR POINTE	1300 W BOYD MEADOW CIR	9/20/2017/9/20/2017	SFD		7610B01002
AA17-145	POLYA, CYNDI	WASILLA HEIGHTS #1	1301 W PARKS HWY	9/25/2017/10/4/2017	SFD	K-9 CUTS	1065B03L018
AA17-146	DOBBS, MELISSA	WASILLA AIRPARK	300 W SWASON AVE	9/26/2017/9/26/2017	COMM-10,000 SQ FT	DAY CARE	2789B01L003A
AA17-147	HAGAN, SARAH	ARR-DOT	1400 E WASILLA SHOPS CIR	9/26/2017/10/26/2017	COMM-10,000 SQ FT	KANGOO CLUB AH	6704000L004
AA17-148	CRAY, DAVID	THE MEADOWS #2	1350 W GLENKERRY DR	9/28/2017/10/2/2017	COMM-10,000 SQ FT	CRAY CABINETRY	7360000L003
AA17-149	LAINE, KEVIN & DEBORAH	NORTHERN CAPITAL EST	925 N CHURCH DR	9/28/2017/10/2/2017	ADDITION TO SFD		1102B02L010
AA17-150	JOHNSTON, RYAN	WASILLA CENTER CONDGS	613 S KNIG-GOOSE BAY RD	10/2/2017/10/2/2017	COMM-10,000 SQ FT	PLAYFUL LEARNING PEDIATRIC THERAPY	9164000U004A
AA17-151	BYRD, LISA	OLSON	1375 E PARKS HWY	10/2/2017/10/2/2017	COMM-10,000 SQ FT	RESTORATION & SERVICES OFFICE	1046000T006-2
AA17-152	BOLING, LARISSA	CRESTE FORIS	1450 N CRESTE FORIS	10/4/2017/10/4/2017	DUPLEX	SALON	1550B01L001
AA17-153	SHAFORD, FILIPP	WASILLA ACRES	1731 W VAUNDA AVE	10/4/2017/10/4/2017	SUBDIVISION		1113B05L009
AA17-154	FOUNDATION LLC	ASPEN HEIGHTS	1900 W GLACIER AVE	10/9/2017/10/20/2017	SUBDIVISION		17N01W03A007
AA17-155	ARNOLD, KATHI	HOME DEPOT	1301 E PALMER WASILLA HWY	10/9/2017/10/10/2017	CARPOT		1002000L006
AA17-156	LOPEZ, REBECCA	HOME DEPOT	1301 E PALMER WASILLA HWY	10/13/2017/10/13/2017	COMM-10,000 SQ FT	RETAIL TENANT	5769000L002
AA17-157	NORTHERN QUALITY HOMES	ENDEAVOR POINTE	1225 S ENDEAVOR ST	10/13/2017/10/13/2017	SFD		7610B01L016
AA17-158	PRECISION HOMES	ENDEAVOR POINTE	1275 S ENDEAVOR ST	10/19/2017/10/20/2017	SFD		7610B02L001
AA17-159	FULLER, SHAWN	AZALEA WOODS	1735 N NINA CIR	10/13/2017/11/1/2017	4-PLEX		7508000L006
AA17-160	FULLER, SHAWN	AZALEA WOODS	1799 N NINA CIR	10/30/2017/11/1/2017	4-PLEX		7508000L008
