



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**

Vacant, Seat A  
Daniel Kelly Jr., Seat B  
Steven DeHart, Seat C  
Doug Miller, Seat D  
Glenda Ledford, Seat E  
Clark Buswell, Seat F  
Robert Webb, Seat G

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**CITY OF WASILLA  
PLANNING COMMISSION MEETING AGENDA  
WASILLA CITY COUNCIL CHAMBERS**

Wasilla City Hall, 290 E. Herning Avenue, Wasilla, AK 99654 / 907-373-9020 phone

**REGULAR MEETING**

**7 P.M.**

**DECEMBER 13, 2011**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
  - A. City Attorney
  - B. City Council
  - C. City Planner
  - D. City Public Works Director
  - E. City Deputy Administrator
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
  - A. Minutes of November 8, 2011, regular meeting.

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

A. Public Hearing

1. **Resolution Serial No. 11-04:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for a portion of Lot A4, within Section 7, and a portion of Lot B4, within Section 18, Township 17 North, Range 01 West, Seward Meridian, AK totaling approximately 36 acres. The parcels are generally located on the east and west side of Church Road north of the Parks Highway.
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant
2. **Resolution Serial No. 11-19:** Approving a waiver/modification per WMC 16.33.070 of the required 10 feet parking lot perimeter landscape requirement in WMC 16.24.040(D)(4)(b) to allow a transition from 10 feet to 0feet along the north property line and approving the clearing of more than 70 percent of the vegetation from the lot per WMC 16.33.050(B)(2).
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant
3. Capital Improvements Plan Discussion

IX. UNFINISHED BUSINESS

A. Committee of the Whole

1. Planning Commission training – Part 2 – Continued from November 8, 2011 meeting.

X. COMMUNICATIONS

- A. Planning Commission meeting calendar for 2011
- B. Permit Information
- C. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, November 8, 2011, in Council Chambers of City Hall, Wasilla, Alaska by A.C. Buswell, III, Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Vacant, Seat A  
Mr. Daniel Kelly, Jr., Seat B  
Mr. Steven DeHart, Seat C  
Mr. Doug Miller, Seat D  
Ms. Glenda Ledford, Seat E  
Mr. Clark Buswell, Seat F  
Mr. Robert Webb, Seat G

Staff in attendance were:

Mr. Archie Giddings, Public Works Director  
Ms. Tina Crawford, City Planner  
Ms. Tahirih Klein, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Ms. Klein led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as amended.

**V. REPORTS**

A. City Attorney  
No report given.

B. City Council  
No report given.

C. City Planner  
Ms. Crawford reminded the Commission that the next meeting will be on December 13, 2011 since the November 22, 2011 meeting had been cancelled.

D. City Public Works Director

Mr. Giddings stated he has started working on the CIP for next year and will bring a resolution forward after he gets the list put together.

E. City Deputy Administrator

No report given.

**VI. PUBLIC PARTICIPATION** (*five minutes per person, for items not scheduled for public hearing*)

No one present.

**VII. CONSENT AGENDA**

A. Minutes of October 25, 2011, meeting.

GENERAL CONSENT: Minutes were approved as amended.

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

A. Public Hearing

1. **Resolution Serial No. 11-18:** Recommending that the Wasilla City Council amend the City of Wasilla Official Streets & Highways Plan FY 2005-2025 to assign a street classification for the proposed Machen Road extension.

a. City Staff

Mr. Giddings provided a brief statement regarding the reasoning for revising the map to include a Commercial street classification to the Machen Road extension.

Discussion moved to the Commission.

b. Applicant

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing for Resolution Serial No. 11-18 for public input.

With no one present to speak, Chair Buswell closed the public hearing on Resolution Serial No. 11-18.

d. Applicant

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 11-18 as presented.

MOTION: Commissioner Kelly moved to amend Exhibit A to designate the Machen Road extension as a Commercial street classification instead of a Major Collector designation.

VOTE: The amendment to the main motion passed unanimously.

Discussion ensued.

VOTE: The motion to adopt Resolution Serial No. 11-18 as amended passed unanimously.

## **X. UNFINISHED BUSINESS**

There was no unfinished business.

## **IX. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

## **X. AUDIENCE COMMENTS**

No one present.

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

- B. Committee of the Whole

MOTION: Commissioner Miller moved to enter into the Committee of the Whole at 7:18 PM to enter into the Planning Commission training – Part 2.

VOTE: The motion to enter into the Committee of the Whole passed unanimously.

1. Planning Commission training – Part 2

MOTION: Commissioner Kelly moved to exit into the Committee of the Whole at 8:22 PM.

VOTE: The motion to exit the Committee of the Whole passed unanimously.

## **XII. STAFF COMMENTS**

Mr. Giddings stated that listening to the training session was informative and that it was interesting to hear that there were similarities between the growth issues facing the City and other areas of the country.

**XII. COMMISSION COMMENTS:**

Commissioner Miller asked about the Downtown overlay and where the Planning Department is at in the process of approving.

Ms. Crawford stated they are looking at updating the Downtown overlay over the next 12-18 months and right now in the process of updating Title 16.

Commissioner Kelly stated he has been apart of different governing bodies one way or another and seen a lot of changes with the City of Wasilla.

Chair Buswell stated he appreciates the update to the sign code ordinance and thanked everyone for showing up tonight.

**XIII. ADJOURNMENT**

The regular meeting adjourned at 8:32 PM.

ATTEST:

\_\_\_\_\_  
A.C. BUSWELL, III, Chairman

\_\_\_\_\_  
TAHIRIH KLEIN, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2011.



**Staff Report:** Case # R11-02  
**Prepared by:** Planning Staff  
**Meeting date:** December 13, 2011

## I. SUMMARY FACTS:

Applicant/Owner: Kevin Baker for Gary Lundgren

Proposal: Rezone from Rural Residential (RR) to Commercial (C)

Location: A portion of Lot A4, within Sec. 7 and a portion of Lot B4, within Sec. 8, Township 17 North, Range 01 West, Seward Meridian, AK (located north of the Parks Highway on Church Road)

Parcel size: Approximately 36 acres

Existing Zoning: Rural Residential (RR)

Future Land Use: Generally Commercial/Business

Surrounding Zoning: North: Rural Residential  
South: Commercial  
East: Rural Residential  
West: Commercial

## II. STAFF RECOMMENDATION:

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

## III. SUMMARY OF REQUEST

The purpose of this request is to rezone the southern portion from both lots from Rural Residential (RR) to Commercial (C).

Public hearing notices were mailed to 116 property owners within a 1,200 foot radius and 25 review agencies on November 15, 2011, allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

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

#### IV. APPLICABLE PROVISIONS

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

#### V. FINDINGS

##### 16.16.070 Rezoning

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

*Staff Finding:* This criterion is met since the subject rezoning was initiated by agent for the owner of the properties.

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

*Staff Finding:* This criterion is met since the subject properties total approximately 36 acres.

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

*Staff Finding:* This criterion is met since all applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

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

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

*Staff Finding:* This criterion is not applicable since there are not any approved neighborhood plans in the area. However, written comments were received from two adjoining property owners – one in opposition and the other requested a postponement until sufficient aesthetic design criteria for commercial developments are adopted in the City codes. Copies of their comments are included in this packet.



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

**Staff Finding:** *This criterion is met since the rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. Additionally, in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit application.*

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

**Staff Finding:** *This criterion is met since the subject properties have appropriate access to the services referenced above or will provide them at time of development.*

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

**Staff Finding:** *The MSB Platting office commented that a subdivision preliminary plat has not been submitted to them for review/comment. Also, the MSB Public Works Director stated that the Borough does not support this effort at this time since they are currently in negotiations to purchase portion of the subject properties.*

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

**Staff Finding:** *This criterion is not met. Based on the following, there is no demonstrated need for additional land in the commercial zoning district in this area at this time:*

- *Total acreage within City limits is 7,778± acres*
- *1,383± acres within the City are zoned Commercial (17.8%)*
- *In the area west of Main Street north of the Parks Highway, 333± acres are zoned Commercial*
- *155± acres of the 333± acres zoned Commercial are undeveloped (47%)*
- *99± acres of the 155± undeveloped commercially zoned land are immediately south of the subject properties and has frontage on the Parks Highway.*

*Additionally, the Rural Residential (RR) zoning district allows up to 10,000 square feet of commercial use as a permitted use. There are 89± acres of undeveloped RR-zoned land in the immediate area (including the 36 acres for this rezone) that would allow a significant amount of commercial uses in the area.*

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

**STAFF FINDING:** *Although commercial zoning is located to the south and west of the subject properties, rezoning the proposed areas on north side of the proposed Machen Road extension will not create a logical and integrated area. This is based on the following:*

- *The proposed depth of 319± feet on the western property will create a narrow strip of commercial zoning that may not be suitable for large commercial developments (greater than 10,000 square feet) due to the landscaping, parking, and setback requirements for commercial uses. It would be more suitable for a smaller commercial business or retail strip center. Smaller commercial businesses (10,000 square feet or less) and strip centers are allowed in the RR zoning. The proposed depth would be comparable to the depth of the McDonalds restaurant on the corner of Crusey and the Parks Highway or approximately half the depth of the Carr's shopping center parcel along the Parks Highway.*
- *The Matanuska-Susitna Borough is currently negotiating a right-of-way acquisition along the south side of the subject properties. Since the acquisition has not been finalized, the location of the right-of-way could shift to the north, which would reduce the already narrow width of the proposed zoning on parcel on the west side of Church Road*
- *The Rural Residential zoning district serves a transition zone between the residential to the north and east and the commercial properties to the south. It allows a mix of residential and small-scale commercial uses (10,000 square feet or less). The proposed Machen Road extension will serve as a clear boundary that delineates the commercial zoning to the south and the residential zoning to the north. Expansion of the commercial zoning north of the proposed Machen Road extension would allow large scale commercial development that may negatively impact the existing residential neighborhoods to the north.*

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

**STAFF FINDING:** *This criterion is met since the proposed rezone to Commercial is consistent with the goals and policies in the Comprehensive Plan since the Future Land Use Map designates this property as Mixed Use.*

**VI. CONCLUSION AND RECOMMENDATION**

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of denial for this rezone request.

By: Planning  
Public Hearing: 12/13/11  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 11-04**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL DENY A REZONE FROM RURAL RESIDENTIAL TO COMMERCIAL FOR A PORTION OF LOT A4, WITHIN SECTION 7, AND A PORTION OF LOT B4, WITHIN SECTION 18, TOWNSHIP 17 NORTH, RANGE 01 WEST, SEWARD MERIDIAN, AK, TOTALING APPROXIMATELY 36 ACRES.**

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WHEREAS, Kevin Baker, agent for Gary Lundgren, owner, hereinafter called “the applicant”, submitted an application for a rezone, R11-02, requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to change the zoning from Rural Residential (RR) to Commercial (C); and

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

WHEREAS, the application was submitted on January 13, 2011, and included the narrative and maps that address criteria listed in WMC 16.16.040, 16.16.050 and 16.16.070; and

WHEREAS, on February 1, 2011, the applicant requested a postponement of the public hearing for the rezone request; and

WHEREAS, on November 8, 2011, the applicant submitted a request to schedule the public hearing for the rezone request for the December 13, 2011, Planning Commission meeting; and

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

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

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

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

WHEREAS, after due consideration, the Wasilla Planning Commission hereby determines that the application does not meet the approval criteria for a rezone.

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

ADOPTED by the Wasilla Planning Commission on -, 2011.

APPROVED:

ATTEST:

\_\_\_\_\_  
A.C. Buswell, III, Chairman

\_\_\_\_\_  
Tina Crawford, AICP, City Planner

## EXHIBIT A

Wasilla Planning Commission Resolution 11-04

### FINDINGS OF FACT - Section 16.16.070(D)

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

**Finding:** *This criterion is not applicable since there are not any approved neighborhood plans in the area. However, written comments were received from two adjoining property owners – one in opposition and the other requested a postponement until sufficient aesthetic design criteria for commercial developments are adopted in the City codes. Copies of their comments are included in this packet.*

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

**Finding:** *This criterion is met since the rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. Additionally, in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit application.*

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

**Finding:** *This criterion is met since the subject properties have appropriate access to the services referenced above or will provide them at time of development.*

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

**Finding:** *The MSB Platting office commented that a subdivision preliminary plat has not been submitted to them for review/comment. Also, the MSB Public Works Director stated that the Borough does not support this effort at this time since they are currently in negotiations to purchase portion of the subject properties.*

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

**Finding:** *This criterion is not met. Based on the following, there is no demonstrated need for additional land in the commercial zoning district in this area at this time:*

- *Total acreage within City limits is 7,778± acres*
- *1,383± acres within the City are zoned Commercial (17.8%)*

- *In the area west of Main Street north of the Parks Highway, 333± acres are zoned Commercial*
- *155± acres of the 333± acres zoned Commercial are undeveloped (47%)*
- *99± acres of the 155± undeveloped commercially zoned land are immediately south of the subject properties and has frontage on the Parks Highway.*

*Additionally, the Rural Residential (RR) zoning district allows up to 10,000 square feet of commercial use as a permitted use. There are 89± acres of undeveloped RR-zoned land in the immediate area (including the 36 acres for this rezone) that would allow a significant amount of commercial uses in the area.*

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

***FINDING:*** *Although commercial zoning is located to the south and west of the subject properties, rezoning the proposed areas on north side of the proposed Machen Road extension will not create a logical and integrated area. This is based on the following:*

- *The proposed depth of 319± feet on the western property will create a narrow strip of commercial zoning that may not be suitable for large commercial developments (greater than 10,000 square feet) due to the landscaping, parking, and setback requirements for commercial uses. It would be more suitable for a smaller commercial business or retail strip center. Smaller commercial businesses (10,000 square feet or less) and strip centers are allowed in the RR zoning. The proposed depth would be comparable to the depth of the McDonalds restaurant on the corner of Crusey and the Parks Highway or approximately half the depth of the Carr's shopping center parcel along the Parks Highway.*
- *The Matanuska-Susitna Borough is currently negotiating a right-of-way acquisition along the south side of the subject properties. Since the acquisition has not been finalized, the location of the right-of-way could shift to the north, which would reduce the already narrow width of the proposed zoning on parcel on the west side of Church Road*
- *The Rural Residential zoning district serves a transition zone between the residential to the north and east and the commercial properties to the south. It allows a mix of residential and small-scale commercial uses (10,000 square feet or less). The proposed Machen Road extension will serve as a clear boundary that delineates the commercial zoning to the south and the residential zoning to the north. Expansion of the commercial zoning north of the proposed Machen Road extension would allow large scale commercial development that may negatively impact the existing residential neighborhoods to the north.*

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

***FINDING:*** *This criterion is met since the proposed rezone to Commercial is consistent with the goals and policies in the Comprehensive Plan since the Future Land Use Map designates this property as Mixed Use.*

By: Planning  
Public Hearing: 12/13/11  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 11-04**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE OF A REZONE FROM RURAL RESIDENTIAL TO COMMERCIAL FOR A PORTION OF LOT A4, WITHIN SECTION 7, AND A PORTION OF LOT B4, WITHIN SECTION 18, TOWNSHIP 17 NORTH, RANGE 01 WEST, SEWARD MERIDIAN, AK, TOTALING APPROXIMATELY 36 ACRES.**

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WHEREAS, Kevin Baker, agent for Gary Lundgren, owner, hereinafter called “the applicant”, submitted an application for a rezone, R11-02, requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to change the zoning from Rural Residential (RR) to Commercial (C); and

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

WHEREAS, the application was submitted on January 13, 2011, and included the narrative and maps that address criteria listed in WMC 16.16.040, 16.16.050 and 16.16.070; and

WHEREAS, on February 1, 2011, the applicant requested a postponement of the public hearing for the rezone request; and

WHEREAS, on November 8, 2011, the applicant submitted a request to schedule the public hearing for the rezone request for the December 13, 2011, Planning Commission meeting; and

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

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

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

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

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

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

ADOPTED by the Wasilla Planning Commission on -, 2011.

APPROVED:

ATTEST:

\_\_\_\_\_  
A.C. Buswell, III, Chairman

\_\_\_\_\_  
Tina Crawford, AICP, City Planner



## EXHIBIT A

### Wasilla Planning Commission Resolution 11-04 FINDINGS OF FACT - Section 16.16.070(D)

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

**Finding:** *This criterion is not applicable since there are not any approved neighborhood plans in the area.*

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

**Finding:** *This criterion is met since the rezoning substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria. Additionally, in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit application.*

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

**Finding:** *This criterion is met since the subject properties have appropriate access to the services referenced above or will provide them at time of development.*

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

**Finding:** *This criterion is met.*

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

**Finding:** *This criterion is met.*

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

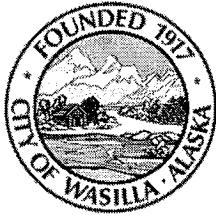
**FINDING:** *The resulting district or expanded district will be a logical, integrated area.*

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

**FINDING:** *This criterion is met since the proposed rezone to Commercial is consistent with the goals and policies in the Comprehensive Plan since the Future Land Use Map designates this property as Mixed Use.*

RECEIVED

JAN 13 2011



CITY OF WASILLA  
• Planning Office •  
290 East Herning Avenue • Wasilla • Alaska • 99654-7094  
• Telephone 907-373-9020 •

Planning Office  
City of Wasilla

APPLICATION FOR ZONE CHANGE

#R 11-02

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>Gary Lundgren 100%</u>	Name: <u>Kevin Baker</u>
Mailing Address: <u>2623 Second Ave</u>	Mailing Address: <u>230 E. Paulson Ave. Ste 68</u>
<u>Seattle, WA 98121</u>	<u>Wasilla, AK 99654</u>
Contact Phone: Day <u>(212) 400-7352</u> Night _____	Contact Phone: Day <u>357-2000</u> Night _____
FAX: <u>-</u>	FAX: <u>357-2001</u>
E-mail: <u>- iis trading@yahoo.com</u>	E-mail: <u>Kevin@rgud.net</u>

\*Attach list of additional owners if any.

PROPERTY INFORMATION	
Size of property (A minimum of two acres is necessary before application may be accepted):	<u>112 acres / 36 acres</u>
Property tax #	<u>17N01W07A004 &amp; 17N01W08B004</u>
Street Address:	<u>NHN &amp; 401 N. Church Rd</u>
Legal Description: Lot(s) <u>    </u> Block <u>    </u> Subdivision <u>    </u>	
OR	
Parcel/Tract <u>    </u> Section <u>748</u> Township <u>17</u> Range <u>1W</u>	
[Attach additional page if necessary.]	
Current Zoning:	
RR-Rural Residential <input checked="" type="checkbox"/> R1-Single-family Residential <input type="checkbox"/> R2- Residential <input type="checkbox"/>	
RM-Multi-family <input type="checkbox"/> C-Commercial <input type="checkbox"/> I-Industrial <input type="checkbox"/> P-Public <input type="checkbox"/>	
Requested Zoning:	
RR-Rural Residential <input type="checkbox"/> R1-Single-family Residential <input type="checkbox"/> R2- Residential <input type="checkbox"/>	
RM-Multi-family <input type="checkbox"/> C-Commercial <input checked="" type="checkbox"/> I-Industrial <input type="checkbox"/> P-Public <input type="checkbox"/>	

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

DATE: 1-13-11

SIGNATURE: Kevin Baker

Accepted by: <u>Jahirah Klein</u>	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: <u>500.00</u>	WPC: <u>2/8/2011</u>
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Comprehensive Plan Information			
Expected Future Land Use Map shows property as :			
Generally Residential	<input type="checkbox"/>	Parks	<input type="checkbox"/>
		Mixed Use Area	<input checked="" type="checkbox"/>
Generally Commercial/Business	<input type="checkbox"/>	Generally Industrial	<input type="checkbox"/>
		Public/Institutional	<input type="checkbox"/>

Land Use	
Describe current use of property covered by this application: <i>VACANT/NO USES</i>	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	<i>Residential</i>
South:	<i>Commercial</i>
East:	<i>Residential / Light Commercial</i>
West:	<i>Light Industrial</i>

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

Application Check list:

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

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



Kevin S. Baker  
RGud Properties  
230 E. Paulson Ave. Suite 68  
Wasilla, AK. 99654 907.357.2000 kevin@rgud.net

January 13, 2011

City of Wasilla  
Tina Crawford Planning Office  
290 E Herning Avenue  
Wasilla, AK. 99654

Re: Petition to City of Wasilla for Zoning Map Amendment

Petitioner: Kevin Baker for  
Gary Lundgren, Land Owner  
APN's: 17N01W07A004 17N01W07A005 17N01W08B004 17N01W08B005

#### **PETITION**

Hello Ms. Crawford,  
Attached is the permit application petitioning the City of Wasilla to consider a zoning map amendment. Amending the zoning map from 'RR-Rural Residential' to 'C-Commercial' on certain properties described below.

#### **Property Information**

Area 1 --- APN # 17N01W07A004 – Presently this tract is vacant land approximately 112 acres in size and zoned "RR-Rural Residential". From this tract this petition for zoning change from "RR" to "C" consists of approximately 23 acres and is surrounded by other lands owned by the petitioner. The commercial district will be extended northerly approximately 394 feet to the new lot line proposed within WasillaGateway.com Subdivision.

Area 2 --- APN # 17N01W07B004 – Presently this tract is vacant land approximately 37 acres in size and zoned "RR-Rural Residential". From this tract this petition for zoning change from "RR" to "C" consists of approximately 17.5 acres and is surrounded by other lands owned by the petitioner except that on the east side of the property is residential / slight commercial uses. The commercial district will be extended northerly approximately 575 feet to the new lot line proposed within WasillaGateway.com Subdivision.

## NARRATIVE

1. No known neighborhood plans exist.

2. WMC 16.16.050A --- General Approval Criteria as follows:

---

1. Neighbors: Not applicable at this time.

2. Plans: This proposal is consistent with the City's Comprehensive Plan. The Current Land Use Map (figure 4-1) shows this area as vacant / open space / undeveloped and the Expected Future Land Use Map (figure 4-9) expects this property to be Mixed Uses.

3. Special Uses: Zoning changes are not a special use required by the WMC. This proposal is consistent with WMC 16.16.060.

4. Reviewing Parties: No comments to comment on.

5. Neighborhoods: No neighborhood plans exists.

6. Fire Safety and Emergency Access: The subject properties have emergency access via Parks Highway, Church Road and others.

7. Traffic: The proposed zoning amendment will not increase traffic or create any dangers to pedestrians.

8. Dimensional Standards: Prior to any construction a development permit is required by WMC which will address any dimensional standards and set-backs.

9. Parking: Prior to any construction a development permit is required by WMC which will address any parking plans.

10. Utilities: See attached plans for location of existing utilities. Prior to any construction a development permit is required by WMC which will address any utility expansions.

11. Drainage: Prior to any construction a development permit is required by WMC which will address any specific drainage concerns.

12. Large Developments: NA. This is not a development per se.

13. Peak Use: NA. This is not a development. There shouldn't be any change in peak characteristics for this rezone.

14. Off-Site Impacts: There shouldn't be any off-site impacts for this rezone.
  15. Landscaping. The properties are currently treed lots. Any landscaping plans may be addressed at the time an actual development is permitted.
  16. Walkways & Sidewalks: None proposed for this rezone.
  17. Water, Wastewater and Drainage systems: These systems can be addressed at the time there is a specific development plan. Today the area is served by city water, city sewer, natural gas and power along the lot line boundaries and Church Road.
  18. Historic Resources: Landowner has no objections in authorizing anybody to inspect the property for any on-site historic resources.
  19. Appearance: No proposed use, this is a petition for the city to consider a zoning map amendment.
  20. Open Space & Facilities: At some future time when a development permit is applied for, any open space and such can be addressed at that time.
  21. Winter Hassles: No anticipated increase or impact on surrounding properties from glaciations or drifting snow. The subject parcels will have a minimum of 20 acres.
- 

3. Enstar, MEA, city Water & city waste wastewater are shown on the preliminary plat.
4. Currently there aren't any comments to review and respond to.
5. Today the City of Wasilla has many acres zoned Rural Residential. Converting a portion of the property from Rural Residential to Commercial will create a logical, integrated addition to the area already zoned commercial keeping those property areas next to residential uses as "RR".
6. From reviewing the maps one can determine that a zoning map amendment for this area is logical considering the future development of this area of town.
7. The City of Wasilla's Comprehensive Plan's Current Land Use Map labels the property as "vacant / open space / undeveloped" and Expected Future Land Use of "Mixed Use Area".

The City of Wasilla's approval of amending the zoning map based on this petition complies with WMC 16.16.050 General Approval Criteria, 16.16.060, Specific Approval Criteria and 16.16.07.

If you need anything further, please let me know.

Thanks,



Kevin Baker  
Broker, RGud Properties  
907.357.2000  
[kevin@wasilla.biz](mailto:kevin@wasilla.biz)

Attachments ---

1. Check # 2005 \$ 500.00 from RGud Properties Trust Account.
2. Letter Authorization
3. Map of zoning areas.
- 4 & 5 17n01w07a004 Tax Record and Map
- 6 & 7 17n01w08b004 Tax Record and Map
8. WasillaGateway.com Preliminary Plat



Kevin Baker  
RGud Properties  
230 E. Paulson Ave. Suite 68  
Wasilla, AK. 99654 907.357.2000 kevin@rgud.net

December 26, 2010

This letter to City of Wasilla Planning Department authorizes Kevin Baker of RGud Properties to be my agent in applying for permits for developments, subdivisions, zoning map amendments, planned unit developments and such for any properties I own within the city.

In, particular this letter authorizes Kevin Baker to submit for a subdivision permit, zoning map amendment, and or Planned Unit Development Permit on the following properties:

Mat-Su Borough Assessor's Tax Parcel Numbers

17n01w07 A004 & A005

17n01w08 B004 & B005

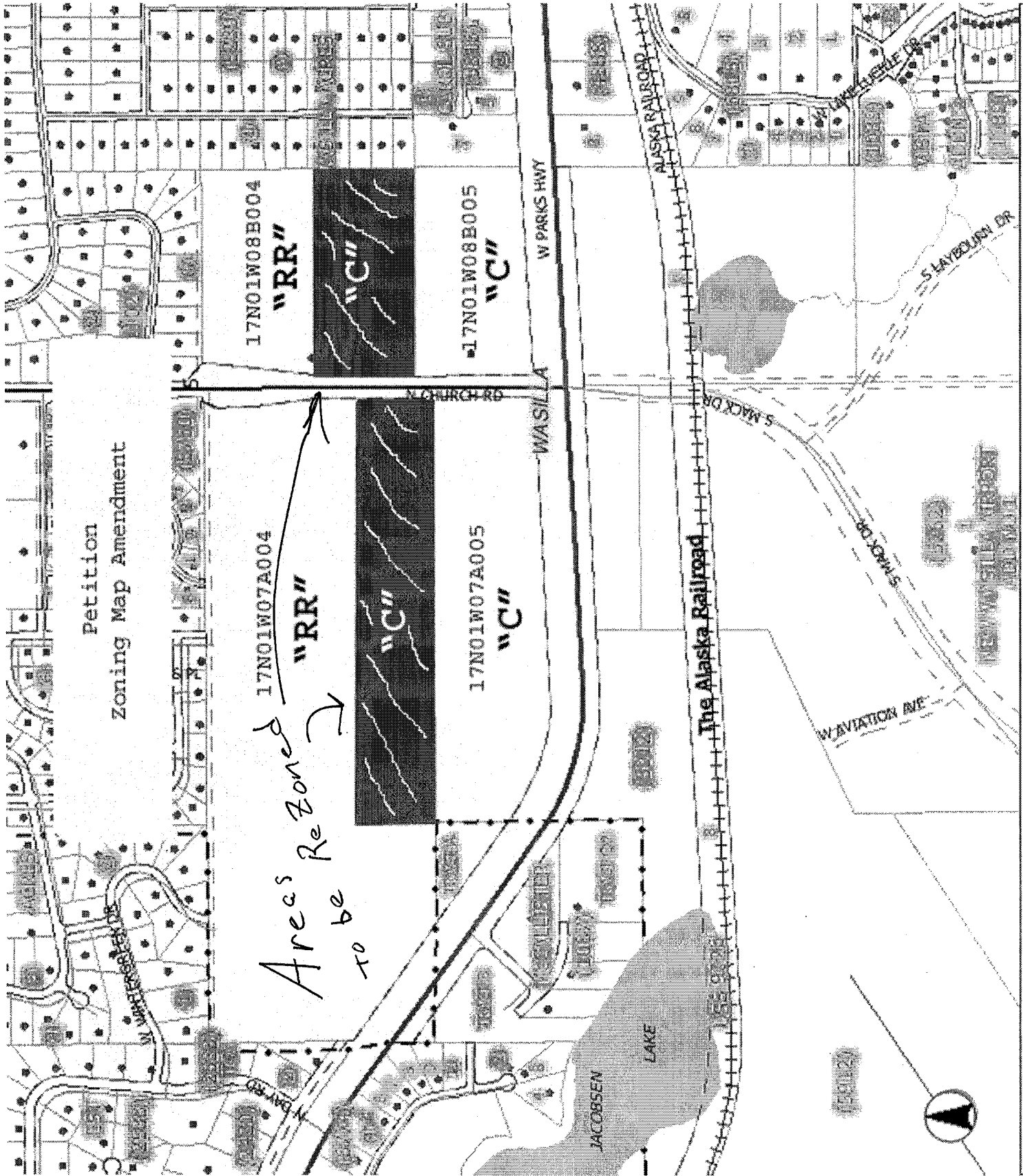
This authorization, if not withdrawn sooner by landowner, expires December 31, 2012.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Lundgren". The signature is written in a cursive, flowing style.

Gary Lundgren, Land Owner  
2623 Second Ave.  
Seattle, WA 98121





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# MATANUSKA-SUSITNA BOROUGH

Search Again

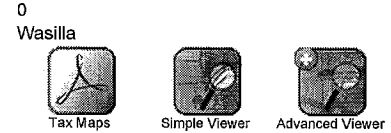
Owner Search

Search

## Real Property Detail for Account: 17N01W07A004

### Site Information

Account Number	17N01W07A004	Subdivision	0
Parcel ID	35208	City	Wasilla
TRS	S17N01W07	Map	WA12
Abbreviated Description (Not for Conveyance)	TOWNSHIP 17N RANGE 1W SECTION 7 LOT A4		



### Site Address

#### Ownership

Owners	LUNDGREN GARY	Buyers	
Primary Owner's Address	2623 2ND AVE SEATTLE WA 98121-1211	Primary Buyer's Address	

### Appraisal Information [\(Show Building Information\)](#)

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$2,075,900.00	\$0.00	\$2,075,900.00	2010	\$2,075,900.00	\$0.00	\$2,075,900.00
2009	\$2,075,900.00	\$0.00	\$2,075,900.00	2009	\$2,075,900.00	\$0.00	\$2,075,900.00
2008	\$2,075,900.00	\$0.00	\$2,075,900.00	2008	\$2,075,900.00	\$0.00	\$2,075,900.00

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2010	Yes	0035	11.786	\$24466.56
2009	Yes	0035	11.7	\$24288.03
2008	Yes	0035	12.269	\$25469.21

### Recorded Documents

Date	Type
11/8/1999	WARRANTY DEED (ALL TYPES)
2/5/1997	WARRANTY DEED (ALL TYPES)

### Recording Info (offsite link to DNR)

[Palmer Bk: 1043 Pg: 592](#)  
[Palmer Bk: 881 Pg: 527](#)

### Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$12,233.28	\$0.00	\$0.00	\$0.00	\$0.00	No

### Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
112.21	112.21	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

\* Total Assessed is net of exemptions and deferrals.

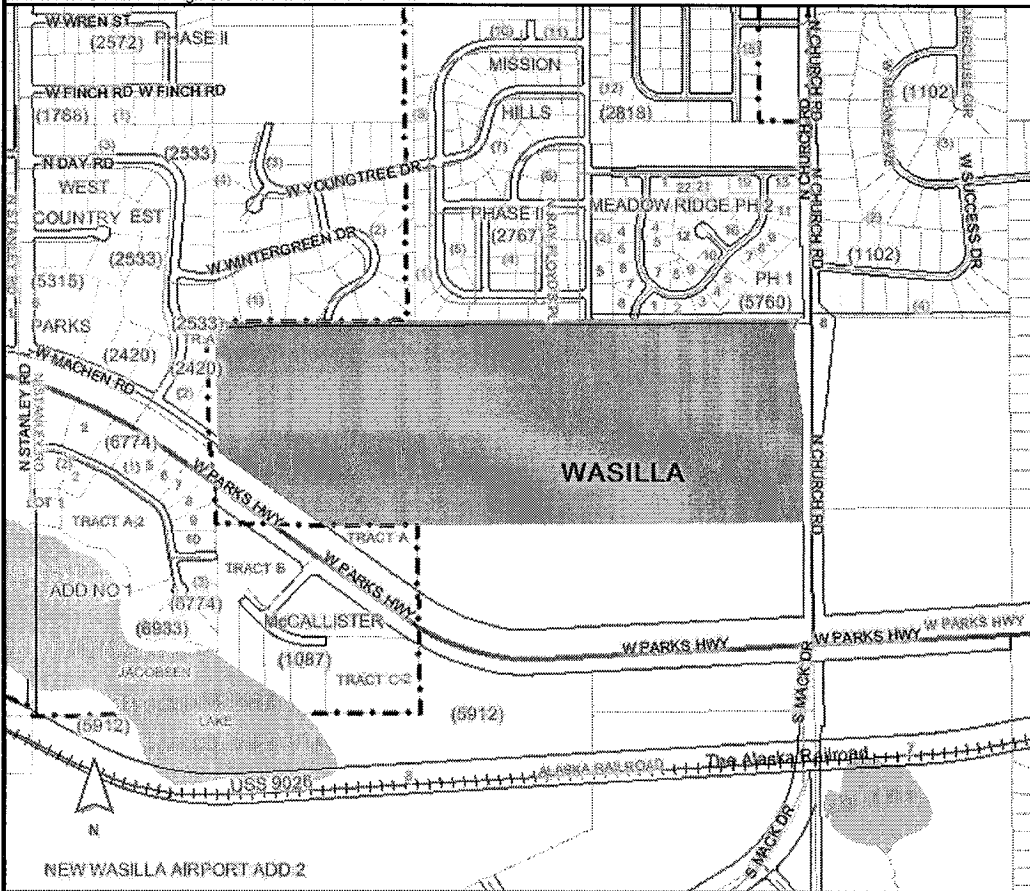
\*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.

Last Updated: 1/13/2011 4:01:25 AM

**Parent Parcel**

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- Legend**
- Highlighted Feature
  - Public Facilities
  - Public Airports
  - Alaska Railroad
  - Roads
  - HIGHWAY
  - MAJOR
  - MEDIUM
  - MINOR
  - NO DATA
  - NOT CONST'D
  - PRIMITIVE
  - Right of Way
  - Rivers and Streams
  - Water Bodies
  - River
  - Island
  - Lake
  - Saltwater
  - City Boundary
  - Parcels
  - Borough Boundary



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# MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

## Real Property Detail for Account: 17N01W08B004

**Site Information**

Account Number 17N01W08B004  
 Parcel ID 19405  
 TRS S17N01W08  
 Abbreviated Description TOWNSHIP 17N RANGE 1W SECTION 8  
 (Not for Conveyance) LOT B4

Subdivision  
 City  
 Map WA12

0  
 Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

Site Address 401 N CHURCH RD

**Ownership**

Owners LUNDRON GARY  
 Primary Owner's Address 2623 2ND AVE SEATTLE WA 98121-1211

Buyers  
 Primary Buyer's Address

**Appraisal Information (Show Building Information)**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$588,600.00	\$0.00	\$588,600.00	2010	\$588,600.00	\$0.00	\$588,600.00
2009	\$680,600.00	\$0.00	\$680,600.00	2009	\$680,600.00	\$0.00	\$680,600.00
2008	\$680,600.00	\$0.00	\$680,600.00	2008	\$680,600.00	\$0.00	\$680,600.00

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed
2010	Yes	0035	11.786	\$6937.24
2009	Yes	0035	11.7	\$7963.02
2008	Yes	0035	12.269	\$8350.29

**Recorded Documents**

Date	Type
11/8/1999	WARRANTY DEED (ALL TYPES)

**Recording Info (offsite link to DNR)**

Palmer Bk: 1043 Pg: 592

**Tax Account Status †**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,468.62	\$0.00	\$0.00	\$0.00	\$0.00	No

**Land and Miscellaneous**

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
40.00	36.79	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

\* Total Assessed is net of exemptions and deferrals.

