

Council Action:	
Approved: <input checked="" type="checkbox"/>	Denied: <input type="checkbox"/>
Date of Action: 7/23/18	
Verified by: <i>[Signature]</i>	

CITY COUNCIL ACTION MEMORANDUM

AM No. 18-27: Approving the Construction of a 22,594 square foot Hangar on Wasilla Airport Lease Lot 16.

Originator: Public Works Director
 Date: July 10, 2018

Agenda of: July 23, 2018

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	7/11/18
X	Finance Director	<i>[Signature]</i>	7.11.18
X	Deputy Administrator	<i>[Signature]</i>	7/12/18
X	City Clerk	<i>[Signature]</i>	7/12/18

Reviewed by Mayor Bert L. Cottle: *[Signature]* 7/12/2018

Fiscal Impact: no

Account name/number:

Attachments: Project Information (4 pages)
 Planning Commission Resolution Serial No 18-08 (2 pages)

Summary Statement: Wasilla Municipal Code 5.32.120 Lease of Airport property, requires City Council approval for the construction of hangars greater than 10,000 square feet with a recommendation of approval from the Planning Commission.

On July 10, 2018, the Planning Commission adopted Resolution Serial No. 18-08 in support of this project. The property is currently under a 10-year lease with Robert Yundt Homes, LLC the developer for this lease lot. The project is proposed in two phases that includes a 10-unit hangar with 2 office spaces. The first phase will build 6 hangar units and 2 offices that will be offered for lease, followed by the 4 remaining hangar units in phase two.

Staff recommendation: Adopt AM No. 18-27



Robert Yundt Homes, LLC

357 E. Parks Hwy, Suite 200

Wasilla, AK 99654

Office: (907) 864-0434 / Cell: (907) 232-8340

Email: robertyundt@gmail.com

Accounts Email: ryh.accts@gmail.com

June 22, 2018

City of Wasilla
Planning Office
290 East Herning Avenue
Wasilla, AK 99654

To Whom It May Concern:

Requested Use:

Robert Yundt Homes, LLC is requesting a Conditional Use Permit for the purpose of ultimately constructing a new 10-unit hanger with 2 accessory office spaces. RYH plans to build the 2 accessory office spaces and 6 hangers as a first phase of construction. With approval of this application the first phase will be completed by 02/01/2019. As the rental market will bear, RYH will build the additional 4 hanger spaces with the ultimate goal of completing the whole project by 2020.

Below is Robert Yundt Homes, LLC response to the Conditional Use Criteria.

1. N/A
2. RYH intentions to build airplane hangers are consistent with the City of Wasilla Airport comprehensive plan.
3. N/A
4. N/A
5. N/A
6. RYH proposed airplane hanger project will be built in accordance to the Mat-Su Central Fire Department standards and requirements and there is adequate access for the emergency and police vehicles.
7. The proposed project will not overload the street system or result in any dangers.
8. Yes the dimensional requirements are met. Please see site plan for verification.
9. Please see site plan.
10. The proposed project will be adequately served by utilizes such as private water and sewer, electricity and natural gas.
11. The proposed project will adequately drain with out excess runoff onto public accesses.
12. Please see site plan.
13. Peak use of the proposed project will be in accordance to current airport peak use.
14. Off-Site impact will be in accordance with the current airport use of other lots and airplane hangers.
15. N/A
16. N/A
17. N/A
18. N/A
19. Please see elevation detail.
20. N/A
21. The proposed project will not significantly increase the impact of winter hassles.

