



**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.**

**JANUARY 10, 2012**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. ELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR
- VI. REPORTS
  - A. Matanuska-Susitna Borough Assembly Member Colligan
  - B. City Deputy Administrator
  - C. City Public Works Director
  - D. City Attorney
  - E. City Planner
- VII. PUBLIC PARTICIPATION (*five minutes per person, for items not scheduled for public hearing*)
- VIII. CONSENT AGENDA
  - A. Minutes of December 13, 2011, regular meeting.

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

A. Public Hearing

1. **Resolution Serial No. 12-01:** Approving Use Permit Number UP11-06 to allow a dog kennel at a personal residence in the Rural Residential (RR) Zoning District, located on Lot 8A, Block 1, Wasilla Airport Heights Subdivision, generally located east of Lucus Road, south of Cindy Circle, and north of Nelson Avenue.
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant
2. **Resolution Serial No. 12-02:** Approving Use Permit Number UP11-07 to allow a multi-family dwelling in the Commercial (C) Zoning District, located on Lot 2, Block 2, Richmond Hills Subdivision, generally located south of the Parks Highway and north of Glenwood Avenue.
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant

X. UNFINISHED BUSINESS

A. Committee of the Whole

1. Planning Commission training – Part 2 – Continued from December 13, 2011 meeting.

XI. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

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

XIII. STAFF COMMENTS

XIV. COMMISSION COMMENTS

XV. ADJOURNMENT

**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, December 13, 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. Doug Miller, Seat D  
Mr. Clark Buswell, Seat F  
Mr. Robert Webb, Seat G

Commissioners absent and excused were:

Mr. Steven DeHart, Seat C  
Ms. Glenda Ledford, Seat E

Staff in attendance were:

Mr. Archie Giddings, Public Works Director  
Mr. Bert Cottle, Deputy Administrator  
Ms. Tina Crawford, City Planner  
Ms. Tahirih Klein, Planning Clerk  
Mr. Richard Payne, City Attorney

**III. PLEDGE OF ALLEGIANCE**

A. Mr. Payne led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as amended.

MOTION: Commissioner Kelly moved to amend the agenda to postpone the unfinished business to the next meeting.

VOTE: Motion to amend the agenda passed unanimously.

**V. REPORTS**

A. City Attorney  
Mr. Payne stated that the shooting appeal was near settlement.

B. City Council

Mr. Cottle stated that:

- Borough assembly member Colligan will be in attendance to give a report on items that are being discussed at the Borough;
- the school selection committee is closer to making a decision on where Iditarod Elementary will be located; and
- Mr. Giddings has completed the paperwork for the Lake Lucille park and should have a ribbon cutting ceremony next spring.

C. City Planner

No report given.

D. City Public Works Director

Mr. Giddings provided a brief summary on the public works projects.

E. City Deputy Administrator

No report given.

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

Mr. John Dewar stated that:

- he appreciates the work done by public works on the roads within the City; and
- his concerns regarding large tents in the City and how they are a safety issue.

**VII. CONSENT AGENDA**

A. Minutes of November 8, 2011, meeting.

GENERAL CONSENT: Minutes were approved as presented.

**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

Ms. Crawford:

- stated the findings of fact for an approval or denial have been addressed in the packet and also the resolution for approval needs to be voted on not the denial resolution per her conversation with the City Clerk; and

- discussed the findings of fact that she determined were not met and handed out a current zoning map along with a future land use map showing the subject properties.

Discussion moved to the Commission.

b. Applicant

Mr. Kevin Baker, owner's representative:

- discussed the property owner's decision on how the boundaries of the rezone were chosen;
- stated that he started the process for development with the Borough about a year ago; and
- stated that he submitted a subdivision application to the City and it has been approved.

Discussion moved to the Commission and questions were asked of the applicant.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 11-04.

Ms. Nancy Kerchoff stated that:

- her property is next to this rezone request;
- she believes the property will not be developed since the other commercial property in the area has not been developed;
- an environmental impact study was not done on the property; and
- the request should be denied.

Commissioner Miller asked about clear cutting on commercial property versus residential property.

Ms. Crawford stated the City code does not allow clear cutting on any properties.

Ms. Patricia Ryder stated that:

- the property developed commercial near the residential neighborhood was clear cut and would not like to see this property developed the same way;
- she believes the property will not be developed since the other commercial property in the area has not been developed;
- the air and noise quality will get worse;
- she believes the water table would change and force the neighborhood to hook up to the City water and sewer which would make it more expensive; and
- the Planning Commission should deny the rezone request.

Mr. Fisk stated the new development would change the quality of life in the residential neighborhood and asked the Planning Commission to deny the rezone request.

Mr. William Ryder stated that he is against the rezone request and would like it denied as it could create higher traffic and more noise.

Mr. Paul Gardner stated for the record that Mr. Lundgren did not develop the property at the end of Kimberly nor did he clear the trees in that area.

With no other comments Chair Buswell closed the public hearing for Resolution Serial No. 11-04.

d. Applicant's Rebuttal

Mr. Baker discussed what is in the WMC regarding commercial property and how he has changed the rezone boundary because of the neighbors concerns.

MOTION: Commissioner Webb moved to adopt Resolution Serial No. 11-04 as presented.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to amend the main motion to add a condition to read as follows:

1. The rezone from RR – Rural Residential to C – Commercial will not take effect until the right-of-way acquisitions for Machen Road are completed.

VOTE: The motion to amend Resolution Serial No. 11-04 passed unanimously.

Discussion ensued.