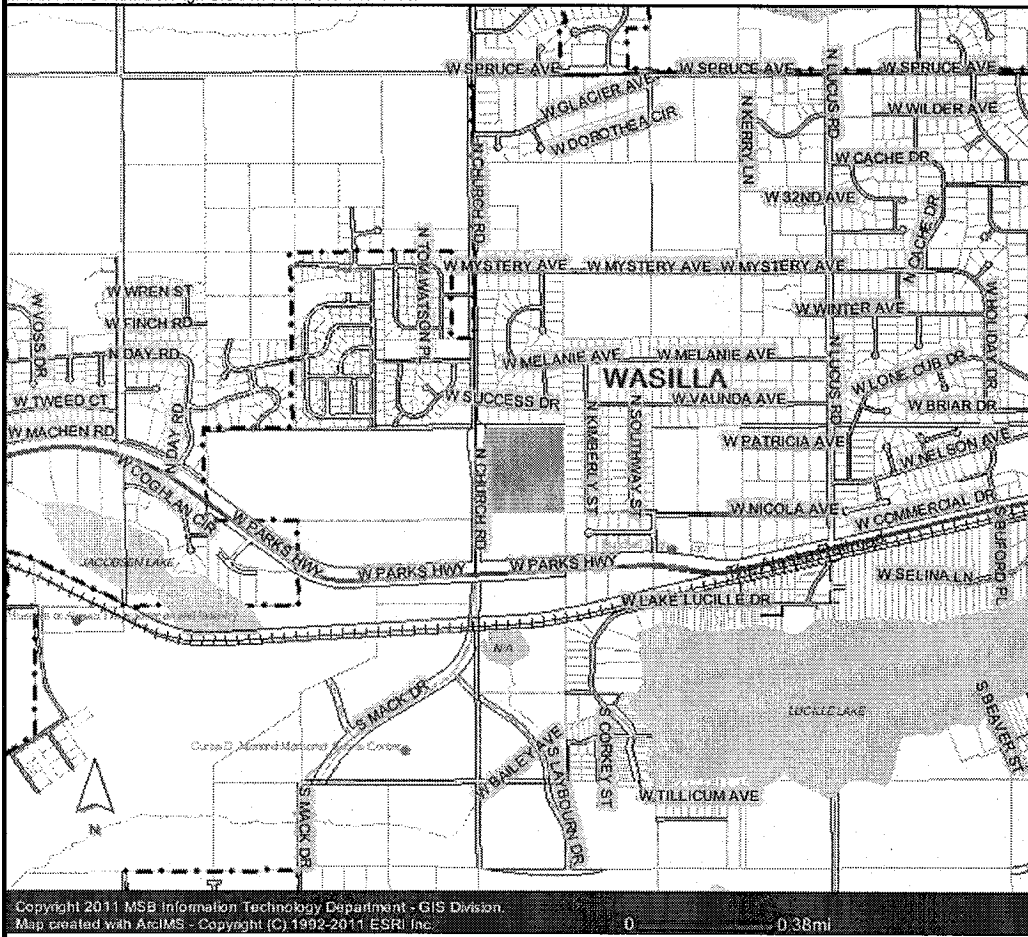
\*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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Last Updated: 1/13/2011 4:01:25 AM

**Parent Parcel**

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**Legend**

- Highlighted Feature
- Public Facilities
- Public Airports
- Alaska Railroad
- Roads
- HIGHWAY
- MAJOR
- MEDIUM
- MINOR
- NO DATA
- NOT CONST'D
- PRIMITIVE
- Right of Way
- Rivers and Streams
- Water Bodies**
- River
- Island
- Lake
- Saltwater
- City Boundary
- Parcels
- Borough Boundary



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0 0.38mi

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL OR ENTITY OWNING THIS PROPERTY TO VERIFY THAT ALL APPLICABLE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. LOT DIMENSIONS AND BEARING INFORMATION FOR PARCELS BEING SUBDIVIDED HAS BEEN OBTAINED FROM MULTIPLE PLATS AND OTHER PUBLIC DOCUMENTS LISTED.
3. INFORMATION FOR SUBDIVISIONS ADJACENT WAS OBTAINED FROM THOSE PLATS NOTED.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

GARY LUNDREN \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MUNICIPALITY OF WASILLA, ALASKA, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AND LAND USE DIRECTOR IN ACCORDANCE WITH THE APPLICABLE ORDINANCES. THE PLAT IS LOCATED:

PLANNING & LAND USE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**

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

Borough Tax Collection Official \_\_\_\_\_ DATE \_\_\_\_\_

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

CITY OF WASILLA TAX COLLECTION OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

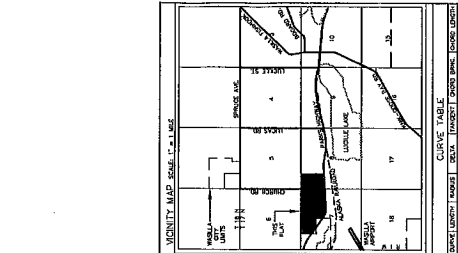
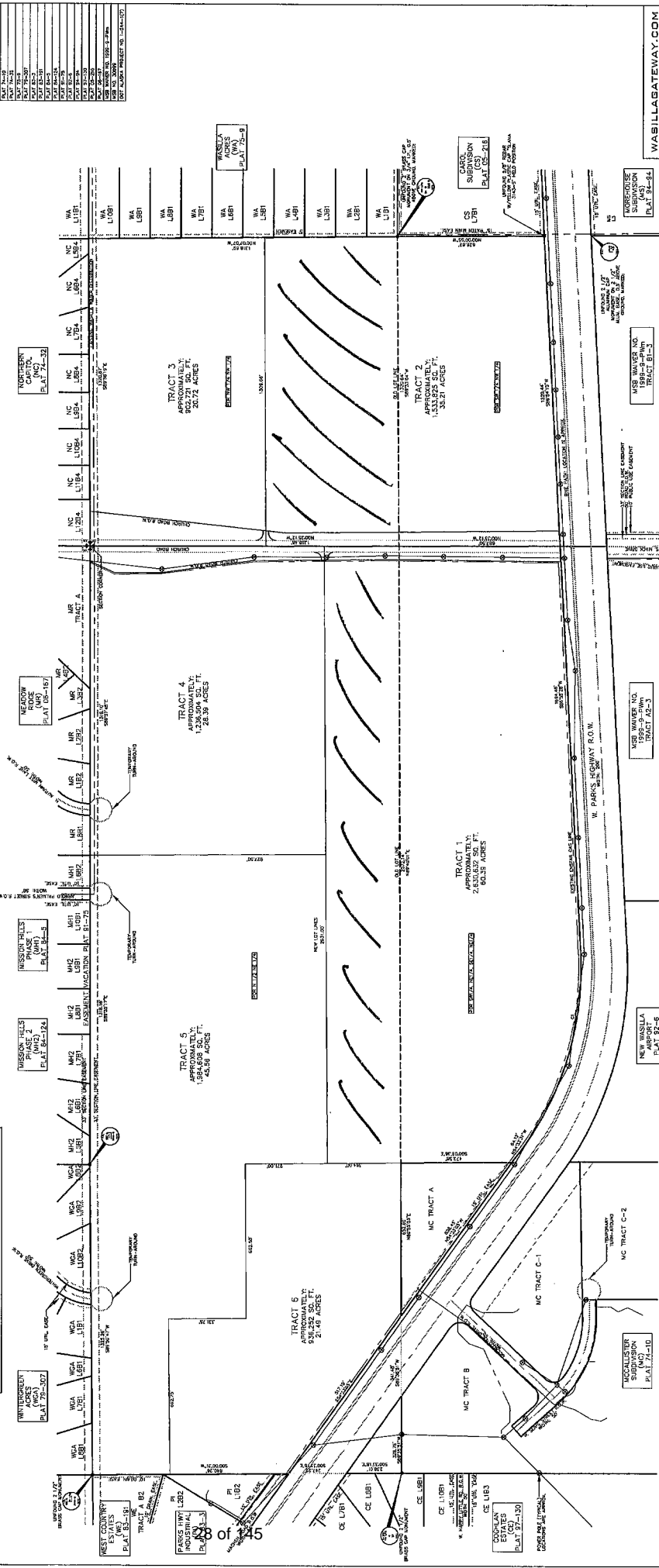
**SURVEYOR'S CERTIFICATE**

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

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**PROVIDED PRELIMINARY PLAT**  
**WASILLA GOLF COURSE**  
NORTH DIVISION OF ALASKA  
SOUTH DIVISION OF ALASKA

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT A CERTIFIED SURVEY, PLAT, OR SITE PLAN OF ANY KIND. THE PROPERTIES SHOWN AND SHOULD NOT BE USED AS SUCH.



**CURVE TABLE**

STATION	ARC LENGTH	CHORD	ANGLE	PIECE POINT	CHORD BEARING	CHORD LENGTH
1+00	11.94	11.94	90	1+11.94	N 0° 00' 00" W	11.94
2+00	11.94	11.94	90	2+11.94	N 0° 00' 00" W	11.94
3+00	11.94	11.94	90	3+11.94	N 0° 00' 00" W	11.94
4+00	11.94	11.94	90	4+11.94	N 0° 00' 00" W	11.94
5+00	11.94	11.94	90	5+11.94	N 0° 00' 00" W	11.94
6+00	11.94	11.94	90	6+11.94	N 0° 00' 00" W	11.94
7+00	11.94	11.94	90	7+11.94	N 0° 00' 00" W	11.94
8+00	11.94	11.94	90	8+11.94	N 0° 00' 00" W	11.94
9+00	11.94	11.94	90	9+11.94	N 0° 00' 00" W	11.94
10+00	11.94	11.94	90	10+11.94	N 0° 00' 00" W	11.94

**PUBLIC RECORDS USED**

PLAT	DATE	DESCRIPTION
PLAT 75-50	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-51	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-52	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-53	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-54	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-55	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-56	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-57	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-58	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-59	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-60	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-61	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-62	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-63	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-64	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-65	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-66	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-67	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-68	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-69	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-70	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-71	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-72	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-73	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-74	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-75	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-76	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-77	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-78	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-79	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-80	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-81	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-82	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-83	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-84	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-85	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-86	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-87	11/27/23	WASILLA WATER NO. 199B-50-50-50
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PLAT 75-91	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-92	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-93	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-94	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-95	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-96	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-97	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-98	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-99	11/27/23	WASILLA WATER NO. 199B-50-50-50
PLAT 75-100	11/27/23	WASILLA WATER NO. 199B-50-50-50

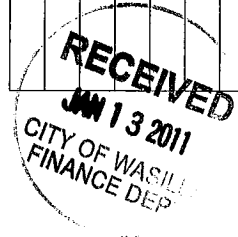
**WABILLGATEWAY.COM**  
PRELIMINARY SUBDIVISION PLAT 8  
MUNICIPALITY OF WASILLA, ALASKA  
SECTION 7.68 TOWNSHIP 17N RANGE 14W S4A  
ALASKA

PLAT NO. 75-80  
DATE: 11/27/23

CITY OF WASILLA - PLANNING OFFICE  
CASH RECEIPT FORM

R11-02

NAME:	Gary Lundgren		
DATE:	1-13-11		
		AMOUNT DUE \$	500.00
F4	COPY	Copy Income	\$ .25
P6	LAND	Land Use Permit	\$500.00
C2	MAPS	Wasilla Map Large	\$ 10.00
MS	MR	Miscellaneous Receipt	\$
C8	PLAN	Plans & Specifications	\$
F4	CD	CD COPY	\$10.00
		#	
		Subd. Name:	
		Lot #	
		Block #	
		Tract	



City of Wasilla  
 \*\*\* CUSTOMER RECEIPT \*\*\*  
 Oper: CASHA Type: OC Drawer: 1  
 Date: 1/13/11 01 Receipt no: 16371

Description	Quantity	Amount
PG LAND USE PERMIT	1.00	\$500.00

G/L account number:  
 20100003221100

LUNDGREN, GARY R11-02  
 DA

Tender detail		
CK CHECK	2005	\$500.00
Total tendered		\$500.00
Total payment		\$500.00

Trans date: 1/13/11 Time: 15:09:09  
 \*\*\* THANK YOU FOR YOUR PAYMENT \*\*\*

## Tina Crawford

---

**From:** RGud Properties <kevin@rgud.net>  
**Sent:** Tuesday, November 08, 2011 12:27 AM  
**To:** Tina Crawford  
**Subject:** WasillaGateway.com R11-02 and 10-083  
**Attachments:** Nov\_7\_2011\_Rezone\_Request\_R11-02.docx; R11-02\_10-083\_Lundgren.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Tina,

Attached in word is my letter to city proceeding with R11-02 along with NEW preliminary plat in pdf based on neighboring comments, and Church Rd. driveway locations. Lundgren's plat and rezone areas need to match. I just now received and signed for Lundgren two Church Rd. driveways permits issued by the State of Alaska. If you want copies let me know. These driveway permits are a direct function of where the lot lines / zoning district boundaries proposed in R11-02.

Feel free to contact me. Anybody else may too.

Will be in Washington from November 8th to ?

Thanks,  
Kevin Baker  
Broker, RGud Properties  
907 357-2000  
[kevin@rgud.net](mailto:kevin@rgud.net)





Kevin S. Baker  
RGud Properties  
230 E. Paulson Ave. Suite 68  
Wasilla, AK. 99654 907.357.2000 kevin@rgud.net

November 7, 2011

Tina Crawford  
City of Wasilla Planning Office  
Wasilla, AK. 99654

SENT by Kevin Baker VIA EMAIL

Petitioner: Kevin Baker for Gary Lundgren (land Owner)

REQUEST TO PROCEED WITH REZONE PETITION NO. R11-02

Hello Ms. Crawford,

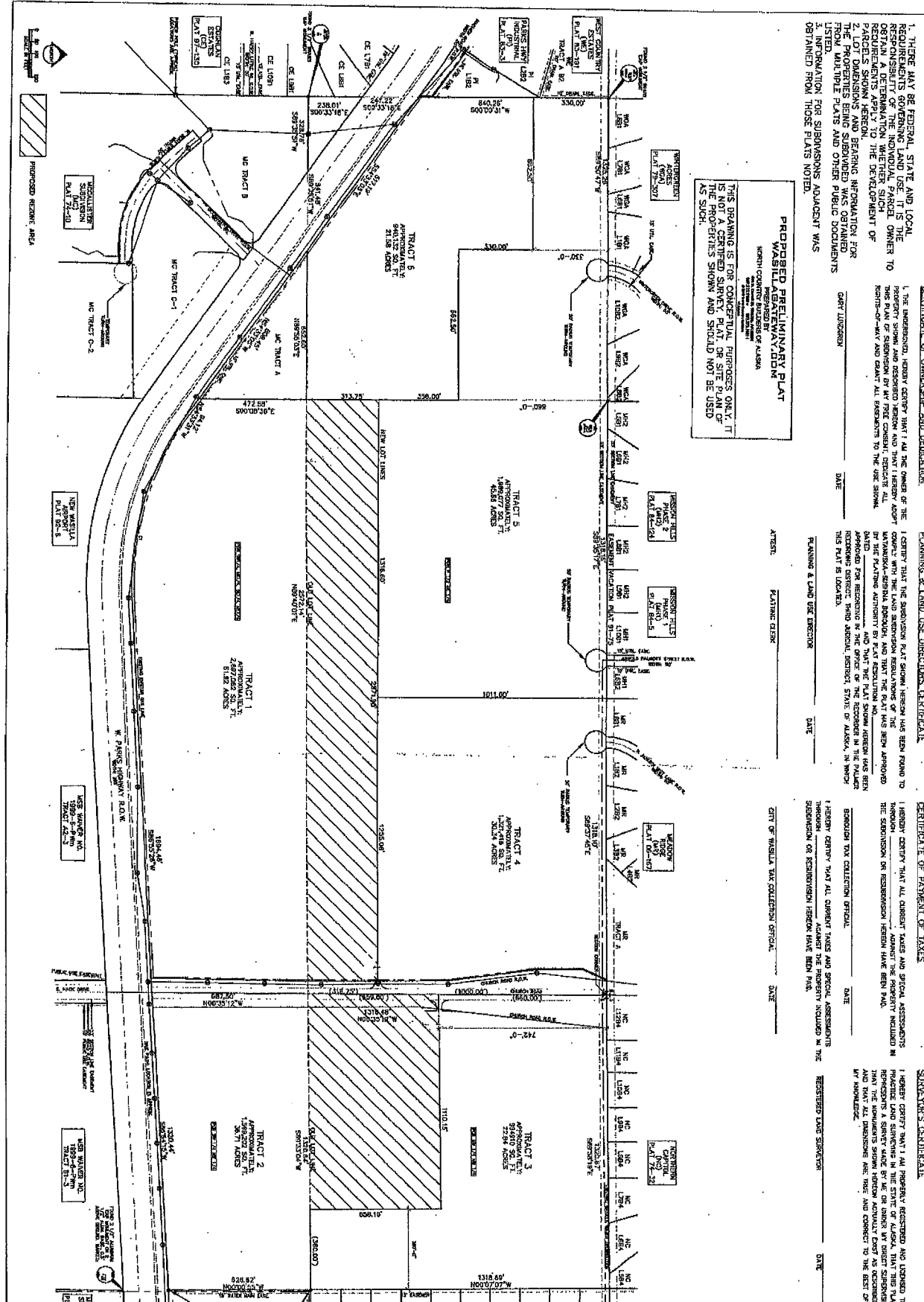
This letter is authorizing the Planning Department to proceed with Gary Lundgren's Rezone Petition R11-02. I have included a new preliminary WasillaGateway.com Plat [City Dev. Permit # 10-083] where the shaded areas represent the petitioned rezone areas. This new zoning configuration is in response to questions raised by neighbors living adjacent to the proposed new C-Commercial District. On the east end of the rezone areas the proposed C-Commercial District is now 360 feet from the neighbors leaving Lundgren's remainder lands surrounding the newly petitioned areas.

I might not be available for the Planning Commission's Public Hearing / Meeting anticipated on December 13, 2011, however I will be available by conference call or if not by some other representative.

Please contact me and forward to me any comments that pertain to this rezone via email, thanks.

Kindest Regards,  
Kevin Baker  
Broker, RGud Properties  
907 357-2000  
kevin@rgud.net

Attachment: Preliminary WasillaGateway.com Plat with Shaded Areas.



**NOTES**  
 1. THESE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE OBTAIN A DETERMINATION WHETHER THE PROPERTY TO PARCELS SHOWN HEREON. THE PROPERTIES AND BEARINGS INFORMATION FROM MULTIPLE PLATS AND OTHER PUBLIC DOCUMENTS LISTED.  
 2. INFORMATION FOR SUBDIVISIONS AHEAD WAS OBTAINED FROM THOSE PLATS NOTED.

**PREDDED PRELIMINARY PLAT**  
**WASILLA BAYWAY, ALASKA**  
 NORTH COUNTY REGISTERED SURVEYOR  
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT A CERTIFIED SURVEY PLAT OR SITE PLAN OF THE PROPERTIES SHOWN AND SHOULD NOT BE USED AS SUCH.

**CERTIFICATE OF OWNERSHIP AND DESIGNATION**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT ALL THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY AGREE TO THIS PLAN OF SUBDIVISION BY MY FREE CHOICE, DESIRE AND INTENT. MY ADDRESS AND GREAT ALL INFORMATION TO THE USE SHOWN HEREON IS AS FOLLOWS:  
 GARY UNDERGROVE  
 DATE: \_\_\_\_\_

**PLANNING & LAND USE DEPARTMENT**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE LAND SUBDIVISION REQUIREMENTS OF THE MUNICIPAL-GENERAL ORDER, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. \_\_\_\_\_ AND THAT THE PLAN SHOWN HEREON HAS BEEN RECORDED FOR RECORDATION IN THE PUBLIC RECORDS OF THE REGISTERED DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.  
 PLANNING & LAND USE DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**  
 I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THAT ARE DUE ON THE PROPERTY SHOWN AND DESCRIBED IN THE SUBDIVISION OR REMOVED FROM THE PUBLIC RECORDS HAVE BEEN PAID.  
 MUNICIPAL TAX COLLECTION OFFICIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

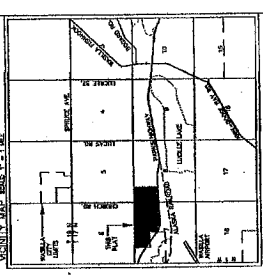
**SUBDIVISION'S CERTIFICATE**  
 I HEREBY CERTIFY THAT I AM HEREBY REGISTERED AND LICENSED TO REGISTER PLATS IN THE STATE OF ALASKA, AND THAT I HEREBY CERTIFY THAT THE INFORMATION A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 REGISTERED LAND SURVEYOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF WASILLA TAX COLLECTION OFFICIAL** \_\_\_\_\_ DATE: \_\_\_\_\_

**WASILLA BAYWAY.COM**  
 PRELIMINARY SUBDIVISION PLAT  
 ALASKA REGISTERED SURVEYOR  
 1555 4TH AVENUE, SUITE 200, WASILLA, AK 99684  
 PHONE: 907-562-4000  
 FAX: 907-562-4001  
 EMAIL: info@wasillabayway.com

DATE	DESCRIPTION	BY	REVISION
10/26/2023	INITIAL DESIGN	JAS	1
11/02/2023	REVISION TO DESIGN	JAS	2
11/15/2023	FINAL DESIGN	JAS	3

32 of 145



**CURVE TABLE**

STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	PI	PC	PT	CE	EA	EB	EC	ED	EA	EB	EC	ED
1+00.00	S89°30'47"W	132.50	132.50	132.50	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00
1+30.00	S89°30'47"W	132.50	132.50	132.50	1+30.00	1+30.00	1+30.00	1+30.00	1+30.00	1+30.00	1+30.00	1+30.00	1+30.00	1+30.00	1+30.00

**NOTES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL PROPERTY TAXES AND SPECIAL ASSESSMENTS APPLICABLE TO THE PROPERTIES SHOWN ON THIS PLAN. THE OWNER IS RESPONSIBLE FOR OBTAINING A DETERMINATION OF THE APPLICABLE TAXES AND SPECIAL ASSESSMENTS FROM THE LOCAL TAXING AGENCIES.
2. THE PROVISIONS AND SPECIAL ASSESSMENTS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER AND THE PUBLIC RECORDS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTIES AND HAS FOUND THAT THE INFORMATION PROVIDED IS ACCURATE AND COMPLETE.
3. INFORMATION FOR SUBDIVISIONS ADJACENT WAS OBTAINED FROM THOSE PLATS NOTED.

**PROPOSED REZONING AREA**

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT A CERTIFIED SURVEY, PLAT, OR SITE PLAN OF THE PROPERTIES SHOWN AND SHOULD NOT BE USED AS SUCH.

**PROPOSED PRELIMINARY PLAT**  
**WASILLA GATEWAY CORRIDOR**

PREPARED BY:  
 NORTH STAR SURVEYING & CONSULTING, LLC  
 1000 N. PARKWAY, SUITE 100  
 WASILLA, ALASKA 99587  
 PHONE: (907) 336-1111  
 FAX: (907) 336-1112  
 EMAIL: INFO@NORTHSTARALASKA.COM

**PLANNING & LAND USE DIRECTORS' CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE STATE OF ALASKA AND THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION AS MY FREE CONSENT, BEING THE FULL, SOLE AND EXCLUSIVE ACT OF THE PLANNING AND LAND USE DIRECTORS OF THE CITY OF WASILLA, ALASKA, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ PLANNING CLERK: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS IN CONNECTION WITH THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

REGISTERED LAND SURVEYOR: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

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

**TRACT 1**  
 APPROXIMATELY:  
 2,877,002 SQ. FT.  
 66.00 ACRES

**TRACT 2**  
 APPROXIMATELY:  
 1,000,000 SQ. FT.  
 22.71 ACRES

**TRACT 3**  
 APPROXIMATELY:  
 2,877,002 SQ. FT.  
 66.00 ACRES

**TRACT 4**  
 APPROXIMATELY:  
 1,000,000 SQ. FT.  
 22.71 ACRES

**TRACT 5**  
 APPROXIMATELY:  
 1,000,000 SQ. FT.  
 22.71 ACRES

**TRACT 6**  
 APPROXIMATELY:  
 9,120,000 SQ. FT.  
 208.00 ACRES

**WASILLA GATEWAY CORRIDOR**

**N. PARKWAY HIGHWAY R.O.W.**

**WASILLA AIRPORT**

**WASILLA GATEWAY CORRIDOR**

**WASILLA GATEWAY CORRIDOR**

**N. PARKWAY HIGHWAY R.O.W.**

**WASILLA AIRPORT**

**WASILLA GATEWAY CORRIDOR**

**WASILLA GATEWAY CORRIDOR**

**N. PARKWAY HIGHWAY R.O.W.**

**WASILLA AIRPORT**

**WASILLA GATEWAY CORRIDOR**

**WASILLA GATEWAY CORRIDOR**

**N. PARKWAY HIGHWAY R.O.W.**

**WASILLA AIRPORT**

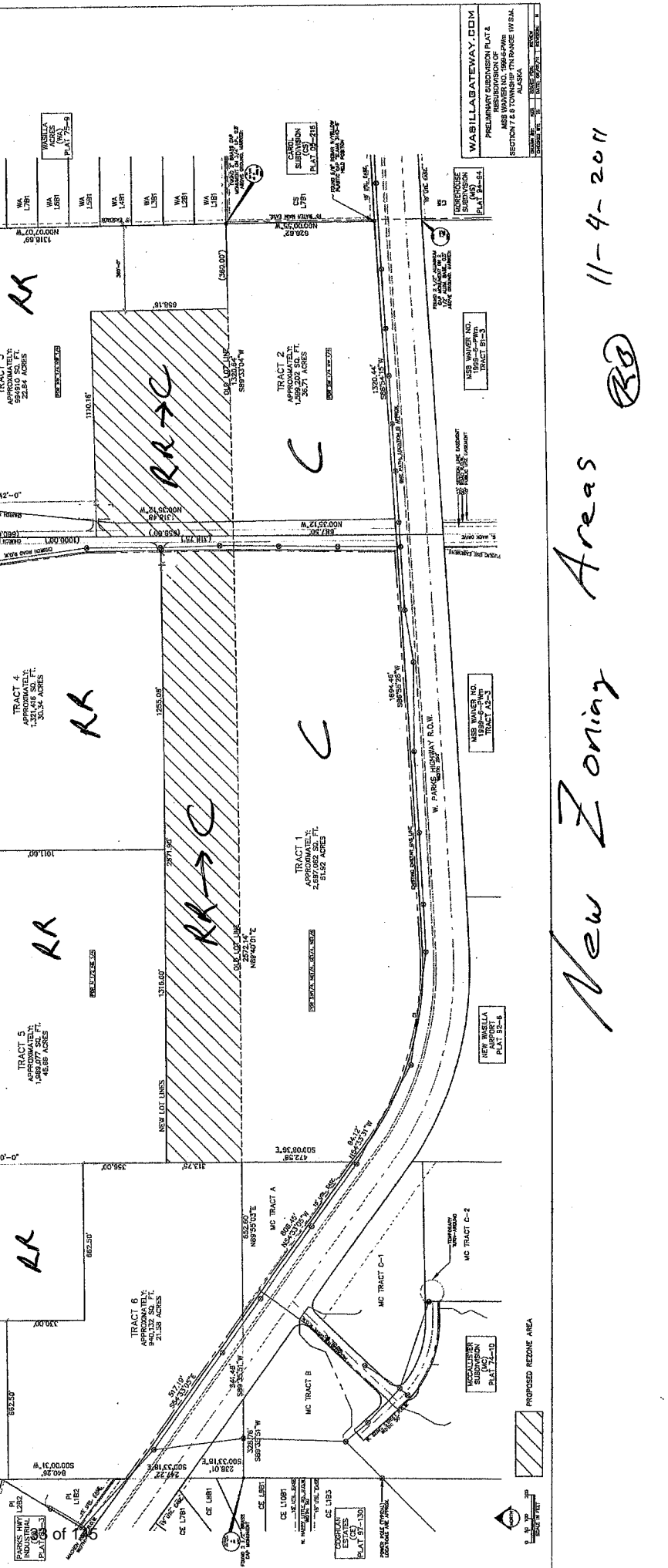
**WASILLA GATEWAY CORRIDOR**

**WASILLA GATEWAY CORRIDOR**

**N. PARKWAY HIGHWAY R.O.W.**

**WASILLA AIRPORT**

**WASILLA GATEWAY CORRIDOR**



**PROPOSED REZONING AREA**

New Zoning Areas

11-4-2011

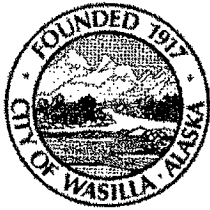
RB

**WASILLA GATEWAY CORRIDOR**

PRELIMINARY SUBDIVISION PLAT

ASS. NUMBER: 1998-4-PPWR

SECTION 7 & 8 TOWNSHIP 14 RANGE 14 S. 14 W.



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

**APPLICATION FOR ZONE CHANGE**

#R \_\_\_\_\_

PROPERTY OWNER*		OWNER'S REPRESENTATIVE (If Any)	
Name:	Gary Lundgren 10070	Name:	Kevin Baker
Mailing Address:	2623 Second Ave Seattle, WA 98121	Mailing Address:	230 E. Paulson Ave. Ste 68 Wasilla, AK 99654
Contact Phone: Day	(212) 400-7352	Contact Phone: Day	357-2000
Contact Phone: Night		Contact Phone: Night	
FAX:	-	FAX:	357-2001
E-mail:	- iis trading@yahoo.com	E-mail:	Kevin@rgud.net

\*Attach list of additional owners if any.

PROPERTY INFORMATION			
Size of property (A minimum of two acres is necessary before application may be accepted):	112 acres / 36 acres		
Property tax #	17N01W07A004 & 17N01W08B004		
Street Address:	NHN & 401 N. Church Rd		
Legal Description: Lot(s)	Block	Subdivision	
OR	Parcel/Tract	Section 748	Township 17 Range 1 W
[Attach additional page if necessary.]			
Current Zoning:			
RR- Rural Residential	<input checked="" type="checkbox"/>	R1-Single-family Residential	<input type="checkbox"/>
R2- Residential	<input type="checkbox"/>	RM-Multi-family	<input type="checkbox"/>
C-Commercial	<input type="checkbox"/>	I-Industrial	<input type="checkbox"/>
P-Public	<input type="checkbox"/>		
Requested Zoning:			
RR-Rural Residential	<input type="checkbox"/>	R1-Single-family Residential	<input type="checkbox"/>
R2- Residential	<input type="checkbox"/>	RM-Multi-family	<input type="checkbox"/>
C-Commercial	<input checked="" type="checkbox"/>	I-Industrial	<input type="checkbox"/>
P-Public	<input type="checkbox"/>		

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

DATE: 1-13-11

SIGNATURE: Kevin Baker

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

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

Land Use	
Describe current use of property covered by this application: <i>VACANT / NO USES</i>	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	<i>Residential</i>
South:	<i>Commercial</i>
East:	<i>Residential / Light Commercial</i>
West:	<i>Light Industrial</i>

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

**Application Check list:**

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

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



Kevin S. Baker  
RGud Properties  
230 E. Paulson Ave. Suite 68  
Wasilla, AK. 99654 907.357.2000 kevin@rgud.net

January 13, 2011

City of Wasilla  
Tina Crawford Planning Office  
290 E Herning Avenue  
Wasilla, AK. 99654

Re: Petition to City of Wasilla for Zoning Map Amendment

Petitioner: Kevin Baker for  
Gary Lundgren, Land Owner  
APN's: 17N01W07A004 17N01W07A005 17N01W08B004 17N01W08B005

#### PETITION

Hello Ms. Crawford,  
Attached is the permit application petitioning the City of Wasilla to consider a zoning map amendment. Amending the zoning map from 'RR-Rural Residential' to 'C-Commercial' on certain properties described below.

#### Property Information

Area 1 --- APN # 17N01W07A004 – Presently this tract is vacant land approximately 112 acres in size and zoned "RR-Rural Residential". From this tract this petition for zoning change from "RR" to "C" consists of approximately 23 acres and is surrounded by other lands owned by the petitioner. The commercial district will be extended northerly approximately 394 feet to the new lot line proposed within WasillaGateway.com Subdivision.

Area 2 --- APN # 17N01W07B004 – Presently this tract is vacant land approximately 37 acres in size and zoned "RR-Rural Residential". From this tract this petition for zoning change from "RR" to "C" consists of approximately 17.5 acres and is surrounded by other lands owned by the petitioner except that on the east side of the property is residential / slight commercial uses. The commercial district will be extended northerly approximately 575 feet to the new lot line proposed within WasillaGateway.com Subdivision.

## NARRATIVE

1. No known neighborhood plans exist.
2. WMC 16.16.050A --- General Approval Criteria as follows:

---

  1. Neighbors: Not applicable at this time.
  2. Plans: This proposal is consistent with the City's Comprehensive Plan. The Current Land Use Map (figure 4-1) shows this area as vacant / open space / undeveloped and the Expected Future Land Use Map (figure 4-9) expects this property to be Mixed Uses.
  3. Special Uses: Zoning changes are not a special use required by the WMC. This proposal is consistent with WMC 16.16.060.
  4. Reviewing Parties: No comments to comment on.
  5. Neighborhoods: No neighborhood plans exists.
  6. Fire Safety and Emergency Access: The subject properties have emergency access via Parks Highway, Church Road and others.
  7. Traffic: The proposed zoning amendment will not increase traffic or create any dangers to pedestrians.
  8. Dimensional Standards: Prior to any construction a development permit is required by WMC which will address any dimensional standards and set-backs.
  9. Parking: Prior to any construction a development permit is required by WMC which will address any parking plans.
  10. Utilities: See attached plans for location of existing utilities. Prior to any construction a development permit is required by WMC which will address any utility expansions.
  11. Drainage: Prior to any construction a development permit is required by WMC which will address any specific drainage concerns.
  12. Large Developments: NA. This is not a development per se.
  13. Peak Use: NA. This is not a development. There shouldn't be any change in peak characteristics for this rezone.

14. Off-Site Impacts: There shouldn't be any off-site impacts for this rezone.
  15. Landscaping. The properties are currently treed lots. Any landscaping plans may be addressed at the time an actual development is permitted.
  16. Walkways & Sidewalks: None proposed for this rezone.
  17. Water, Wastewater and Drainage systems: These systems can be addressed at the time there is a specific development plan. Today the area is served by city water, city sewer, natural gas and power along the lot line boundaries and Church Road.
  18. Historic Resources: Landowner has no objections in authorizing anybody to inspect the property for any on-site historic resources.
  19. Appearance: No proposed use, this is a petition for the city to consider a zoning map amendment.
  20. Open Space & Facilities: At some future time when a development permit is applied for, any open space and such can be addressed at that time.
  21. Winter Hassles: No anticipated increase or impact on surrounding properties from glaciations or drifting snow. The subject parcels will have a minimum of 20 acres.
- 

3. Enstar, MEA, city Water & city waste wastewater are shown on the preliminary plat.
4. Currently there aren't any comments to review and respond to.
5. Today the City of Wasilla has many acres zoned Rural Residential. Converting a portion of the property from Rural Residential to Commercial will create a logical, integrated addition to the area already zoned commercial keeping those property areas next to residential uses as "RR".
6. From reviewing the maps one can determine that a zoning map amendment for this area is logical considering the future development of this area of town.
7. The City of Wasilla's Comprehensive Plan's Current Land Use Map labels the property as "vacant / open space / undeveloped" and Expected Future Land Use of "Mixed Use Area".



The City of Wasilla's approval of amending the zoning map based on this petition complies with WMC 16.16.050 General Approval Criteria, 16.16.060, Specific Approval Criteria and 16.16.07.

If you need anything further, please let me know.

Thanks,



Kevin Baker  
Broker, RGud Properties  
907.357.2000  
[kevin@wasilla.biz](mailto:kevin@wasilla.biz)

Attachments ---

1. Check # 2005 \$ 500.00 from RGud Properties Trust Account.
2. Letter Authorization
3. Map of zoning areas.
- 4 & 5 17n01w07a004 Tax Record and Map
- 6 & 7 17n01w08b004 Tax Record and Map
8. WasillaGateway.com Preliminary Plat



Kevin Baker  
RGud Properties  
230 E. Paulson Ave. Suite 68  
Wasilla, AK. 99654 907.357.2000 kevin@rgud.net

December 26, 2010

This letter to City of Wasilla Planning Department authorizes Kevin Baker of RGud Properties to be my agent in applying for permits for developments, subdivisions, zoning map amendments, planned unit developments and such for any properties I own within the city.