Robert D. Yundt II

CU #18-03
MSB Map #HO 09
T17N, R02W, Sec. 13

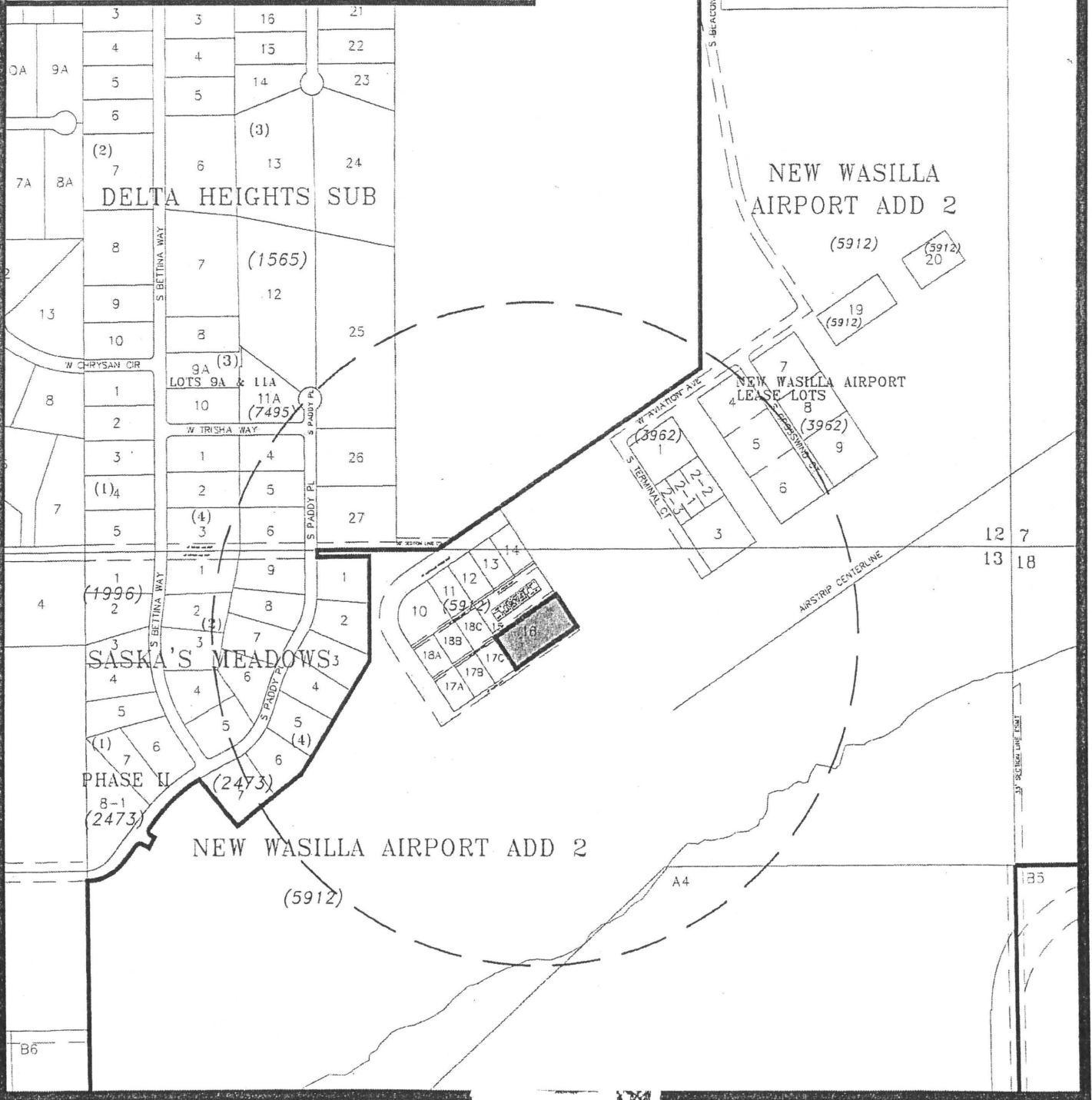


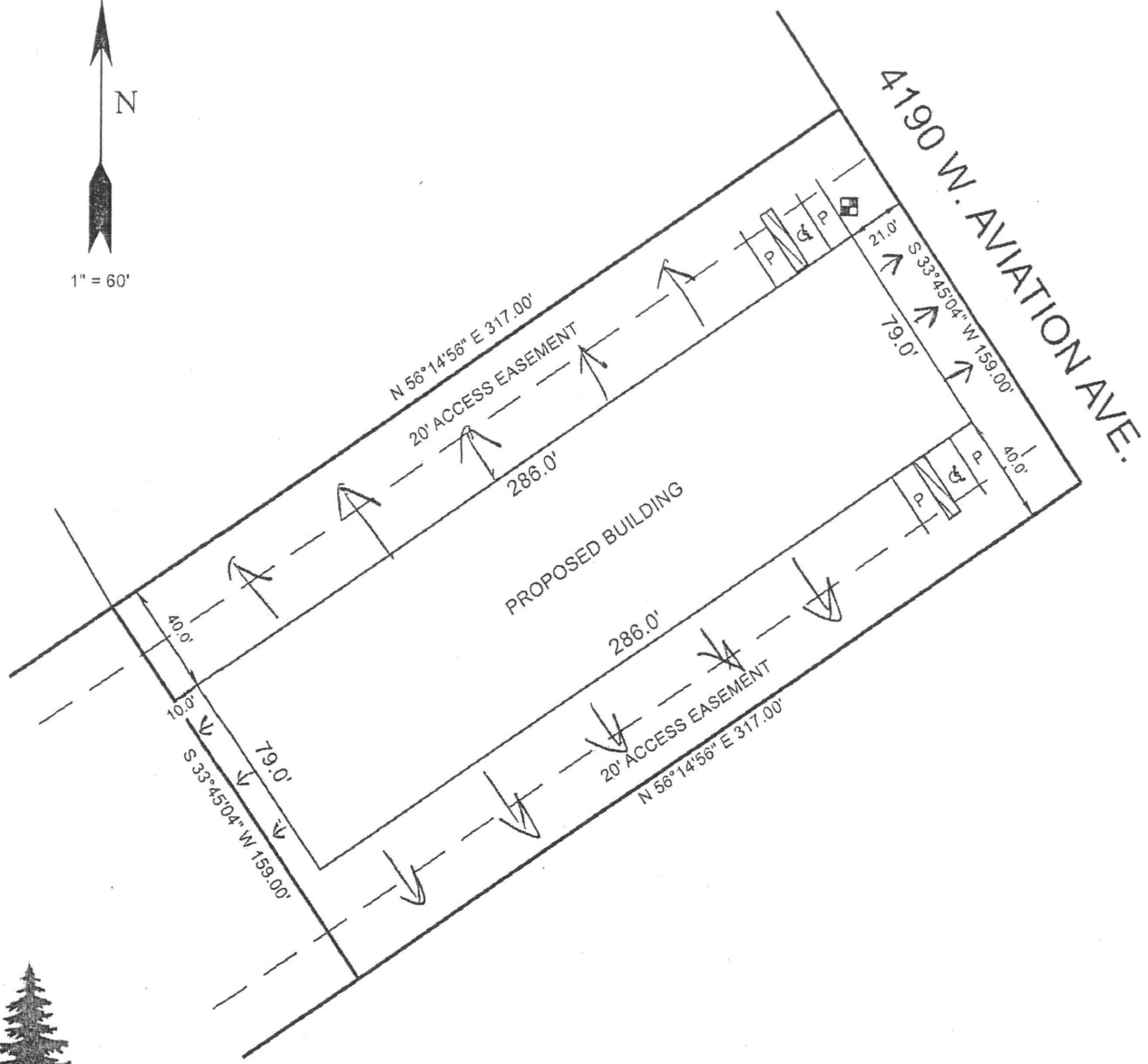
SUBJECT
PROPERTY

SCALE IN FEET



City of Wasilla/Planning - 06-26-18





NOTES:
1. THIS PLOT PLAN IS FROM RECORD AND PROPOSED INFORMATION ONLY.

DENALI NORTH

847 W. Evergreen Ave. Palmer, Alaska 99645
Phone (907) 745-1110

- Well Location

I HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY : LEASE LOT "18" WITHIN THE NEW WASILLA AIRPORT HANGAR CONDOMINIUMS PLAT NO. 92-6 & SHOWN ON EXHIBIT "A" OF 2018-000762-0 PALMER RECORDING DISTRICT, AND THERE ARE NO ENCROACHMENTS VISIBLE AT THE TIME OF THIS SURVEY, EXCEPT AS INDICATED.
DATED THIS 11TH DAY OF MAY 20 18 AT PALMER, ALASKA. IT IS THE RESPONSIBILITY OF THE OWNERS OR BUILDERS TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. UNDER NO CIRCUMSTANCES SHOULD ANY DATA HEREON BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES. THIS IS NOT A LOT CORNER SURVEY.