VOTE: The motion to adopt Resolution Serial No. 11-04 as amended failed with Commissioner Kelly, Webb, and Chair Buswell in favor, and Commissioner Miller in opposition.

Commissioner Kelly asked for a reconsideration of the vote and the Planning Commission agreed.

The vote for the reconsideration of Resolution Serial No. 11-04 failed with Commissioner Kelly, Webb, and Chair Buswell in favor, and Commissioner Miller in opposition.

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 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).

a. City Staff

Ms. Crawford provided information on the waiver/modification.

b. Applicant

Michelle Ritter, DOWL, HKM, agent for AutoZone

Stated they agree with the staff findings and conditions of approval.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing for Resolution Serial No. 11-19 for public input.

With no one present to speak, Chair Buswell closed the public hearing on Resolution Serial No. 11-19.

d. Applicant

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 11-19 as presented.

Discussion moved to the Commission

VOTE: The motion to adopt Resolution Serial No. 11-19 passed unanimously.

3. Capital Improvements Plan Discussion – **Resolution Serial No. 11-20:** Recommending priorities for the City of Wasilla FY 2012 and 2013 Capital Improvement Program (CIP).

Mr. Giddings discussed new projects on the five-year CIP.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to adopt Resolution Serial No. 11-20 as presented.

VOTE: The motion to adopt Resolution Serial No. 11-20 passed unanimously.

**IX. UNFINISHED BUSINESS**

Postponed Planning Commission training to the next meeting.

A. Committee of the Whole

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

**X. COMMUNICATIONS**

No statements made regarding the following items.

A. Planning Commission meeting calendar for 2012

- B. Permit Information
- C. Enforcement Log

**XI. AUDIENCE COMMENTS**

Mr. Baker asked that the Commission please reconsider the rezone request submitted by Gary Lundgren.

Mr. Paul Gardner stated that:

- he is with Avanti, Corp. and talked about the different properties owned and managed by them;
- he would like to discuss how the State of Alaska/Department of Transportation is developing the Parks Highway right-of-way through the City of Wasilla; and
- he had a packet of information to hand out for the Commissioners to review.

**XII. STAFF COMMENTS**

No comments given.

**XIII. COMMISSION COMMENTS:**

Commissioner Kelly stated that he was disappointed in the voting process and the process regarding four votes to approve an item is flawed.

Chair Buswell thanked everyone for being here and with the voting it would have been nice to have another commissioner present.

**XIV. ADJOURNMENT**

The regular meeting adjourned at 9:34 PM.

ATTEST:

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A.C. BUSWELL, III, Chairman

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

Adopted by the Wasilla Planning Commission -, 2012.





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

Case # UP 11-06  
Planning Staff  
January 10, 2012

**I. SUMMARY FACTS:**

Applicant/Owner: Terry and Ellen Edwards  
Proposal: Private dog kennel at personal residence  
Location: 750 N. Cindy Circle  
Lot 8A, Wasilla Airport Heights Subdivision  
Parcel Size: 2.02± Acres  
Existing Zoning: Commercial  
Comprehensive Plan: Generally Commercial/Business  
Surrounding Land Use: North: Residential  
South: Commercial  
East: Residential  
West: Residential

**II. STAFF RECOMMENDATION:**

Approval with Conditions

**III. ELEVATION OF PERMIT DECISION**

**16.12.040 Elevation.**

***The planner may elevate any use permit decision to the planning commission at any time between the acceptance of the application and the close of the decision period. The elevation must be based on a written finding that the permit decision satisfies one or more of the following criteria:***

***A. The proposed use could have significant negative effects on or conflict with existing land uses adjoining the site in a manner or to a degree that warrants consideration by the commission;***

***B. The proposed use could have significant negative impacts on the utility system, traffic flow or city-provided services;***

***C. The proposed use could conflict with adopted city policies or raises a particular issue or set of issues in a manner or to a degree that warrants consideration by the commission;***

**D. A written request for elevation has been received from an official reviewing party. To be valid an objection from a reviewing party must cite conflict(s) with city policy or unusual negative impacts from the proposed use;**

**E. A request to elevate has been received from two or more members of the commission. The planner must determine that the request from the commission member satisfies one or more of the criteria above. (Prior code § 16.43.406)**

Staff Finding: Staff is elevating this request to the Planning Commission for their review based on Subsection C above. Objective 4.2 in the Community Assets chapter of the City's Comprehensive Plan wants future development to "enhance the City's visual appearance and identity." The proposed 120' lattice communication tower is located in an area along the Parks Highway that has open views of the mountain range. Although there is an existing tower in the immediate area, it is a monopole and is approximately 20' shorter in height.

#### **16.16.020 Procedure for elevations.**

**Once a permit approval has been elevated for review (see Section 16.12.040), the following procedures apply:**

- A. Public Notice. If the planners' approval is elevated the planner shall:**
- 1. Place the application on the agenda of the next available meeting of the commission;**
  - 2. Publish the agenda item in a newspaper of general circulation or place a public service announcements 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;**
  - 3. Within five days of elevation issue a public hearing notice;**
  - 4. 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;**
  - 5. 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.**

**B. Decision. The commission shall review the planners draft recommendation, and may hear comment(s) from reviewing parties, the applicant and the public. The commission shall decide either to deny, approve or approve with conditions, or the commission may with concurrence of the applicant return**

**the approval to the planner for further review as a new use permit application. (Prior code § 16.43.502)**

**IV. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA**

**16.16.050** *An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

**16.16.050(1)&(5)** *Neighbors/Neighborhoods. 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 this parcel is not part of an adopted neighborhood plan.