In, particular this letter authorizes Kevin Baker to submit for a subdivision permit, zoning map amendment, and or Planned Unit Development Permit on the following properties:

Mat-Su Borough Assessor's Tax Parcel Numbers

17n01w07 A004 & A005

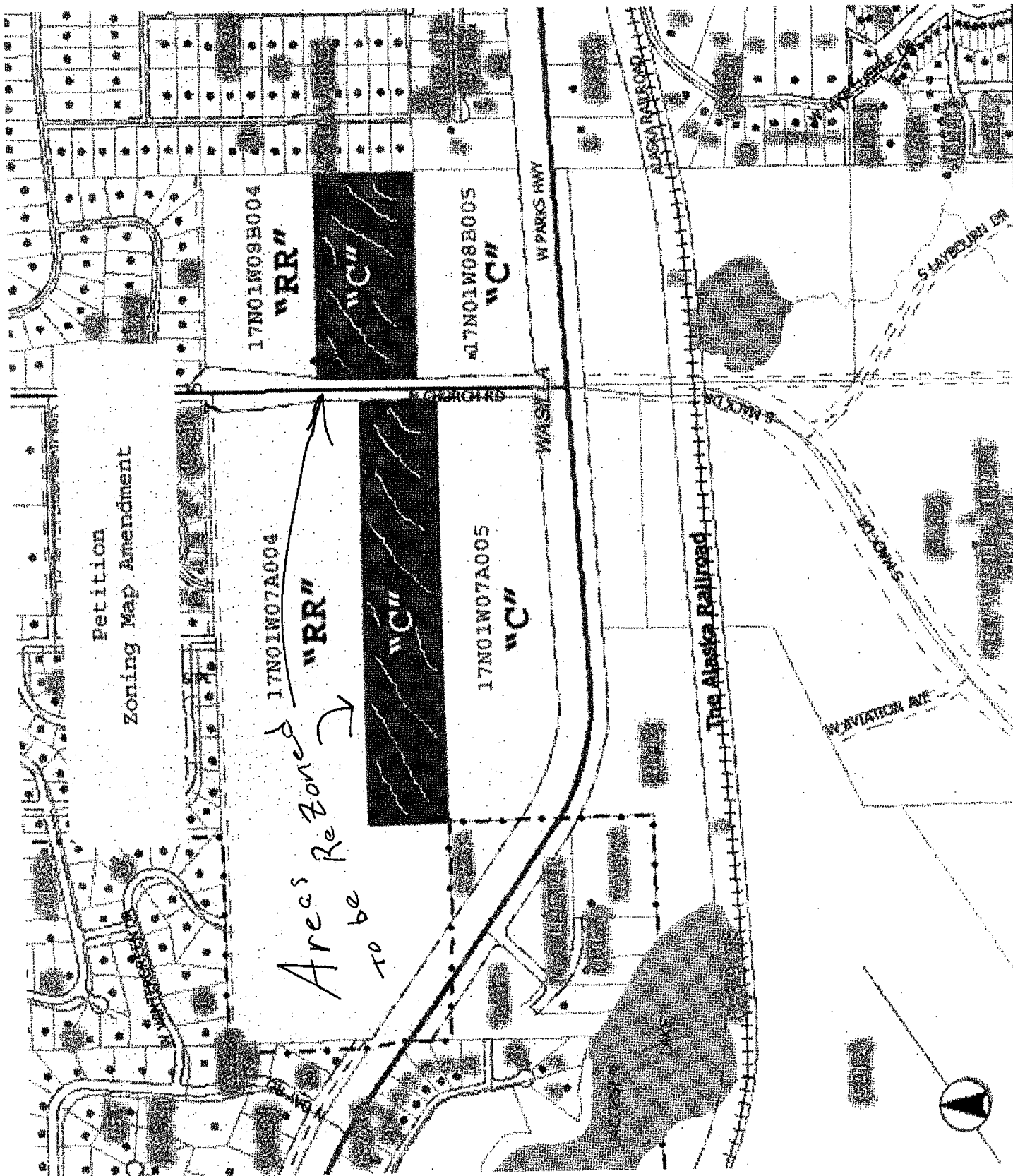
17n01w08 B004 & B005

This authorization, if not withdrawn sooner by landowner, expires December 31, 2012.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Lundgren".

Gary Lundgren, Land Owner  
2623 Second Ave.  
Seattle, WA 98121



Petition  
Zoning Map Amendment

*Areas Re-zoned  
to be*

Copyright 2010 MSB Information Technology Department - GIS Division.  
Some imagery copyright AeroMap U.S. Map created with ArcIMS.

0 0.03mi  
0 0.04km



# MATANUSKA-SUSITNA BOROUGH

Search Again.....

Owner Search

## Real Property Detail for Account: 17N01W07A004

### Site Information

Account Number 17N01W07A004  
 Parcel ID 35208  
 TRS S17N01W07  
 Abbreviated Description TOWNSHIP 17N RANGE 1W SECTION 7  
 (Not for Conveyance) LOT A4

Subdivision  
 City  
 Map WA12

0  
 Wasilla



Tax Maps

Simple Viewer

Advanced Viewer

### Site Address

Ownership  
 Owners LUNDGREN GARY  
 Primary Owner's Address 2623 2ND AVE SEATTLE WA 98121-1211

Buyers  
 Primary Buyer's Address

### Appraisal Information [\(Show Building Information\)](#)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$2,075,900.00	\$0.00	\$2,075,900.00	2010	\$2,075,900.00	\$0.00	\$2,075,900.00
2009	\$2,075,900.00	\$0.00	\$2,075,900.00	2009	\$2,075,900.00	\$0.00	\$2,075,900.00
2008	\$2,075,900.00	\$0.00	\$2,075,900.00	2008	\$2,075,900.00	\$0.00	\$2,075,900.00

### Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2010	Yes	0035	11.786	\$24466.56	11/8/1999	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk: 1043 Pg: 592</a>
2009	Yes	0035	11.7	\$24268.03	2/5/1997	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk: 881 Pg: 527</a>
2008	Yes	0035	12.269	\$25469.21			

### Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$12,233.28	\$0.00	\$0.00	\$0.00	\$0.00	No

### Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
112.21	112.21	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

Last Updated: 1/13/2011 4:01:25 AM

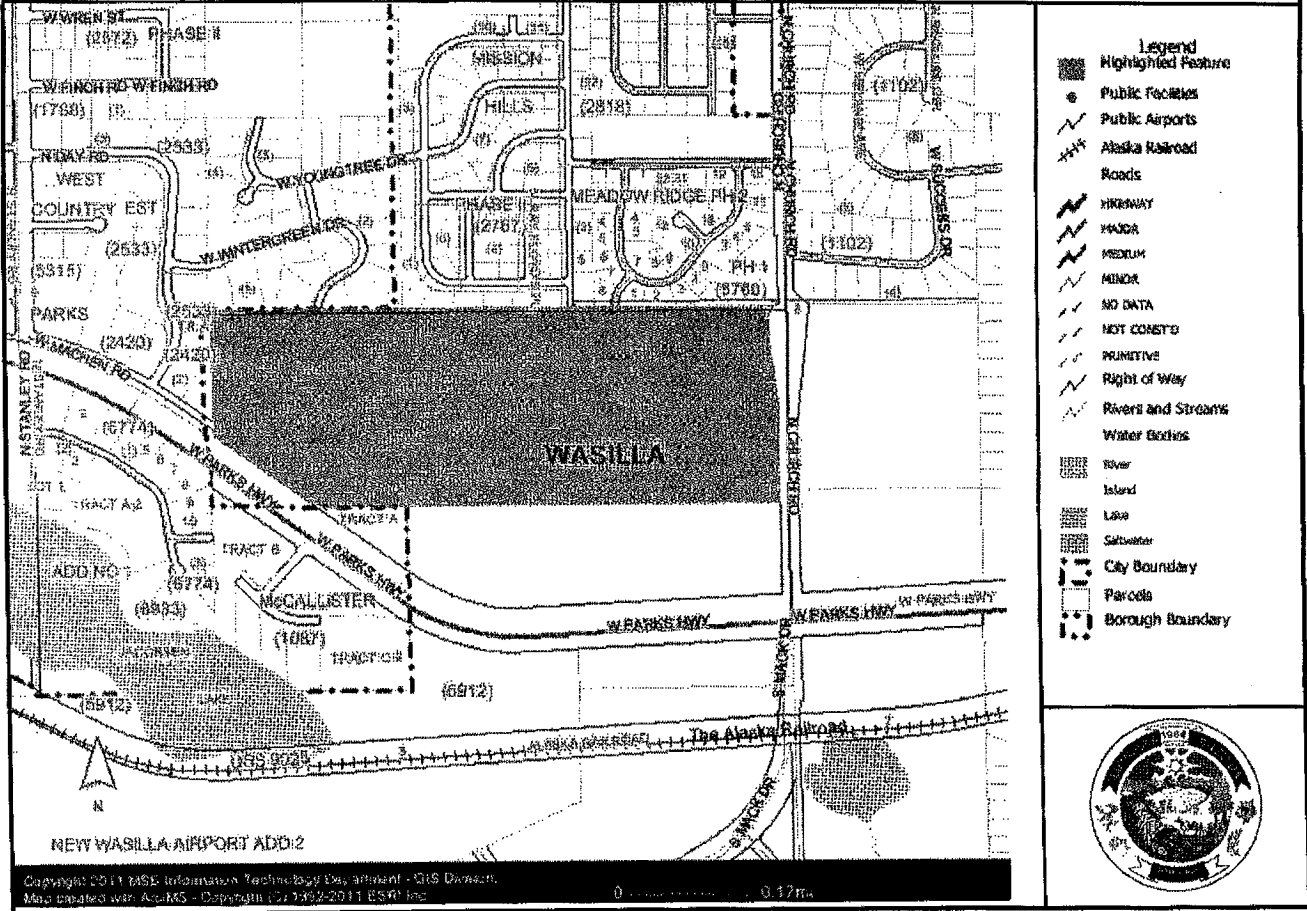
\* Total Assessed is net of exemptions and deferrals.

\*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.

Parent Parcel

This Map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to the acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4801.





# MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

## Real Property Detail for Account: 17N01W08B004

**Site Information**

Account Number 17N01W08B004 Subdivision  
 Parcel ID 19405 City  
 TRS S17N01W08 Map WA12  
 Abbreviated Description TOWNSHIP 17N RANGE 1W SECTION 8  
 (Not for Conveyance) LOT B4



Site Address 401 N CHURCH RD

**Ownership**

Owners LUNDGREN GARY Buyers  
 Primary Owner's Address 2623 2ND AVE SEATTLE WA 98121-1211 Primary Buyer's Address

**Appraisal Information (Show Building Information)**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2010	\$588,600.00	\$0.00	\$588,600.00	2010	\$588,600.00	\$0.00	\$588,600.00
2009	\$680,600.00	\$0.00	\$680,600.00	2009	\$680,600.00	\$0.00	\$680,600.00
2008	\$680,600.00	\$0.00	\$680,600.00	2008	\$680,600.00	\$0.00	\$680,600.00

**Tax/Billing Information**

Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2010	Yes	0035	11.786	\$6937.24	11/8/1999	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1043 Pg: 592
2009	Yes	0035	11.7	\$7963.02			
2008	Yes	0035	12.269	\$8350.29			

**Tax Account Status †**

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$3,468.62	\$0.00	\$0.00	\$0.00	\$0.00	No

**Land and Miscellaneous**

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
40.00	36.79	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

Last Updated: 1/13/2011 4:01:25 AM

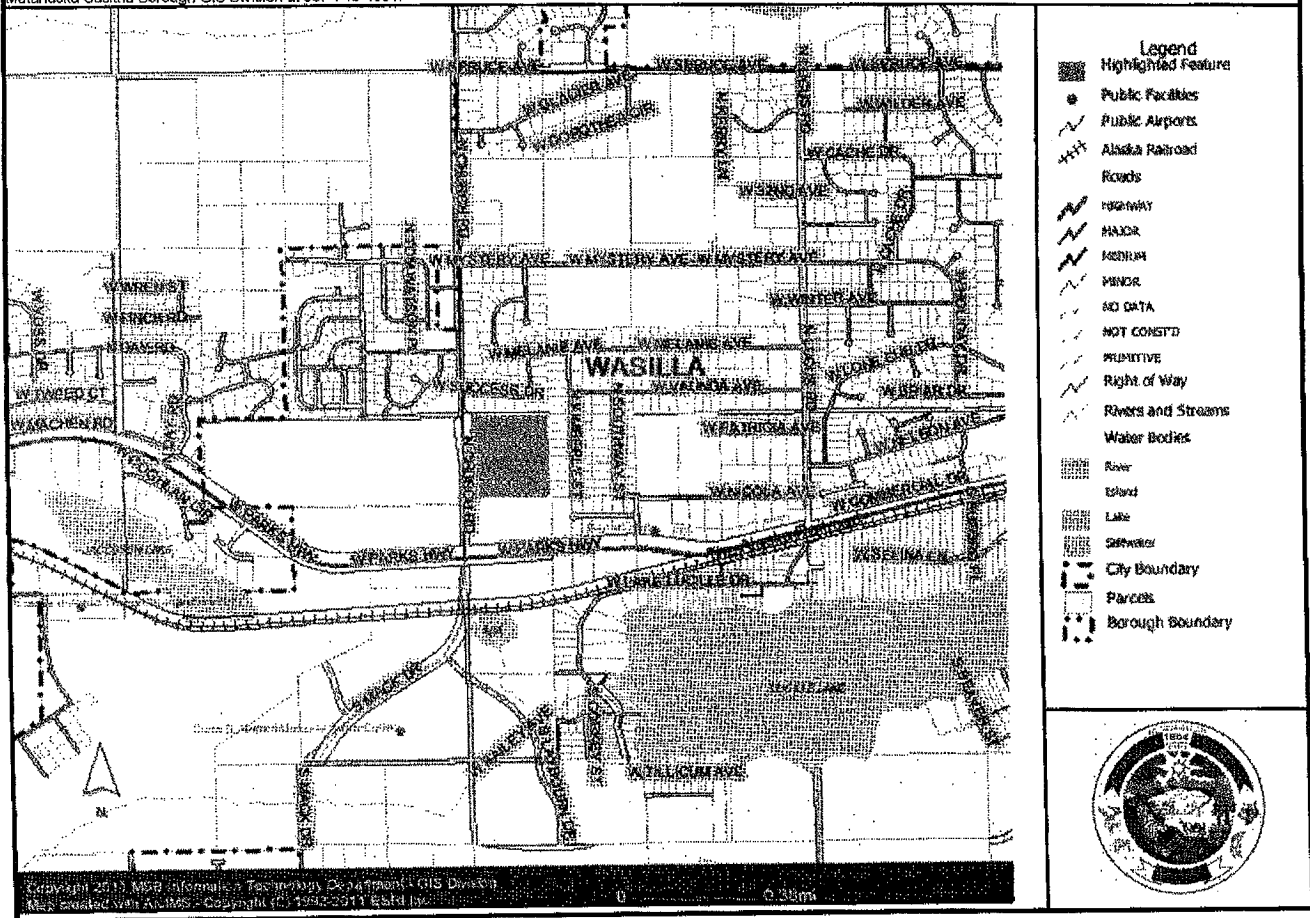
\* Total Assessed is net of exemptions and deferrals.

\*\*Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

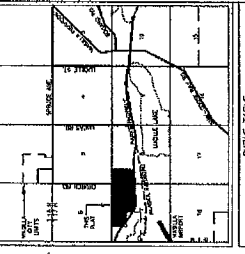
† If account is in foreclosure, payment must be in certified funds.

### Parent Parcel

This Map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to the acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-745-4801.



WASILLABATEWAY.COM



**PUBLIC RECORDS USED**

APR 1997	WASILLA SUBDIVISION	PLAT 184
MAY 1997	WASILLA SUBDIVISION	PLAT 185
JUN 1997	WASILLA SUBDIVISION	PLAT 186
JUL 1997	WASILLA SUBDIVISION	PLAT 187
AUG 1997	WASILLA SUBDIVISION	PLAT 188
SEP 1997	WASILLA SUBDIVISION	PLAT 189
OCT 1997	WASILLA SUBDIVISION	PLAT 190
NOV 1997	WASILLA SUBDIVISION	PLAT 191
DEC 1997	WASILLA SUBDIVISION	PLAT 192
JAN 1998	WASILLA SUBDIVISION	PLAT 193
FEB 1998	WASILLA SUBDIVISION	PLAT 194
MAR 1998	WASILLA SUBDIVISION	PLAT 195
APR 1998	WASILLA SUBDIVISION	PLAT 196
MAY 1998	WASILLA SUBDIVISION	PLAT 197
JUN 1998	WASILLA SUBDIVISION	PLAT 198
JUL 1998	WASILLA SUBDIVISION	PLAT 199
AUG 1998	WASILLA SUBDIVISION	PLAT 200
SEP 1998	WASILLA SUBDIVISION	PLAT 201
OCT 1998	WASILLA SUBDIVISION	PLAT 202
NOV 1998	WASILLA SUBDIVISION	PLAT 203
DEC 1998	WASILLA SUBDIVISION	PLAT 204
JAN 1999	WASILLA SUBDIVISION	PLAT 205
FEB 1999	WASILLA SUBDIVISION	PLAT 206
MAR 1999	WASILLA SUBDIVISION	PLAT 207
APR 1999	WASILLA SUBDIVISION	PLAT 208
MAY 1999	WASILLA SUBDIVISION	PLAT 209
JUN 1999	WASILLA SUBDIVISION	PLAT 210
JUL 1999	WASILLA SUBDIVISION	PLAT 211
AUG 1999	WASILLA SUBDIVISION	PLAT 212
SEP 1999	WASILLA SUBDIVISION	PLAT 213
OCT 1999	WASILLA SUBDIVISION	PLAT 214
NOV 1999	WASILLA SUBDIVISION	PLAT 215
DEC 1999	WASILLA SUBDIVISION	PLAT 216
JAN 2000	WASILLA SUBDIVISION	PLAT 217
FEB 2000	WASILLA SUBDIVISION	PLAT 218
MAR 2000	WASILLA SUBDIVISION	PLAT 219
APR 2000	WASILLA SUBDIVISION	PLAT 220
MAY 2000	WASILLA SUBDIVISION	PLAT 221
JUN 2000	WASILLA SUBDIVISION	PLAT 222
JUL 2000	WASILLA SUBDIVISION	PLAT 223
AUG 2000	WASILLA SUBDIVISION	PLAT 224
SEP 2000	WASILLA SUBDIVISION	PLAT 225
OCT 2000	WASILLA SUBDIVISION	PLAT 226
NOV 2000	WASILLA SUBDIVISION	PLAT 227
DEC 2000	WASILLA SUBDIVISION	PLAT 228
JAN 2001	WASILLA SUBDIVISION	PLAT 229
FEB 2001	WASILLA SUBDIVISION	PLAT 230
MAR 2001	WASILLA SUBDIVISION	PLAT 231
APR 2001	WASILLA SUBDIVISION	PLAT 232
MAY 2001	WASILLA SUBDIVISION	PLAT 233
JUN 2001	WASILLA SUBDIVISION	PLAT 234
JUL 2001	WASILLA SUBDIVISION	PLAT 235
AUG 2001	WASILLA SUBDIVISION	PLAT 236
SEP 2001	WASILLA SUBDIVISION	PLAT 237
OCT 2001	WASILLA SUBDIVISION	PLAT 238
NOV 2001	WASILLA SUBDIVISION	PLAT 239
DEC 2001	WASILLA SUBDIVISION	PLAT 240
JAN 2002	WASILLA SUBDIVISION	PLAT 241
FEB 2002	WASILLA SUBDIVISION	PLAT 242
MAR 2002	WASILLA SUBDIVISION	PLAT 243
APR 2002	WASILLA SUBDIVISION	PLAT 244
MAY 2002	WASILLA SUBDIVISION	PLAT 245
JUN 2002	WASILLA SUBDIVISION	PLAT 246
JUL 2002	WASILLA SUBDIVISION	PLAT 247
AUG 2002	WASILLA SUBDIVISION	PLAT 248
SEP 2002	WASILLA SUBDIVISION	PLAT 249
OCT 2002	WASILLA SUBDIVISION	PLAT 250
NOV 2002	WASILLA SUBDIVISION	PLAT 251
DEC 2002	WASILLA SUBDIVISION	PLAT 252
JAN 2003	WASILLA SUBDIVISION	PLAT 253
FEB 2003	WASILLA SUBDIVISION	PLAT 254
MAR 2003	WASILLA SUBDIVISION	PLAT 255
APR 2003	WASILLA SUBDIVISION	PLAT 256
MAY 2003	WASILLA SUBDIVISION	PLAT 257
JUN 2003	WASILLA SUBDIVISION	PLAT 258
JUL 2003	WASILLA SUBDIVISION	PLAT 259
AUG 2003	WASILLA SUBDIVISION	PLAT 260
SEP 2003	WASILLA SUBDIVISION	PLAT 261
OCT 2003	WASILLA SUBDIVISION	PLAT 262
NOV 2003	WASILLA SUBDIVISION	PLAT 263
DEC 2003	WASILLA SUBDIVISION	PLAT 264
JAN 2004	WASILLA SUBDIVISION	PLAT 265
FEB 2004	WASILLA SUBDIVISION	PLAT 266
MAR 2004	WASILLA SUBDIVISION	PLAT 267
APR 2004	WASILLA SUBDIVISION	PLAT 268
MAY 2004	WASILLA SUBDIVISION	PLAT 269
JUN 2004	WASILLA SUBDIVISION	PLAT 270
JUL 2004	WASILLA SUBDIVISION	PLAT 271
AUG 2004	WASILLA SUBDIVISION	PLAT 272
SEP 2004	WASILLA SUBDIVISION	PLAT 273
OCT 2004	WASILLA SUBDIVISION	PLAT 274
NOV 2004	WASILLA SUBDIVISION	PLAT 275
DEC 2004	WASILLA SUBDIVISION	PLAT 276
JAN 2005	WASILLA SUBDIVISION	PLAT 277
FEB 2005	WASILLA SUBDIVISION	PLAT 278
MAR 2005	WASILLA SUBDIVISION	PLAT 279
APR 2005	WASILLA SUBDIVISION	PLAT 280
MAY 2005	WASILLA SUBDIVISION	PLAT 281
JUN 2005	WASILLA SUBDIVISION	PLAT 282
JUL 2005	WASILLA SUBDIVISION	PLAT 283
AUG 2005	WASILLA SUBDIVISION	PLAT 284
SEP 2005	WASILLA SUBDIVISION	PLAT 285
OCT 2005	WASILLA SUBDIVISION	PLAT 286
NOV 2005	WASILLA SUBDIVISION	PLAT 287
DEC 2005	WASILLA SUBDIVISION	PLAT 288
JAN 2006	WASILLA SUBDIVISION	PLAT 289
FEB 2006	WASILLA SUBDIVISION	PLAT 290
MAR 2006	WASILLA SUBDIVISION	PLAT 291
APR 2006	WASILLA SUBDIVISION	PLAT 292
MAY 2006	WASILLA SUBDIVISION	PLAT 293
JUN 2006	WASILLA SUBDIVISION	PLAT 294
JUL 2006	WASILLA SUBDIVISION	PLAT 295
AUG 2006	WASILLA SUBDIVISION	PLAT 296
SEP 2006	WASILLA SUBDIVISION	PLAT 297
OCT 2006	WASILLA SUBDIVISION	PLAT 298
NOV 2006	WASILLA SUBDIVISION	PLAT 299
DEC 2006	WASILLA SUBDIVISION	PLAT 300

**NOISES**

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PROPERTIES SHOWN HEREON.

2. LOT DIMENSIONS AND BEARING INFORMATION FOR THE PROPERTIES BEING SUBDIVIDED WAS OBTAINED FROM MULTIPLE PLATS AND OTHER PUBLIC DOCUMENTS.

3. INFORMATION FOR SUBDIVISIONS ADJACENT WAS OBTAINED FROM THOSE PLATS NOTED.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE \_\_\_\_\_

GARY UNDRSEN

**PLANNING & LAND USE DIRECTOR'S CERTIFICATE**

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE CITY OF WASILLA. I HEREBY APPROVE THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

DATE \_\_\_\_\_

PLANNING & LAND USE DIRECTOR

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS IN CONNECTION WITH THE SUBDIVISION HEREON HAVE BEEN PAID.

DATE \_\_\_\_\_

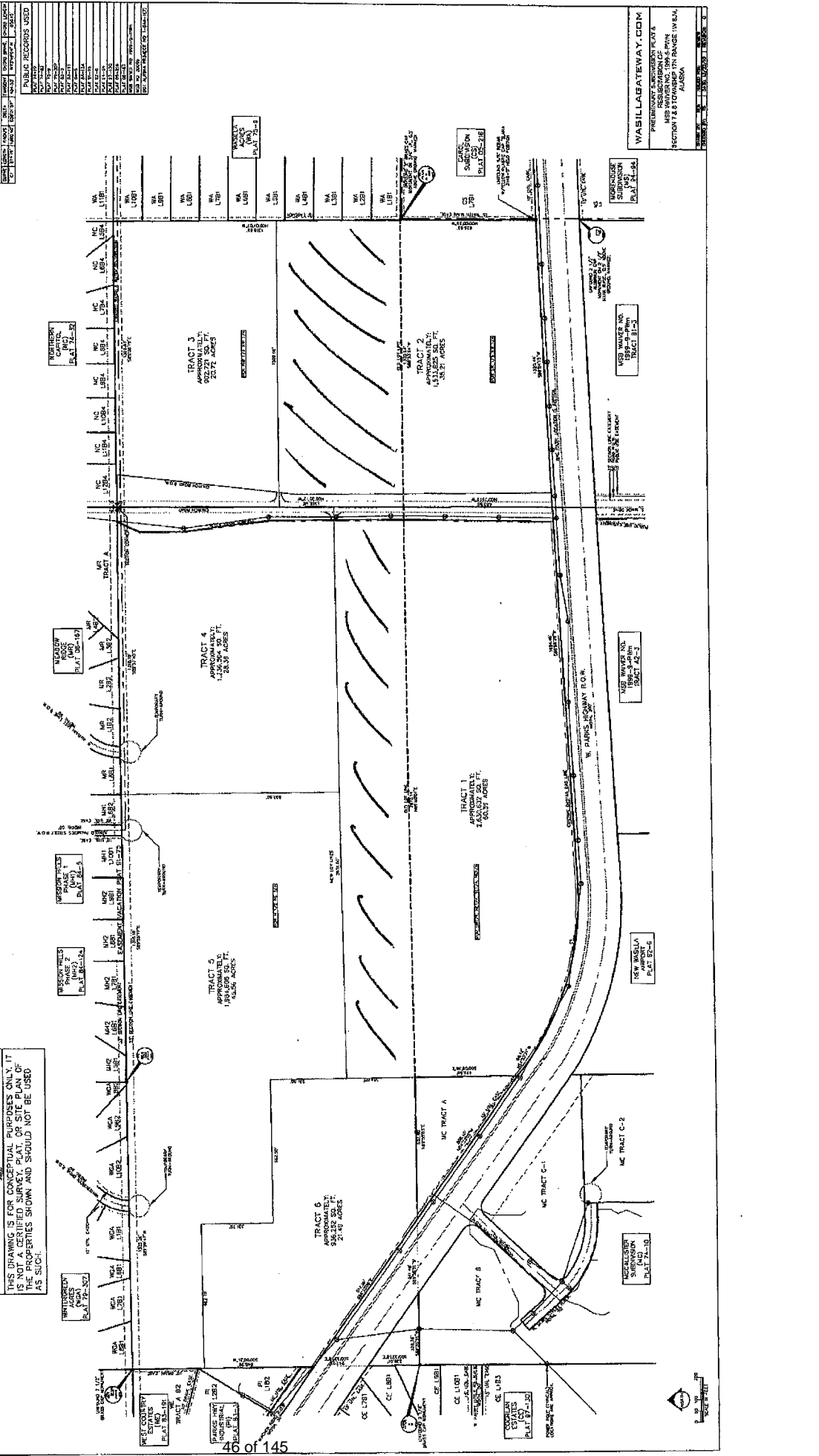
CITY OF WASILLA TAX COLLECTION OFFICIAL

**SURVEYOR'S CERTIFICATE**

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

DATE \_\_\_\_\_

REGISTERED LAND SURVEYOR



**WASILLABATEWAY.COM**

PRELIMINARY SUBDIVISION PLAT  
 WASILLA, ALASKA  
 SECTION 18 & 19 TOWNSHIP 19 RANGE 14 S. 14 W.

**PROPOSED PRELIMINARY PLAT**  
 WASILLABATEWAY.COM  
 NORTHWOOD, ALASKA

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT A LEGAL INSTRUMENT AND SHOULD NOT BE USED AS SUCH.



RGud International, Inc.  
Trust Account

230 E. Paulson Ave. Suite 68  
Wasilla, AK 99654  
907-357-2000

Weills Fargo  
581 W Parks Hwy  
Wasilla, AK 99654-6996  
907-376-5355

89-5  
1252 3417

2005

DATE 01/13/2011  
Reference:

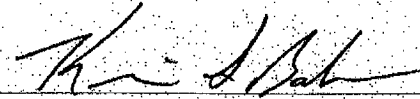
PAY City of Wasilla

\$ **\*\*500.00**

FIVE-HUNDRED AND 00/100 \*\*\*\*\* DOLLARS

TO THE ORDER OF City of Wasilla

Memo: WasillaGateway.com Rezone Permit App



⑈000000 2005⑈ ⑆1 25 20005 7⑆ 7758544469⑈

RGud International, Inc.

2005

*Rezone App Fee*

*1-13-11*

*17N 01W 07 A 004*

*17N 01W 08 B 004*

RGud International, Inc.

2005

## Tahirih Klein

---

**From:** RGud Properties <kevin@rgud.net>  
**Sent:** Tuesday, February 01, 2011 12:35 PM  
**To:** Planning  
**Subject:** Re: Postponement of Rezone / Case R11-02 / Kevin Baker for Gary Lundgren

City of Wasilla Planning Department,

This is to confirm our conversation yesterday about postponing City of Wasilla Planning Department's Case R11-02.

In the past the city has adopted ordinances where the boundary lines of a rezone were conditioned upon a replat (if the rezone was a portion of a property) in those previous rezone cases the rezone areas were describe as an 'approximate' zoning boundary lines which needed to match a future replat. In this case (R11-02) the planning department wants to be more exacting for the rezone boundary lines to jive with the replat (WasillaGateway.com). At this time I'm not certain what the Mat-Su Borough Platting Department and Board will say, require, etc for the replat of these properties ('WasillaGateway.com') until the preliminary plat has been accepted by MSB.

Therefore, I respectfully request the City of Wasilla postpone Case # R11-02 until such time that the Mat-Su Borough has accepted our preliminary plat application.

I anticipate the plat application being submitted by the end of February?

And I will be gone from Alaska, March 1st to March 18th.

At some future date this case # R11-02 will resume to the status prior to this 'postponement request'.

If you have any questions please contact me.

Kindest Regards,

Kevin Baker  
Broker, RGud Properties  
Agent for Landowner: Gary Lundgren  
357-2000  
[kevin@rgud.net](mailto:kevin@rgud.net)

NOTICE OF PUBLIC HEARING - REZONE

DATE: 11-15-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

REQUEST: To rezone approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject areas are a portion of Lot A4, within Sec. 7 and a portion of Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located north of the Parks Highway on Church Road.

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 public hearing on this request is scheduled for December 13, 2011 at 7:00 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. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before November 29, 2011 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 Donna Ostrowski-Cooley
Address 2400 W Success Dr. Wasilla, AK 99654
Lot 11 Block 4 Subdivision Northern Capital Estates

Comments: See Attached



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

RECEIVED
NOV 18 2011
Planning Office
City of Wasilla

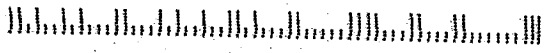
neopost
11/15/2011
US POSTAGE \$00.44
ZIP 99654
041L1122587

1102B04L011
OSTROWSKI-COOLEY DONNA
2400 W SUCCESS DR
WASILLA, AK 99654-9610

FIRST CLASS

NOTICE OF PUBLIC HEARING

996549610 0004



Re: Case: R11-02

November 16, 2011

**RECEIVED**

NOV 18 2011

Planning Office  
City of Wasilla

To Whom It May Concern:

My name is Donna Ostrowski-Cooley and my home and property back up to the parcel of land under discussion (Northern Capitol Estates Block 4, Lot 11). I am not commenting to say, "Not in my backyard." I am commenting because I care about the environment, the beauty of where I live, and the future of Wasilla.

I know this parcel will eventually be re-zoned "Commercial" from Rural Residential because this is the 3rd notice I've received in the past few months concerning this area. I know the Borough is planning on putting through Machen Road. I get the impression that it is going to be a pretty substantial road and you can't have a road like that going through a Residential area.

I am hoping that you will consider postponing rezoning this parcel to consider some implications. I am hoping that by postponing this decision, it will give the City of Wasilla Planning Office time to develop, for lack of a better word, some "covenants" for commercial property. I know there are restrictions addressing how tall or big a sign can be. I am hoping that instead of leaving a another gravel pit or paved parking lot, commercial land developers and builders would be required by The City of Wasilla to address property aesthetics pay a higher property tax . The City of Wasilla should require commercial developers and builders to include such things as greenbelts, planted grass, trees and flowers, and sidewalks.

If the City moves forward with the rezoning as is, what will happen, to steal from the Joni Mitchell song *Big Yellow Taxi*, they'll "pave Paradise to put up a parking lot." All the trees on this parcel of land will be bulldozed over and burned, just as someone did in Carol subdivision to the east and just as someone is preparing to do on the parcel to the south. The entire ecosystem of this little piece of Wasilla will be destroyed. What will be left behind will be another ugly, wind-swept, air quality lowering, trash collecting, gravel pad.

From the beginning of the Parks Hwy out by the hospital, including the Palmer-Wasilla Hwy, and Bogard Rd, if you put up a large "For Sale/Lease" sign and then a big, ugly cheap, metal building on a gravel pad you will have what I call the prevailing landscape and architecture of Wasilla. How many of these eye sore gravel pads do we need to have up for sale in Wasilla?

I have lived in Wasilla for almost 20 years and as long as I have been here, the discussion of Wasilla's identity, Wasilla's vision, Wasilla's plan for the future, has been on the table. I remember reading in the Frontiersman not too long ago, one person saying that in order to lure new businesses to the Valley rather than ANC, Wasilla needs to offer something other than clear cut gravel pits.

I have traveled extensively throughout the U.S. and Alaska and for a city on a road system, I hate to say this about my own home town, but aesthetically, Wasilla is one of the ugliest cities I've seen. Our one saving grace is that we can look beyond the city and see beautiful mountains.

Thank you in advance for your time and consideration.

**RECEIVED**

NOV 18 2011

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING - REZONE

DATE: 11-15-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

REQUEST: To rezone approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject areas are a portion of Lot A4, within Sec. 7 and a portion of Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located north of the Parks Highway on Church Road.

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 public hearing on this request is scheduled for December 13, 2011 at 7:00 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. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before November 29, 2011 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 Nancy Kirchoff
Address 424 N. Kimberly, Wasilla
Lot 4 Block 1 Subdivision Wasilla Acres

Comments: I have the same objections as last time. 1) There is no need to rezone to commercial. This is based on the lack of need which is demonstrated by the Canal Subdivision. There are all commercial lots and no one is purchasing and utilizing these lots. 2) This will result in more trees being cut down and decreased habitat for wildlife and increased noise level. In addition, I was told by Kevin Baker that the line could be moved. The line has not been moved and continues to back up to my property line.