JOB NO. 18-128	CLIENT	FIELD BOOK(S)	N/A
SCALE 60 Ft/in	PLOT PLAN X	ASBUILT	MAP
		DRAWN	HW
		CKD.	WW

1.0

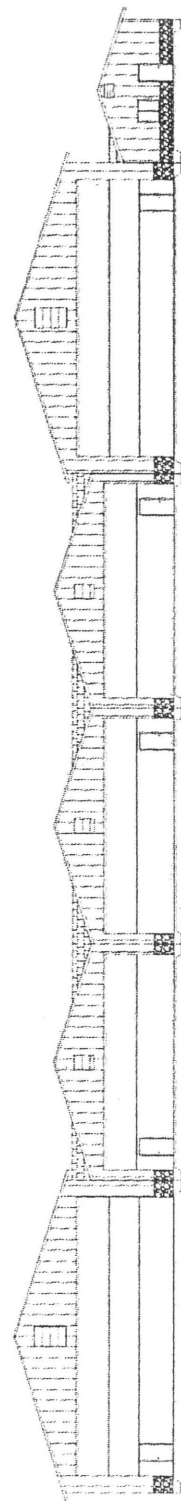
DATE	12/17/11
BY	AA
CHKD BY	AA
DESIGNED	

WINKLA JERREI HANCOCK
 ADDRESS TBD
 BRISOLA, ALASKA
 For Robert Frost Homes, LLC

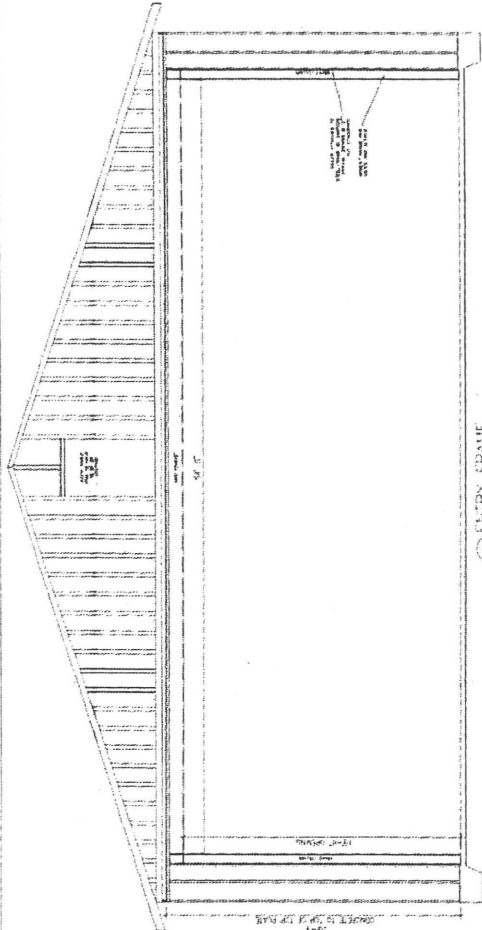
Winkla Jerrei Hancock
 908 BRISOLA
 BRISOLA, AK 99554
 907-487-1303
 ARCHITECTURAL



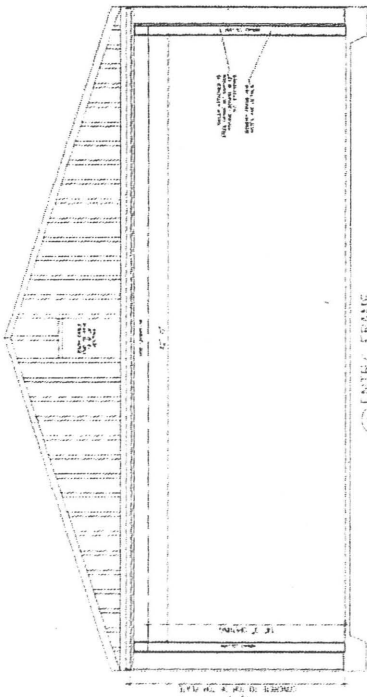
DATE	12/17/11
BY	AA
CHKD BY	AA
DESIGNED	



1 FRONT & REAR
 1/8" = 1'-0"



1 ENTRY FRAME
 1/8" = 1'-0"



1 WINDOW FRAME
 1/8" = 1'-0"

1/8" DIMENSIONS ARE UNLESS NOTED OTHERWISE

By: Planning
Public Hearing: 07/10/18
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 18-08**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CONSTRUCTION OF A 22,594 SQUARE FOOT HANGAR – PHASED OVER A TWO AND ONE-HALF YEAR DEVELOPMENT PERIOD ON WASILLA AIRPORT LEASE LOT 16, NEW WASILLA AIRPORT SUBDIVISION, ADDITION 2.

WHEREAS, Robert Yundt, Robert Yundt Homes LLC, submitted an application for a conditional use permit (CU #18-03) on June 22, 2018; and

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

WHEREAS, notice of the application was mailed to all property owners within a 1,200 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 July 1, 2018; and

WHEREAS, the Planning Commission held a public hearing on this request on July 10, 2018; 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 Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

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

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

1. The Matanuska-Susitna Borough Fire Chief's office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
2. All development must be consistent with the site plan attached to Resolution Serial No. 18-09 as Exhibit B.
3. Permit approval is valid through December 2020 as allowed in WMC 16.08.010.
4. An as-built survey must be provided to the Planning Department upon completion of the building. ADOPTED by the Wasilla Planning Commission on May 8, 2018.

APPROVED:

Brian Mayer, Vice-Chair

ATTEST:

Tina Crawford, AICP, City Planner