**16.16.050(2)** *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Staff Finding: The subject property is consistent with the Comprehensive Plan’s *Expected Future Land Use Map* designation, “Generally Residential” and the Rural Residential zoning that implements the adopted Comprehensive Plan.

**16.16.050(3)** *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Staff Finding: The proposed kennel complies with the specific approval criteria for kennel in WMC 16.16.060(J), which requires all kennel buildings, dog runs or other outside housing areas be separated from any residentially zoned lot line by a minimum of 50 feet. According to the site plan date stamped November 30, 2011, the outside kennel areas are 120± feet from the eastern lot line, 55± feet from the southern lot line, and 125± feet from the western property line.

**16.16.050(4)** *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Staff Finding: The City mailed 110 notices to neighboring property owners within 1200', 25 review agencies, and the City Council and Planning Commission members. Staff received seven comments from neighbors objecting to the kennel, one neighbor in support of the kennel, and three comments from review agencies indicating no objections. Any comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

**16.16.050(6) *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***

Staff Finding: Fire safety and emergency access is currently available from Cindy Circle.

**16.16.050(7) *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...***

Staff Finding: The proposed kennel will not increase street traffic since it is a private kennel and will not generate any customer traffic.

**16.16.050(8) *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Staff Finding: The site plan for the kennel complies with the minimum setbacks and maximum height requirements of §16.24.010.

**16.24.050(9) *Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***

Staff Finding: Additional parking is not required for a private kennel.

**16.16.050(10) *Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***

Staff Finding: Adequate utilities are available on this site.

**16.16.050(11) *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from***

***pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.***

Staff Finding: This criterion is not applicable since no construction is proposed.

**16.16.050(12)** ***Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Staff Finding: This criterion is not applicable.

**16.16.050(13)** ***Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.***

Staff Finding: Since the proposal is for a private kennel at a residence, the peak use characteristics should be the same as the surrounding uses.

**16.16.050(14)** ***Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.***

Staff Finding: There should not be any significant off-site impacts since this is a private kennel for the resident's show dogs that are housed in the residential structure when not training outdoors.

- 16.16.050(15)**      **Landscaping.** *The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:*
- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.*
  - b. Adequately sized, located and screened trash receptacles and areas.*

Staff Finding:      No additional landscaping or vegetation will be removed to accommodate the private kennel. Additionally, since this is a private kennel, no additional landscaping is required by the code.

- 16.16.050(16)**      **Walkways, Sidewalks and Bike Paths.** *Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.*

Staff Finding:      This criterion is not applicable since this is a private residence.

- 16.16.050(17)**      **Water, Sewage and Drainage Systems.** *If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered*

**balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.**

Staff Finding: Adequate utilities are currently available at the single-family residence.

**16.16.050(18) Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.**

Staff Finding: No comments were received from the Matanuska-Susitna Borough Cultural Resources Office indicating concerns that there may be historic resources on the site.

**16.16.050(19) Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be**

***designed to provide adequate provisions for natural light and air.***

Staff Finding: The site is approximately two acres, which appears sufficient for the proposed use. Additionally, there is significant vegetation that provides a buffer to the adjoining property owners to the east and west with a road along the north and south property lines.

**16.16.050(20) Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...**

Staff Finding: The subject property is approximately two acres and is currently developed with one single-family dwelling and associated accessory structures. Additional open space, drainage, or parks is not necessary.

**16.16.050(21) Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.**

Staff Finding: There are no foreseeable problems associated with winter conditions anticipated for the proposed kennel.

## **V. FINDINGS**

### Process Findings:

Application: Planning staff has determined that the application along with supporting data is complete and submission requirements were met in a timely manner.

Public Notice: All public noticing requirements of WMC 16.16.040(B) have been met. Public notice was mailed December 23, 2011 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040, notices were posted on the property, and an advertisement for the hearing ran in the January 3, 2011 edition of the Frontiersman.

Comment Period: The written comment period was appropriately given and comments received by mail have been included in the packet. Any comments received after distribution of the January 10, 2012 packet will be provided at the meeting.



Public Hearing: The public hearing is scheduled in compliance with the requirements of WMC 16.16.040(D).

Decision: Draft Findings of Fact are included as Exhibit A in the attached Planning Commission Resolution Serial No. 12-01 supporting the Commission's decision in compliance with WMC 16.16.040(6).

## **VI. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:**

Staff recommends approval of this request with the following conditions of approval:

1. The use of a kennel on the property must be consistent with the site plan date stamped November 30, 2011, attached as Exhibit B.
2. No additional vegetation on the site may be removed without prior approval from the City Planner.
3. No more than six dogs over the age of six months may be housed or cared for on the property at any time.
4. All dogs must be owned by the property owner.
5. No commercial dog boarding or training may occur on the property.
6. The Planning Commission reserves the right of review and may revoke this permit for noncompliance with the conditions of approval.