AA17-161	TD INVESTMENTS LLC	TD OFFICE PARK	850 S ROBERTS ST	10/27/2017/PENDING	OFFICE BLDG		7622000L002
AA17-162	CCS EARLY LEARNINGS	OVERLOOK BUS PK	2080 E FOUNDARY WAY	10/30/2017/11/1/2017	COMM-10,000 SQ FT		1116B03L004
AA17-163	ALASKA RAILROAD	ARR-DOT	1400 E WASILLA SHOPS CIR	10/31/2017/11/7/2017	SIGN		13240
AA17-164	HAASS, AMY	BUENA VISTA	2331 W LAKE LUCILLE DR	10/31/2017/11/7/2017	SUBDIVISION		1007000L027
AA17-164	HAASS, AMY	BUENA VISTA	2321 W LAKE LUCILLE DR	10/31/2017/11/7/2017	SUBDIVISION		1007000L028
AA17-165	ALASKA USA FEDERAL CREDIT UNION	RADON DEV	973 E USA CIR	11/2/2017/11/16/2017	SUBDIVISION		3118B01L002
AA17-166	VALLEY GENERAL ENERGY SERVICES	ARR-DOT	1400 E WASILLA SHOPS CIR	11/2/2017/11/2/2017	COMM-10,000 SQ FT	TENANT SPACE	6704000L004
AA17-167	NORTHERN QUALITY HOMES	ENDEAVOR POINTE	1390 S ENDEAVOR ST	11/2/2017/11/9/2017	SFD		7610B01L009
AA17-168	ALDERNAM, BETH	CARTER	210 E PARK AVE	11/3/2017/11/7/2017	COMM-10,000 SQ FT	TENANT SPACE	1010B01L005
AA17-169	CFT NV DEVELOPMENT	OLSON	1451 E PARKS HWY	11/13/2017/PENDING	COMM-10,000 SQ FT	TENANT SPACE	1046000T005A
AA17-170	MURDOCK, JOE & BEVERLY	ENDEAVOR POINTE	1280 S ENDEAVOR ST	11/16/2017/11/20/2017	SFD		7610B01L012
AA17-171	LITHIA OF WASILLA	PIONEER OVERLOOK	2891 E SUN MOUNTAIN AVE	11/27/2017/11/19/2017	PARKING AREA		7670000T001
AA17-172	SUMMIT WORSHIP CENTER	NARROW GATE	125 W RILEY AVE	11/29/2017/12/1/2017	DAYCARE		5845000L001
AA17-173	KUDRYN, VITALY	EXECUTIVE PROPERTIES	1129/2017/PENDING	SUBDIVISION			
AA17-174	HARTLEY, ELIZABETH	WASILLA TOWNSITE RSB	165 E PARKS HWY	11/29/2017/11/30/2017	COMM-10,000 SQ FT	TENANT SPACE	7041B04L003A
AA17-175	SENA, CHRISTINA	WASILLA HEIGHTS	1521 W PARKS HWY	11/30/2017/12/1/2017	TUP	SLEIGH RIDE EVENT	7321B03L0015A
AA17-175	SENA, CHRISTINA	WASILLA HEIGHTS	1501 W PARKS HWY	11/30/2017/12/1/2017	TUP	SLEIGH RIDE EVENT	7321B03L0015B
AA17-176	MILLER, KEVIN	SHADOWWOOD VALLEY #1	451 W GRAYBARK DR	11/30/2017/PENDING	SUBDIVISION		1097B01L002