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

1113B01L004
KIRCHOFF NANCY J
424 N KIMBERLY ST
WASILLA, AK 99654

neopost
11/15/2011
US POSTAGE \$00.44



ZIP 99654
041L11222587

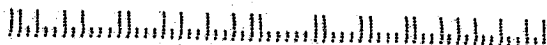
FIRST CLASS

RECEIVED

NOV 28 2011

Planning Office
City of Wasilla

NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING - REZONE

RECEIVED

DATE: 11-15-11

CASE: R11-02

NOV 21 2011

APPLICANT (S): Kevin Baker for Gary Lundgren

Planning Office  
City of Wasilla

REQUEST: To rezone approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject areas are a portion of Lot A4, within Sec. 7 and a portion of Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located north of the Parks Highway on Church Road.

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 public hearing on this request is scheduled for **December 13, 2011 at 7:00 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. You may also fax (907) 373-9021 or email your comments to: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this rezone request must reach the Planning Office on or before November 29, 2011 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 Matanuska Susitna Borough  
Address 350 E Dahlia St Palmer, AK 99645  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: The Borough is currently in negotiations to purchase portions of this property and does NOT support this effort towards rezoning at this time -

Maame O'Dell  
Director of Public Works -  
Matanuska - Susitna Borough



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

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

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11/15/2011  
US POSTAGE \$00.44<sup>00</sup>



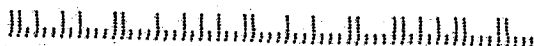
ZIP 99654  
041L11222587

FIRST CLASS

MATANUSKA SUSITNA BOROUGH

NOV 16 2011  
RECEIVED

NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING - REZONE

DATE: 01-13-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

REQUEST: To rezone parcels, that are approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject properties are known as: Lot A4, within Sec. 7; Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located North of Parks Highway on Church Road.

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 public hearing on this request is scheduled for February 8, 2011 at 7:00 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. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before January 28, 2011 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 Nancy Kirchoff
Address 424 N. Kimberly Street Wasilla
Lot 4 Block 1 Subdivision WASILLA ACRES

RECEIVED
JAN 25 2011
Planning Office
City of Wasilla

Comments:

See Attachment



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

1113B01L004
KIRCHOFF NANCY J
424 N KIMBERLY ST
WASILLA, AK 99654

neopost
01/14/2011
US POSTAGE \$00.44



ZIP 99654
041L11219415

FIRST CLASS

NOTICE OF PUBLIC HEARING



**RECEIVED**

**JAN 25 2011**

**Planning Office  
City of Wasilla**

January 24, 2011

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

RE: February 8, 2011 at 7:00 p.m. Zoning Meeting

To Whom It May Concern:

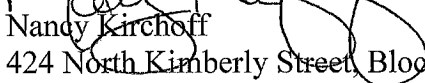
I am writing in OPPOSITION to the request that the subject property be re-zoned from Rural Residential to Commercial. My opposition is based on several issues:

- 1) My property is located in Wasilla Acres, Lot 4, Block 1. This property was purchased based on its location in a residential area on a dead end street. The Mat-Su Borough has now approved a plan to connect Kimberly Street to extended Nicole Street. If the proposed property is rezoned, my property will be located between a busy street and a commercial property. This will make it virtually unsellable, unless at a great loss. Despite this, my taxes continue to increase in a home that is not sellable due to the Borough and now possibly the City of Wasilla's planning that does not take into consideration the residents' input.
- 2) There is no reason to create more commercial property in the area because it is not warranted. Since all the trees were cut down to create the Carol Subdivision located in the very same area, there is only one business located on the 12 lots that were created.
- 3) The wooded residential area is the home of much wildlife and there has been no known environmental impact study to address this.
- 4) There are other areas in Wasilla that would not create a noise and safety hazard to residents that can be used for commercial endeavors.
- 5) If the mayor of Wasilla or one of the council members owned my property, this property would not be re-zoned.

The City of Wasilla is not considering the well-being of the community if it continues to approve plans such as this one. There is much commercial property already available in Wasilla that is not being utilized so creating another tree-free zone should not even be considered.

If the City of Wasilla plans to approve this request, what compensation will be given to the residences that will be affected by this poorly thought out plan?

Thank you.

  
Nancy Kirchoff  
424 North Kimberly Street, Block 1, Lot 4  
376-3617

January 24, 2011

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

RE: February 8, 2011 at 7:00 p.m. Zoning Meeting

To Whom It May Concern:

I am writing in OPPOSITION to the request that the subject property be re-zoned from Rural Residential to Commercial. My opposition is based on several issues:

- 1) My property is located in Wasilla Acres, Lot 4, Block 1. This property was purchased based on its location in a residential area on a dead end street. The Mat-Su Borough has now approved a plan to connect Kimberly Street to extended Nicole Street. If the proposed property is rezoned, my property will be located between a busy street and a commercial property. This will make it virtually unsellable, unless at a great loss. Despite this, my taxes continue to increase in a home that is not sellable due to the Borough and now possibly the City of Wasilla's planning that does not take into consideration the residents' input.
- 2) There is no reason to create more commercial property in the area because it is not warranted. Since all the trees were cut down to create the Carol Subdivision located in the very same area, there is only one business located on the 12 lots that were created.
- 3) The wooded residential area is the home of much wildlife and there has been no known environmental impact study to address this.
- 4) There are other areas in Wasilla that would not create a noise and safety hazard to residents that can be used for commercial endeavors.
- 5) If the mayor of Wasilla or one of the council members owned my property, this property would not be re-zoned.

The City of Wasilla is not considering the well-being of the community if it continues to approve plans such as this one. There is much commercial property already available in Wasilla that is not being utilized so creating another tree-free zone should not even be considered.

If the City of Wasilla plans to approve this request, what compensation will be given to the residences that will be affected by this poorly thought out plan?

Thank you.

Nancy Kirchoff  
424 North Kimberly Street, Block 1, Lot 4  
376-3617

**Tahirih Klein**

---

**From:** Nancy Kirchoff <nancykirchoff@msn.com>  
**Sent:** Monday, January 24, 2011 12:12 PM  
**To:** Planning  
**Subject:** February 8, 2011 Planning Meeting  
**Attachments:** City of Wasilla.doc

Thank you.

## Tahirih Klein

---

**From:** Tracy McDaniel <Tracy.McDaniel@matsugov.us>  
**Sent:** Monday, January 31, 2011 9:44 AM  
**To:** Planning  
**Subject:** City of Wasilla Notice of Public Hearing - Rezone / Case R11-02 / Kevin Baker for Gary Lundgren  
**Attachments:** NOAPlatting.pdf

City of Wasilla, Planning Commission:

The Matanuska-Susitna Borough is still in the process of right-of-way acquisition/negotiations for the Machen Road project with the property owner, Mr. Lundgren, for the parcels identified for the rezone. On October 13, 2010, the preliminary right-of-way acquisition plat was approved by the Platting Officer. Attached is the Notification of Action with the conditions for the plat.

The proposed schedule is to start construction this summer/fall with completion of the Machen Road Extension fall of 2012. Once the road is completed, the City of Wasilla will take over the maintenance and ownership of the road.

When Machen Road Extension is completed, there will be a two lane road with paved shoulders and separated pathway to improve safety. This road will parallel north of the Parks Highway and provide a way for traffic to access the Parks Highway at a signaled intersection and intended to relieve congestion on the Parks Highway.

The Borough respectfully request that the rezone for the parcels be postponed until negotiations with Mr. Lundgren are completed in order to facilitate the project that will greatly benefit the public and provide a secondary corridor access to the Parks Highway.

Respectfully submitted,

Tracy K. McDaniel, SR/WA  
Matanuska-Susitna Borough  
Real Estate Acquisition Officer  
907.745.9607 Direct Line  
[tmcdaniel@matsugov.us](mailto:tmcdaniel@matsugov.us)



# MATANUSKA-SUSITNA BOROUGH

## Platting Division

350 East Dahlia Avenue • Palmer AK 99645-6488  
Phone (907) 745-9874 • Fax (907) 746-7407

October 18, 2010

Matanuska-Susitna Borough  
350 E. Dahlia Avenue  
Palmer, AK 99645

**RE: MACHEN ROAD RIGHT-OF-WAY ACQUISITION**

**CASE: 2010-061**

Action taken by the Platting Officer on October 13, 2010 is as follows:

THE RIGHT-OF-WAY ACQUISITION PLAT OF MACHEN ROAD WAS APPROVED  
CONTINGENT UPON THE FOLLOWING CONDITIONS/REASONS AND WILL EXPIRE  
ON OCTOBER 15, 2020 (See Attached)

ALL DECISIONS AS TO APPROVAL OR DISAPPROVAL OF A PLATTING OFFICER  
DECISION SHALL BE FINAL UNLESS APPEALED TO THE PLATTING BOARD UNDER  
MSB (27.30.005).

If this is in reference to a plat application, recordation at the appropriate District Recorder's  
Office of the plat is required before any transfer of title can occur. Should you have any  
questions or require a copy of the minutes of the meeting, please feel free to contact this office.

Kindest regards,

Paul Hulbert  
Platting Officer

cc: MSB/DPW

Lounsbury & Associates, Inc.  
3161 E. Palmer-Wasilla Highway, Suite #2  
Wasilla, AK 99654

Patricia & William Ryder  
524 N. Kimberly Street  
Wasilla, AK 99654

Charlene Naulty & Robert Ornelas  
550 N. Kimberly Street  
Wasilla, AK 99654

Christopher Mix  
620 N. Kimberly Street  
Wasilla, AK 99654

Jerry Thomas  
425 N. Kimberly Street  
Wasilla, AK 99654

Richard Pyle  
1861 Vaunda Ave., Apt #1  
Wasilla, AK 99654

Travis Torkelson  
600 N. Kimberly Street  
Wasilla, AK 99654

Jen Kennedy  
Mtn Village LLC  
4701 E. Shoreline Circle  
Wasilla, AK 99654

Donna Ostrowski-Cooley  
2400 w. Success Drive  
Wasilla, AK 99654

Nancy Kirchoff  
424 N. Kimberly Street  
Wasilla, AK 99654

Arthur Newman  
PO Box 298133  
Wasilla, AK 99629

Glen Brown  
630 N. Kimberly Street  
Wasilla, AK 99654

Kathy Fish  
551 N. Kimberly Street  
Wasilla, AK 99654

Wayne Cutler & Stephanie Edmonds  
500 N. Kimberly Street  
Wasilla, AK 99654

Jeannie Garvin  
575 N. Kimberly Street  
Wasilla, AK 99654

Nancy Simonson  
2020 W. Vaunda Ave.  
Wasilla, AK 99654

## **CONDITIONS OF APPROVAL**

The Platting Officer approved the Right-of-Way Acquisition Plat for Machen Road Right-of-Way Acquisition, MSB Project #3099, contingent on the following recommendations:

1. Pay postage and advertising fees.
2. All partial lot acquisitions shall be monumented at the intersection of the new ROW and lot line per MSB 27.15.200(D)(7).
3. Sight distance and traffic control devices at the intersection with N. Church Road are required to meet State standards. Design review required before permitting.
4. Submit the Right-of-Way Acquisition Plat in full compliance with MSB 27.15.200.

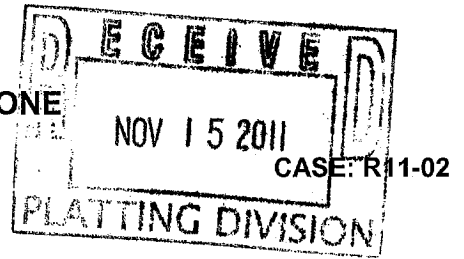
## **FINDINGS for RIGHT-OF-WAY ACQUISITION**

1. The Right-of-Way Acquisition Plat for Machen Road Extension, MSB Project #30099 is consistent with AS 40.15.380 APPLICABILITY TO GOVERNMENTAL BODIES; RIGHT-OF-WAY ACQUISITION PLATS and MSB 27.15.200 RIGHT-OF-WAY ACQUISITION PLATS.
2. A right-of-way acquisition plat is not subject to any of the other submission requirements for plats consistent with MSB 27.15.200(C)(1).
3. A right-of-way acquisition is not subject to the subdivision construction manual.
4. Condemnation must not create setback encroachments of existing structures below that allowed by the applicable borough or city code.
5. Partial acquisitions must comply with MSB 27.20.060(C), AREA
6. All monumentation, re-monumentation, right-of-way alignment and reconstruction and other requirements of the borough or of this title shall be met before approval of the final plat unless it is clearly impractical or legally impossible to accomplish prior to final plat approval. Any action required as a condition of final plat approval, but not to be accomplished prior to the approval, shall be completed under the terms and conditions as are set out in writing by the borough. Any survey markers that control the length or direction of any property line shall be reset according to the new location.
7. Survey requirements of this title are not applicable to a right-of-way acquisition plat unless otherwise provided by written agreement between the borough and the government agency applying for the plat; the borough shall require remonumentation or reference monumentation of subdivision control monuments, aliquot part section corner monuments and government survey control monuments that will be disturbed, destroyed or lost as a result of the proposed project.

8. The preliminary approval of a right-of-way acquisition plat is effective for 120 months. The platting board or platting officer may grant an extension of up to 120 months for recording the final plat upon the finding that it is in the public interest to do so.
9. All decisions of the platting officer under this section are final unless appealed to the platting board within 15 days of written decision under MSB 27.30.005.
10. The preliminary timetable is: Acquisition – November 2010; Final Roadway Design – September 2010; Construction Begins - February 2011; Construction Completion – July 2012.
11. Within the borough, if a condemnation reduces the area of a lot below the minimum required by MSB 27.20.060(C), the area after condemnation shall be the minimum area required for that lot if that lot met the minimum requirements before the condemnation and the resulting area after the condemnation is not less than 80 percent of the minimum required. Lots reduced more than 20 percent are serviced by City of Wasilla water and meet the lot size requirement.
12. Within the borough, if a condemnation by a governmental agency reduces the building line setback of a structure below 25 feet, but there remains at least ten feet setback, and the setback reduced by the condemnation met the requirements of this section prior to the condemnation, the resulting setback shall be the setback requirements for the lot.
13. Consultation with US Army Corps of Engineers as part of environmental studies determined that permitting of wetland impacts is required.
14. Borough departments/divisions had no objections or comments.
15. Fire Service Area #130 Wasilla-Lakes requested extension of the City water and hydrant system. Their request was forwarded to the City of Wasilla Planning Department.
16. Not desiring the connection to N. Kimberly Street and W. Nicola Avenue the plat of Wasilla Acres did give notice that the road could be extended, just because they have been on a dead end street for so long that does not give them a legal reason for them to object to the road connection based on the plat that was recorded that identified it had the possibility of connection. Interconnectivity is desirous for emergency services, traffic flow, and road maintenance.



NOTICE OF PUBLIC HEARING - REZONE



DATE: 11-15-11

APPLICANT (S): Kevin Baker for Gary Lundgren

REQUEST: To rezone approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject areas are a portion of Lot A4, within Sec. 7 and a portion of Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located north of the Parks Highway on Church Road.

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 public hearing on this request is scheduled for **December 13, 2011 at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E Herring Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this rezone request must reach the Planning Office on or before November 29, 2011 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

*No comment on re-zone, Applicant has contacted platting on subdividing property but a subdivision application has been submitted.*

*[Signature]*



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

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

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NOV 18 2011

Planning Office  
City of Wasilla

neopost

11/15/2011

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ZIP 99654  
041L11222587

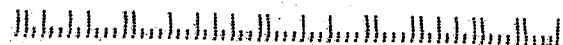
FIRST CLASS

MATAMoras COUNTRIA TOROUGH

NOV 16 2011

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NOTICE OF PUBLIC HEARING



### NOTICE OF PUBLIC HEARING - REZONE

CASE: R11-02

DATE: 01-13-11

APPLICANT (S): Kevin Baker for Gary Lundgren

REQUEST: To rezone parcels, that are approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject properties are known as: Lot A4, within Sec. 7; Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located North of Parks Highway on Church Road.

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 public hearing on this request is scheduled for **February 8, 2011 at 7:00 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. You may also fax (907) 373-9021 or email your comments to: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this rezone request must reach the Planning Office on or before **January 28, 2011** 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 Mat Su Borough Planning Dept  
Address 350 E. Dahlia - Palmer  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

This rezone request area borders the boroughs proposed route for Macher Road.

Eileen Pitman



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

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ZIP 99654  
041L11219415

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JAN 18 2011

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MATANUSKA-SUSITNA BOROUGH  
350 E DAHLIA AVE  
PALMER, AK 99645

MATANUSKA-SUSITNA BOROUGH  
PLANNING DIVISION

MATANUSKA-SUSITNA BOROUGH  
JAN 18 2011  
RECEIVED

### NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING - REZONE

DATE: 01-13-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

REQUEST: To rezone parcels, that are approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject properties are known as: Lot A4, within Sec. 7; Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located North of Parks Highway on Church Road.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

*In terrior zone boundaries do not follow property lines of record*

*no objection*

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JAN 25 2011

Planning Office  
City of Wasilla

*Paul Anthon*



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

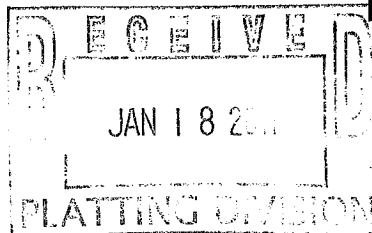
MSB Platting Division Officer  
350 E. Dahlia Ave  
Palmer, AK 99645

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US POSTAGE \$00.44<sup>00</sup>



ZIP 99654  
041L11219415

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*MATERIALS SERVICES GROUP*  
JAN 18 2011  
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NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING - REZONE

DATE: 11-15-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

REQUEST: To rezone approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject areas are a portion of Lot A4, within Sec. 7 and a portion of Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located north of the Parks Highway on Church Road.

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 public hearing on this request is scheduled for December 13, 2011 at 7:00 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. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before November 29, 2011 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 \_\_\_\_\_

Matanuska-Susitna Borough
Code Compliance

NOV 17 2011

Comments: No Comments.

Received

Open Cases N/A

SpUD N/A

SFHA:

FIRM # 8060 E Zone X

Date: 11-17-11 By: Mark Whisenunt GCO, MSB



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

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ZIP 99654
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MSB Chief of Code Compliance
350 E. Dahlia Ave
Palmer, AK 99645

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MATANUSKA-SUSITNA BOROUGH

NOV 16 2011

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NOTICE OF PUBLIC HEARING

PRJ R0110245

NOTICE OF PUBLIC HEARING - REZONE

DATE: 01-13-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

JAN 18 2011

REQUEST: To rezone parcels, that are approximately 36.0 acres from RR-Rural Residential to C-Commercial. The subject properties are known as: Lot A4, within Sec. 7; Lot B4, within Sec. 8, Township 17 North, Range 01 West, S. M., AK, located North of Parks Highway on Church Road.

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 public hearing on this request is scheduled for February 8, 2011 at 7:00 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. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before January 28, 2011 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:

N/A  
[Signature]

RECEIVED

JAN 21 2011

Planning Office  
City of Wasilla



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

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

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ZIP 99654  
041L11219415

FIRST CLASS

COMMUNITY DEVELOPMENT GROUP

JAN 18 2011

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PRR2011-0012

NOTICE OF PUBLIC HEARING

## Tahirih Klein

---

**From:** Daniel Stone <Daniel.Stone@matsugov.us>  
**Sent:** Monday, January 24, 2011 12:15 PM  
**To:** Planning  
**Subject:** Case: R11-02, Baker for Lundgren Rezone

The Cultural Resources Division of the MSB has no objections to this rezone. Mr. Baker has already given us permission to conduct a cultural resource survey on the larger 320 acre tract this coming spring.

Daniel Stone  
Cultural Resource Specialist  
Matanuska-Susitna Borough

## Tahirih Klein

---

**From:** Brad Sworts <Brad.Sworts@matsugov.us>  
**Sent:** Tuesday, November 29, 2011 4:13 PM  
**To:** Planning  
**Subject:** Case R11-02 Wasilla Rezone  
**Attachments:** Brad Sworts.vcf; City of Wasilla Rezone action.pdf

Tina,  
Attached is our comment for the R11-02 Rezone. This parcel is the only one left in our acquisition process to move the Machen Road Extension project forward to construction. We are in the final stages of this acquisition process.  
Brad





# MATANUSKA-SUSITNA BOROUGH

## Public Works Department

### Pre-Design Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9802 • Fax (907) 745-9825

e-mail: [pre-design@matsugov.us](mailto:pre-design@matsugov.us)



### DEPARTMENT COMMENTS

**CASE #:** R11-02 – Wasilla Rezone

**DATE:** November 28, 2011

**SITE:** Lot A4, within Sec. 7 and a portion of Lot B4, within Sec. 8, Township 17 North, Range 01 West, S.M., AK

**APPLICANT:** Kevin Baker for Gary Lundgren

---

The proposed rezone will directly impact the newly planned Machen Road. As part of the road's construction, right-of-way will need to be acquired. This rezone area appears to correspond with the area proposed for acquisition.

It is our recommendation that this rezone's approval be conditional until after the road's right-of-way has been acquired. The rezone could potentially increase the cost of the project to all borough tax payers, including those within the City of Wasilla.

*Brad Averts*

Public Works Department  
Pre-Design Division Manager

11/28/11

Date



## Tahirih Klein

---

**From:** Lauren Krue <Lauren.Krue@matsugov.us>  
**Sent:** Tuesday, November 29, 2011 1:22 PM  
**To:** Planning  
**Cc:** Eileen Probasco  
**Subject:** Rezone 11-02  
**Attachments:** signed comments.pdf

Attached are the Planning Department's Comments for Rezone 11-02.

Thanks, Lauren



**Lauren M. Krue**  
**Planner II**  
**PH 907-745-9865**  
**FX 907-745-9878**



## MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9833 • Fax (907) 745-9876

### DEPARTMENT COMMENTS

**Case #:** R11-02 – Wasilla Rezone

**DATE:** November 23, 2011

**SITE:** Lot A4, within Sec. 7 and a portion of Lot B4, within Sec. 8, Township 17 North, Range 01 West, S.M., AK

**APPLICANT:** Kevin Baker for Gary Lundgren

---

The proposed rezone will intersect with the newly proposed Machen Road. As part of the road's construction, right-of way-will need to be acquired. This rezone area appears to correspond with the area proposed for acquisition.

It is our recommendation is that rezone's approval be conditional until after the road's right-of-way has been acquired. The rezone could potentially increase the cost of the project to all borough tax payers, including those within the City of Wasilla.

Lauren Kruer, Planner II  
Planning and Land Use Department

11/29/11

Date

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42143 TRUST  
HELMS AARON J TRE  
4999 E WELCH RD  
WASILLA, AK 99654-9022

9997000U0201  
AT&T MOBILITY  
909 CHESTNUT ST  
C/O AT&T PROPERTY TAX DEPT RM  
36-M-1  
ST LOUIS, MO 63101-3004

1102B02L021  
BELLISTON ADAM G & LEILANI  
3754 E SERENDIPITY LOOP  
WASILLA, AK 99654-2824

1102B04L005  
BENNETT WM J  
2240 W SUCCESS DR  
APT 2  
WASILLA, AK 99654-9678

1113B01L012  
BROWN GLEN HENRY  
PO BOX 874168  
WASILLA, AK 99687-4168

5945B03L008  
CALHOUN GARY & SHIRLEY  
PO BOX 874034  
WASILLA, AK 99687-4034

5816B01L001  
CLAD INVESTMENTS INC  
6517 ARCTIC SPUR RD  
ANCHORAGE, AK 99518

1113B05L014  
COUGHLIN DOTTIE CONSRV OF  
COUGHLIN DENALI A MINOR  
1901 W VAUNDA AVE  
% DOTTIE COUGHLIN  
WASILLA, AK 99654-6140

1113B01L007  
CUTLER WAYNE A  
PO BOX 872193  
WASILLA, AK 99687-2193

1113B02L013  
DCS TOWER SUB  
GLOBAL TOWER PARTNERS  
PO BOX 811510  
BOCA RATON, FL 33481-1510

5945B02L005  
ABBOTT ISAAC B & CANDIS L  
PO BOX 872662  
WASILLA, AK 99687-2662

1633B01L006  
AURORA INC  
PO BOX 520405  
% MICHAEL O BUTCHER  
BIG LAKE, AK 99652-0405

5945B01L005  
BEMIS KYLE K  
688 N PINE RIDGE LOOP  
WASILLA, AK 99654

1113B01L006  
BOWERS GARRETT G & DEE A REV  
TR  
BOWERS GARRETT G & DEE A TRES  
43817 JOHNS CT  
LANCASTER, CA 93536

1113B02L021  
BRUNS DWAYNE R & PATRICIA  
4243 APOLLO DR  
ANCHORAGE, AK 99504-4512

5239B02L015A  
CERTIFICATEHOLDERS CWABS INC  
BANK OF NEW YORK MELLON TRE  
499 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065

1113B03L009  
CORNELISON JESSE J  
551 N SOUTHWAY ST  
WASILLA, AK 99654-6145

1113B02L003  
CREMER DAN'L F  
PO BOX 870657  
WASILLA, AK 99687-0657

1113B03L011  
DAKOS RAYMOND A  
6375 WOODFILL RD  
COLORADO SPRINGS, CO 80902-3218

5945B02L004  
DEBOLT DENNIS P & LYNNE C  
PO BOX 872093  
WASILLA, AK 99687-2093

5816B02L001  
ALASKA USA FEDERAL CREDIT  
UNION  
PO BOX 196613  
ANCHORAGE, AK 99519-6613

2669B02L005  
BEAUVAIS RUSSELL J & D M  
PO BOX 875155  
WASILLA, AK 99687-5155

1113B05L012  
BENNETT EDW A & JANE M  
PO BOX 875645  
WASILLA, AK 99687-5645

1102B04L010  
BROWN EARLENE L  
4841 CLINTON AVE S  
MINNEAPOLIS, MN 55419

2767B04L005  
BULAWA EDWIN A & SHARON L  
PO BOX 870547  
WASILLA, AK 99687-0547

5760000T00A  
CHURCH WM R & RUBY E TRES  
CHURCH FAMILY REV TR  
HC 34 BOX 2051  
WASILLA, AK 99654-9601

5945B03L007  
CORY JOSEPH H & BRIDGET L  
633 N PINE RIDGE LOOP  
WASILLA, AK 99654

1113B02L022  
CREMER THEO F & CHARLOTTE  
PO BOX 870657  
WASILLA, AK 99687-0657

1113B01L001  
DART KELLY  
374 N KIMBERLY ST  
WASILLA, AK 99654

1087B01L004  
DILLEY LANCE T & SUSAN K  
PO BOX 872281  
WASILLA, AK 99687-2281

5945B02L008  
DOYEA THOMAS P & WENDY S  
PO BOX 873633  
WASILLA, AK 99687-3633

1113B01L003  
DUFFIELD JEFFREY & TRACEY  
510 HAINES AVE  
FAIRBANKS, AK 99701

5816B02L005  
EGBERT MARK & ZINAIDA  
404 W PARKS HWY  
WASILLA, AK 99654

2767B04L004  
ERICKSON KENNETH E EST  
31638 MCCRAY RD  
% PAM ERICKSON  
CLOVERDALE, CA 95425

1087B01L003  
ERICKSON RICHARD F & K P  
PO BOX 872847  
WASILLA, AK 99687-2847

2767B01L008  
FELIZ ADELBERT L & JUDITH  
700 N SAM SNEAD LOOP  
WASILLA, AK 99654

1113B02L009  
FISH FOREST A & KATHY A  
551 N KIMBERLY ST  
WASILLA, AK 99654

5945B01L006  
FOUST WAYNE H & CHARLOTTE M  
1830 E PARKS HWY  
SUITE A  
WASILLA, AK 99654-7378

2767B05L002  
FRANK RANDALL T & JESSICA L  
650 N LANNY WADKINS PL  
WASILLA, AK 99654

1113B02L010  
GARVIN JEANNIE G  
575 N KIMBERLY ST  
WASILLA, AK 99654-6117

1113B01L010  
GOERDT DENNIS  
574 N KIMBERLY ST  
WASILLA, AK 99654

1113B02L005  
GRINNELL WARD M  
PO BOX 874447  
WASILLA, AK 99687-4447

1113B03L010  
GROAT DAVID & CAROLYNN J  
PO BOX 872772  
WASILLA, AK 99687-2772

5945B02L003  
GUDZ GARY W & CARMEN S  
PO BOX 870634  
WASILLA, AK 99687-0634

1633B01L007  
HAB LLC  
PO BOX 520405  
BIG LAKE, AK 99652-0405

1087000T00A  
HABERSETZER DOUGLAS L &  
DONNA M  
PO BOX 874302  
WASILLA, AK 99687-4302

1113B03L002  
HALE GARY W & AMY S  
351 N SOUTHWAY ST  
WASILLA, AK 99654-6122

5945B03L016  
HALL JESS  
PO BOX 1987  
PALMER, AK 99645-1987

5945B03L011  
HAMILTON DANIEL LEE  
COLLINS DACIA  
1935 W CHURCH DR  
WASILLA, AK 99654

2767B01L007  
HAMILTON STACY L  
740 N SAM SNEAD LOOP  
WASILLA, AK 99654

1113B03L008  
HARRINGTON VICKY L  
525 N SOUTHWAY ST  
WASILLA, AK 99654

1113B03L004  
HERDINA MICHAEL D  
425 N SOUTHWAY ST  
WASILLA, AK 99654

1113B02L014  
HERMANS WM C & JESSIE S  
PO BOX 113  
GAKONA, AK 99586-0113

1102B02L016  
HERNANDEZ ECHEVERRIA ISAAC  
LEO MARIA M  
2221 MULDOON RD  
# 301  
ANCHORAGE, AK 99504

2767B01L006  
HERRELL DAVID L & NATHALIE  
PO BOX 874957  
WASILLA, AK 99687-4957

1102B04L008  
HOLDER DAVID W & ANNE M  
9750 E LEE ANN DR  
PALMER, AK 99645

1102B04L012  
HOWLETT COREY W & MELISSA  
2450 W SUCCESS DR  
WASILLA, AK 99654-9610

2767B03L004  
HUBBERT KATRINA M  
PO BOX 870506  
WASILLA, AK 99687-0506

1113B01L015  
JANULEK DANIEL  
7362 W PARKS HWY  
PMB 232  
WASILLA, AK 99654-9132

1113B02L007  
JOHNSON LUDWIG S & BONNIE  
501 N KIMBERLY ST  
WASILLA, AK 99654

1113B03L006  
JONES JAS R  
JONES IRENE L JONES JAS J  
500 SOUTHWAY ST  
WASILLA, AK 99654

2767B01L005  
LACKEMANN-CRUTHERS KAROLA R  
PO BOX 3435  
PALMER, AK 99645-3435

4358000L001  
LN REAL ESTATE LLC  
3020 WILLAMETTE DR NE  
% PRO BUILD WEST ATTN  
ACCOUNTING  
LACEY, WA 98516

17N01W08B004  
LUNDGREN GARY  
2623 2ND AVE  
SEATTLE, WA 98121-1211

2669B01L010  
MCCAIN WM A & CATHY J  
600 N ARNOLD PALMER'S ST  
WASILLA, AK 99654

5945B01L004  
MCDONALD MICHAEL P & NICOLE L  
716 N PINE RIDGE LOOP  
WASILLA, AK 99654-4112

1102B04L004  
MCMANUS KELLY & DEBORAH  
PO BOX 871905  
WASILLA, AK 99687-1905

1633B01L003  
MILLAR MERLE I TRE  
230 S BEMISTON  
# 1110  
SAINT LOUIS, MO 63105

4358000L003  
MTN VILLAGE LLC  
4701 E SHORELINE CIR  
WASILLA, AK 99654

1113B01L005  
ONDECK JUDY N  
9524 WESTLAKE DR  
EAGLE RIVER, AK 99577-9515

2669B03L003  
KILLIAN DUSTY  
3130 E WHISPERING WOODS DR  
WASILLA, AK 99654

5945B02L002  
LANG SHARON  
PO BOX 873024  
WASILLA, AK 99687-3024

4807000T00C-1  
LOGSDON & GOLTER LLC  
348 S DENALI ST  
PALMER, AK 99645

1113B05L017  
MAGEE EDWARD II  
NEWMAN RACHEL  
PO BOX 875551  
WASILLA, AK 99687-5551

1102B04L006  
MCCORKELL WARREN J  
2260 W SUCCESS DR  
WASILLA, AK 99654

1113B02L008  
MCDOWELL VINCENT & INGA K  
525 N KIMBERLY ST  
WASILLA, AK 99654

9997000U0118  
METROCALL INC  
PO BOX 829  
COLLEYVILLE, TX 76034-0829

1113B02L011  
MIX CHRISTOPHER J  
601 N KIMBERLY ST  
WASILLA, AK 99654

5945B01L007  
MUZECHUK ANATOLY  
3266 E WANAMINGO DR  
WASILLA, AK 99654-2813

2669B02L006  
O'NEIL HOWARD C & CINDY L  
PO BOX 871771  
WASILLA, AK 99687-1771

1113B01L004  
KIRCHOFF NANCY J  
424 N KIMBERLY ST  
WASILLA, AK 99654

2767B01L009  
LAPTHORNE CAROLYN M  
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WASILLA, AK 99687-3594

1113B02L024  
LOHOF CONNIE  
TURLEY MARANDA  
PO BOX 944  
BAKER, MT 59313-0944

5816B01L003  
MATANUSKA-SUSITNA BOROUGH  
350 E DAHLIA AVE  
PALMER, AK 99645

1113B02L019  
MCDANIEL ROBERT J  
HARMON JERALD J & BEVERLY  
4700 TAFT ST  
ANCHORAGE, AK 99517-3125

1113B03L012  
MCGRAW MICHAEL J & REBECCA  
631 SOUTHWAY AVE  
WASILLA, AK 99654

1113B05L011  
MILES FORREST A & MELONNA  
1801 VAUNDA  
WASILLA, AK 99654

1087000T00B  
MOE TYRA L  
MOE THOS  
7362 W PARKS HWY  
PMB 371  
WASILLA, AK 99654-9132

5816B01L007  
NC MACHINERY CO  
17035 W VALLEY HWY  
TUKWILA, WA 98188

1113B01L009  
ORNELAS ROBT W  
NAULTY CHARLENE J  
550 N KIMBERLY ST  
WASILLA, AK 99654

1102B04L011  
OSTROWSKI-COOLEY DONNA  
2400 W SUCCESS DR  
WASILLA, AK 99654-9610

4807000T00C-2  
PARKER BENJAMIN E  
141 E HYGRADE LN  
WASILLA, AK 99654

1113B01L013  
PARKER MICHAEL L  
PO BOX 870513  
WASILLA, AK 99687-0513

1102B02L019  
PRESLEY LINDA D  
PO BOX 874042  
WASILLA, AK 99687-4042

1113B05L013  
PYLE RICHARD L SR&SHIRLEY  
1861 VAUNDA AVE  
APT #1  
WASILLA, AK 99654

2767B01L004  
REMUS BRADLEY J & DEBRA  
PO BOX 873143  
WASILLA, AK 99687-3143

1113B01L008  
RYDER WM J & PATRICIA C  
524 N KIMBERLY ST  
WASILLA, AK 99654-6112

1087B01L002  
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WASILLA, AK 99687-0601

5945B02L009  
SELL STEPHEN A & DANIELLE  
426 N PINE RIDGE LOOP  
WASILLA, AK 99654

5945B02L001  
SELWAY CORP  
PO BOX 1987  
PALMER, AK 99645-1987

1113B02L006  
SIKES MERLE L & PATRICIA M  
PO BOX 870069  
WASILLA, AK 99687-0069

1113B02L012  
SIMONSON DAN'L L & NANCY M  
2020 W VAUNDA AVE  
WASILLA, AK 99654

1633B02L007  
SMALLS MERLE Y  
3603 FLORDIA ST  
# 6  
SAN DIEGO, CA 92104-6227

1113B03L005  
SWANSON DANIEL H & GAYLEANN J  
451 N SOUTHWAY ST  
WASILLA, AK 99654

1113B05L015  
TANAKA KATSUTAKA  
2121 YORKSHIRE LN  
ANCHORAGE, AK 99504-3365

2767B05L003  
TERRILL DAVID J & SHARLA  
PO BOX 873547  
WASILLA, AK 99687-3547

1102B02L022  
THIBODEAU JERRY A  
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WASILLA, AK 99654

1113B02L004  
THOMAS JERRY W & WANDA W  
PO BOX 870902  
WASILLA, AK 99687-0902

1102B02L018  
THOMAS ROBT L & BARBARA E  
1830 E PARKS HWY  
PMB # 813 STE A-113  
WASILLA, AK 99654

1113B01L011  
TORKELSON TRAVIS J  
PO BOX 870332  
WASILLA, AK 99687-0332

5945B03L006  
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PO BOX 873463  
WASILLA, AK 99687-3463

1113B03L003  
WALKER SETH E & DOROTHY  
401 SOUTHWAY ST  
WASILLA, AK 99654

1102B04L007  
WELLS STEPHEN J & SHYLA M  
503 JORDT CIR  
ANCHORAGE, AK 99504-1129

5945B03L010  
WILLMAN GERALD A & PATSY  
KNEFF  
501 N PINE RIDGE LOOP  
WASILLA, AK 99654

5816B01L006  
ZAMARELLO PATRICIA A  
5216 ROSEDALE ST  
GIG HARBOR, WA 98335

5816B02L003  
ZAMARELLO PETER  
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WASILLA, AK 99687-3088

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Anchorage, AK 99513

MEA  
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Wasilla, AK 99654

MSB Public Works Director  
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Oran Wooley  
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Palmer, AK 99645

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

MSB Platting Division Officer  
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Palmer, AK 99645

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Soil & Water Conservation  
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#203  
Wasilla, AK 99654

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Commissioner's Office  
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COW Public Works Director  
Archie Giddings

City Council  
Nancy Hall

City Council  
Dianne Woodruff

City Council  
Kristofer Larson

City Council  
Taffina Katkus





**STAFF REPORT**  
**Prepared by:**  
**For the meeting of:**

Case # V11-02  
Planning Staff  
December 13, 2011

## **I. SUMMARY FACTS:**

Applicant: Dowl HKM for Auto Zone  
Land Owner(s): Denali Foods, Inc.  
Proposal: Waiver/modification of the required 10 feet parking lot perimeter landscape requirement in WMC 16.24.040(D)(4)(b) to allow a transition from 10 feet to 0 feet along the north property line and approving the clearing of more than 70 percent of the vegetation from the lot as allowed in WMC 16.33.050(A)(2).  
Location: Lot 10, Creekside Plaza Subdivision  
Parcel size: 0.80 Acres  
Zoning District: C – Commercial  
Comprehensive Plan: Generally Commercial/Business future land use designation  
Surrounding Zoning: North: Commercial  
South: Commercial  
East: Commercial  
West: Commercial

## **II. STAFF RECOMMENDATION:**

Staff recommends approval of this request.