By: Planning  
Public Hearing: 01/10/12  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-01**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER UP11-06 TO ALLOW A DOG KENNEL AT A PERSONAL RESIDENCE IN THE RURAL RESIDENTIAL (RR) ZONING DISTRICT, LOCATED ON LOT 8A, BLOCK 1, WASILLA AIRPORT HEIGHTS SUBDIVISION, GENERALLY LOCATED EAST OF LUCUS ROAD, SOUTH OF CINDY CIRCLE, AND NORTH OF NELSON AVENUE.**

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WHEREAS, Terry and Ellen Edwards, owners, submitted an application, Use Permit Number 11-06, to allow a dog kennel at their personal residence to the City Planning Department on November 30, 2011; and

WHEREAS, the application included the narrative and site plan that addresses the criteria listed in WMC 16.16.040, 16.16.050, and 16.16.060(J); and

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

WHEREAS, the City Planner elevated the applicant's request to the Planning Commission per WMC 16.12.040 and 16.16.020; and

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

WHEREAS, the Wasilla Planning Office mailed notices for the Planning Commission Public Hearing to property owners within 1,200 radial feet of the subject property and to applicable agencies; and

WHEREAS, the Planning Commission held a public hearing on this request on January 10, 2012; 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 Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

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

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

1. The use of a kennel on the property must be consistent with the site plan date stamped November 30, 2011, attached as Exhibit B.
2. No additional vegetation on the site may be removed without prior approval from the City Planner.
3. No more than six dogs over the age of six months may be housed or cared for on the property at any time.
4. All dogs must be owned by the property owner.
5. No commercial dog boarding or training may occur on the property.
6. The Planning Commission reserves the right of review and may revoke this permit for noncompliance with the conditions of approval.

ADOPTED by the Wasilla Planning Commission on -, 2012.

APPROVED:

ATTEST:

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

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

**EXHIBIT A**  
**Wasilla Planning Commission Resolution 12-01**

**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

**16.16.050**            *An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

**16.16.050(1)&(5)**    *Neighbors/Neighborhoods. 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 this parcel is not part of an adopted neighborhood plan.

**16.16.050(2)**            *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Finding:                    The subject property is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Generally Residential" and the Rural Residential zoning that implements the adopted Comprehensive Plan.

**16.16.050(3)**            *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*

Finding:                    The proposed kennel complies with the specific approval criteria for kennel in WMC 16.16.060(J), which requires all kennel buildings, dog runs or other outside housing areas be separated from any residentially zoned lot line by a minimum of 50 feet. According to the site plan date stamped November 30, 2011, the outside kennel areas are 120± feet from the eastern lot line, 55± feet from the southern lot line, and 125± feet from the western property line.

**16.16.050(4)**            *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*

Finding: The City mailed 110 notices to neighboring property owners within 1200', 25 review agencies, and the City Council and Planning Commission members. Staff received seven comments from neighbors objecting to the kennel, one neighbor in support of the kennel, and three comments from review agencies indicating no objections. Any comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

**16.16.050(6)** *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*

Finding: Fire safety and emergency access is currently available from Cindy Circle.

**16.16.050(7)** *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...*

Finding: The proposed kennel will not increase street traffic since it is a private kennel and will not generate any customer traffic.

**16.16.050(8)** *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.*

Finding: The site plan for the kennel complies with the minimum setbacks and maximum height requirements of §16.24.010.

**16.24.050(9)** *Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.*

Finding: Additional parking is not required for a private kennel.

**16.16.050(10)** *Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.*

Finding: Adequate utilities are available on this site.

**16.16.050(11)** *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from*

***pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.***

Finding: This criterion is not applicable since no construction is proposed.

**16.16.050(12)** ***Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Finding: This criterion is not applicable.

**16.16.050(13)** ***Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.***

Finding: Since the proposal is for a private kennel at a residence, the peak use characteristics should be the same as the surrounding uses.

**16.16.050(14)** ***Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.***

Finding: There should not be any significant off-site impacts since this is a private kennel for the resident's show dogs that are housed in the residential structure when not training outdoors.

- 16.16.050(15) Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:**
- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.**
  - b. Adequately sized, located and screened trash receptacles and areas.**

Finding: No additional landscaping or vegetation will be removed to accommodate the private kennel. Additionally, since this is a private kennel, no additional landscaping is required by the code.

- 16.16.050(16) Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.**

Finding: This criterion is not applicable since this is a private residence.

- 16.16.050(17) Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered**

**balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.**

Finding: Adequate utilities are currently available at the single-family residence.

**16.16.050(18) *Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.***

Finding: No comments were received from the Matanuska-Susitna Borough Cultural Resources Office indicating concerns that there may be historic resources on the site.



**16.16.050(19)**      ***Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.***

Finding:                      The site is approximately two acres, which appears sufficient for the proposed use. Additionally, there is significant vegetation that provides a buffer to the adjoining property owners to the east and west with a road along the north and south property lines.

**16.16.050(20)**      ***Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Finding:                      The subject property is approximately two acres and is currently developed with one single-family dwelling and associated accessory structures. Additional open space, drainage, or parks is not necessary.

**16.16.050(21)**      ***Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

Finding:                      There are no foreseeable problems associated with winter conditions anticipated for the proposed kennel.

# EXHIBIT B

## NOTES

- This document represents a survey conducted in accordance with the Alaska Society of Professional Land Surveyors Mortgage Location Survey Standards.
- The hereon represented survey does not constitute a boundary survey. It is subject to any inaccuracies that a subsequent boundary survey may disclose. Shown location ties to boundaries are approximate (1/2" = 5 feet) and subject to the following adjustments:
  - Vertical adjustments.
  - Horizontal adjustments.
- The information presented hereon is a representation of visible improvements and conditions present at the time the survey was performed. It is not to be used in support of any new construction.
- Dimensions obtainable from this document are limited to those bearings and distances specifically labeled hereon. Dimensions are not to be scaled to present a basis for scaling to dimensions not labeled hereon.
- A 10'x25' easement held by Matanuska Electric Association, Inc. is located in the Southeast Corner of Lot 8B, as described on Book 279, Page 416, Palmer Recording District.
- Lots 8 and 9 are covered by a Matanuska Telephone Association blanket easement described on Book 128 Page 862, Palmer Recording District.