PERMIT #	APPLICANT	SUBDIVISION	SITE ADDRESS/APPLICATION DATE	APPROVAL DATE	TYPE	PROJECT TYPE/NEW ADDITION SQ FT/G ZONE	TAX ID
AA17-176	MILLER, KEVIN	SHADOWOOD VALLEY #2	380 N LONE CUB DR	11/30/2017/PENDING	SUBDIVISION		1097B01L003
AA17-177	LANKFORD, LA VANCHÁ	PRIMROSE POINT PH 1	889 N ELKHORN DR	12/1/2017/12/1/2017	COMM<10,000 SQ FT	TENANT SPACE	6791000T00A
AA17-178	HANSEN, BILLIE JD	T.D. OFFICE PARK	860 S ROBERTS ST	12/1/2017/12/1/2017	COMM<10,000 SQ FT	TENANT SPACE	7622000L001
USE PERMITS							
UP17-01	WILSON, DAVIÐ	SOUTHVIEW EXT	3001 E DANNY'S AVE	1/9/2017/1/27/2017	2 BEE HIVES	FARM ANIMAL	2377B02L014
UP17-02	K&H CIVIL CONTRACTORS LLC		1614 S CLAPP ST	1/9/2017/2/9/2017	GRAVEL EX	GRAVEL EXTRACTION	17N02W13A004
UP17-03	DONELSON, PAT & EVELYN	NORTH COUNTRY EST	1741 W HARVEST LOOP	3/15/2017/4/13/2017	BED & BREAKFAST	BED & BREAKFAST	1628B03L010
U17-04	INGERSOLL, EVA	GVC II	1100 E MCKEE CT	5/5/2017/5/24/2017	SFD TO ASSISTED LIVING		2186B02L004
U17-05	KEETER, WILLIAM		690 S KNICK-GOOSE BAY RD	6/23/2017/7/14/2017	DUPLEX	DUPLEX IN C ZONING	1701W10C003
U17-06	COW PUBLIC WORKS	WASILLA TOWNSITE	271 E HERNING AVE	7/21/2017/8/7/2017	PARK PAVILION		1068B06L004
U17-07	MILLER, ESTER	SHADOWOOD VALLEY #1	451 W GRAYBARK DR	8/17/2017/8/31/2017	TRIPLEX & SFD		1097B01L002
U17-08	PANNONE, MICHAEL	WASILLA AIRPORT HTS	874 W NELSON AVE	11/16/2017/PENDING	SFD	Y	1108B02L025
U17-09	HAASS, AMY	BUENA VISTA	2320 W LAKE LUCILLE DR	11/16/2017/PENDING	BED & BREAKFAST		1066000L006
CONDITIONAL USE PERMITS							
CU17-01	MAT-SU HEALTH FOUNDATION	WASILLA JR & HIGH SCHOOL	800 E BOGARD RD	3/23/2017/4/13/2017	COMM>10,000 SQ FT	2 OFFICE BUILDINGS	2095000T00B-2
CU17-02	JSS2 PROPERTIES	CARSON PLAZA	2430 E PARKS HWY	5/19/2017/6/13/2017	RENOVATE	BINGO HALL	2385000L002
PLANNED UNIT DEVELOPMENT (PUD)							
REZONE							
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1101 S TERMINAL CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L001
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1151 S TERMINAL CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L002-1
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1171 S TERMINAL CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L002-2
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1131 S TERMINAL CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L002-3
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1191 S TERMINAL CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L003
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1080 S CROSSWIND CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L004
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1100 S CROSSWIND CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L005
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1160 S CROSSWIND CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L006
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1051 S CROSSWIND CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L007
R17-01	CITY OF WASILLA	NEW WSLLA ARPT LEASE	1081 S CROSSWIND CT	4/10/2017/6/26/2017	REZONE C TO I		3962000L008
R17-02	SMITH, MICHAEL	SMITH-HAGEN	1151 S CROSSWIND CT	4/10/2017/6/26/2017	REZONE RR TO C		7607000L001
LEGAL NON-CONFORMING USE							
LNC17-01	MURRAY, LEE	WASILLA ESTATES	766 W LONE CUB DR	8/30/2017/8/31/2017	NON-CONFORMING 4- PLEX		4993B06L016A
SHORELINE SETBACK							
AM17-01	FLEMING, PATRICIA	SNIDER	900 W SELINA LN	7/25/2017/PENDING	SIDE SETBACK	SETBACK FOR EXISTING HOME	1054B01L013
V17-01	RUBEO, ALINÁ	KENNEDY ADDN	461 S TALLEETNA ST	3/23/2017/4/13/2017	SETBACK	SETBACK FOR EXISTING HOME	1032B14L008
V17-02	JSS2 PROPERTIES	CARSON PLAZA	2430 E PARKS HWY	7/21/2017/8/8/2017	LANDSCAPING		2385000L002
V17-03	DONER, PETER & COÏA	MISSION HILLS	2825 W YOUNGTREE DR	8/18/2017/10/10/2017	SETBACK	SETBACK FOR EXISTING HOME	2767B09L004
LANDSCAPE WAIVERS							
LW17-01	ARC LAND DEVELOPMENT	VISTA ROSE	1240 N LUCILLE ST	2/13/2017/3/14/2017	CLEAR 79%		7556000T002
LW17-02	MAT-SU HEALTH FOUNDATION	WASILLA JR & HIGH SCH	800 E BOGARD RD	3/23/2017/4/13/2017	CLEAR 84%		2095000T00B-2
LW17-03	SPLISH&PLASH CAR WASH	COTTONWOOD CRK MALL	1900 E PALMER-WASILLA HWY	3/26/2017/6/13/2017	VEGETATION 27.2%		2758000T00F
LW17-04	LUCAS, MIKE & CATHY	PRIMROSE POINTE PH 1	1180 N ELKHORN DR	6/14/2017/6/13/2017	CLEAR 100%		6791B03L001
LW17-05	FIRST NATIONAL BANK OF LAKEWOOD	BUSINESS PAR	775 E PARKS HWY	6/20/2017/7/11/2017	CLEAR 80%		2479000T00A-1
DESIGN EXCEPTIONS							
DE17-01	MVFCU	CARNEY-WILSON EST RSB	501 N MAIN ST	9/22/2017/10/10/2017	SIGN		3225000L001-A