## **III. SUMMARY OF REQUEST**

The applicant applied for a waiver/modification to WMC 16.24.040(D)(4)(b) to allow a transition from the required 10' parking lot perimeter landscape bed to 0' along the northern property line. They also requested approval to clear more than 70 percent of the vegetation from the lot.

WMC 16.33.070 provides for waivers and modifications to landscape density, location or height and WMC 16.33.050(B) allows the Planning Commission to approve more than 70 percent of the lot area.

#### **IV. APPLICABLE PROVISIONS:**

##### **WMC 16.24.040, Parking:**

**D. Minimum Standards. Parking required for a use must conform to the following:**

##### **4. Landscaping**

- b. Each parking lot containing ten (10) or more parking spaces shall include around its perimeter a planting bed having a minimum width of ten (10) feet. A planting bed located adjacent to a street shall contain trees, shrubs, flowers, boulders, mulch and fences..."**

##### **WMC 16.33.050, Land Clearing Restrictions:**

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.**
- 2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.**

#### **V. ISSUES REGARDING CODE**

Staff reviewed this request for a waiver/modification to landscape and land clearing standards required in WMC 16.33.070 and WMC 16.33.050(B). The procedural requirements are identified below with appropriate staff findings for each.

#### **VI. FINDINGS**

##### **16.33.070 Waivers or modifications.**

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

- 1. Pre-application Conference. The applicant shall schedule a preapplication conference with the planner to review the proposed waiver or modification.**

**Staff Finding:** *The pre-application conference was held via several telephone conferences and by email.*

- 2. Application and Site Plan.** After the pre-application conference, the applicant shall submit an application for the waiver or modification to the planner with the appropriate application fee. The application shall include a site plan depicting all information relevant to the requested waiver or modification. The City Planner may require that the site plan be produced by a registered professional engineer, architect, landscape architect or land surveyor.

**Staff Finding:** *The applicant submitted an application for a waiver or modification to landscape standards and a request to clear more than 70% of the lot area along with the appropriate fees and site plan. The application and site plan depicts all necessary information needed to make a determination on this waiver or modification.*

- 3. Public Hearing.** The commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in Section 16.16.040 for a conditional use.

**Staff Finding:** *A public hearing is scheduled before the Planning Commission on December 13, 2011. The appropriate notice and a comment period were provided and the public hearing will be conducted per the requirements of WMC 16.16.040.*

- 4. Decision.** The commission may approve an application only if the Planning Commission finds that the application meets all of the following standards:

- a. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property.

**Staff Finding:** *The shape and size of the parcel, the existing parking areas, and the access and utility easements make it difficult to develop the property and comply with all of the landscaping and land clearing requirements of the code.*

- b. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either;

**Staff Finding:** *The special conditions that merit this waiver were not caused by the applicant.*

- c. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;

**Staff Finding:** *This waiver is sought for practical purposes and is not sought solely to relieve pecuniary hardship or inconvenience.*

- d. The waiver or modification will not significantly affect adjacent property or water bodies; and**

**Staff Finding:** *The proposed waiver to the provision of a ten foot planter bed along the front lot line and east side lot line will result in existing conditions remaining the same with no change and will not significantly affect adjacent property or water bodies.*

- e. The waiver or modification is consistent with the spirit and intent of this chapter.**

**Staff Finding:** *The proposed waiver is consistent with the spirit and intent of this chapter.*

## **VII. COMPLIANCE WITH WMC 16.16.040 – PROCEDURE FOR COMMISSION APPROVALS**

**Public Notice.** If the application is accepted, the planner shall:

- a. Place the application on the agenda of the next available meeting of the commission;
- b. Publish the agenda item in a newspaper of general circulation or place a public service announcement on radio or television. The published notice must set out the time, date and place of the hearing, the name of the applicant, the address or general location of the property and subject or nature of the action;
- c. Within five days of acceptance, issue a public hearing notice;
- d. Mail or electronically transfer a copy of the public hearing notice to the applicant, the commission members, the neighborhood association if the neighborhood has an approved neighborhood plan and to appropriate reviewing parties;
- e. The public hearing notice shall be sent to the owners of property, as listed on the Matanuska-Susitna Borough property tax rolls, located within a minimum of one thousand two hundred (1,200) feet of the lot lines of the development. The public notice shall be posted in City Hall and on the site. Staff will allow a minimum of ten (10) days (fourteen (14) calendar days) from the date of public notice mailing before scheduling a public hearing on the request before the planning commission;
- f. The applicant will post the notice on the site at least ten (10) days prior to the hearing. The notice shall be posted so that it may be easily seen from the public right-of-way. The applicant is responsible for maintaining the notice.

**Staff Finding:** *This criterion is met, as follows:*

- *The application was accepted and placed on the December 13, 2011 agenda, which is the next available agenda;*

- *The notice of the hearing was published in the Frontiersman on December 6, 2011 that stated the time, date and place of the hearing, the name of the applicant, the address or general location of the property and a description of the request;*
- *Notice was sent to property owners within 1,200 feet of the subject property and applicable agencies on November 28, 2011; and*
- *The public notice was posted at City Hall and the subject property.*

**Comment Period.** Written comments on the proposal and public hearing notice must be received prior to the start of the public hearing. The commission may extend the written comment period to another date and time after completion of public testimony.

**Staff Finding:** *All written comments received prior to compilation of the meeting packet have been included. Comments received after that date will be provided at the meeting.*

**Public Hearing.** The public hearing shall be held no later than two regular meetings of the commission after the acceptance of the application by the planner. The hearing date may be postponed to a later date only with agreement by the applicant.

**Staff Finding:** *The public hearing was scheduled within two regular meeting after acceptance of the application by the planner.*

## **VIII. CONCLUSION AND RECOMMENDATION**

Based on the above, staff recommends that the Planning Commission approve the requested waiver/modification to the landscaping and land clearing requirements with the following conditions:

1. Landscaping on the site must be installed and maintained in perpetuity as shown on the attached Landscape Plan and Schedule, dated November 11, 2011 per WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the AK DOT right-of-way abutting the subject property along the Parks Highway and the Palmer-Wasilla Highway is maintained with a vegetated ground cover in perpetuity consistent with the requirements in WMC 16.33.060.
3. A landscape guarantee in the form of a bond or place cash in an escrow account must be submitted along with the required land use permit prior to development of the site per WMC 16.33.040.

By: Planning  
Public Hearing: 12/13/11  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 11-19**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A WAIVER/MODIFICATION PER WMC 16.33.070 OF THE REQUIRED 10 FEET PARKING LOT PERIMETER LANDSCAPE REQUIREMENT IN WMC 16.24.040(D)(4)(B) TO ALLOW A TRANSITION FROM 10 FEET TO 0 FEET ALONG THE NORTH PROPERTY LINE AND APPROVING THE CLEARING OF MORE THAN 70 PERCENT OF THE VEGETATION FROM THE LOT PER WMC 16.33.050(B)(2).**

WHEREAS, Dowl HKM, agent for Auto Zone, applicant, submitted an application for a waiver/modification on November 15, 2011, along with a site plan and application fee; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200' radius and review agencies and the Planning Commission 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 6, 2011; 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

WHEREAS, the Wasilla Planning Commission has developed Findings of Fact summarizing the basic facts and reasoning of the Commission regarding the requested waiver/modification.

NOW THEREFORE BE IT RESOLVED, that the Wasilla City 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 adopted the Findings of Fact and conditions of approval attached as Exhibit A and incorporated herein; and

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission, grants the request with the following conditions:

1. Landscaping on the site must be installed and maintained in perpetuity as shown on the attached Landscape Plan and Schedule, dated November 11, 2011 per WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the AK DOT right-of-way abutting the subject property along the Parks Highway and the Palmer-Wasilla Highway is maintained with a vegetated ground cover in perpetuity consistent with the requirements in WMC 16.33.060.
3. A landscape guarantee in the form of a bond or place cash in an escrow account must be submitted along with the required land use permit prior to development of the site per WMC 16.33.040.

ADOPTED by the Wasilla Planning Commission on -, 2011.

APPROVED:

---

A.C. Buswell, III, Chairman

ATTEST:

---

Tina Crawford, AICP, City Planner

## EXHIBIT A

### Wasilla Planning Commission Resolution 11-19 FINDINGS OF FACT - Section 16.33.070

- 1. Pre-application Conference.** The applicant shall schedule a preapplication conference with the planner to review the proposed waiver or modification.

*Finding:* The pre-application conference was held via several telephone conferences and by email.

- 2. Application and Site Plan.** After the pre-application conference, the applicant shall submit an application for the waiver or modification to the planner with the appropriate application fee. The application shall include a site plan depicting all information relevant to the requested waiver or modification. The City Planner may require that the site plan be produced by a registered professional engineer, architect, landscape architect or land surveyor.

*Finding:* The applicant submitted an application for a waiver or modification to landscape standards and a request to clear more than 70% of the lot area along with the appropriate fees and site plan. The application and site plan depicts all necessary information needed to make a determination on this waiver or modification.

- 3. Public Hearing.** The commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in Section 16.16.040 for a conditional use.

*Finding:* A public hearing is scheduled before the Planning Commission on December 13, 2011. The appropriate notice and a comment period were provided and the public hearing will be conducted per the requirements of WMC 16.16.040.

- 4. Decision.** The commission may approve an application only if the Planning Commission finds that the application meets all of the following standards:

- a. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property.**

*Finding:* The shape and size of the parcel, the existing parking areas, and the access and utility easements make it difficult to develop the property and comply with all of the landscaping and land clearing requirements of the code.

- b. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either;**



**Finding:** *The special conditions that merit this waiver were not caused by the applicant.*

**c. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;**

**Finding:** *This waiver is sought for practical purposes and is not sought solely to relieve pecuniary hardship or inconvenience.*

**d. The waiver or modification will not significantly affect adjacent property or water bodies; and**

**Finding:** *The proposed waiver to the provision of a ten foot planter bed along the front lot line and east side lot line will result in existing conditions remaining the same with no change and will not significantly affect adjacent property or water bodies.*

**e. The waiver or modification is consistent with the spirit and intent of this chapter.**

**Finding:** *The proposed waiver is consistent with the spirit and intent of this chapter.*

## Tina Crawford

---

**From:** Ritter, Michelle <mritter@dowlhkm.com>  
**Sent:** Wednesday, November 23, 2011 3:28 PM  
**To:** Tina Crawford  
**Cc:** Hickok, Tanya; Clark, Ivan; Reception  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development  
**Attachments:** Supplemental Information Package.pdf; Application Submittal.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Tina,

Attached is the additional information you requested as well as the original application package. The supplemental information package includes the revised cover sheet, waiver request narrative, revised Site Plan with the updated legend, Landscape Plan, and ALTA. Please note that there are four parallel parking spaces along the east property line which provides a total of 31 parking spaces.

Thank you for your feedback, we believe that the additional information addresses all of your comments. Please do not hesitate to call if you have any questions, or need additional information.

Have a safe and Happy Thanksgiving!

Best,  
Michelle

**Michelle J. Ritter**  
Land Use Planner  
1122.61008.01



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**From:** Tina Crawford [mailto:[tcrawford@ci.wasilla.ak.us](mailto:tcrawford@ci.wasilla.ak.us)]  
**Sent:** Thursday, November 17, 2011 9:52 AM  
**To:** Hickok, Tanya  
**Cc:** Ritter, Michelle  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Tanya,

I've reviewed the variance packet, your email below, and have spoken with Archie again regarding the requirement to leave 30% of the site vegetated [see WMC 16.33.050(A)(2)]. The proposal in the email to provide landscaping within the right-of-way [WMC 16.33.030(E)] only offsets the 5% minimum landscaping requires in WMC 16.33.030(A), which you have indicated that you can meet. Approval from the Planning Commission to allow clearing of more than 70% is still necessary since that requirement is in WMC 16.33.050(A)(2), which addresses land clearing restrictions.

We have you scheduled for the December 13, 2011 Planning Commission but will need to you to address the following items and forward the information to us by November 25:

- Clarify letter of request to indicate the following requests:
  - Requesting approval to clear more than 70% of the site per WMC 16.33.050(A)(2) – Provide information that supports the request (e.g. survey of parcel showing all easements and existing driveways)
  - Requesting waiver of the required 10' perimeter planting bed for the parking in WMC 16.24.040(D)(4)(b) as allowed in WMC 16.33.070.
- Provide responses to the waiver criteria in WMC 16.33.070(A)(4). The application addressed the general variance criteria but the landscape waiver has different criteria.
- Provide the referenced landscape plan that is zoomed in sufficiently to show planting detail (plan was referenced in packet but not included). Note: The code requires trees to be a minimum of 8' and shrubs a minimum of 2' at time of planting (see definition of "tree" and "shrub")
- Revise legend on site plan to clarify information – current site plan has area along eastern and southern property line shaded but no information in the legend to identify what is being represented
- Clearly identify existing drive aisles/easements/driveways/parking – a survey showing these would be helpful
- Clarify number of parking spaces – Parking noted as 31 within the building footprint but only 27 shown on the site. Note: The City code only requires 24.

Although not required for the waiver request, please note that the following comments that will need to be addressed when the land use permit is submitted for Auto Zone. These were the items that were identified as part of a quick review and there may be additional items that need to be addressed at the time of permit review.

- Show required loading space (12' x 30')
- Show required snow storage – 25 SF per parking space
- Provide approval from MSB Fire Chief indicating that the 5' setback from the western property line meets the requirements of the State of Alaska Fire and Life Safety Regulations (13 AAC 50-13 ACC 55) or other applicable regulations - see WMC 16.24.030(A)(5)
- Sign permit (if proposed)

Let me know if you have any questions or need additional information.

Thanks,  
Tina

## **Tina Crawford, AICP**

City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022  
(907) 373-9021 fax

---

**From:** Hickok, Tanya [mailto:tshickok@dowlhkm.com]  
**Sent:** Friday, November 11, 2011 4:29 PM  
**To:** Tina Crawford  
**Cc:** Ritter, Michelle; Doniere, Kevin  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Hello, Tina.

In working out our landscape numbers and taking a good look at Title 16 again, we think we are at 31% landscaping/ground cover if we include the adjacent rights-of-ways (ROW) ground cover. Here's how we get our numbers:

Parcel size: 34,790 square feet (SF)  
+ Adjacent ROW ground cover (yellow): 8,975 SF (Title 16.33.030.E)  
= 43,765 SF (Total area)

Adjacent ROW ground cover (yellow): 8,975 SF  
+ Landscaped area (green): 3,885 SF  
+ Seeded ground cover (pink): 926 SF  
= 13,786 SF (Landscaped/ground cover area)

13,786 SF / 43,765 SF = 31.5%

If you agree with this logic, our variance waiver application will only be requesting the reduction in the 10' perimeter landscape requirement along a small portion of the Parks Highway due to existing conditions.

Please let us know as soon as practical Monday if this works with you.

Thank you so much for all your assistance with this project.

Best,  
Tanya

**Tanya S. Hickok, P.E., LEED® AP**  
Senior Civil Engineer  
CELL: (907) 223-5339



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**From:** Hickok, Tanya  
**Sent:** Friday, November 11, 2011 8:21 AM  
**To:** 'Tina Crawford'  
**Cc:** Ritter, Michelle  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Hello, Tina.

We are working fast and furious on pulling together an application for the 15<sup>th</sup> submittal. Are you available today for a pre-application teleconference? Please let us know your time availabilities.

Best,  
Tanya

**Tanya S. Hickok, P.E., LEED® AP**  
Senior Civil Engineer  
CELL: (907) 223-5339



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**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Friday, October 21, 2011 2:16 PM  
**To:** Hickok, Tanya  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Tanya,

You would need to submit the request no later than November 15, 2011 to be heard at the December 13 Planning Commission meeting. The site plan will need to contain all of the information required for a land use permit (e.g. structures, parking, access points, easements, landscaping/areas with ground cover). We can schedule a pre-application meeting at your convenience and conduct it over the phone if it's more convenient.

The process for the waiver is outlined below. After reviewing previous requests for these waivers, it appears that they processed the request as a Conditional Use application, which has a \$500 fee. That application can be found on the City website on the Planning page.

**16.33.070 Waivers or modifications.**

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

1. Preapplication Conference. The applicant shall schedule a preapplication conference with the planner to review the proposed waiver or modification.
2. Application and Site Plan. After the pre-application conference, the applicant shall submit an application for the waiver or modification to the planner with the appropriate application fee. The application shall include a site plan depicting all information relevant to the requested waiver or modification. The planner may require that the site plan be produced by a registered professional engineer, architect, landscape architect or land surveyor.
3. Public Hearing. The commission shall hold a public hearing on the application. The notice, comment period, and hearing procedure shall be the same as provided in Section 16.16.040 for a conditional use.
4. Decision. The commission may approve an application only if the commission finds that the application meets all of the following standards:
  - a. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property;
  - b. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either;
  - c. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience;
  - d. The waiver or modification will not significantly affect adjacent property or water bodies; and
  - e. The waiver or modification is consistent with the spirit and intent of this chapter. (Ord. 06-47(AM) § 2 (part),

2006)

Let me know if you have any additional questions.

Thanks,  
Tina

**Tina Crawford, AICP**  
City Planner  
City of Wasilla Planning Department

290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022  
(907) 373-9021 fax

---

**From:** Hickok, Tanya [mailto:tshickok@dowlhkm.com]  
**Sent:** Friday, October 21, 2011 10:43 AM  
**To:** Tina Crawford  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Hello, Tina.

Thank you for your time this morning.

In order to meet the December 13<sup>th</sup> Planning Commission meeting, when would we have to submit our application by? Don't we also have to have a pre-application meeting?

Thank you,  
Tanya

---

**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Wednesday, October 19, 2011 3:09 PM  
**To:** Hickok, Tanya  
**Cc:** Clark, Ivan  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Tanya,

I'm not sure why a landscape easement is shown on the plat. It may be a Borough requirement for a flood hazard area. However, the City code landscaping and clearing requirements apply to the development of each parcel – not to the subdivision as a whole.

Thanks,  
Tina

**Tina Crawford, AICP**

City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022  
(907) 373-9021 fax

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**From:** Hickok, Tanya [mailto:tshickok@dowlhkm.com]  
**Sent:** Wednesday, October 19, 2011 11:38 AM  
**To:** Tina Crawford  
**Cc:** Clark, Ivan  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Hello, Tina.

We pulled the plat for the underlying subdivision of this Lot and found that there was a "Landscape Easement" dedicated (area hatched), which appears to meet the 30% vegetation requirement for this subdivision. Would you concur with this assessment? Please advise.

Best,  
Tanya

Tanya S. Hickok, P.E., LEED® AP  
Senior Civil Engineer  
CELL: (907) 223-5339



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**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Wednesday, October 19, 2011 8:16 AM  
**To:** Hickok, Tanya  
**Cc:** Clark, Ivan  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Here's the code reference. Let me know if you need anything else.

**16.33.050 Land clearing restrictions.**

A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.

1. After approval of a preliminary plat for a subdivision, vegetation may be cleared in the following areas as shown on the preliminary plat: roads and road rights-of-way, and water, sewer and utility easements. To assure the health and survival of trees that are not to be removed, the developer shall avoid the following kinds of tree injuries during all development activities:

- a. Mechanical injuries to roots, trunk, and branches;
- b. Injuries by chemical poisoning;
- c. Injuries by grade changes;
- d. Injuries by excavations; and
- e. Injuries by paving.

2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.

3. As required for wildfire protection by any agency having jurisdiction.

B. The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter. (Ord. 06-47(AM) § 2 (part), 2006)

Tina

**Tina Crawford, AICP**

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City of Wasilla Planning Department  
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Wasilla, AK 99654  
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(907) 373-9021 fax

---

**From:** Hickok, Tanya [mailto:tshickok@dowlhkm.com]  
**Sent:** Tuesday, October 18, 2011 10:26 AM  
**To:** Tina Crawford  
**Cc:** Clark, Ivan  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Hi, Tina.

I went back and looked through Title 16, but can't seem to find the reference for the "30% of the lot is required to have vegetation". Could you please verify with the code reference for us?

Thank you,  
Tanya

**Tanya S. Hickok, P.E., LEED® AP**  
Senior Civil Engineer  
CELL: (907) 223-5339



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**From:** Hickok, Tanya  
**Sent:** Monday, October 17, 2011 1:05 PM  
**To:** Tina Crawford (tcrawford@ci.wasilla.ak.us)  
**Cc:** Doggett, Bradley  
**Subject:** FW: Palmer-Wasilla/Parks SE corner development

Hi, Tina.

Thanks so much for your comments. We will let you know if we have any further questions.

Best,  
Tanya

**Tanya S. Hickok, P.E., LEED® AP**  
Senior Civil Engineer  
CELL: (907) 223-5339



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**From:** Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]  
**Sent:** Monday, October 17, 2011 12:49 PM  
**To:** Hickok, Tanya  
**Subject:** RE: Palmer-Wasilla/Parks SE corner development

Hi! Here are the few items I could easily identify without having exact square footages and the proposed use:

- May need additional parking – Commercial requires 1 space per 300 square feet of gross floor area
- 30% of the lot is required to have vegetation with 5% of that area landscaped with six new trees and 12 new shrubs per acre (trees must be a minimum of 8' and shrubs must be at least 2')
- ADA requires van accessible parking space and loading area
- Will need approval from Fire Chief to encroach into the required 10' side yard setback along Palmer-Wasilla Highway

Hope this helps. If you need anything else, please let me know.

Tina

**Tina Crawford, AICP**

City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, AK 99654  
(907) 373-9022  
(907) 373-9021 fax

---

**From:** Hickok, Tanya [mailto:tshickok@dowlhkm.com]  
**Sent:** Monday, October 17, 2011 8:42 AM  
**To:** Tina Crawford  
**Subject:** Palmer-Wasilla/Parks SE corner development

Hello, Tina.

Here is the concept plan I was referring to. If you wouldn't mind taking a quick look that would be great.

Best,  
Tanya

**Tanya S. Hickok, P.E., LEED® AP**  
Senior Civil Engineer  
CELL: (907) 223-5339



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**DOWL HKM**

November 15, 2011  
W.O. 61008

Tina Crawford, AICP  
City Planner  
City of Wasilla Planning Department  
290 East Herning Avenue  
Wasilla, Alaska 99654

Subject: Variance Application  
Wasilla AutoZone

Dear Ms. Crawford:

DOWL HKM, on behalf of AutoZone, is pleased to submit a variance request for a reduction in the parking code to lessen the 10-foot minimum perimeter planting bed requirement within 16.24.040.D.4.b along a portion of the site perimeter. The site design is in compliance with all other parking standards within 16.24.040.

The site design is also in compliance with the landscape standards of 21.33.030 and the land clearing restrictions of 21.33.050.A.2. Five percent of the site will be landscaped and 31 percent of the site, including offsite green space will be vegetated.

We are submitting this application by the November 15, 2011 deadline for a December 13, 2011 Planning Commission hearing. We look forward to discussing this request with you in more detail and please do not hesitate to call with any questions.

Sincerely,  
DOWL HKM

Tanya S. Hickok, P.E.  
Senior Civil Engineer

D61008.Crawford.MJR,111511.tla

## **NARRATIVE ON VARIANCE STANDARDS - ADDENDUM**

### **Wasilla AutoZone Variance and Waiver Request**

DOWL HKM is submitting this application on behalf of AutoZone to request a waiver from the landscaping code to clear more than 70 percent of the site, as is the minimum per Wasilla Municipal Code (WMC) 16.33.050.A.2. An earlier variance request to reduce the 10-foot minimum perimeter planting bed requirement within WMC 16.24.040.D.4.b. was submitted and will be heard concurrently with this waiver request. These requests are necessary to develop this parcel into a retail establishment with associated parking and landscaping.

As discussed in the previous submittal, the site is currently undeveloped; however, the south and east perimeter and a small bump out portion in the northeast corner are paved and striped and are currently used for drive aisles and parking by the adjacent commercial development (Bailey's Sleep Center [Bailey's]). The two developments (AutoZone and Bailey's) will share this common access, which has already been improved. The AutoZone development must tie into the existing access and parking spaces to maintain and improve vehicular circulation throughout the site, which results in encroaching into the required 10-foot minimum perimeter planting bed (Figure 1 - Site Plan). This also results in the site not being able to meet the 30 percent vegetation requirement (Figure 2 - Landscape Plan). As designed, 13.8 percent of the site will be maintained as vegetated (11 percent of which is landscaped). However, with the inclusion of the adjacent off-site property within the rights-of-way of the site will maintain over 31 percent vegetation (Figure 3 - Site Vegetation Breakdown).

#### **Wasilla Municipal Code (WMC) 16.33.070 Waivers or modifications**

- 1. Either (i) natural vegetative features within or adjacent to the property, or the shape, topography, drainage or other physical features of the property, make compliance with the landscaping requirements of this title impracticable or contrary to the public interest; or (ii) compliance with the landscaping requirements of this title will have an adverse effect on other property.**

The condition described above has arisen out of surrounding development patterns. As mentioned, a portion of the property is paved and striped and is currently enjoyed for parking

by the adjacent Bailey's. Additionally, the site is encumbered with an access easement, which has been improved (paved) for access to the neighboring parcels (Appendix A - ALTA). The improved area totals over 18.5 percent of the existing parcel. The new development must tie into these existing spaces to maintain and improve vehicular circulation throughout the site, as well as tie into the existing access drive aisle. Compliance with the 30 percent vegetation requirement would actually have an adverse affect to the neighboring parcel.

- 2. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either.**

The special condition resulting in a need for a waiver was created by the plat for the parcel and not created by AutoZone.

- 3. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience you have for requesting this variance.**

As previously mentioned, the site design must tie into existing parking and access easement in order to maintain and improve vehicular circulation and not have a detrimental impact on the adjacent development. This request is necessary for the safe development of this site and is not to relieve pecuniary hardship or inconvenience.

- 4. The waiver or modification will not significantly affect adjacent property or water bodies.**

This request will not significantly adversely affect other property. Approval of this request will have a positive impact on the adjacent property by allowing AutoZone to tie into Bailey's existing parking and access in order to maintain and improve vehicular circulation and not have a detrimental impact on the adjacent development.

- 5. The waiver or modification is consistent with the spirit and intent of this chapter.**

This variance keeps with the spirit and requirement of the Code and is to allow for more than 70 percent of the site to be cleared. The 13.8 percent of the site to be vegetated is the

maximum possible for development of this site. The adjacent off-site property is currently vegetated and provides the site with over 31 percent vegetation. It is allowed by WMC to include this adjacent off-site property in calculating the 5 percent landscaping requirement of 16.33.030.A. As such, it is keeping with the spirit and intent of this chapter to allow this adjacent off-site property to be included into the 30 percent vegetation requirement of 16.33.050.A.2.

D61008.Revised Narrative.MJR.112211.tla

## **FIGURES**

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Figure 1: Site Plan

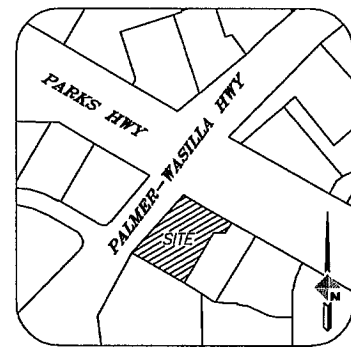
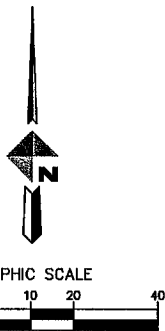
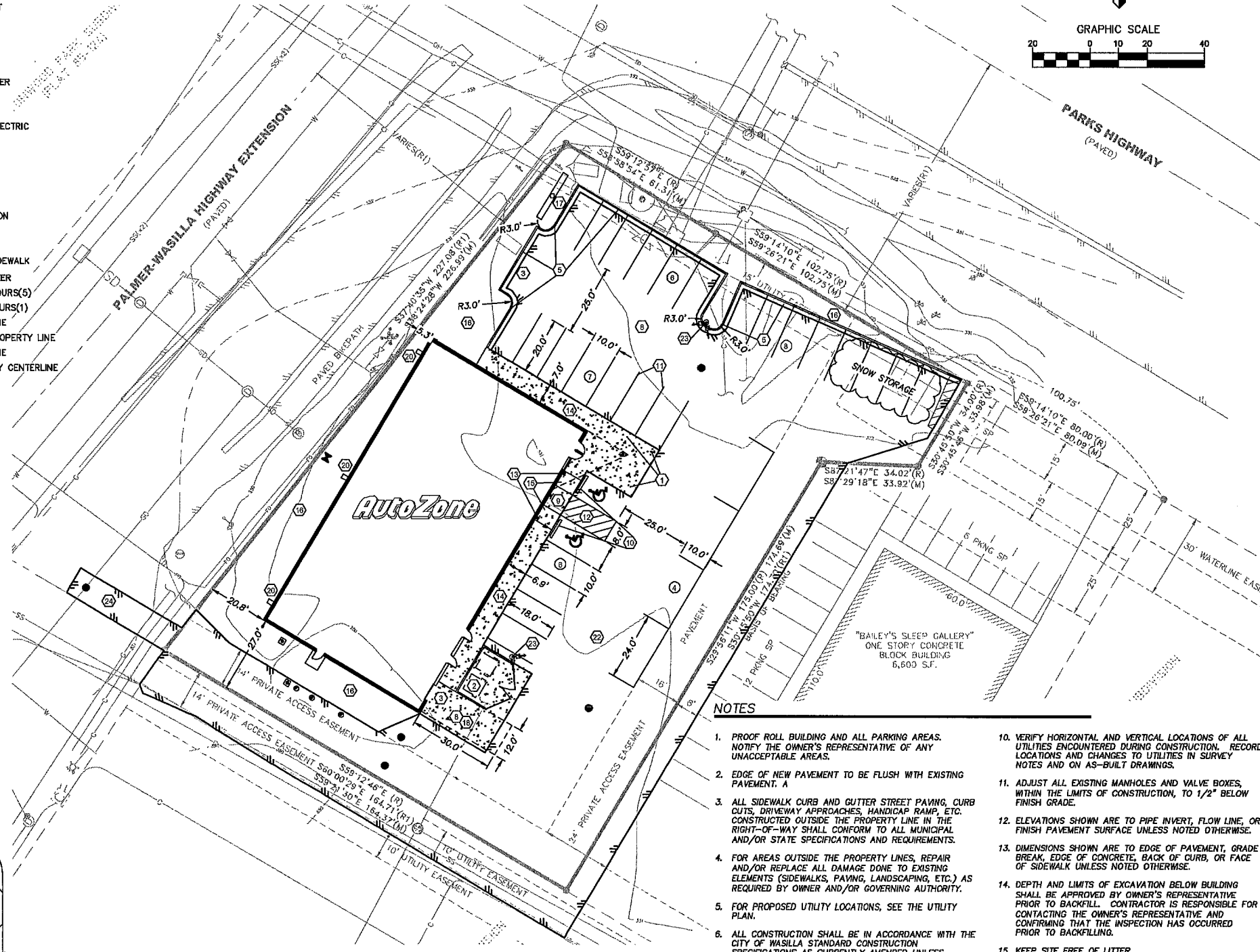
Figure 2: Landscape Plan

Figure 3: Site Vegetation Breakdown

Figure 1  
Site Plan

LEGEND

PROPOSED	EXISTING	
●	●	SURVEY MONUMENT
○	○	STORM DRAIN MANHOLE
○	○	STORM CATCH BASIN
○	○	SEWER MANHOLE
○	○	SEWER CLEAN OUT
○	○	WATER VALVE BOX
○	○	FIRE HYDRANT
○	○	BOLLARD
○	○	SIGN
○	○	LIGHT POLE
○	○	POWER POLE
○	○	ELECTRIC METER
○	○	GUY ANCHOR
—	—	FENCE
—	—	OVERHEAD ELECTRIC
—	—	OVERHEAD
—	—	ELECTRIC
—	—	STORM DRAIN
—	—	SEWER
—	—	WATER
—	—	COMMUNICATION
—	—	GAS
—	—	FIBER OPTICS
—	—	CONCRETE SIDEWALK
—	—	CURB & GUTTER
—	—	MAJOR CONTOURS(5)
—	—	MINOR CONTOURS(1)
—	—	PROPERTY LINE
—	—	ADJACENT PROPERTY LINE
—	—	EASEMENT LINE
—	—	RIGHT OF WAY CENTERLINE
—	—	BUILDING



VICINITY MAP

NOTES

- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY UNACCEPTABLE AREAS.
- EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT. A
- ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA STANDARD CONSTRUCTION SPECIFICATIONS AS CURRENTLY AMENDED UNLESS OTHERWISE NOTED.
- EXISTING GROUND CONTOURS BASED ON US SURVEYOR ALTA SURVEY PERFORMED SEPTEMBER 2011. CONTRACTOR SHALL VERIFY SITE CONDITIONS.
- SOILS INFORMATION IS DERIVED FROM SOILS INVESTIGATION PERFORMED BY PARTNER ENGINEERING AND SCIENCE, INC. SEE GEOTECHNICAL REPORT DATED SEPTEMBER 26, 2011 AND TITLED: GEOTECHNICAL REPORT, 1621 EAST FINANCIAL DRIVE, WASILLA, ALASKA.
- LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY LOCATIONS BY OBTAINING UTILITY LOCATES PRIOR TO BEGINNING CONSTRUCTION. EXERCISE CAUTION DURING EXCAVATION.
- VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. RECORD LOCATIONS AND CHANGES TO UTILITIES IN SURVEY NOTES AND ON AS-BUILT DRAWINGS.
- ADJUST ALL EXISTING MANHOLES AND VALVE BOXES, WITHIN THE LIMITS OF CONSTRUCTION, TO 1/2" BELOW FINISH GRADE.
- ELEVATIONS SHOWN ARE TO PIPE INVERT, FLOW LINE, OR FINISH PAVEMENT SURFACE UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, GRADE BREAK, EDGE OF CONCRETE, BACK OF CURB, OR FACE OF SIDEWALK UNLESS NOTED OTHERWISE.
- DEPTH AND LIMITS OF EXCAVATION BELOW BUILDING SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BACKFILL. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S REPRESENTATIVE AND CONFIRMING THAT THE INSPECTION HAS OCCURRED PRIOR TO BACKFILLING.
- KEEP SITE FREE OF LITTER.
- MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. SWEEP SITE ENTRANCE AND EXIT DURING CONSTRUCTION WHEN SOILS ACCUMULATE TO DEPTHS GREATER THAN ONE-FOURTH INCH. WATER EXPOSED SOILS AS NECESSARY TO CONTROL GENERATION OF DUST. CONSTRUCTION ACTIVITIES SHALL BE MONITORED ON A DAILY BASIS TO DETERMINE IF TRACKING OF DIRT AND DEBRIS ONTO THE ADJACENT ROADWAYS HAS OCCURRED. ANY NECESSARY CLEANUP SHALL BE ACCOMPLISHED ON A DAILY BASIS.
- SEDIMENT PROTECTION IS REQUIRED ON ALL STORM DRAINAGE STRUCTURES THROUGHOUT THE PROJECT.