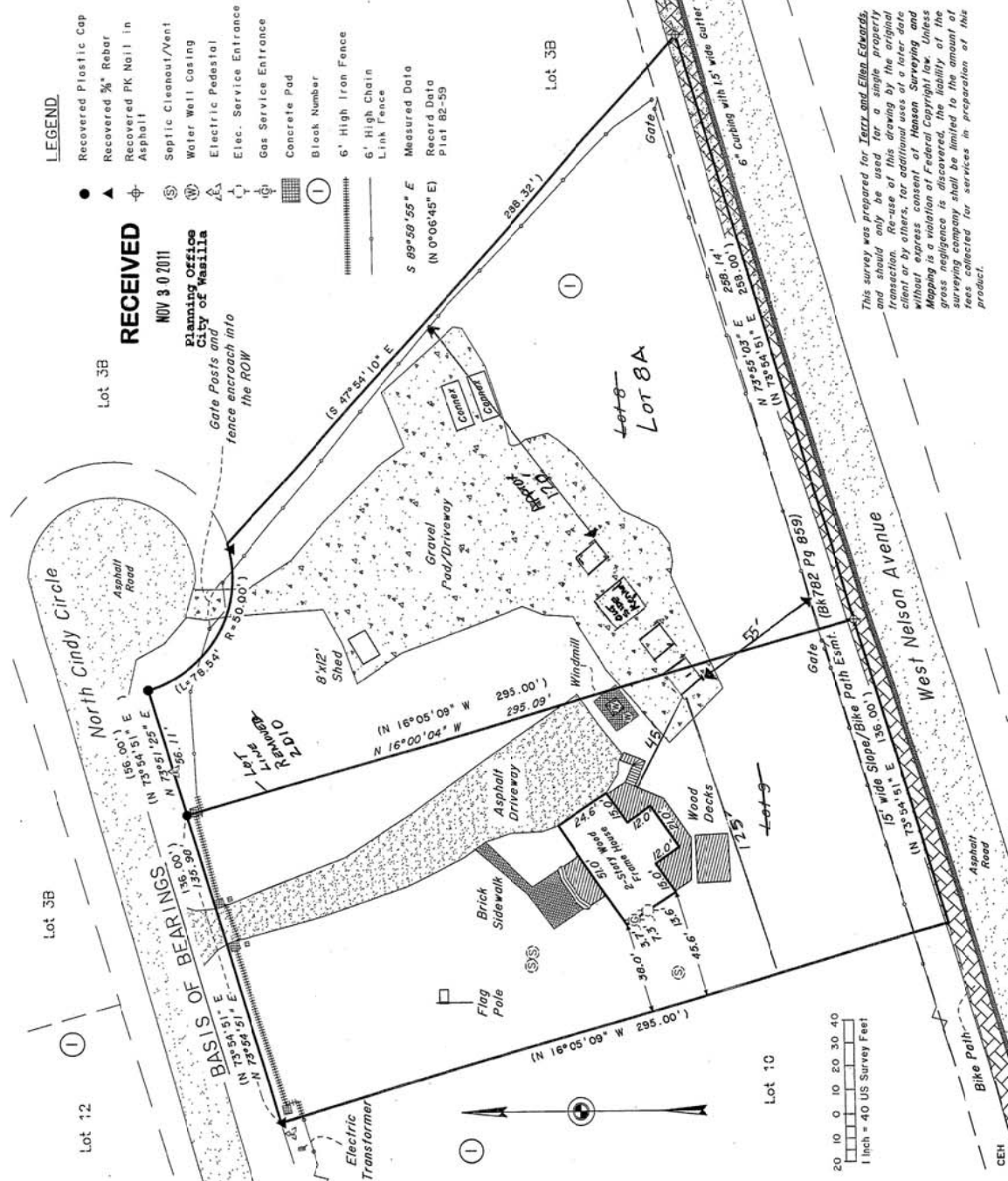
## AS-BUILT SURVEY

I hereby certify that this document represents a mortgage location survey performed under my direct supervision following rear property.

Lots 8 & 9, Block I  
 Wasilla Airport Heights Subdivision  
 Plat 74-62, Palmer Recording District  
 Within the N 1/2 Sec. 9, T17N R1W S.M. AK

Hanson Surveying & Mapping  
 305 East Fireweed Avenue  
 Palmer, Alaska, 99645

Party Chief: CEH  
 Survey: 5/10/10  
 Prof. #: 10-1005  
 Dec. AB10-1005  
 Date: 6/19/10  
 Sheet: 1 of 1



## LEGEND

- Recovered Plastic Cap
  - ▲ Recovered 5/8" Rebar
  - ⊕ Recovered PK Nail in Asphalt
  - ⊙ Septic Cleanout/Vent
  - ⊖ Water Well Casing
  - ⊕ Electric Pedestal
  - ⊕ Elec. Service Entrance
  - ⊕ Gas Service Entrance
  - ⊕ Concrete Pad
  - ⊕ Block Number
  - ⊕ 6' High Iron Fence
  - ⊕ 6' High Chain Link Fence
  - ⊕ Measured Data
  - ⊕ Record Data
- S 89°50'55" E  
 (N 0°06'45" E)  
 Plat 82-59

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 NOV 3 0 2011  
 Planning Office  
 City of Wasilla

Gate Posts and  
 Fence encroach into  
 the ROW

This survey was prepared for Terry and Ellen Edwards and should only be used for a single property transaction. Re-use of this drawing by the original client or by others, for additional uses, is prohibited without express consent of Hanson Surveying & Mapping. Mapping is a violation of Alaska Copyright law. Unless gross negligence is discovered, the liability of the professional engineer shall be limited to the amount of fees collected for services in preparation of this product.