**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
Jessica Smith, Planning Services
Manager
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*

**December 4, 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. October 23, 2017, regular meeting minutes
 2. November 6, 2017, regular meeting minutes
 - B. INTRODUCTION FOR PUBLIC HEARING: QUASI-JUDICIAL MATTERS
 - A. **Resolution 18-01**, a Conditional Use Permit (CUP) in accordance with MSB 17.60 – Conditional Uses; allowing the operation of a Marijuana Cultivation Facility located at 6570 W. Trevett Circle (Tax ID# 17N02W10A015); within Township 17 North, Range 2 West, Section 10, Seward Meridian. Public Hearing: January 15, 2018. (*Applicant: Robert A. Hayes, III, dba Alaska Frontier Cannabis, Staff: Sandra Swanger-Jensen*)
 - C. INTRODUCTION FOR PUBLIC HEARING: LEGISLATIVE MATTERS

V. COMMITTEE REPORTS

VI. AGENCY/STAFF REPORTS

- A. LRTP Executive Summary Story Map (*Staff: Ben Coleman*)
- B. Proclamations

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.

- A. **Resolution 17-50**, a Conditional Use Permit in accordance with MSB 17.30 – Conditional Use Permit (CUP) for Earth Materials Extraction Activities, for the extraction of approximately 3,000,000 cubic yards of earth material from a 31.5-acre parcel, located at 21252 W. Susitna Parkway; within Township 16 North, Range 4 West, Section 3, Parcel A5, (Tax ID# 16N04W03A005), Seward Meridian. Public Hearing: December 4, 2017. (*Applicant: Isaac Pearson, on behalf of Purinton Products, LLC, Staff: Mark Whisenhunt*)
- B. **Resolution 17-52**, a Conditional Use Permit in accordance with MSB 17.60 – Conditional Uses; following the operation of a Marijuana Cultivation Facility, located at 25930 E. Knik River Road; within Township 16 North, Range 3 East, Section 24, (Tax ID# 1842B01L007), Seward Meridian. Public Hearing: December 4, 2017. (*Applicant: Craig Reich, Jr., dba Knik Glacier Gardens, Staff: Mark Whisenhunt*)

X. PUBLIC HEARING: LEGISLATIVE MATTERS

- A. **Resolution 17-55**, recommending Assembly approval of establishing a Nonconforming Use section within MSB 17.29 and modifying MSB 17.80 by eliminating reference to Nonconforming Uses in Flood Hazard Areas. Public Hearing: December 4, 2017. (*Staff: Taunnie Boothby*)

XI. CORRESPONDENCE & INFORMATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. COMMISSION BUSINESS

- A. MSB School Site Selection Committee – Election of PC Representative
- B. 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.