BUILDING & PAVING

- PIPE GUARD - SEE DETAIL 16/ C1.A & 27/ C1.B
- DUMPSTER LAYOUT - SEE DETAILS 8,9,10, & 11/ C1.A
- SERVICE DOOR PLAN - SEE DETAIL 15/ C1.A
- CONCRETE LIGHT POLE BASE - SEE DETAIL 13/ C1.A. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
- SPILL CURB - SEE DETAIL 24/ C1.A
- STANDARD CURB - SEE DETAIL 25/ C1.A
- NEW CURB CUT AND APPROACH - SEE DETAIL 26 - SHEET 01-B
- CONCRETE PAVING - SEE DETAIL 4/ C1.A. EXPANSION AND CONTROL JOINTS - SEE DETAILS 21 & 22/ C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15' O.C. EACH WAY.
- ROLLOVER CURB - SEE DETAIL 17/ C1.A
- 6'-0" LONG RUBBER WHEEL STOP PINNED TO PAVEMENT (TYPICAL). LOCATE 2'-0" FROM FACE OF CURB OR SIDEWALK SEE DETAIL 17/ C1.A
- 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
- 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FT. O.C. SEE DETAILS 6 & 7/ C1.A FOR HANDICAP STRIPING DETAILS.
- HANDICAP PARKING SIGN - SEE DETAIL 12/ C1.A G.C. TO PROVIDE ONE VAN ACCESSIBLE
- CONCRETE RAISED SIDEWALK - SEE DETAILS 19 & 20/ C1.A FOR SIDEWALKS AROUND BUILDING
- ACCESSIBLE RAMP - SEE DETAIL 6/ C1.A - MAX. SLOPE 1:12 (8.33%), MAX. CROSS SLOPE 1:50 (2.00%) TRUNCATED DOME TO BE A CONTRASTING COLOR.
- NEW LANDSCAPE AREA - PROVIDE 3" TOPSOIL & SOIL. SEE SHEET L1.0 FOR ADDITIONAL INFORMATION
- STREET SIGN - 6'X18'X25" HGT. SEE FOUNDATION DETAILS ON SIGNAGE SHEETS
- LOADING AREA: SLOPE AT MAX. 2-1/2% AWAY FROM BUILDING.
- CURB OPENING - SEE DETAIL 20/ C1-B
- 18" X 24" CONCRETE SPLASH BLOCKS @ BUILDING DOWN SPOUTS (TYP.) - SEE DETAIL 14/ C1.A
- FREEZELESS YARD HYDRANT - SEE DETAIL 4 - SHEET M-2
- ASPHALT PAVING - SEE DETAIL 2/ C1.A
- LIGHT POLE - SEE DETAIL 13/ C1.A
- ASPHALT TRENCH REPAIR DOT RIGHT OF WAY

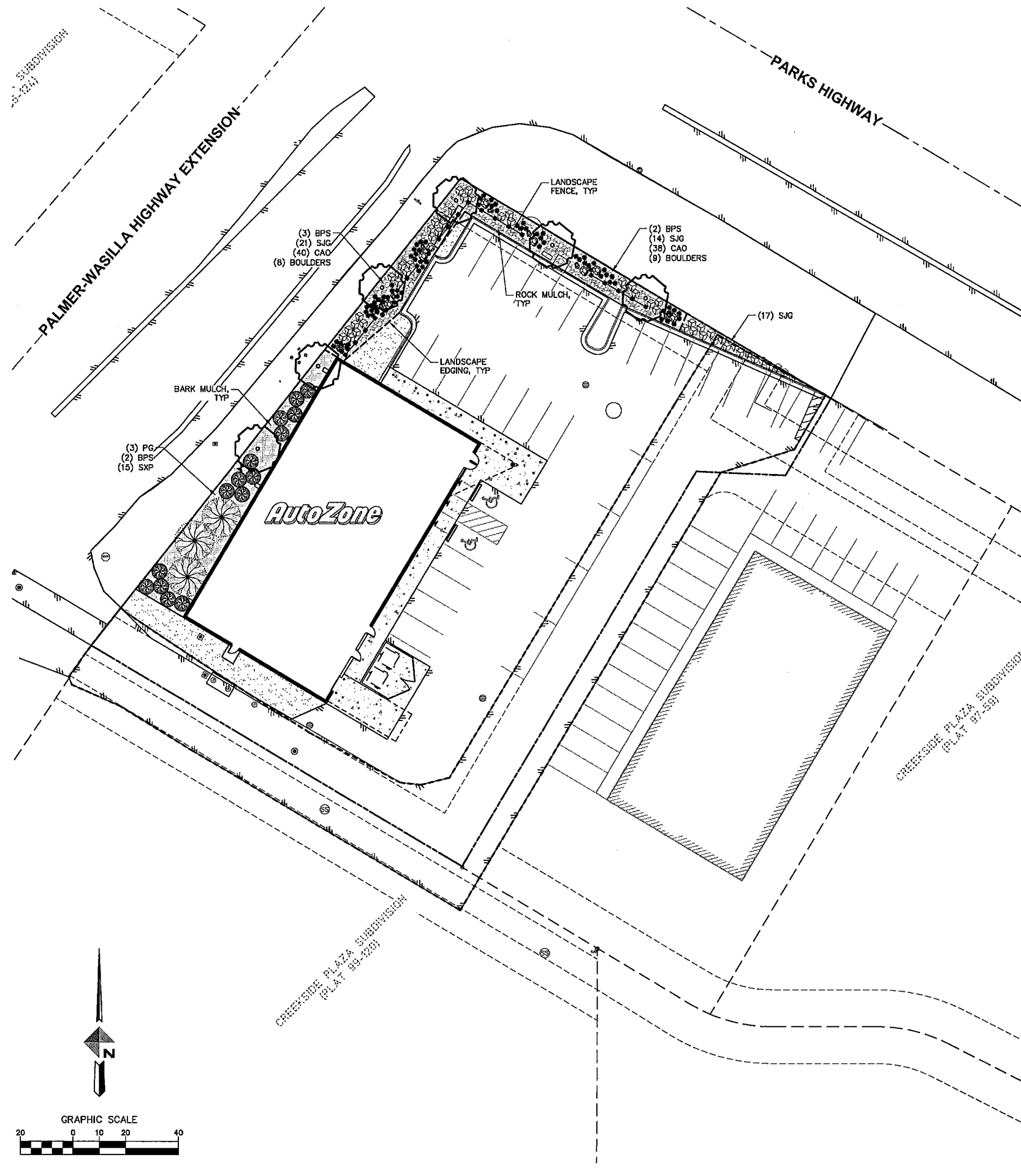
ZONING INFORMATION

ACCORDING TO THE CITY OF WASILLA, PH: 907-373-9020, ON 9/8/2011, THE SUBJECT PROPERTY IS ZONED:  
 "C" COMMERCIAL  
 AND IS SUBJECT TO THE FOLLOWING REQUIREMENTS:  
 SETBACKS  
 FRONT: 25 FEET  
 SIDE: 10 FEET, OR 0 FEET  
 REAR: 25 FEET  
 LANDSCAPE BUFFER=10' IN PARKING AREAS  
 MAXIMUM BUILDING COVERAGE: NA  
 MAXIMUM BUILDING HEIGHT: 35 FEET  
 PARKING REQUIREMENTS: 1 PER 300 SF OF FLOOR SPACE  
 HANDICAPPED: PER ADA REQUIREMENTS

PREPARED FOR: AutoZone, Inc. 123 S. FRONT STREET, 3rd FLOOR MEMPHIS, TENNESSEE 38103  
 Store No.: 6107  
 Wasilla AK 99654  
 ARCHITECT: AK  
 DRAFTSMAN: ERS  
 CHECKED BY: LC  
 DATE: 11/18/11  
 PROTOTYPE SIZE: 7x2  
 DOWL HKM  
 2011 STREET ADDRESS, WASH. 99501  
 907-542-3000  
 C1.0



Figure 2  
Landscape Plan

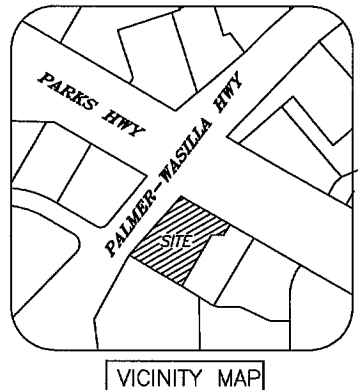
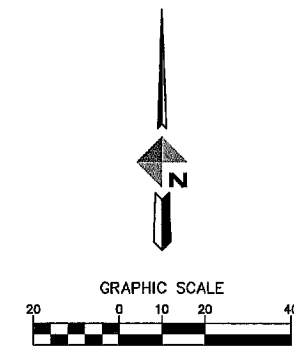


**LANDSCAPE SCHEDULE**

SYMBOL	KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
<b>EVERGREEN TREES</b>							
	PG	3	WHITE SPRUCE	<i>Picea glauca</i>	6'-7' ht	As Shown	B&B
<b>DECIDUOUS TREES</b>							
	BPS	6	WHITE PAPER BIRCH (Single Stem)	<i>Betula papyrifera</i>	3" cal	As Shown	B&B
<b>DECIDUOUS SHRUBS</b>							
	SJG	52	GOLDFLAME SPIREA	<i>Spiraea japonica Goldflame</i>	24" ht	As Shown	#2 Container
	SXP	15	CANADIAN LILAC	<i>Syringa x prestoniae James McFarlane</i>	36" ht	As Shown	#5 Container
<b>ORNAMENTAL GRASSES</b>							
	CAO	78	VARIEGATED REEDGRASS	<i>Calamagrostis x acutifolia Overdam</i>	12" ht	As Shown	#1 Container

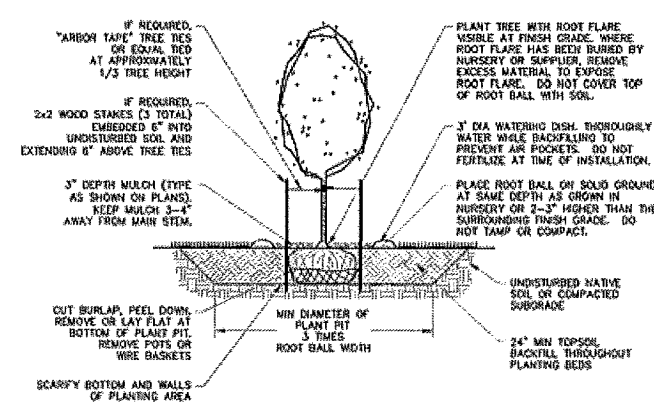
**LANDSCAPE SCHEDULE**

SYMBOL	DESCRIPTION	QUANTITY	NOTES
<b>SEED/MULCH/EDGING/SITE AMENITIES</b>			
	TOPSOIL AND SCHEDULE A SEED MIX	1277 sf	SEE LANDSCAPE NOTES
	SHREDDED BARK MULCH	1708 sf	SEE LANDSCAPE NOTES
	ROCK MULCH WASHED RIVER COBBLE	1765 sf	SEE LANDSCAPE NOTES
	LANDSCAPE EDGING ALUMINUM	64 lf	SEE LANDSCAPE NOTES
	LANDSCAPE FENCE SPLIT RAIL	96 lf	SEE LANDSCAPE NOTES
	LANDSCAPE BOULDERS SMALL (2'-3' SHORTEST DIAGONAL) MEDIUM (3'-4' SHORTEST DIAGONAL)	9 8	SEE DETAILS

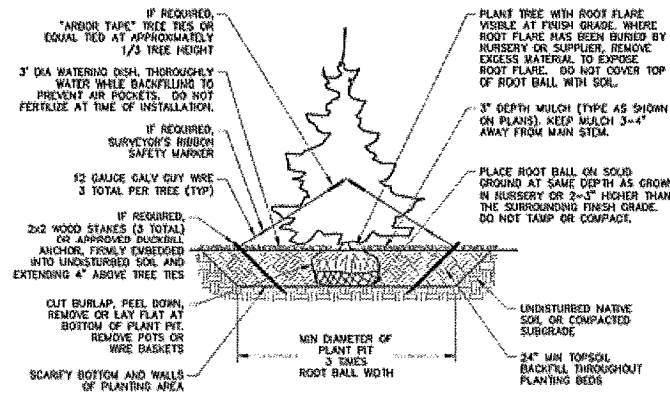


OWNER: **AutoZone, Inc.**  
 123 S. FRONT STREET, 3rd FLOOR  
 MEMPHIS, TENNESSEE 38103  
 PREPARED FOR: **AutoZone STORE DEVELOPMENT**  
 Store No.: 6101  
 Wasilla AK 99654  
 SCALE: 1" = 20'-0"  
**REVISIONS**  
 1.  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.  
 ARCHITECT: AK  
 DRAFTSMAN: ERS  
 CHECKED BY: IJC  
 DATE: 11/11/11  
 PROTOTYPE SIZE: 7N2  
**DOWL HKM**  
 401 S. FIRST AVENUE, ALABAMA 36801  
 205-262-2500  
**L1.0**

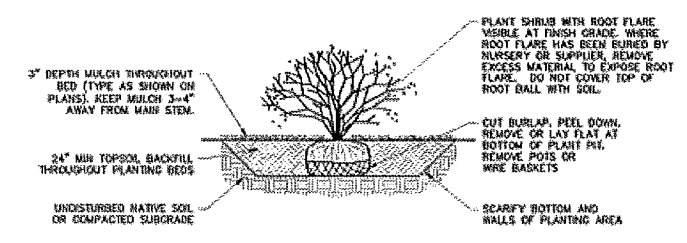
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 DWG FILE NO. 234-71  
 SHEET FILE NO. 234-71  
 05/09/2011



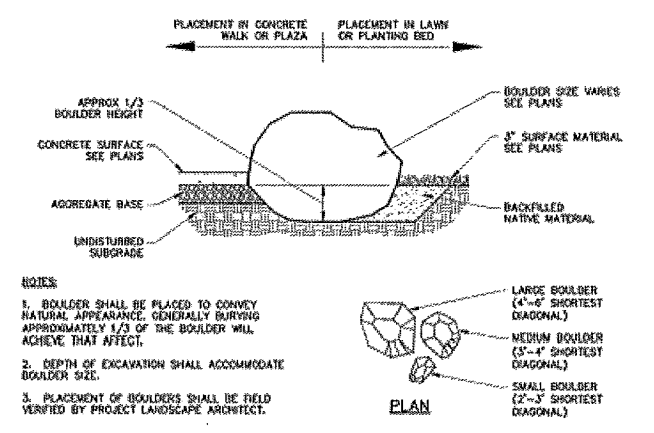
**1**  
L2.0 DECIDUOUS TREE PLANTING  
NTS



**2**  
L2.0 EVERGREEN TREE PLANTING  
NTS



**3**  
L2.0 SHRUB PLANTING  
NTS



**4**  
L2.0 BOULDER INSTALLATION  
NTS

**LANDSCAPE NOTES**

- ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT ABOUT SITE CONDITIONS THAT REQUIRE MODIFICATION OF PLANT LAYOUT PRIOR TO INSTALLATION OF AFFECTED LANDSCAPE MATERIAL.
- NEW SEEDED AREAS SHOWN ON PLANS AND ALL SURFACE DISTURBANCE RELATED TO THIS PROJECT SHALL CONSIST OF 4" TOPSOIL AND LAWN SEED MIX.
  - 5% Annual Ryegrass
  - 30% Alopecurus Kentucky Bluegrass
  - 25% Alopecurus Kentucky Bluegrass
  - 40% Boreal Fescue
  - Application Rate: 5 lbs per 1000 sq ft
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED BARK MULCH UNLESS OTHERWISE NOTED. BARK MULCH SHALL CONSIST OF SHREDDED BARK AND WOOD. WOOD CHIPS ARE NOT ACCEPTABLE.
- ROCK MULCH SHALL BE WASHED RIVER COBBLE, 3/4" TO 1-1/2" DIAMETER.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL BE SEPARATED BY LANDSCAPE EDGING AS SHOWN ON PLANS. EDGING SHALL BE "CLEARLINE" (4") ALUMINUM EDGING, MANUFACTURED BY PERMALOC CORPORATION, OR AN APPROVED EQUAL.
 

PERMALOC CORPORATION  
13505 BARRY ST  
HOLLAND, MI 49424  
(800)356-9660  
www.permaloc.com
- IF TIES AND STAKING ARE REQUIRED FOR TREES, REMOVE AT THE END MAINTENANCE AND WARRANTY PERIOD.
- LANDSCAPE FENCE SHALL BE A SPLIT RAIL FENCE WITH 2 HORIZONTAL RAILS, VERTICAL POSTS WITH SLOTS TO RECEIVE HORIZONTAL RAILS, WITH A 5'-0" TO 6'-0" ON CENTER POST SPACING BASED ON PRE-MANUFACTURED SPLIT RAIL FENCING. THE SPLIT RAIL FENCE SHALL BE 42" TO 48" IN HEIGHT FROM THE FINISH GRADE TO THE TOP OF THE HORIZONTAL RAIL.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL VEGETATION DURING CONSTRUCTION OPERATIONS. ALL EXISTING LANDSCAPING WITHIN AND ADJACENT TO THE PROJECT CORRIDOR THAT IS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH SIMILAR SIZE AND TYPE AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED BY LANDSCAPE PLANS.

OWNER:  
**AutoZone, Inc.**  
123 S. FRONT STREET, 3rd FLOOR  
MEMPHIS, TENNESSEE 38103

40 TH  
ANNIVERSARY  
1971-2011  
Steve M. Gordon  
1988  
11/2/11

PREPARED FOR: **Autozone STORE DEVELOPMENT**  
 Store No.: 6101  
 Walls  
 AK 98654  
 LANDSCAPE DETAILS AND NOTES

SCALE: 1" = 20'-0"

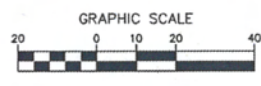
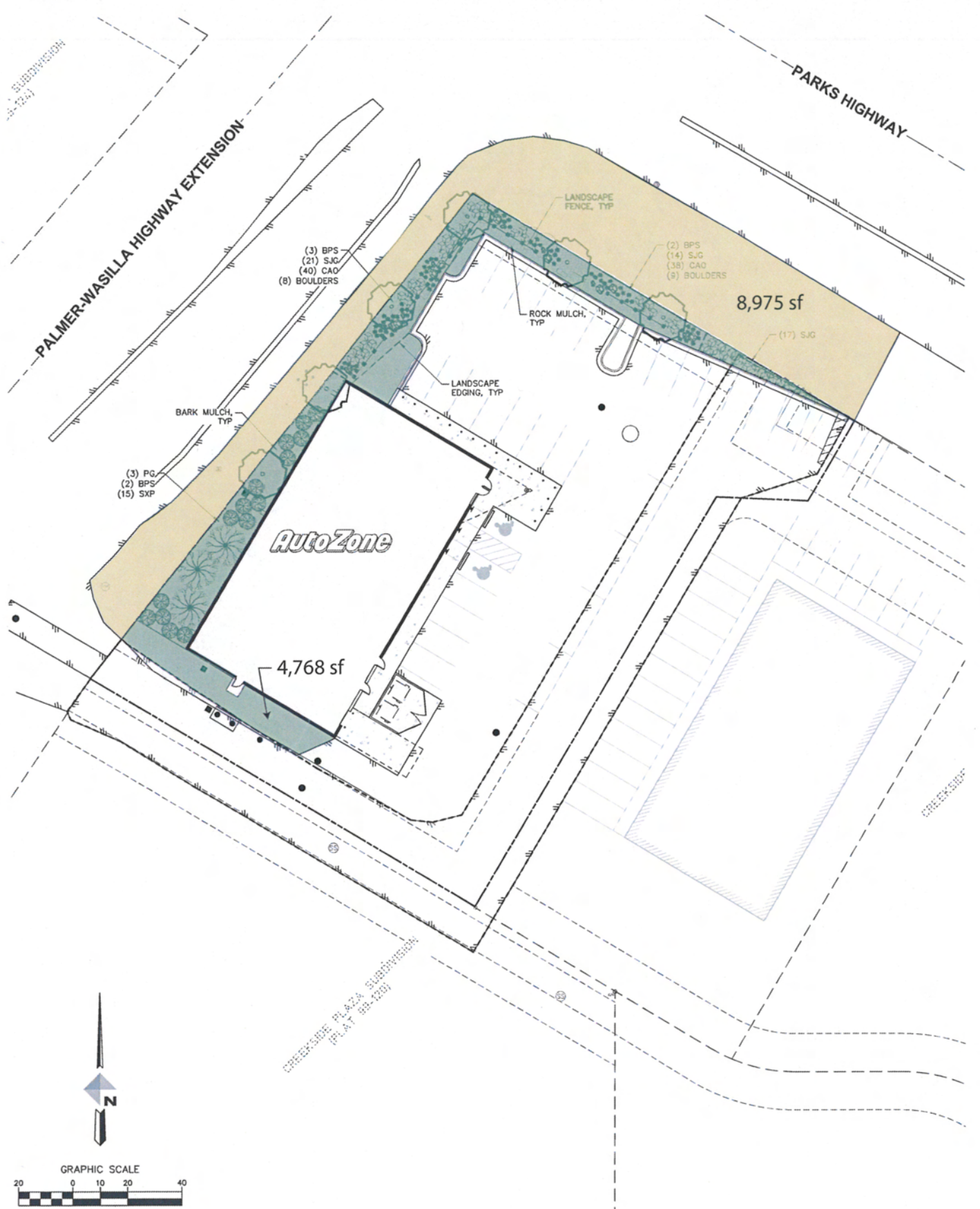
REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

ARCHITECT: AK  
DRAFTSMAN: ERS  
CHECKED BY: UC  
DATE: 11/11/11  
PROJECT NO: 712

**DOWL HKM**  
2011

**L2.0**

Figure 3  
Site Vegetation Breakdown



**APPENDIX A**

**ALTA**

# ALTA/ACSM LAND TITLE SURVEY

## SURVEYOR NOTES

- NO BUILDINGS AT TIME OF SURVEY
- VERTICAL DATUM IS REFERENCED TO MONUMENT "M-6" AS SHOWN ON COTTONWOOD CREEK PLACE PLAT, RECORDED AS PLAT NUMBER 2008-08 IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, HAVING AN ELEVATION OF 317.5 FEET (NGVD29). PROCESS OF SAID PLAT REFERENCING NGS BENCHMARK "S-1", 321.94 FEET (NGVD29), AN ADJUSTMENT OF +6.18 FEET FROM NGVD29 TO NAVD83 AT "S-1" GIVES MONUMENT "M-6" AN ELEVATION OF 323.69 FEET (NAVD83). THIS SURVEY IS REFERENCED TO THE NAVD83 ELEVATION OF 323.69 FEET AT MONUMENT "M-6".

## NOTES CORRESPONDING TO SCHEDULE B

- AS PER COMMITMENT NO. MCS-468614-NAS DATED MAY 09, 2011
- RESERVATIONS.
  - TAXES.
  - RIGHT OF WAY EASEMENT WHICH IS BLANKET IN NATURE.
  - WATER CONNECTION AGREEMENT.
  - EASEMENTS AS DEDICATED AND SHOWN ON THE PLAT OF SAID SUBDIVISION.
  - SUBDIVISION PLAT NOTES
  - WATERLINE PURCHASE AGREEMENT.
  - CCRS.
  - MISC. NOT PLATTABLE ITEMS.

## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF WASILLA, COUNTY OF PALMER, STATE OF ALASKA, DESCRIBED AS FOLLOWS:

LOT 10, CREEKSIDE PLAZA, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED UNDER PLAT 97-59, RECORDS OF THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES BY WARRANTY DEED RECORDED SEPTEMBER 28, 2000 IN BOOK 1002 AT PAGE 382.

## STANDARD LEGEND

● MONUMENT FOUND	○ GUY WIRE	— SS —	SALESMAN LINE
○ MONUMENT SET	○ LIGHT POLE	— S —	SEWER MANHOLE
□ P.A. MAIL FOUND	○ CROWD LIGHT	— G —	GREASE TRAP
□ P.A. MAIL SET	○ STREET LIGHT POLE	— S —	SEWER MAIN LINE
○ MAG NAIL FOUND	○ AIR CONDITIONER	— S —	SEWER DRAIN LINE
○ MAG NAIL SET	○ ELG. TRANSFORMER	— S —	SEWER INLET
○ FOUND X MARK	○ BURIED ELECTRIC	— S —	STORM INLET
○ SET X MARK	○ OVERHEAD ELECTRIC	— S —	CLAMP INLET
○ R.L. SPIKE FOUND	○ ELECTRIC MANHOLE	— S —	HYD. PHONE
○ R.L. SPIKE SET	○ ELECTRIC METER	— S —	TELEPHONE BOX
○ BENCHMARK	○ ELECTRIC BOX	— S —	TELEPHONE MANHOLE
○ CONC. R/W MARKER	○ WREN LINE	— S —	TELEPHONE POLE
○ RECORD DATA	○ WATER MANHOLE	— S —	TELEPHONE LINE
○ MEASURED DATA	○ WATER VALVE	— S —	OVERHEAD TELEPHONE
○ CALCULATED DATA	○ WREN WATER	— S —	TELEPHONE MANHOLE
○ R/W RIGHT OF WAY	○ HOUSING	— S —	UNDERGROUND TELEPHONE
○ R/W SET LINE	○ FUEL PUMP	— S —	CABLE TELEVISION
○ R/W REINFORCED CONC. PIPE	○ FUEL DISTRIBUTION	— S —	FIBER OPTIC CABLE
○ CONC. PIPE	○ FIBER DISTRIBUTION	— S —	CABLE BOX
○ METAL PIPE	○ FIBER PROTECTION	— S —	UNDERGROUND
○ METAL	○ HOSE BOX	— S —	TELECOMMUNICATIONS
○ A.L. ABOVE GROUND LEVEL	○ GAS VALVE	— S —	TELECOMMUNICATIONS
○ F.R. FOOTING	○ GAS METER	— S —	MANHOLE
○ DECIDUOUS TREE	○ UNDERGROUND	— S —	TELECOMMUNICATIONS
○ L.S. LANDSCAPING	○ GAS MANHOLE	— S —	TELECOMMUNICATIONS
○ OWNER	○ GAS LINE	— S —	TRAFFIC POLE
○ SINKING METAL LID	○ TRAFFIC SIGNAL	— S —	TRAFFIC SIGNAL
○ DOLLAR	○ TRAFFIC MANHOLE	— S —	TRAFFIC SIGNAL
○ FUEL TANK LID	○ TRAFFIC MANHOLE	— S —	TRAFFIC SIGNAL
○ FLAG POLE	○ TRAFFIC SIGNAL	— S —	TRAFFIC SIGNAL
○ UNDERGROUND MANHOLE	○ TRAFFIC SIGNAL	— S —	TRAFFIC SIGNAL
○ FROZEN MANHOLE	○ TRAFFIC SIGNAL	— S —	TRAFFIC SIGNAL
	○ TRAFFIC SIGNAL	— S —	TRAFFIC SIGNAL

## ALTA/ACSM LAND TITLE SURVEY

### SURVEYOR'S CERTIFICATION

TO: AUTOZONE, INC.; FIRST AMERICAN TITLE COMPANY; AND US SURVEYOR; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(a)(1), 8, 9, 11(e), 11(f), 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 2, 2011

FIELD WORK DATE: 08/30/11  
FIELD SURVEY: RICHARD L. WENTWORTH, PLS #11004

For inquiries, questions or concerns about this survey contact inquiries@ussurveyor.com or call 1-800-957-8783 ext. 209

**U.S. SURVEYOR**  
4929 Riverwind Pointe Drive  
Evansville, Indiana 47715  
"America's Land Surveyor"  
**1-800-TO-SURVEY**

PREPARED FOR:  
KOSO  
AUTOZONE, INC.  
123 S. FRONT ST.  
Memphis, TN 38103  
(901) 495-6500

PROJECT LOCATION:  
MATANUSKA-SUSITNA BOROUGH,  
STATE OF ALASKA  
PROJECT ADDRESS:  
1621 E. FINANCIAL DRIVE  
WASILLA, ALASKA 99654  
PROJECT TYPE:  
ALTA/ACSM LAND  
TITLE SURVEY

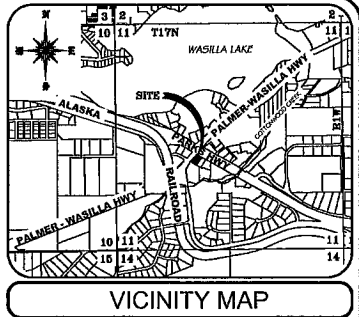
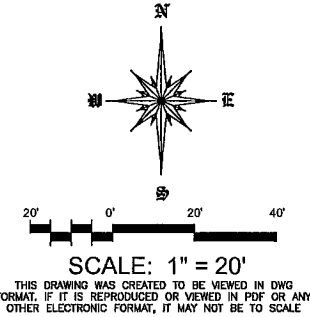
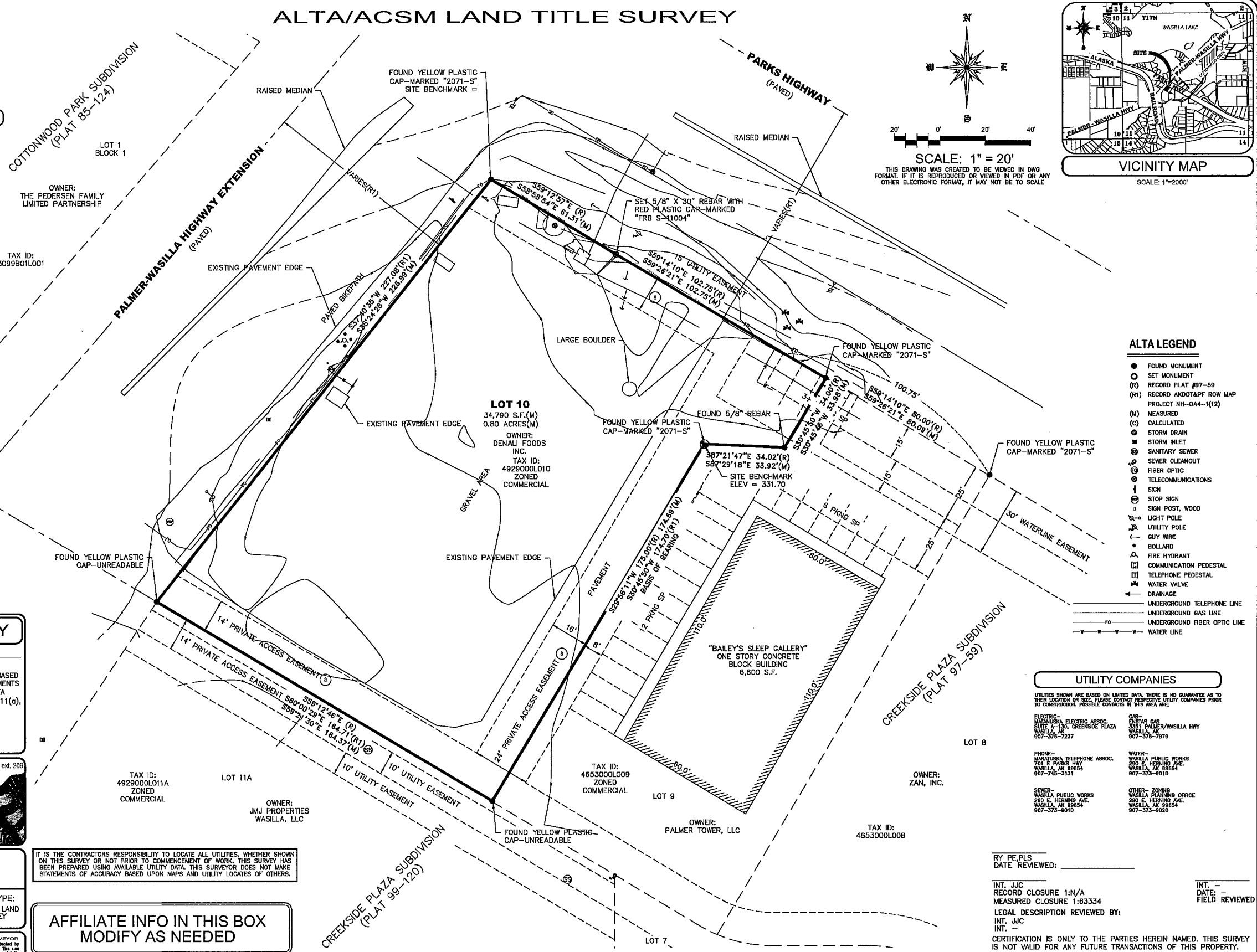
IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

**AFFILIATE INFO IN THIS BOX  
MODIFY AS NEEDED**

FLOOD DATA This property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 0200021 9700C which has an effective date of MAY 1, 1998 and IS/IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

SURVEYOR'S SIGNATURE AND SEAL HAVE BEEN REMOVED FOR ELECTRONIC DELIVERY

COPYRIGHT 2011 U.S. SURVEYOR  
SHEET 1 OF 1  
2011-1870.00  
ALTA SURVEY\_RLW.DWG



## ALTA LEGEND

- FOUND MONUMENT
- SET MONUMENT
- (R) RECORD PLAT #97-59
- (R1) RECORD AKDOT/PAF ROW MAP
- PROJECT NH-044-1(12)
- (M) MEASURED
- (C) CALCULATED
- STORM DRAIN
- STORM INLET
- SANITARY SEWER
- SEWER CLEANOUT
- FIBER OPTIC
- TELECOMMUNICATIONS
- SIGN
- STOP SIGN
- SIGN POST, WOOD
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- BOLLARD
- FIRE HYDRANT
- COMMUNICATION PEDESTAL
- TELEPHONE PEDESTAL
- WATER VALVE
- DRAINAGE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- WATER LINE

## UTILITY COMPANIES

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR DEPTH. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

**ELECTRIC:** MATANUSKA ELECTRIC ASSOC. SUITE A-130, CREEKSIDE PLAZA, WASILLA, AK 99654 907-376-7237

**GAS:** ENSTAR GAS 5351 PALMER/WASILLA HWY, WASILLA, AK 99654 907-376-7878

**PHONE:** MANUTUSKA TELEPHONE ASSOC. 701 E PARKS HWY, WASILLA, AK 99654 907-745-3131

**WATER:** WASILLA PUBLIC WORKS 290 E HERBING AVE, WASILLA, AK 99654 907-373-6010

**SEWER:** WASILLA PUBLIC WORKS 290 E HERBING AVE, WASILLA, AK 99654 907-373-6010

**OTHER - ZONING:** WASILLA PLANNING OFFICE 290 E HERBING AVE, WASILLA, AK 99654 907-373-6020

RY PE,PLS  
DATE REVIEWED: \_\_\_\_\_

INT. JJC  
RECORD CLOSURE 1:N/A  
MEASURED CLOSURE 1:63334

LEGAL DESCRIPTION REVIEWED BY:  
INT. JJC

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: SEPTEMBER 8, 2011  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2011  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2011  
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_, 2011



123 S. Front Street, Memphis, Tennessee 38103  
Phone (901) 495-8729

November 9, 2011

Mr. Ivan Clark  
Dowl HKM  
4041 B Street  
Anchorage, Alaska 99503  
(907) 562-2000

**RECEIVED**

NOV 15 2011

Planning Office  
City of Wasilla

RE: **AutoZone Store No. 6101**  
**Wasilla, Alaska**

Ivan,

Please find enclosed a check in the amount of \$500.00 made payable to the City of Wasilla for the variance request fee for the above referenced AutoZone project.

Please contact me should you have any questions or need any additional information.