**NOTIFICATION OF PUBLIC HEARING  
-ELEVATED USE PERMIT-**

**DATE:** December 22, 2011

**CASE:** U11-06

The City of Wasilla Planning Commission will consider the following:

**PETITIONER (S):** Terry and Ellen Edwards

**REQUEST:** APPROVAL OF A PRIVATE DOG KENNEL AT A PERSONAL RESIDENCE IN THE RR-RURAL RESIDENTIAL ZONING DISTRICT LOCATED ON LOT 8A, BLOCK 1, WASILLA AIRPORT HEIGHTS SUBDIVISION, MORE COMMONLY KNOWN AS 750 W. CINDY CIRCLE. THE PROVISIONS OF WMC 12.20 ALLOW A KENNEL IN THE RR ZONE WITH A USE PERMIT IN ACCORDANCE WITH 16.16.060(J).

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with Chapter 16.16.020.

A public hearing will be held on January 10, 2012 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 your comments to (907) 373-9021 or email them to planning@ci.wasilla.ak.us. Your written comments on this project must reach the Planning Office on or before January 5, 2012 in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

For additional information or to review the application, please contact the Planning Office at (907) 373-9020.

Name MARILYN KOWALSKI-EATON  
Address 683 W NELSON AVE WASILLA AK 99654  
Lot \_\_\_\_\_ Block DOWNTOWN CONDOS Subdivision WASILLA AIRPORT HEIGHTS

Comments:

I am not in favor of allowing this, or any, kennel in the City limits.  
They are noisy, unsanitary and stinky.  
Thank you!



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

9004000U103  
KOWALSKI-EATON MARILYN  
683 W NELSON AVE  
WASILLA, AK 99654

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**PUBLIC NOTICE**

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For additional information or to review the application, please contact the Planning Office at (907) 373-9020.

Name Dorla D. Arduser  
Address 609 West Nelson Ave  
Lot 34 Block 81-179 Subdivision Wasilla Airport Subdivision

Comments: I thoroughly do not approve of having a dog kennel near my home. If they want dogs, move outside the city.



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

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ARDUSER DORLA D  
BANK OF AMERICA NTSA TRE  
609 W NELSON AVE  
WASILLA, AK 99654-6815

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City of Wasilla

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Planning Office  
City of Wasilla  
CASE: U11-06

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: December 2, 2011  
APPLICANT (S): Terry and Ellen Edwards

REQUEST: To obtain a Use Permit to allow for the property owner to have up to six personal dogs at their personal residence at 750 N. Cindy Cir., Lot 8A, Block 1, Wasilla Airport Heights. The subject parcel is zoned RR- Rural Residential, which requires a Use Permit for a kennel (defined as keeping more than four dogs) in accordance with WMC 16.12.020(A)(3), 16.16.060(J) and 16.20.020.

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

Comments may be submitted in writing by filling in the spaces 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 to (907) 373-9021 or email comments to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Comments on the land use permit must be received by **December 16, 2011.**

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



Mr David J Quast  
619 W Holiday Dr  
Wasilla AK 99654-6303

Name \_\_\_\_\_  
Address \_\_\_\_\_

Lot 1 Block 1 Subdivision SHADOWWOOD VALLEY UNIT 1 TRACT AA

Comments: Not knowing purpose (ie Dog team or Breeding)  
I am opposed to the more than 4 Dog per residence  
because of past experience

*respectfully*  
*David J Quast*

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**CASE:** U11-06

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


Name MARK TRUAX  
Address 775 W. BRIAR  
Lot 10 Block 6 Subdivision WAS EST.

Comments: NO THANKS TO SIX DOGS! HEAR ENOUGH  
BARKING AFTER DARK. HOW CAN 4 DOGS NOT BE ENOUGH.



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

1104B06L010  
HEBERT JEANNIE  
775 W BRIAR DR  
WASILLA, AK 99654

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City of Wasilla

**PUBLIC NOTICE**

**- NOTICE OF APPLICATION FOR USE PERMIT -**

**DATE:** December 2, 2011  
**APPLICANT (S):** Terry and Ellen Edwards

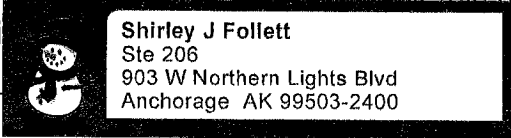
**CASE:** U11-06

**REQUEST:** To obtain a Use Permit to allow for the property owner to have up to six personal dogs at their personal residence at 750 N. Cindy Cir., Lot 8A, Block 1, Wasilla Airport Heights. The subject parcel is zoned RR- Rural Residential, which requires a Use Permit for a kennel (defined as keeping more than four dogs) in accordance with WMC 16.12.020(A)(3), 16.16.060(J) and 16.20.020.

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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         | <u>2A</u>  |
| Block       | <u>21</u>  |
| Subdivision | <u>Airpark Industrial</u>  |

Comments: \_\_\_\_\_

We definitely prefer you **NOT Approve** a Use Permit allowing 6 dogs (a dog lot) on this lot. This area is much too congested to allow a dog lot use, and to issue a permit for one would set a bad precedent. Six "personal" dogs seems excessive to us in this kind of neighborhood and could cause problems.



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

2789B02L002A  
FOLLETT RICHARD H  
FOLLETT SHIRLEY J  
903 W NORTHERN LGTS BLVD  
# 206  
ANCHORAGE, AK 99503

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City of Wasilla**

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**- NOTICE OF APPLICATION FOR USE PERMIT -**

**DATE:** December 2, 2011  
**APPLICANT (S):** Terry and Ellen Edwards

**CASE:** U11-06

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

Name Dorla D. Arduser  
Address 609 West Nelson Ave  
Lot 34-5 Block 1 Subdivision Wasilla Airport Heights Sub

Comments:

I greatly disapprove any owner to have six dogs  
at their personal residence. If they want a kennel they  
need to be out of the city limits.



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

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ARDUSER DORLA D  
BANK OF AMERICA NTSA TRE  
609 W NELSON AVE  
WASILLA, AK 99654-6815

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*See comments -  
Thank you*

**- NOTICE OF APPLICATION FOR USE PERMIT -**

CASE: U11-06

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

Name MARILYN KOWALSKI-EATON  
Address 683 W NELSON AVE WASILLA AK 99654 UNIT 103  
Lot 219/11 Block \_\_\_\_\_ Subdivision AIRPORT HEIGHTS DOWNTOWN CONDOS

Comments: I am against <sup>this</sup> kennel use permit. Having lived next to people with dogs (in the past) and not being a dog owner, I do not like the noise and the smell. It seems the more dogs there are, the more barking there is - the more "staking their territory" and letting the other dogs know. Please do not allow this kennel. Thank you.  
Marilyn Kowalski-Eaton



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

9004000U103  
KOWALSKI-EATON MARILYN  
683 W NELSON AVE  
WASILLA, AK 99654

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**CASE:** U11-06

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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:

THE EDWARDS ARE VERY GOOD NEIGHBORS WHO  
TAKE EXCEPTIONAL CARE OF THEIR DOGS

*SE Stoll*



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

1104B06L008  
STOLL STEPHEN  
PO BOX 870767  
WASILLA, AK 99687-0767

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City of Wasilla**

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ZIP 99654  
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**FIRST CLASS**

**PUBLIC NOTICE**

NOTIFICATION OF PUBLIC HEARING  
-ELEVATED USE PERMIT

RECEIVED  
DEC 27 2011  
PLATTING DIVISION

CASE: U11-06

DATE: December 22, 2011

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Terry and Ellen Edwards

REQUEST: APPROVAL OF A PRIVATE DOG KENNEL AT A PERSONAL RESIDENCE IN THE RR-RURAL RESIDENTIAL ZONING DISTRICT LOCATED ON LOT 8A, BLOCK 1, WASILLA AIRPORT HEIGHTS SUBDIVISION, MORE COMMONLY KNOWN AS 750 W. CINDY CIRCLE. THE PROVISIONS OF WMC 12.20 ALLOW A KENNEL IN THE RR ZONE WITH A USE PERMIT IN ACCORDANCE WITH 16.16.060(J).

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with Chapter 16.16.020.

A public hearing will be held on **January 10, 2012** 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 your comments to (907) 373-9021 or email them to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this project must reach the Planning Office on or before **January 5, 2012** in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

For additional information or to review the application, please contact the Planning Office at (907) 373-9020.

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: *Platting division was no comment as they appears to be no platting action requested or required*  
*Paul*



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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WASILLA PLANNING OFFICE

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PUBLIC NOTICE

**NOTIFICATION OF PUBLIC HEARING  
-ELEVATED USE PERMIT-**

**CASE: U11-06**

**DATE:** December 22, 2011

The City of Wasilla Planning Commission will consider the following:

**PETITIONER (S):** Terry and Ellen Edwards

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For additional information or to review the application, please contact the Planning Office at (907) 373-9020.

Name See below  
Address \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

No objection - SPN



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

MSB Planning Director  
350 E. Dahlia Ave  
Palmer, AK 99645

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**PUBLIC NOTICE**

**- NOTICE OF APPLICATION FOR USE PERMIT -**

**DATE:** December 2, 2011  
**APPLICANT (S):** Terry and Ellen Edwards

**CASE:** U11-06

**REQUEST:** To obtain a Use Permit to allow for the property owner to have up to six personal dogs at their personal residence at 750 N. Cindy Cir., Lot 8A, Block 1, Wasilla Airport Heights. The subject parcel is zoned RR- Rural Residential, which requires a Use Permit for a kennel (defined as keeping more than four dogs) in accordance with WMC 16.12.020(A)(3), 16.16.060(J) and 16.20.020.

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

Comments may be submitted in writing by filling in the spaces 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 to (907) 373-9021 or email comments to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Comments on the land use permit must be received by **December 16, 2011.**

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

Name \_\_\_\_\_

Address \_\_\_\_\_

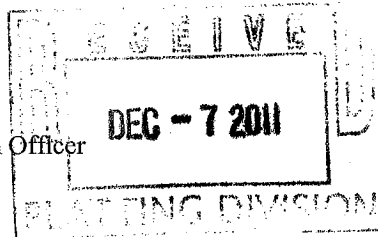
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: None - No platting action required  
Paul J. Miller



**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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DEC 07 2011

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**- NOTICE OF APPLICATION FOR USE PERMIT -**

**DATE:** December 2, 2011  
**APPLICANT (S):** Terry and Ellen Edwards

**CASE:** U11-06

**REQUEST:** To obtain a Use Permit to allow for the property owner to have up to six personal dogs at their personal residence at 750 N. Cindy Cir., Lot 8A, Block 1, Wasilla Airport Heights. The subject parcel is zoned RR- Rural Residential, which requires a Use Permit for a kennel (defined as keeping more than four dogs) in accordance with WMC 16.12.020(A)(3), 16.16.060(J) and 16.20.020.