Sincerely,

David Bentley,  
Pre-Construction Project Manager  
for AutoZone, Inc.





## Tina Crawford

---

**From:** Ritter, Michelle <mritter@dowlhkm.com>  
**Sent:** Wednesday, November 16, 2011 4:25 PM  
**To:** Tina Crawford  
**Cc:** Hickok, Tanya; Clark, Ivan; Reception  
**Subject:** AutoZone Letter of Authorization  
**Attachments:** Auto Zone -- Authorizaitoan Denali Foods 1.pdf

Hi Tina,

We just received the Letter of Authorization from Denali Foods, as the land owner of Creekside Plaza Subdivision, Lot 10, allowing AutoZone to request a variance for this parcel. We apologize that we did not have this with our variance request that was submitted yesterday.

Please call if you need any additional information or have any questions.

Best,  
Michelle

**Michelle J. Ritter**  
Land Use Planner  
1122.61008



(907) 562-2000 | Fax (907) 563-3953 | 4041 B Street | Anchorage, Alaska 99503 | [www.dowlhkm.com](http://www.dowlhkm.com)

Inspiration | Innovation | Integrity

This e-mail including attached files is confidential. Its transmission is solely as an accommodation for the benefit of the recipient. The recipient bears the responsibility for checking its accuracy against corresponding originally signed documents provided by DOWL HKM. If you received this e-mail in error, its use is prohibited, please destroy it immediately.

Please consider the environment before printing.



**Dale Martens**  
President

Denali Foods, Inc.  
3301 Denali Street, Suite 200  
Anchorage, AK 99503  
907-334-3102 Direct  
907-334-3182 Fax

November 11, 2011

Ms. Tina Crawford, AICP  
City Planner  
City of Wasilla Planning Department  
290 E. Herring Avenue  
Wasilla, Alaska 99654

Subject: Letter of Authorization  
Lot 10, Creekside Plaza

Dear Ms. Crawford:

This letter serves as authorization for AutoZone, Inc. to submit a Waiver Variance Application for the parcel legally described as Lot 10, Creekside Plaza, filed under Plat Number 97-59. Denali Foods, Inc. is the current owner of said property, and this authorization is granted as part of a lease agreement between Denali Foods, Inc and AutoZone, Inc.

Sincerely,  
Denali Foods, Inc.

A handwritten signature in cursive script, appearing to read "Dale E. Martens".

Dale Martens  
President



November 11, 2011

Ms. Tina Crawford, AICP  
City Planner  
City of Wasilla Planning Department  
290 E. Herning Avenue  
Wasilla, Alaska 99654

**RECEIVED**

NOV 15 2011

Planning Office  
City of Wasilla

Subject: Letter of Authorization  
Lot 10, Creekside Plaza

Dear Ms. Crawford:

Denali Foods, Inc. is the current owner of the parcel legally described as Lot 10, Creekside Plaza, filed under Plat Number 97-59. Denali Foods, Inc has authorized AutoZone, Inc. to submit a Waiver Variance Application for this parcel.

We authorize DOWL HKM, to act on our behalf in applying for land use entitlements on this parcel.

Sincerely,

AutoZone Development Corporation  
Mitch Bramlitt  
Project Manager  
901-495-8714  
mitch.bramlitt@autozone.com



**DOWL HKM**

November 15, 2011  
W.O. 61008

Tina Crawford, AICP  
City Planner  
City of Wasilla Planning Department  
290 East Herning Avenue  
Wasilla, Alaska 99654

Subject: Variance Application  
Wasilla AutoZone

Dear Ms. Crawford:

DOWL HKM, on behalf of AutoZone, is pleased to submit a variance request for a reduction in the parking code to lessen the 10-foot minimum perimeter planting bed requirement within 16.24.040.D.4.b along a portion of the site perimeter. The site design is in compliance with all other parking standards within 16.24.040.

The site design is also in compliance with the landscape standards of 21.33.030 and the land clearing restrictions of 21.33.050.A.2. Five percent of the site will be landscaped and 31 percent of the site, including offsite green space will be vegetated.

We are submitting this application by the November 15, 2011 deadline for a December 13, 2011 Planning Commission hearing. We look forward to discussing this request with you in more detail and please do not hesitate to call with any questions.

Sincerely,  
DOWL HKM

Tanya S. Hickok, P.E.  
Senior Civil Engineer

D61008.Crawford.MJR.111511.tla



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

**APPLICATION FOR VARIANCE**

Permit #: V \_\_\_\_\_  
 Date: 11/15/11

I. PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: AutoZone, Inc (c/o Denali Foods, Inc)	Name: DOWL HKM
Mailing Address: 123 South Front Street Memphis, Tennessee 38103	Mailing Address: 4041 B Street Anchorage, Alaska 99503
Contact Phone: Day _____ Night _____ 901-495-8729	Contact Phone: Day 907-562-2000 Night _____
FAX: _____	FAX: _____
E-mail: david.bentley@autozone.com	E-mail: tshickok@dowlhkm.com

II. PROPERTY INFORMATION
Size of property 34,790 square feet
Property tax # 4653000L010
Street Address: 1621 E Financial Drive
Legal Description: Lot(s) <u>10</u> Block _____ Subdivision <u>Creekside Plaza</u>
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> I Industrial <input type="checkbox"/> P Public <input type="checkbox"/>

III. VARIANCE
Applicant seeks a Variance from the following general requirement (s): Code Section #: <u>16.24.040.D.4.b</u>
Describe problem and the minimum variation from code necessary to resolve the problem:  Existing conditions of adjoining property does not have the minimum 10' perimeter landscaping bed. Proposes a transition zone from 10' to 0' perimeter landscape bed along Parks Highway.

PREAPPLICATION (Recommended) Pre-application Conference Date: \_\_\_\_\_

At Least two (2) days before the pre-application conference, submit the following materials to the Planning Office:

1. A copy of a plat or other legal description of the property.
2. A sketch of the property showing the features the applicant believes are relevant to the variance request.

**APPLICATION**

In addition to a site plan, the applicant must describe how their requested variance complies with each of the following five standards listed in Section 16.28.110 of the Land Development Code. You may use the space provided on this form or attach your answers. A variance may only be granted if the Planning Commission finds that these five standards are met.

1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought.

*Describe how the problem stated on page one is unique to your property.*

See attached narrative

2. Explain how the conditions described above arise out of natural features inherent in the property such as shape, or topographical conditions of the property, or because of unusual physical surroundings, or how conditions arise out of surrounding development or conditions.

See attached narrative

3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable use of the property could be made.

See attached narrative

4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.

See attached narrative

5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.

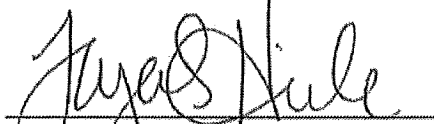
See attached narrative

#### **IV. FEE**

A Fee of \$500 must accompany this application. Checks must be made payable to the CITY OF WASILLA.

## V. CERTIFICATION

I certify that the representations made in this application and accompanying material are true.

  
\_\_\_\_\_  
Owner or Agent

  
\_\_\_\_\_  
Date

### Notice

If a property qualifies for a variance under the Wasilla Development Code Section 16.28.110 (D), the variance granted must meet the following conditions:

1. The deviation from the requirements of Code that is permitted may not be more than is necessary to permit reasonable use of the lot;
2. The variance will not permit a land use that is prohibited by the Code;
3. The variance is in keeping with the spirit and intent of the Code and its requirements
4. The variance will not be detrimental to the public health, safety or welfare; and
5. The variance will not significantly adversely affect other property.

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



## **NARRATIVE ON VARIANCE STANDARDS**

### **Wasilla AutoZone Variance Request**

DOWL HKM is submitting this application on behalf of AutoZone to request a variance from the parking code to reduce the 10-foot minimum perimeter planting bed requirement within 16.24.040.D.4.b. This variance is necessary to develop this parcel into a retail establishment with associated parking and landscaping.

The parcel is located in Wasilla, Alaska and is approximately 0.80 acres in size. The parcel is zoned commercial and is legally described as Creekside Plaza Subdivision, Lot 10. The parcel was created by plat 97-59 in 1997.

The property is bounded to the north by the Parks Highway, to the east and south by commercially zoned and developed properties, and to the west by Palmer-Wasilla Highway. The site will be accessed from a private access along the southern property line, which is already developed.

The site is currently undeveloped; however, a small bump out portion in the northeast corner is paved and striped and is currently used for parking by the adjacent commercial development (Bailey's Sleep Center). The two developments (AutoZone and Bailey's Sleep Center) will share a common access, which has already been improved. The AutoZone development must tie into the existing access and parking spaces to maintain and improve vehicular circulation throughout the site, which results in encroaching into the required 10-foot minimum perimeter planting bed (Figure 1 - Site and Landscape Plan).

#### **Wasilla Municipal Code (WMC) 16.28.110 Variance Standards**

- 1. The conditions upon which the variance application is based do not apply generally to properties in the district or vicinity other than the property for which the variance is sought.**

As previously mentioned, the site design must tie into existing parking in order to maintain and improve vehicular circulation. This is a special circumstance that applies to the AutoZone site which does not generally apply to the other properties in the district or vicinity, as the properties to the north, east, south, and west are developed in this area.

- 2. Explain how the conditions described above arise out of natural features inherent in the property such as shape, or topographical conditions of the property, or because of unusual physical surroundings, or how conditions arise out of surrounding development or conditions.**

The condition described above has arisen out of surrounding development patterns. As mentioned, a portion of the northeast corner is paved and striped and is currently enjoyed for parking by the adjacent Bailey's Sleep Center. The new development must tie into these existing spaces to maintain and improve vehicular circulation throughout the site, which results in encroaching into the required 10-foot minimum perimeter planting bed.

- 3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable use of the property could be made.**

Strict application of the requirement of the code would create a hazardous situation for customers of AutoZone and Bailey's Sleep Center. If AutoZone maintained the required 10-foot minimum perimeter planting bed, they would disrupt vehicular circulation between the two developments which could result in vehicular and pedestrian collisions.

- 4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.**

The special condition resulting in a need for a variance is an existing condition not created by AutoZone.

- 5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.**

As previously mentioned the site design must tie into existing parking in order to maintain and improve vehicular circulation and not have a detrimental impact on the adjacent development. If AutoZone maintained the required 10-foot minimum perimeter planting bed, they would disrupt vehicular circulation between the two developments which could result in vehicular and pedestrian collisions.

## **Conclusion**

Approval of this variance request is necessary for the safe development of this property. The variance is in line with WMC Title 16 and meets the following conditions:

- 1. The deviation from the requirements of Code that is permitted may not be more than is necessary to permit reasonable use of the lot:**

The variance request pertains to a small segment of the required perimeter planting bed and is necessary to maintain and improve vehicular circulation within the site, and to not have a detrimental impact on the adjacent development. The deviation from the requirement of Code is the minimal necessary to allow for safe development of the site.

- 2. The variance will not permit a land use that is prohibited by code:**

This variance request is to allow for a reduction in the required 10-foot perimeter planting bed only and will not permit a prohibited land use.

- 3. The variance is in keeping with the spirit and intent of the Code and its requirements:**

This variance keeps with the spirit and requirement of the Code and is to allow for a small area of encroachment into the required 10-foot perimeter planting bed.

- 4. The variance will not be detrimental to the public health, safety, or welfare:**

This request will not be detrimental to the public health, safety, or welfare. On the contrary, approval of this request will improve public health, safety, and welfare by allowing for safer development of the site.

- 5. The variance will not significantly adversely affect other property:**

This request will not significantly adversely affect other property. Approval of this request will have a positive impact on the adjacent property by allowing AutoZone to tie into Bailey's Sleep Center existing parking in order to maintain and improve vehicular circulation and not have a detrimental impact on the adjacent development.

**FIGURE**

---

Figure 1: Site and Landscape Plan

- ### BUILDING & PAVING
- PIPE GUARD - SEE DETAIL 16/ C1A
  - WALKER LAYOUT - SEE DETAILS 3,6,9,10, & 11/ C1A
  - SERVICE DOOR FLAM - SEE DETAIL 16/ C1A
  - CONCRETE LIGHT POLE BASE - SEE DETAIL 13/ INDICATED
  - SPALL CURB - SEE DETAIL 24/ C1A
  - STANDARD CURB - SEE DETAIL 26/ C1A
  - CONCRETE FINISH - SEE DET. 4/ C1A
  - EXPANSION AND CONTROL JOINTS - SEE DET. 27/ C1A. MAXIMUM SPACING FOR CONTROL JOINTS IS 16' B.C. EACH WAY.
  - REINFORCING CURB - SEE DETAIL 1/ C1A
  - 6"-UP LONG RUBBER WHEEL STOP PAINTED TO MATCH CURB COLOR. SEE DETAIL 17/ FACE OF CURB OR SIDEWALK SEE DETAIL 17/ SHEET C1B
  - 4" WIDE PARKING STRIPES PAINTED WHITE AT 2' INTERVALS. SEE DETAIL 18/ C1A
  - 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2' INTERVALS. SEE DETAIL 19/ C1A
  - CONCRETE BASED SIDEWALK - SEE DETAILS 19 & 20/ C1A FOR SIDEWALKS AROUND BUILDING
  - ACCESSIBLE RAMP - SEE DETAILS 2 & 6/ C1A - MAX. SLOPE 1:12 (8.33%), MAX. CROSS SLOPE 1:48 (2.08%), INDICATED TO BE A CONTRASTING COLOR.
  - NEW LANDSCAPE AREA - PROVIDE IT. PROVIDE INFORMATION
  - STREET SIGN - EXISTING. SEE FOUNDATION DETAILS ON SURROUNDING SHEETS
  - LANDSCAPE SLOPE AT MAX. 2"-1/2" PER 1' HORIZONTAL
  - CURB OPENING - SEE DETAIL 20/ C1B
  - 18" x 24" CONCRETE SPASH BLOCKS @ 14' C/C. SEE DETAIL 14/ C1A
  - FREEZELESS YARD HYDRANT - SEE DETAIL 4 SHEET #2
  - NEW SIDEWALK. SEE DETAIL 27/ C1B
  - NEW CURB & GUTTER. SEE DETAIL 26/ C1A
  - SAW CUT AND REINFORCE PAVEMENT

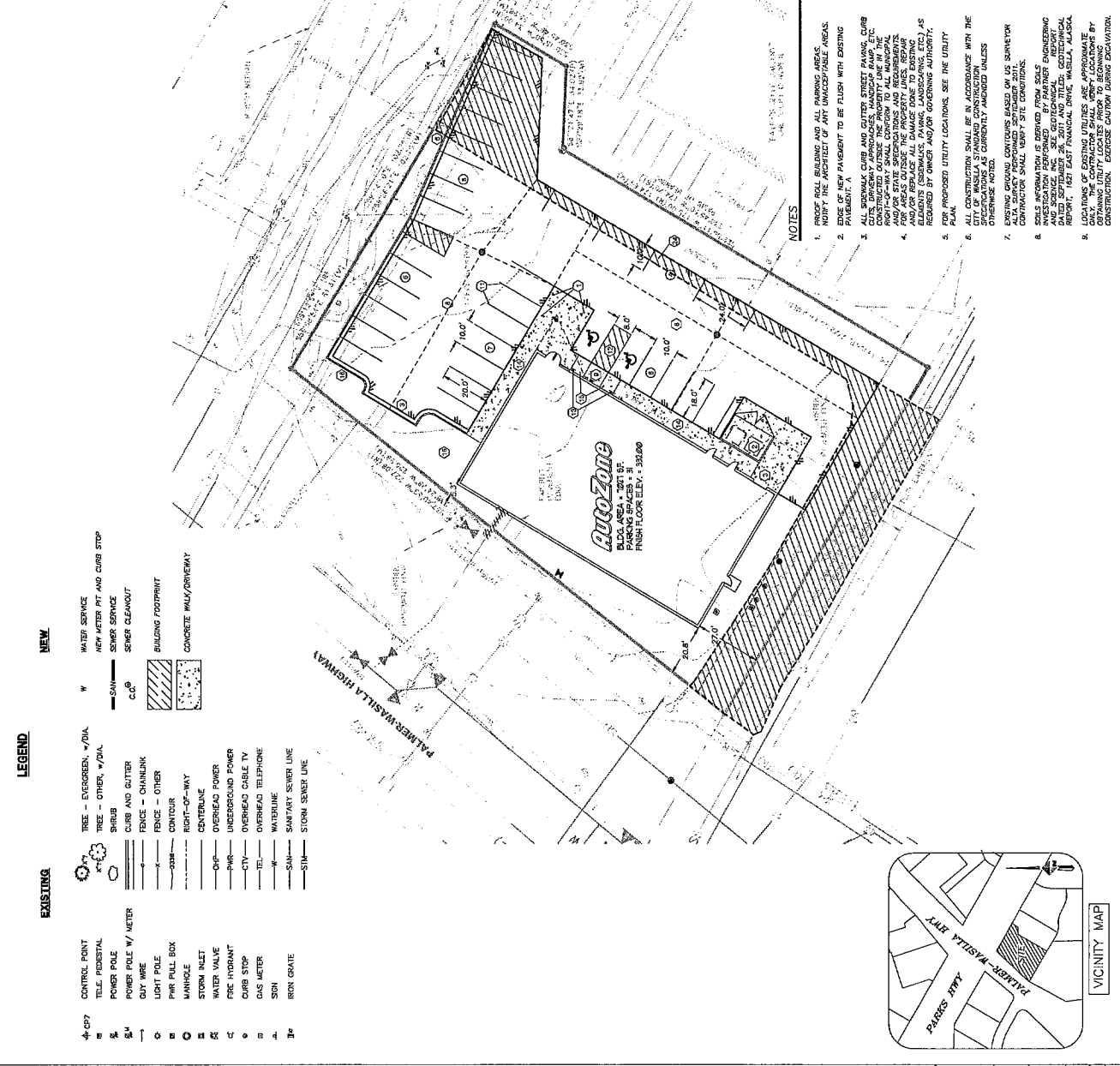
### ZONING INFORMATION

ACCORDING TO THE CITY OF MOBILE, P.N. 897-374-8020, ON PARCEL 18, SUBJECT PROPERTY IS ZONED:  
 "C" COMMERCIAL

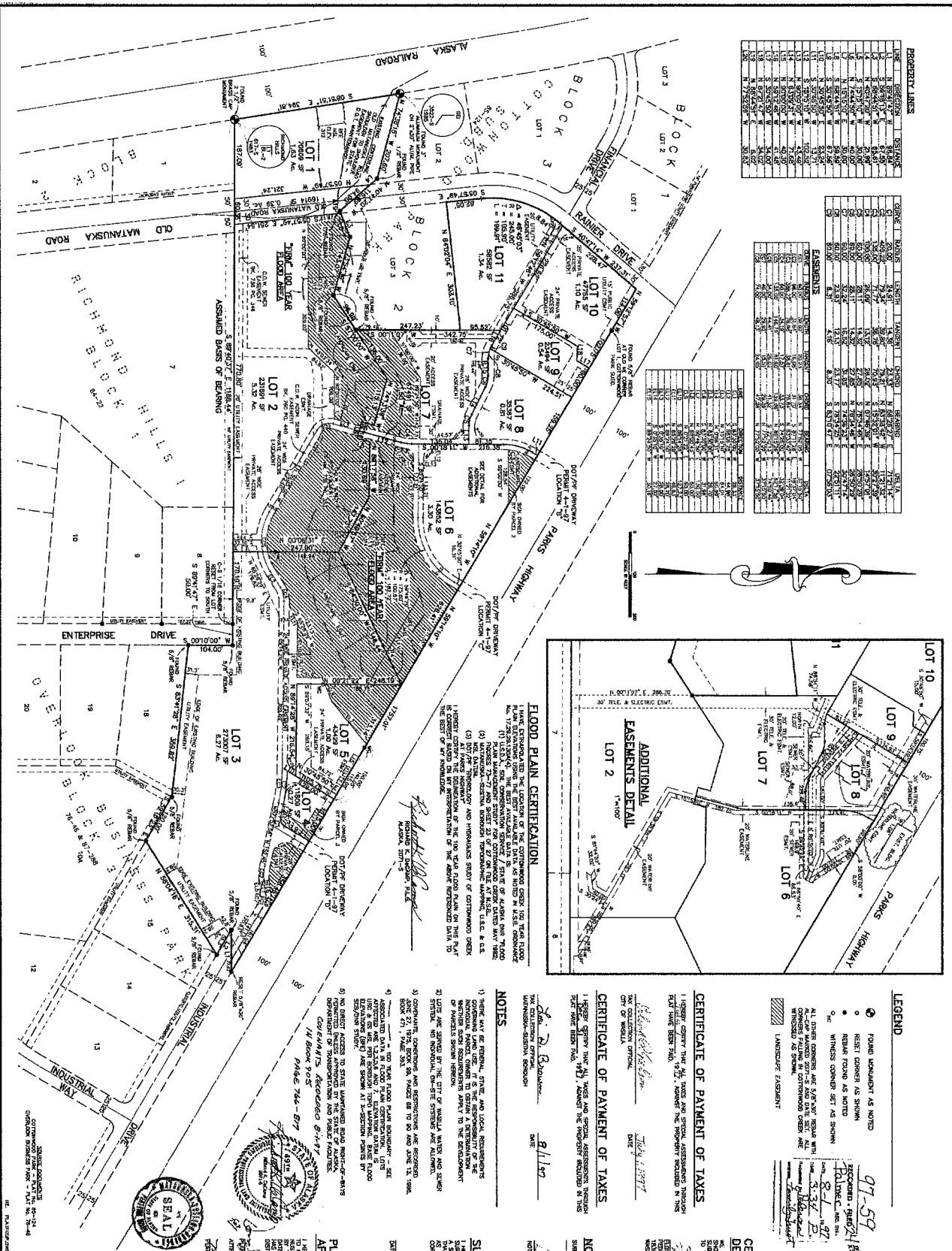
AND IS SUBJECT TO THE FOLLOWING REQUIREMENTS:  
 SETBACKS:  
 FRONT: 25 FEET OR 0 FEET  
 REAR: 25 FEET  
 SIDE: 10 FEET  
 LANDSCAPE BUFFER: 10' PER 50' SF OF FLOOR SPACE  
 MAXIMUM BUILDING COVERAGE: 70%  
 PAVING REQUIREMENTS: 1. PER 300 SF OF FLOOR SPACE UNPAVED: PER ADA REQUIREMENTS

BENCHMARK: BENCHMARK IS REFERENCED TO MONUMENT "M-4" AS SHOWN ON COTTONWOOD CREEK PLAT RECORDED AS PLAT NUMBER 2008-35 IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALABAMA, HAVING AN AREA OF 1.00 AC. BENCHMARK IS LOCATED AT THE CORNER OF PALMER RECORDING DISTRICT "M-1", 131.54 FEET (NORTH), AN AMOUNT OF 46.19 FEET FROM N07029 TO MONUMENT "M-5" MONUMENT "M-5" AN AMOUNT OF 48.98 FEET (NORTH). THE SURVEY IS REFERENCED TO THE UNIVERSAL DATUM OF 1983.85 AT MONUMENT "M-5".

CONTROL POINT #1  
 CONTROL POINT #2



- ### NOTES
- PROOF-ROLL BUILDING AND ALL PAVING AREAS. VERIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
  - EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING FINISH GRADE.
  - ADJUST ALL EXISTING MANHOLES AND VALVE BOXES TO FINISH GRADE.
  - ELEVATIONS SHOWN ARE TO POLE INVERT, FLOW LINE, OR FINISH PAVEMENT SURFACE UNLESS NOTED OTHERWISE.
  - DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, GRADE OR FACE OF CURB UNLESS NOTED OTHERWISE.
  - DEPTH AND LIMITS OF EXCAVATION BELOW BUILDING SHALL BE APPROVED BY ENGINEER PRIOR TO EXCAVATION. EXCAVATION SHALL BE BACKFILLED AND COMPACTED TO OCCURRED PRIOR TO BACKFILLING.
  - KEEP SITE FREE OF LITTER.
  - MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. WHEN SOILS ACCUMULATE TO DEPTHS GREATER THAN 1/2" ON ANY SURFACE, THEY SHALL BE REMOVED. NECESSARY TO CONTROL GENERATION OF DUST. DAILY BASIS TO EXTENSIVE IF TRACKING OF DIRT AND DUST INTO THE ADJACENT ROADWAYS HAS OCCURRED. DAILY BASIS. CLEANUP SHALL BE ACCOMPLISHED ON A DAILY BASIS.
  - SEMI-ANNUAL PROTECTION IS REQUIRED ON ALL STORM DRAINAGE STRUCTURES THROUGHOUT THE PROJECT.

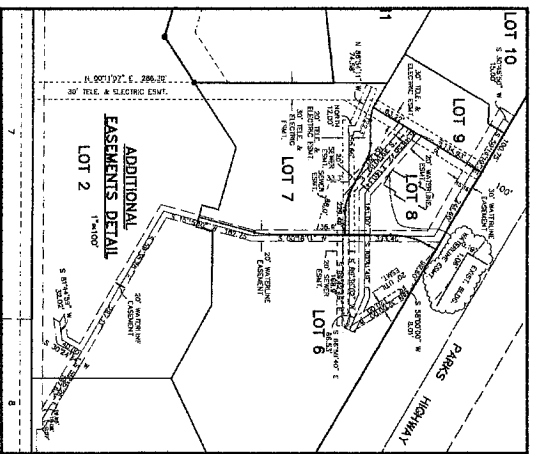


**PROPERTY LISTS**

TRAC	SECTION	TOWNSHIP	RANGE	LOT	ACRES	OWNER
1	1	1	1	1	1.00	...
1	1	1	1	2	1.00	...
1	1	1	1	3	1.00	...
1	1	1	1	4	1.00	...
1	1	1	1	5	1.00	...
1	1	1	1	6	1.00	...
1	1	1	1	7	1.00	...
1	1	1	1	8	1.00	...
1	1	1	1	9	1.00	...
1	1	1	1	10	1.00	...
1	1	1	1	11	1.00	...

**EASEMENTS**

NO.	DESCRIPTION	DATE
1	...	...
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20	...	...



**FLOOD PLAIN CERTIFICATION**

I HAVE EXAMINED THE LOCATION OF THE CONTINGING DEED FOR THIS FLOOD PLAIN CERTIFICATION. THE BEST AVAILABLE DATA IS AS FOLLOWS:

- 1) THE FLOOD PLAIN CERTIFICATION IS AS FOLLOWS:
- 2) THE FLOOD PLAIN CERTIFICATION IS AS FOLLOWS:
- 3) THE FLOOD PLAIN CERTIFICATION IS AS FOLLOWS:
- 4) THE FLOOD PLAIN CERTIFICATION IS AS FOLLOWS:
- 5) THE FLOOD PLAIN CERTIFICATION IS AS FOLLOWS:

**LEGEND**

- FOUND DOCUMENT AS NOTED
- REAR CORNER AS SHOWN
- REAR CORNER AS NOTED
- WHITES CORNER SET AS SHOWN
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED
- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD
- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD
- UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD

**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS THROUGHOUT THE YEAR 1987 HAVE BEEN PAID.

DATE: 8/1/87

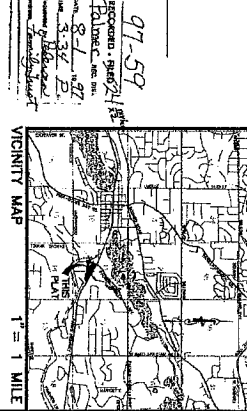
**CERTIFICATE OF PAYMENT OF TAXES**

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS THROUGHOUT THE YEAR 1987 HAVE BEEN PAID.

DATE: 8/1/87

**NOTES**

- 1) THERE MAY BE FEDERAL, STATE, AND LOCAL REQUIREMENTS CONCERNING LAND USE IN THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT IS ADVISED TO CHECK WITH THE APPLICANT'S LOCAL GOVERNMENT FOR ANY SUCH REQUIREMENTS.
- 2) THE APPLICANT IS ADVISED TO CHECK WITH THE APPLICANT'S LOCAL GOVERNMENT FOR ANY SUCH REQUIREMENTS.
- 3) THE APPLICANT IS ADVISED TO CHECK WITH THE APPLICANT'S LOCAL GOVERNMENT FOR ANY SUCH REQUIREMENTS.
- 4) THE APPLICANT IS ADVISED TO CHECK WITH THE APPLICANT'S LOCAL GOVERNMENT FOR ANY SUCH REQUIREMENTS.
- 5) THE APPLICANT IS ADVISED TO CHECK WITH THE APPLICANT'S LOCAL GOVERNMENT FOR ANY SUCH REQUIREMENTS.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE AGREE TO DEDICATE TO THE PUBLIC THE SHOWN AND DESCRIBED HEREON.

**NOTARIES ACKNOWLEDGEMENT**

I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the parties.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HAVE EXAMINED THE SURVEY AND FOUND IT TO BE CORRECT AND ACCURATE.

**PLANNING DIRECTOR CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE PLAN SHOWS HEREON AND THAT I HAVE EXAMINED THE PLAN AND FOUND IT TO BE CORRECT AND ACCURATE.

**CRENSHAW PLAZA**

LOTS 1-11

REAR CORNER AS SHOWN

REAR CORNER AS NOTED

WHITES CORNER SET AS SHOWN

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD

**CRENSHAW PLAZA**

LOTS 1-11

REAR CORNER AS SHOWN

REAR CORNER AS NOTED

WHITES CORNER SET AS SHOWN

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD

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UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD

Palmer Recording Dist  
Plat 9759

AFFIDAVIT

(I)(We) hereby certify that (I)(we) hold the herein specified property interest in the property shown and described hereon and that (I)(we) hereby adopt this plan of subdivision by (my)(our) free consent (~~and (I)(we) hereby grant all rights of way, easements, and public use easements to the use shown~~) and (grant all easements to the use shown). *{delete inapplicable phrases}*

Rec. 3/15/93 B-708 P-642  
Current Legal Description or  
Book & Page of Document

Creekside Plaza  
Proposed Subdivision Name or  
Public Use Easement

Judy Holmes  
Judy Holmes DBA Mailboxes Etc.  
Name

Lease  
Interest in Property

1830 E. Parks Hwy. Ste. A-113  
Address

Wasilla, AK 99654

NOTARY ACKNOWLEDGMENT

Personally appeared JUDY HOLMES

Subscribed and sworn before me this 24<sup>th</sup> day of JUNE, 1997.

Latrilla Connell  
Notary Public in and for the  
State of ALASKA

My commission expires: 5/16/2000



Palmer Recording Dist  
Plat 97-59

AFFIDAVIT

(I)(We) hereby certify that (I)(we) hold the herein specified property interest in the property shown and described hereon and that (I)(we) hereby adopt this plan of subdivision by (my)(our) free consent(,)(~~of the land~~)(~~all rights of way~~)(~~and public areas~~)(~~in the Matanuska-Susitna Borough~~) and (grant all easements to the use shown). {delete inapplicable phrases}

Rec. 1/27/95 B-795 P-142  
Current Legal Description or  
Book & Page of Document

Creekside Plaza  
Proposed Subdivision Name or  
Public Use Easement

Tenant:  
Norwest Financial Alaska, Inc.  
Name Richard W. Harris  
Richard W. Harris - Vice President  
1830 E. Parks Hwy. Ste. A-115  
Address of Leased Premise  
1830 E. Parks Hwy. Ste. A-115  
Wasilla, AK 99654

Lease  
Interest in Property

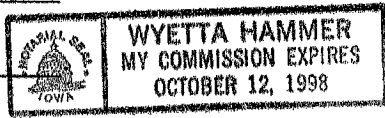
NOTARY ACKNOWLEDGMENT

Personally appeared Richard W. Harris

Subscribed and sworn before me this 19 day of June, 1997.

Wyetta Hammer  
Notary Public in and for the  
State of Iowa

My commission expires: \_\_\_\_\_



RECEIVED  
JUN 24 1997



Palmer Recording Dist  
Plat 97-59

**AFFIDAVIT**

(I)(We) hereby certify that (I)(we) hold the herein specified property interest in the property shown and described hereon and that (I)(we) hereby adopt this plan of subdivision by (my)(our) free consent, ~~(,) (x) (dedicate) (all) (right) (of) (way) (and) (for) (use) (as) (an) (easement) (in) (the) (State) (of) (Alaska) (shown) (hereon)~~ and (grant all easements to the use shown). *{delete inapplicable phrases}*

Rec. 11/5/92 B-697 P-813  
Current Legal Description or  
Book & Page of Document

Creekside Plaza  
Proposed Subdivision Name or  
Public Use Easement

Loretta M. Delk

State of Alaska-Dept. of Administration Lease  
Name Interest in Property

2400 Viking Drive  
Address

Anchorage, AK 99501

**NOTARY ACKNOWLEDGMENT**

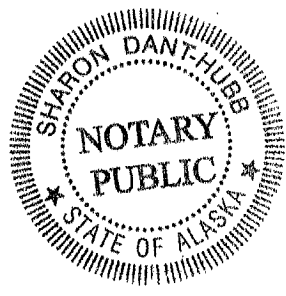
Personally appeared Loretta M. Delk

Subscribed and sworn before me this 2nd day of June, 1997.

Sharon Dant-Hubb

Notary Public in and for the  
State of Alaska

My commission expires: 10-20-98



Palmer Recording Dist  
Plat 97-59

**AFFIDAVIT**

(I)(We) hereby certify that (I)(we) hold the herein specified property interest in the property shown and described hereon and that (I)(we) hereby adopt this plan of subdivision by (my)(our) free consent(,) ~~(x)(dedicate)(all)(rights)(of)(way)(and)(public)(uses)(to)(the)(Matauska-Susana Brook)~~ and (grant all easements to the use shown). *{delete inapplicable phrases}*

Rec. 12/12/94 B-790 P-816  
Current Legal Description or  
Book & Page of Document

Creekside Plaza  
Proposed Subdivision Name or  
Public Use Easement

  
Financial Planning Fund

Deed of Trust  
Interest in Property

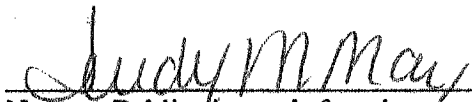
Name  
Floyd Pedersen - General Partner  
P.O. Box 400  
Address

Brentwood, Ca 94513

**NOTARY ACKNOWLEDGMENT**

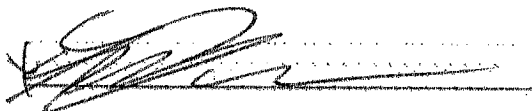
Personally appeared \*FLOYD PEDERSEN\*

Subscribed and sworn before me this 16<sup>TH</sup> day of JUNE, 1997.

  
Notary Public in and for the  
State of CALIFORNIA



My commission expires: 3/6/2000





*Palmer Recording Dist  
Plat 97-59*

ELIMINATION RESOLUTION SERIAL NUMBER 97-003-E  
MATANUSKA-SUSITNA BOROUGH  
PLATTING BOARD

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLATTING BOARD APPROVING THE ELIMINATION OF A 20-FOOT UTILITY EASEMENT ON THE NORTH BOUNDARY OF LOTS 16 AND 17 BLOCK 3 OVERLOOK BUSINESS PARK AND THE 15' UTILITY EASEMENTS (TOTAL OF 30') TOGETHER WITH THE ANCHOR EASEMENT LOCATED ON THE COMMON LOT BOUNDARIES OF LOTS 16 AND 17 BLOCK 3 OVERLOOK BUSINESS PARK, PLAT #76-46, PALMER RECORDING DISTRICT LOCATED WITHIN SECTION 11, T17N, R1W, SEWARD MERIDIAN, ALASKA

WHEREAS, Floyd Pedersen petitioned the platting board of the Matanuska-Susitna Borough to eliminate the 20-foot utility easement on the north boundary of Lots 16 and 17 Block 3 Overlook Business Park and the 15-foot utility easements (total of 30-feet) together with the anchor easement located on the common lot boundaries of Lots 16 and 17 Block 3 Overlook Business Park, Plat #76-46, Palmer Recording District located within Section 11, T17N, R1W, Seward Meridian, Alaska in order to resolve an encroachment of a building across the utility easement; and

WHEREAS, notice of public hearing for the elimination request was published and notices sent to affected property owners not signing the petition; and

WHEREAS, Matanuska Electric Association, Matanuska Telephone Association, Enstar Natural Gas Co and Rogers Cablesystems of Alaska, Inc have no objection; and

WHEREAS, the platting board heard testimony for or against the petition and considered the merits of the petition; and

WHEREAS, the platting board approved the elimination request subject to the approval of the City of Wasilla within 30 days of the written notification; and

WHEREAS, the City of Wasilla offered no objection to the elimination request.

NOW THEREFORE, the Matanuska-Susitna Borough platting board resolves that the 20-foot utility easement on the north boundary of Lots 16 and 17 Block 3 Overlook Business Park and the 15-foot utility easements (total of 30-feet) together with the anchor easement located on the common lot boundaries of Lots 16 and 17 Block 3 Overlook Business Park, Plat #76-46, Palmer Recording District located within Section 11, T17N, R1W, Seward Meridian, Alaska, as shown on the attached Exhibit are hereby eliminated.

PASSED AND APPROVED by the platting board of the Matanuska-Susitna Borough on the 6th day of February 1997.

August 1, 1997

ATTEST:

*John S. W. Moore*  
for John Duffy, Planning Director

*Marilyn McGuire*  
Marilyn McGuire, Platting Clerk





NOTICE OF PUBLIC HEARING - REZONE

RECEIVED

DATE: 11-23-11

DEC 05 2011

APPLICANT (S): Dowl HKM for AutoZone, Applicant, and Denali Foods, Inc., Owner

Planning Office  
City of Wasilla

REQUEST: REQUESTING WAIVER OF 10' PARKING LOT PERIMETER LANDSCAPE BED ALONG NORTH PROPERTY LINE AND APPROVAL TO CLEAR VEGETATION FROM MORE THAN 70% OF THE LOT AREA.

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 public hearing on this request is scheduled for **December 13, 2011 at 7:00 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. You may also fax (907) 373-9021 or email your comments to: [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this rezone request must reach the Planning Office on or before December 6, 2011 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

*No Comments*

*Mark Whisenhunt*  
**CCO, MSB**



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

Matanuska-Susitna Borough  
Code Compliance

NOV 30 2011

Received

neopost<sup>SM</sup>

11/28/2011

US POSTAGE

\$00.44<sup>00</sup>



ZIP 99654  
041L11222587

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

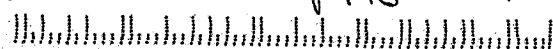
MATANUSKA-SUSITNA BOROUGH

FIRST CLASS

NOV 29 2011

RECEIVED

NOTICE OF PUBLIC HEARING



*PRJRV2011-0258*

NOTICE OF PUBLIC HEARING - REZONE

RECEIVED  
NOV 29 2011  
PLANNING DIVISION

DATE: 11-23-11

APPLICANT (S): Dowl HKM for AutoZone, Applicant, and Denali Foods, Inc., Owner

REQUEST: **REQUESTING WAIVER OF 10' PARKING LOT PERIMETER LANDSCAPE BED ALONG NORTH PROPERTY LINE AND APPROVAL TO CLEAR VEGETATION FROM MORE THAN 70% OF THE LOT AREA.**

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

*None*  
*Paul A. [Signature]*



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

neopost<sup>SM</sup>

11/28/2011

US POSTAGE

\$00.44<sup>00</sup>



ZIP 99654  
041L11222587

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

WATANKIWA CIVISITNA BOROUGE  
NOV 29 2011  
RECEIVED

FIRST CLASS

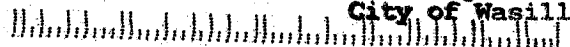
RECEIVED

DEC 02 2011

Planning Office  
City of Wasilla

NOTICE OF PUBLIC HEARING

99645#6411



NOTICE OF PUBLIC HEARING - REZONE

DATE: 11-23-11

APPLICANT (S): Dowl HKM for AutoZone, Applicant, and Denali Foods, Inc., Owner

REQUEST: REQUESTING WAIVER OF 10' PARKING LOT PERIMETER LANDSCAPE BED ALONG NORTH PROPERTY LINE AND APPROVAL TO CLEAR VEGETATION FROM MORE THAN 70% OF THE LOT AREA.

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

Name: Robert Carley
Address: 1120 E. Hattarua STE 24 #202 Anch. 99515
Lot A-3 Block Subdivision Fred Myer Development

Comments: No objections to request, Look for to development on that site.

[Handwritten signature]



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

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4956000T00A3
BLUE ROCK ASSETS LLC
PO BOX 110938
% CARLE
ANCHORAGE, AK 99511-0938

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RECEIVED
DEC 05 2011

NOTICE OF PUBLIC HEARING

Planning Office
City of Wasilla



NOTICE OF PUBLIC HEARING - REZONE

DATE: 11-23-11

APPLICANT (S): Dowl HKM for AutoZone, Applicant, and Denali Foods, Inc., Owner

REQUEST: REQUESTING WAIVER OF 10' PARKING LOT PERIMETER LANDSCAPE BED ALONG NORTH PROPERTY LINE AND APPROVAL TO CLEAR VEGETATION FROM MORE THAN 70% OF THE LOT AREA.

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

Name Robert Carle
Address 1120 E. Hermann STE 24 # 202 Anchorage 99515
Lot A-7 Block Subdivision Fred Myer development

Comments: No objections to request. Looking forward to development on that site

Handwritten signature



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

neopost 11/28/2011
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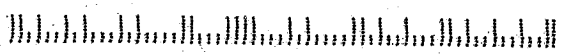
QR code
ZIP 99654
041L11222587

6905000T00A7-1
WEST VALLEY PROP LLC
FRED MEYER STORES INC
PO BOX 110938
% ROBERT CARLE
ANCHORAGE, AK 99511-0938

FIRST CLASS
RECEIVED
DEC 05 2011

NOTICE OF PUBLIC HEARING

Planning Office
City of Wasilla



# DRAFT

## Planning Commission 2012 Schedule Meetings and Deadline Dates



The following is a schedule of meeting and deadline dates for requests that will be heard by the Wasilla Planning Commission. The schedule also includes tentative City Council dates for requests that require City Council action.

A complete application must be submitted on or prior to the deadline date to be placed on the Planning Commission agenda.

The applicant, or their representative, must attend the public hearing. Planning Commission meetings begin at 7:00 PM in the City Council Chambers of Wasilla City Hall, 290 E. Herring Avenue, Wasilla.

<b>Deadline To Submit Complete Application by 5:00 PM</b>	<b>Staff Report &amp; Packet Complete</b>	<b>Planning Commission Public Hearing Date *</b>
<i>Dec 20, 2011</i>	<i>Jan 03, 2012</i>	<i>Jan 10, 2012</i>
<i>Jan 03, 2012</i>	<i>Jan 17</i>	<i>Jan 24</i>
<i>Jan 24</i>	<i>Feb 07</i>	<i>Feb 14</i>
<i>Feb 07</i>	<i>Feb 21</i>	<i>Feb 28</i>
<i>Feb 21</i>	<i>Mar 06</i>	<i>Mar 13</i>
<i>Mar 06</i>	<i>Mar 20</i>	<i>Mar 27</i>
<i>Mar 20</i>	<i>Apr 03</i>	<i>Apr 10</i>
<i>Apr 03</i>	<i>Apr 17</i>	<i>Apr 24</i>
<i>Apr 17</i>	<i>May 01</i>	<i>May 08</i>
<i>May 01</i>	<i>May 15</i>	<i>May 22</i>
<i>May 22</i>	<i>Jun 05</i>	<i>Jun 12</i>
<i>Jun 05</i>	<i>Jun 19</i>	<i>Jun 26</i>
<i>Jun 21</i>	<i>Jul 05</i>	<i>Jul 10</i>
<i>Jul 05</i>	<i>Jul 19</i>	<i>Jul 24</i>
<i>Jul 24</i>	<i>Aug 07</i>	<i>Aug 14</i>
		<i>Aug 28-cancelled</i>
<i>Aug 21</i>	<i>Sep 04</i>	<i>Sep 11</i>
<i>Sep 04</i>	<i>Sep 18</i>	<i>Sep 25</i>
<i>Sep 18</i>	<i>Oct 02</i>	<i>Oct 09</i>
<i>Oct 02</i>	<i>Oct 16</i>	<i>Oct 23</i>
<i>Oct 23</i>	<i>Nov 06</i>	<i>Nov 13</i>
		<i>Nov 27-cancelled</i>
<i>Nov 20</i>	<i>Dec 04</i>	<i>Dec 11</i>
		<i>Dec 25-cancelled</i>
<i>Dec 18</i>	<i>Jan 02, 2013</i>	<i>Jan 08, 2013</i>
<i>Jan 02, 2013</i>	<i>Jan 15, 2013</i>	<i>Jan 22, 2013</i>

\* Any meeting may be cancelled or rescheduled. Please confirm meeting date with Planning Office at (907) 373-9020 or check the City website at [www.cityofwasilla.com](http://www.cityofwasilla.com).

PERMIT INFORMATION 2011										STATUS/ ZONE
DATE	PERMIT #	TYPE	SQ FTG	LEGAL	SUBD	NAME	STREET			
ADMINISTRATIVE APPROVAL										
02/04/11	A11-01	DUPLEX TENANT	2,398	2253B02L005B	LAKESHORE RSB	MORAN, ANDREW	445 N WESTCOVE DR			RM
01/20/11	A11-02	SPACE	900	1901 B01L005C	SNIDER #3 RSB	MCKENZIE, JERRY	181 W PARKS HWY			C
02/04/11	A11-03	SIGN		4229B01L001A	WASILLA TWN	MARTIN, RANDALL	212 N BOUNDARY ST			C
02/10/11	A11-04	COMM < 10,000 SQ FT	1,500	5797000L002A	IDITAPARCEL ADD I	WOOD, JIM	483 W PARKS HWY			C
02/22/11	A11-05	GREENHOUSE	1,133	1524000L003	RAVENSWOOD DIV I	PETERSON, WES	503 RAVENSWOOD			RR
02/25/11	A11-06	SFD	2,300	6791B01L066	PRIMOSE POINTE	FENDER, ANOTOLY	241 W RIVERDANCE CIR			RR
05/23/11	A11-07	COMM < 10,000 SQ FT		1066B01L07	WASILLA TWNST	ANDERSON, BRENDA	276 N BOUNDARY ST			C
03/18/11	A11-08	COMM < 10,000 SQ FT	1,400	2186B02L005	GVCII DIV I	WILLIAMS, TINA	1501 E BOGARD RD			C
03/30/11	A11-09	SHORT TERM RENTAL		4143000L006	SOUTHVIEW TERRACE	FICEK, LARRY & JACKIE	3001 E SOUTHVIEW			R2
03/29/11	A11-10	SFD	1,164	1089B01L006	BUENA VISTA #2	TROY DAVIS HOMES	2041 W BAILEY AVE			RR
03/29/11	A11-11	SFD	1,135	1089B01L007	BUENA VISTA #2	TROY DAVIS HOMES	2021 W BAILEY AVE			RR
03/22/11	A11-12	TUP - STAGING AREA	14,552	6698B02L002B	YENLO SQUARE RSB	UNIT COMPANY STAGING	545 E SWANSON			C
03/30/11	A11-13	TENANT SPACE	1,800	3224B03L001B	MTN VILLAGE	MYERS, CHUNG	991 S HERMAN RD			C
03/29/11	A11-14	SFD	1,950	6791B01L065	PRIMROSE POINTE PH 1	PAULUS, IGOR	231 W RIVERDANCE CIR			RR
04/01/11	A11-15	RETAIL/ COMM STORE	20,000	5797000L002A	IDITAPARCEL ADDN 1	AVANTI CORP	527 W PARKS HWY			C
04/01/11	A11-16	IN HOME OCCUPATION		2377B03L003	SOUTHVIEW EXT	EKLE, JADE	3130 E DANNYS AVE			R-1
04/08/11	A11-17	TOBACCO SHOP	1,400	2186B02L005	GVC II DIV I	STUBER, STEVE	1051 E BOGARD RD			C
04/05/11	A11-18	SFD	2,150	1102B02L012	NORTHERN CAPITOL EST	VLADIMIR, BALETISKIY	851 N CHURCH RD			RR
04/06/11	A11-19	COMM < 10,000 SQ FT	800	1010B01L006	CARTER SUB	DOLECHEK, BRITTANY	220 E PARK AVE			C
04/06/11	A11-20	SFD	1,979	6791B01L067	PRIMROSE PTE PH 1	FENDIEN, VICTOR	251 W RIVERDANCE CIR			RR
04/08/11	A11-21	SIGN		2959000T00A1	WASILLA MALL RSB	GLACIER SIGN	585 E PARKS HWY			C
07/07/11	A11-22	HOME OCC		9044000U019	LAKE VW EST CONDOS	GIEBEL, MICHAEL	401 S WASILLA ST			C

04/14/11	A11-23	TUP - STAGING AREA	20,000	2959000T00A2	WASILLA MALL RSB	CARRS	595 E PARKS HWY	C
04/27/11	A11-24	SFD	2,250	1037T02P003A	LAKESHORE 1963	HARRIS FAMILY LLC	1240 E WESTPOINT DR	RM
04/19/11	A11-25	SFD	2,050	5945B02L012	MEADOW RIDGE 2	HALL QUALITY HOMES	380 N PINE RIDGE LP	R-1
PENDING	A11-26	ADDITION	1,682	3250000L002	CENTRAL WASILLA	ANDERSON, TED	251 PARKS HWY	C
04/22/11	A11-27	SFD	2,100	6790B02L006	MISSION HLS N	SPINELL HOMES INC	1211 N JACK NICKLAUS	R-1
04/28/11	A11-28	SFD	2,108	5521000L001	HANSON TRAIL	MEYER, TIM & ANITA	1650 S BAY VIEW DR	RR
04/29/11	A11-29	HORSE		1190B04L011	ADVENTURE EST	ERDMANN, LINDA & ROG	865 W WILDER AVE	RR
05/02/11	A11-30	COMM <		5482B05L001A	WASILLA TWNST RSB	CARR, KATHLEEN	300 N WILLOW ST	C
05/02/11	A11-31	10,000 SQ FT SIGN						C
05/02/11	A11-32	OUTDOOR RETAIL		17N01W12D007		FISHER, MARK	2800 E PARKS HWY	C
05/03/11	A11-33	SFD	2,000	6791B01L062	PRIMROSE PTE	PAULUS, IGOR	181 W RIVERDANCE CIR	RR
05/04/11	A11-34	GARAGE	576	1277B05L003	BAY VIEW GARDENS	FONOV, NIKOLAY	700 EDEN CT	RR
05/11/11	A11-35	TENANT SPACE		4936000L002	ROGERS ROOSTE	TOTTEN, STEVEN	2530 S KGB RD	RR
05/05/11	A11-36	TUP - MOBLIE GREEN HOUSE		2964B03L001A	WASILLA HTS	RITCHER, LOI	1201 W PARKS HWY	C
PENDING	A11-37			1116B03L014	OVERLOOK BUS PK	MAGNUM MOTORS	1960 E INDUSTRIAL DR	C
05/10/11	A11-38	CAR SALES		1901B01L005D	SNIDER #3 RSB	CRAIG, BRIDGETTE	201 W PARKS HWY	C
05/12/11	A11-39	SFD	2,512	2876B01L005	INHERITANCE	ROGNESS, JOSH & JODI	600 W SELINA LN	R-1
05/12/11	A11-40	SFD	2,350	6791B01L069	PRIMROSE PT	PAVLUS, DMITRIY	271 RIVERDANCE CIR	RR
05/09/11	A11-41	SFD	1,613	5868B03L010	SILVERLEAF EST	TURNER, MARK	2301 ASHFORD	RR
05/11/11	A11-42	CLEARING		6830B01L008A	MEADOWS ADD 1	MESICK, GARY	1350 W SPRUCE AVE	RR
05/12/11	A11-43	TUP		5318000L001A	LAKWOOD BUS PK	CARQUEST AUTO PARTS	790 E SWANSON AVE	C
05/16/11	A11-44	SHED	192	1104B04L034	WASILLA EST	JONES, LEAH	654 W HOLIDAY DR	RR
05/16/11	A11-45	SFD	2,002	6790B02L003	MISSION HLS N	SPINELL HOMES INC	1205 JACK NICKLAUS	R-1
05/16/11	A11-46	DUPLEX	2,650	1125000L029	ASPEN HTS ADDN 1	FONOV, DMITRI	1801 N CHURCH	RR
05/18/11	A11-47	COMM <		5912000L019	WASILLA AIRPORT	TRANS NORTHERN LLC	101 BEACON	I
05/16/11	A11-48	10,000 SQ FT SIGN		2095000T00A-1	WASILLA JR & HIGH SCHOOL	MSB/SCHOOL	701 E BOGARD RD	C
05/26/11	A11-49	DUPLEX	3,500	5510000L001	HAND SUB	KAHLSTROM, HEATH	1550 S BAY VIEW DR	RR
05/31/11	A11-50	COMM <		1032B13L009	KENNDY ADD WASILLA	BORDAK, NATALYA	490 E RAILROAD AVE	C
05/31/11	A11-51	10,000 SQ FT SFD	630	6791B01L064	PRIMROSE POINTE PH 1	OBUKHOUSKRY, YEUGENIY	221 W RIVERDANCE CIR	RR
06/02/11	A11-52	TEMP UP		6940000L001	AK INDUSTRIAL HARDWARE COMMONS	JOHANSEN, BILL	801 W COMMERCIAL DR	C

07/18/11	A11-53	SUBD		1010B02L008, L009, L010	CARTER SUB	TRESHAM, RONALD	190 E PARK AVE	C
06/13/11	A11-54	SIGN		5797000L002A	IDITA PARCEL ADD 1	AVANT INC	503 W PARKS HWY	C
06/13/11	A11-55	SFD	1,350	6791B01L061	PRIMROSE POINTE PH 1	WILKEN, KURT	161 W RIVERDANCE CIR	RR
06/21/11	A11-56	MULTI FAM (4 PLEX) COMM <	4,500	2542000L003	PLEASANT VIEW	SUMMERS, AARON & ANGELA	1470 N WASILLA FISHHOOK	RM
07/07/11	A11-57	10,000 SQ FT		17N01W18D006		BROWN, DAVID & LISA	2181 S MACK DR	RR
06/23/11	A11-58	TEMP UP		2705000L014A-1	SNIDER #4 RSB	NANEZ, LUCIA	705 W PARKS HWY	C
06/30/11	A11-59	SFD	1,781	5945B01L002	MEADOW RIDGE PH 2	HALL QUALITY HOMES	762 N PINE RIDGE LP	R-1
06/30/11	A11-60	SFD	1,930	5945B03L017	MEADOW RIDGE PH 2	HALL QUALITY HOMES	415 N PINE RIDGE LP	R-1
06/30/11	A11-61	GARAGE	1,024	2187B02L001A	N COUNTRY EST	MILLER, JAMES	2081 SWATHMORE AVE	R-1
06/23/11	A11-62	SIGN		3099B01L002	COTTONWOOD PK	OLYMPIC, FLYNN	1560 E FINANCIAL DR	C
06/23/11	A11-63	TENANT SPACE		5568B02L018A	PARKS MANOR RSB	MCCARROLL ALAN	320 E DANNA WAY	C
07/05/11	A11-64	COMM <		4359000L004A	LAKE LUCILLE LDG	SGB HOLDING LLC	1300 LAKE LUCILLE DR	C
07/07/11	A11-65	TUP- AUCTION		5930B02L010A	KENNEDY ADDN	PALMQUIST, ELLA	545 S BOUNDARY	C
07/11/11	A11-66	HORSE		2377B01L007	SOUTHVIEW EXT	GOODMAN, JULIAN	2900 E BROADVIEW	RR
07/22/11	A11-67	SFD	2,450	1190B01L030	ADVENTURE EST	DROBENKO INVEST	437 W HERITAGE DR	R-1
07/26/11	A11-68	COMM <		1032B01L003	KENNEDY ADDN	MITH, MIKE & EMMA	530 S DENALI ST	C
07/26/11	A11-69	10,000 SQ FT SFD	960	6791B01L073	PRIMROSE PNTE	PAULUS, IGOR	240 W RIVERDANCE CIR	RR
08/26/11	A11-70	SUBD		2884B02L005 & L006	BRIDGESTONE	MOLLOY, ROB & SANDRA	1370 IVY CIR	R-1
08/02/11	A11-71	ADDITION	873	4171B01L016A	SNIDER	PARTRIDGE, JAMES	824 W SELINA LANE	R-1
08/02/11	A11-72	PORTABLE CAR SHELTER	260	2858B04L006	TALLERICO	FELTZ, DANIEL & LISA	1840 S ITASCA CIR	R-1
08/12/11	A11-73	COMM <		1032B13L009	KENNEDY ADD WSLLA	BURKE, KEVIN	490 E RAILROAD AVE	C
08/11/11	A11-74	10,000 SQ FT SFD	700	1038B03L005	LAKE VIEW	MOOR, ALLEN	451 W LAKEVIEW AVE	R-1
08/11/11	A11-75	SFD	2,700	6791B1L072	PRIMROSE PTE PH 1	MIKITIN, PETR	250 W RIVERDANCE CIR	RR
08/16/11	A11-76	SFD	1,000	1089B03L006	BUENA VISTA ADD#2	TROY DAVIS HOMES	1167 S CORKEY ST	RR
08/16/11	A11-77	SFD	1,104	1089B03L004	BUENA VISTA ADD#2	TROY DAVIS HOMES	1123 S CORKEY ST	RR
08/16/11	A11-78	SFD	1,160	1089B03L005	BUENA VISTA ADD#2	TROY DAVIS HOMES	1145 S CORKEY ST	RR
08/16/11	A11-79	SFD	1,000	1089B03L003	BUENA VISTA ADD#2	TROY DAVIS HOMES	1101 S CORKEY ST	RR
08/16/11	A11-80	SFD	1,135	1089B03L007	BUENA VISTA ADD#2	TROY DAVIS HOMES	1191 S CORKEY ST	RR
08/16/11	A11-81	COMM >		3250000L001 - L003	CENTRAL WASILLA	ANDERSON, TED	251 W PARKS HWY	C

08/16/11	A11-82	TUP		1032B13L012 & L013	KENNEDY ADDN WSLLA	SAMMY CHILDREN'S CENTER INTERNATIONAL INC	439 & 451 S BOUNDARY ST	C
08/19/11	A11-83	SFD	1,300	6780000L004	PTN ERIWOOD	MCNEIL, SUSAN	395 W RILEY AVE	RR
08/22/11	A11-84	SFD	2,500	6791B01L077	PRIMROSE PT PH 1	FENDICH, ANATOLY	180 W RIVERDANCE CIR	RR
08/25/11	A11-85	SFD	1,600	6791B01L071	PRIMROSE PT PH 1	NUGENT, HOWARD	260 E RIVERDANCE CIR	RR
08/26/11	A11-86	ADD ANTENNA TO EXITING CELL TOWER						
08/29/11	A11-87	DETACHED GARAGE	1,536	1032B13L014 17N01W14A010	KENNEDY ADDN WSLLA N/A	EWING, MARK	465 BOUNDARY ST	C
08/30/11	A11-88	TENANT SPACE		2523B01L005A 5970B01L001	NELSON FRED RSB	JONES, GAIL	290 N YENLO ST	C
09/06/11	A11-89	SUBD		5970000T00A	ROCK CENTER PH 1	SOUTHCENTRAL FOUNDATION (DOWL)	1001 & 1191 S KGB RD	C
09/08/11	A11-90	COMM< 10,000 SQ FT	360	9010000U210	LAKEVIEW PROF BLDG	INSURANCE SERVICES	851 E WESTPOINT DR	C
09/13/11	A11-91	COMM< 10,000 SQ FT	4,928	1116B03L019	OVERLOOK BUS PK	RUBEO, ALINA	961 S ENTERPRISE ST	C
09/09/11	A11-92	ACCESSORY USE		4359...L004A	LAKE LUCILLE LDG	SECURED GOLD BUYERS	133 W LAKE LUCILLE DR	C
09/12/11	A11-93	DUPLEX	3,200	1113B01L005	WASILLA ACRES	FENDICH, ANOTOLY	450 N KIMBERLY ST	RR
09/14/11	A11-94	TUP COMM < 10,000 SQ FT		5797000L002A	IDITAPARCEL ADDN 1	HOLBROOK, JERRY	455 W PARKS HWY	C
PENDING	A11-95	COMM< 10,000 SQ FT	5,000	6698B02L002B	YENLO SQUARE	WEAVER, JOHN	545 E SWANSON AVE	C
09/19/11	A11-96	SFD	2,376	1039B08L004	LAKE VIEW ADDN #1	ANDERSON, JOHN	600 W LAKE VIEW AVE	R-1
09/21/11	A11-97	SFD	3,036	6791B01L060	PRIMROSE PT #1	PAVLUS, DMITRIY	1150 N ELKHORN DR	RR
PENDING	A11-98	COMMUNI- CATIONS TOWER						
09/27/11	A11-99	SFD	3,001	6740000L001 1102B01L008	CREEKSIDE TWN SQ NORTHERN CAPITOL EST	CELLCO	900 S HERMON RD	C
09/29/11	A11-100	ADD. TO SFD	375	1097B02L002	SHADOWOOD VLY	BYLER CONTRACTING	2301 W MYSTERY AVE	RR
10/04/11	A11-101	SFD	2,144	5627B03L018	CENTER PT #2	MYRICK, JEFF & ROSE	501 W BRIAR DR	R-1
10/05/11	A11-102	CHICKENS		1277B05L002	BAYVIEW GARDENS	WOLFE HOMES LLC	210 W GOLDENWOOD	RM
10/06/11	A11-103	ADDN TUP-RV	450	1125000L022	ASPEN HTS ADDN 1	STANTON, MARY SARA	650 E EDEN CT	RR
10/14/11	A11-104	SHOW		6641000T00B	CREEKSIDE TWN SQ	YANCEY, RONDA	2200 W GLACKER AVE	RR
						CAMPER VALLEY RV	1901 E PARKS HWY	C

10/17/11	A11-105	TENANT SPACE	2,187	9010000UB001	LAKE VIEW PRO	LASER VEIN CENTER OF THE MAT-SU VALLEY	851 WESTPOINT DR	C
PENDING	A11-106	SFD	2,980	6791B01L076	PRIMROSE PT #1	FENDICH, VIKTOR	200 W RIVERDANCE CIR	RR
10/20/11	A11-107	GREENHOUSE	144	2323B03L021	GVC II DIV IV	JENKINS, ELDON	1055 E DELLWOOD ST	RR
		RESI						
10/25/11	A11-108	DETACHED WORKSHOP	1,080	2377B02L013	SOUTHVIEW EXT	FRIESEN, DENE	3051 E DANNY'S AVE	R-1
		COMM<						
11/09/11	A11-109	10,000 SQ FT	4,800	4758000L003	GVC II DIV IV	DOLECHEK, BRITTANY	540 W HJELLEN DR	RR
11/15/11	A11-110	SUBD		1048B01L015, L016, L017, L018	PARKS MANOR	FAMILY CENTERED SERVICES INC	277, 291, 301 & 317 E DANNA AVE	C
		COMM<						
11/18/11	A11-111	10,000 SQ FT	3,600	9108000U006	WASILLA CENTER	SWIM LIKE A FISH	619 S KGB RD	C
VOID	A11-112							
		TENANT SPACE	1,400	4653000L003	CREEKSIDE PLAZA	LONG, DAVID	1830 E PARKS HWY	C
11/18/11	A11-113	TENANT SPACE	1,400	4653000L003	CREEKSIDE PLAZA		1830 E PARKS HWY	C
		TENANT SPACE	1,400	4653000L003/ L018	CREEKSIDE PLAZA	PEDERSEN FAMILY LTD PARTNERSHIP	1830 E PARKS HWY	C
PENDING	A11-115	SUBD						
<b>USE PERMITS</b>								
		ADULT DAY CARE		1190B01L015	ADVENTURE EST	ADAMS, WARREN	1632 N LUCILLE ST	R-2
05/12/11	U11-01							
		COMM<						
04/25/11	U11-02	10,000 SQ ST	768	9108000U002	WASILLA CENTER	FULLER, BRENDA	609 S KGB RD	C
04/25/11	U11-03	DAY CARE		2284B04L014B	TERRACE MANOR	THOMPSON, KIRA	1200 N CLINTON CIR	R-1
08/12/11	U11-04	OFFICE/RESI		17N01W10C003		FAMILY PROMISE INC	690 S KGB RD	C
09/14/11	U11-05	SFD	1,972	1097B05L005	SHADOWOOD VALLEY	ANDERSON, PAUL & MARY	721 N SHADOWOOD CIR	C
PENDING	U11-06	KENNEL		6996B01L008A	WASILLA ARPTS HTS	EDWARDS, TERRY	750 N CINDY	RR
PENDING	U11-07	4 PLEX		2548B02L002	RICHMOND HILLS	PAVLUS, DMITRY	1000 E OLD MATANUSKA RD	C
<b>CONDITIONAL USE PERMITS</b>								
		COMM>		5970000T004 & 5970B01L001	ROCK CNETER PH I	SOUTHCENTRAL FOUNDATION	1001 KNIK-GOOSE BAY	C
03/22/11	CU11-01	10,000 SQ FT	85,301					
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>								
<b>REZONE</b>								
		REZONE		2542000L003		SUMMERS, AARON & ANGELA	1470 N WASILLA-FISHHOOK RD	RR
02/08/11	R11-01							

PENDING	R11-02	REZONE	17N01W07A004 PTN	LUNDGREN, GARY	401 N CHURCH RD	RR
6/27/11 FAILED	R11-03	REZONE	17N01W08B004 PTN 4936000L002 17N01W19A009 17N01W20B004	OLYMPIC INVESTEMENT	2450 S KGB	RR
06/27/11	R11-04	REZONE	17N01W10A014, A015, A016, A017, 17N01W10D010	ELLIS, TERRY	900 950 1050 1150 E HORVATH DR & 1191 E PW HWY	RR
<b>LEGAL NON-CONFORMING USE</b>						
<b>SHORELINE SETBACK</b>						
<b>VARIANCE</b>						
03/22/11	V11-01	PERIMETER	4956000T00A3	OLSON SUB 199 ADD	BLUE ROCK ASSETS LLC	1491 E PARKS HWY C
PENDING	V11-02	PERIMETER	4653000L010	CREEKSIDE PLAZA	AUTO ZONE INC	1621 E FINANCAIL DR C
<b>AMNESTY</b>						





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10/3/2011	D	1290 Hoka Hay		Y	N	RAL dog- unable to locate	11-67884
10/3/2011	C	600 Church		Y	N	Dumpster/trash complaint	11-67910 verbal warning
10/3/2011	D	1270 Endeavor		Y	N	RAL dog- impound & transport	11-67908
10/4/2011	D	Parks & Main		N	N	Sign complaint	11-68113 removed on arrival
10/4/2011	S	City Hall		N	N	Facility/security check	11-68133
10/5/2011	C	Parks & Palmer Wasilla		Y	N	Off premise sign violation	11-68274 verbal warning
10/5/2011	S	910 Nugget		Y	N	Public assist	11-68287
10/5/2011	S	Bumpus		N	N	Facility/security check	11-68293
10/5/2011	D	201 Quincy		Y	N	Dog welfare check	11-68310 refer to vet
10/5/2011	S	Parks & Frontage		Y	N	Motorist assist	11-68329
10/5/2011	S	Lake Lucille Park		N	N	Facility/security check	11-68334
10/6/2011	PAT	Subway		Y	N	Assist patrol - locate runaway juv.	11-68467
10/6/2011	PAT	WFH & Kalli		N	N	MVA traffic control	11-68501
10/6/2011	S	Lake Lucille Park		N	N	Facility/security check	11-68517
10/6/2011	PAT	Carrs		Y	N	Assist patrol with trespasser	11-68542
10/10/2011	FUP	3133 Whispering Woods		Y	Y	Dog bite	11-69247 report 11-1506
10/11/2011	D	2450 Success		Y	N	Cat bite	11-69638
10/11/2011	C	400 Lake		Y	N	Land use violation	11-69682 refer to planner
10/11/2011	D	275 Crestwood		N	N	RAL dog- unfounded	11-69694
10/11/2011	D	220 Forest		Y	N	RAL cat- impound & transport	11-69720
10/12/2011	D	1500 Courtland		Y	N	RAL dog- impound & transport	11-69849
10/13/2011	S	Lake Lucille Park		N	N	Facility/security check	11-70121
10/14/2011	C	1201 Cache		N	N	Attempt citation service	11-70296
10/14/2011	PAT	3551 Naomi		N	N	Assist patrol with alarm	11-70334
10/14/2011	FUP	1201 Cache		N	N	Attempt citation service	11-70296
10/14/2011	FUP	965 Wilder		Y	N	Subpoena service	11-70364
10/17/2011	ADM	Anchorage		N	N	Evidence shuttle per Inv. Smith	
10/17/2011	D	Fishhook & Wampum		N	N	RAL dogs- unable to locate	11-71042
10/17/2011	C	Kalli & Fishhook		Y	N	Business license violation	11-71048 citation W 043985
10/17/2011	D	Dellwood		N	N	DOA cat	11-71069
10/17/2011	PAT	PWH & Glenwood		N	N	Assist patrol with traffic hazard	11-71077
10/17/2011	FUP	1201 Cache		N	N	Attempt citation service	11-70296



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10/19/2011	FUP	3133 Whispering Woods		Y	Dog bite	11-69247 report 11-1506
10/19/2011	C	Museum		Y	Illegal dumpster use	11-71351 unfounded
10/19/2011	D	1075 Dellwood		Y	Land use violation	11-71363 refer to planner
10/19/2011	FUP	1201 Cache		N	Attempt citation service	11-70296
10/19/2011	PAT	Parks & Frontage		N	Assist with traffic control	11-71392
10/19/2011	D	WPD		Y	Found wallet- return to owner	11-71398
10/19/2011	FUP	1075 Dellwood		Y	Land use violation	11-71363 refer to planner
10/20/2011	D	303 Kalli		Y	RAL dog- impound & transport	11-71504
10/20/2011	FUP	3133 Whispering Woods		Y	Dog bite	11-69247 report 11-1506
10/21/2011	D	210 E Spruce		Y	Dog bite	11-71680 unfounded
10/21/2011	D	Fred Meyer		Y	Public assist	11-71742
10/21/2011	D	1017 Lucille		Y	Public assist	11-71751
10/24/2011	D	1361 Woodcrest		Y	RAL dog- unable to locate	11-72535
10/24/2011	FUP	2450 Success		Y	Cat bite- provide live trap	11-69638
10/24/2011	FUP	3133 Whispering Woods		Y	Dog bite	11-69247 report 11-1506
10/24/2011	D	Lucus & Nelson		Y	MVA traffic control	11-72588
10/24/2011	S	Lake Lucille Park		N	Facility/security check	11-72606
10/25/2011	PAT	1541 Centurian		Y	Assist patrol- recover stolen gun	11-72787
10/25/2011	S	Wonderland		N	Facility/security check	11-72824
10/26/2011	D	1000 Jack Nicklaus		Y	Dog welfare check	11-72956
10/26/2011	FUP	1201 Cache		N	Attempt citation service	11-70296
10/26/2011	D	2616 Mission Hills		Y	RAL dog- return to owner	11-73017 verbal warning
10/27/2011	D	1701 Mack		Y	Dog welfare check	11-73200 unfounded
10/27/2011	D	590 Denali		Y	Animal welfare check	11-73240
10/27/2011	ADM	Windbreak		N	Liquor license review	11-73307
10/27/2011	ADM	Home Run Concessions		N	Liquor license review	11-73308
10/27/2011	ADM	Red Robin		N	Liquor license review	11-73309
10/27/2011	ADM	Tokyo		N	Liquor license review	11-73310
10/27/2011	ADM	AMVETS		N	Liquor license review	11-73311
10/27/2011	ADM	Evangelos		N	Liquor license review	11-73312
10/27/2011	S	Lake Lucille Park		N	Facility/security check	11-73323
10/28/2011	C	Sportmans Warehouse		Y	Fire lane parking violation	11-73460 citation W 043986



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10/28/2011	S	Old Mat Rd.		Y	N	VID traffic control	11-73467
10/31/2011	D	380 Lone Cub		Y	N	RAL dog- unable to locate	11-74328
10/31/2011	D	950 Nelson		Y	N	RAL dogs	11-73781 verbal warning
10/31/2011	S	435 Knik		Y	N	Encroachment	11-74346
10/31/2011	D	1000 Jack Nicklaus		Y	N	Dog welfare check	11-74363 unfounded
10/31/2011	S	Value Village		Y	N	HCP parking violation- misuse	11-74382 citation W 043987