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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: No objections  
to this activity  
Kendra Johnson  
Kendra Johnson CCO  
CPM

Open Cases Y or  N  
SpUD  or N  
City of Wasilla  
SFHA : not mapped  
FIRM # 8080 Zone X  
Date: 12/14/2011 By: [Signature]



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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PRTRU0011-0265

**- NOTICE OF APPLICATION FOR USE PERMIT -**

**DATE:** December 2, 2011  
**APPLICANT (S):** Terry and Ellen Edwards

**CASE:** U11-06

**REQUEST:** To obtain a Use Permit to allow for the property owner to have up to six personal dogs at their personal residence at 750 N. Cindy Cir., Lot 8A, Block 1, Wasilla Airport Heights. The subject parcel is zoned RR- Rural Residential, which requires a Use Permit for a kennel (defined as keeping more than four dogs) in accordance with WMC 16.12.020(A)(3), 16.16.060(J) and 16.20.020.

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

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

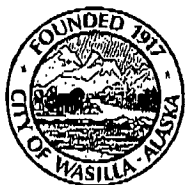
Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

*No objection  
E. Edwards 12/8/11*



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

MSB Planning Director  
350 E. Dahlia Ave  
Palmer, AK 99645

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MATANUSKA SUSITNA BOROUGH

DEC 07 2011

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CITY OF WASILLA PLANNING OFFICE  
 290 E. HERNING AVE.  
 WASILLA, AK 99654-7091  
 PHONE: (907) 373-9020  
 FAX: (907) 373-9021

Date: 11/30/11  
 Case No. U 11-06

**USE PERMIT  
 APPLICATION**

|   |  |
|---|--|
| <p>Type of application (check all that apply)</p> <p><input checked="" type="checkbox"/> Single Family Dwelling (SFD)   <input type="checkbox"/> Garage/Shed</p> <p><input type="checkbox"/> Addition to SFD   <input type="checkbox"/> Accessory Use</p> <p><input type="checkbox"/> Commercial under 10,000 sq.ft.</p> <p><input type="checkbox"/> Other (please specify) _____</p> <p><b>Project Name and Description:</b><br/> <u>ALASKA Gold Kennels</u><br/> <u>Personal dogs for show conformation</u><br/> <u>Agility, Rally, Obedience, Herding</u></p> <p><b>Subdivision Name:</b> <u>up to 6 dogs</u><br/> <u>Wasilla Airport Heights</u></p> <p><b>MSB Tax Account ID#:</b><br/> <u>18916-501208A</u></p> <p><b>Street Address of project:</b><br/> <u>750 North Cindy Circle</u></p> <p><b>Zoning Designation:</b> <u>RR</u></p> | <p><b>Property Owner:</b> <u>Terry and Ellen Edwards</u><br/> <u>yes</u></p> <p><b>Applicant Name:</b><br/> <u>Terry and Ellen Edwards</u></p> <p><b>Mailing Address:</b><br/> <u>P.O. Box 872353</u><br/> <u>Wasilla, AK 99687</u></p> <p><b>Phone:</b><br/> <u>907 376-6588</u></p> <p><b>Fax #:</b></p> <p><b>Email:</b><br/> <u>ellene@mtaonline.net</u></p> |
|---|--|

The following items must be shown on the Site Plan:

- Scale (for example 1 inch = 10 feet, etc.), north arrow;
- Property boundary, streets, existing and proposed public utility easements;
- Setbacks or buffering features;
- Existing and proposed improvements;
- Trash receptacles/fuel storage facilities; snow storage area;
- Street access, driveway and parking areas; lighting;
- Location of any sensitive or hazardous areas;
- Landscape plan; not required for single-family dwelling and accessory uses on a lot containing no more than one dwelling unit or all uses located within the Wasilla Municipal Airport; (WPC 16.33)
- Any other applicable requirements of the Wasilla Development Code
- Other applicable information related to the activity.

**Applicant Certification:**

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

**Signature of Applicant:** Ellen Edwards      **Date:** 11-29-11  
Terry Edwards      11/30/11

\* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)



**NOTES**

- This document represents a survey conducted in accordance with the Alaska Society of Professional Land Surveyors Mortgage Location Survey Standards.
- The hereon represented survey does not constitute a boundary survey. It is subject to any inaccuracies that a subsequent boundary survey may disclose. Shown location lines to boundaries are approximate (+/- 5 feet) and sufficient for the depiction of encroachments.
- Information presented hereon is a representation of visible improvements and conditions present at the time the survey was performed. It is not to be used in support of any new construction.
- Dimensions obtainable from this document are limited to those bearings and distances specifically labeled hereon. The document does not purport to present a basis for scaling to dimensions not labeled hereon.
- A 10'x25' easement held by Melanaska Electric Association, Inc. is located in the Southeast Corner of Lot 8B, as described on Book 279, Page 416, Palmer Recording District.
- Lots 8 and 9 are covered by a Melanaska Telephone Association blanket easement described on Book 128 Page 882, Palmer Recording District.

I hereby certify that this document represents a mortgage location survey, performed under my direction, of the following real property:

**AS-BUILT SURVEY**

Lots 8 & 9, Block J  
Wasilla Airport Heights Subdivision  
Plot 74-62, Palmer Recording District  
Within the N 1/2 Sec. 9, T17N R1W S.M. AK

Hanson Surveying & Mapping  
305 East Fireweed Avenue  
Palmer, Alaska, 99645

|                  |                  |               |
|------------------|------------------|---------------|
| Party Chief: CEH | Proj. #: 10-1005 | Date: 6/9/10  |
| Survey: 5/10/10  | Doc.: AB10-1005  | Sheet: 1 of 1 |

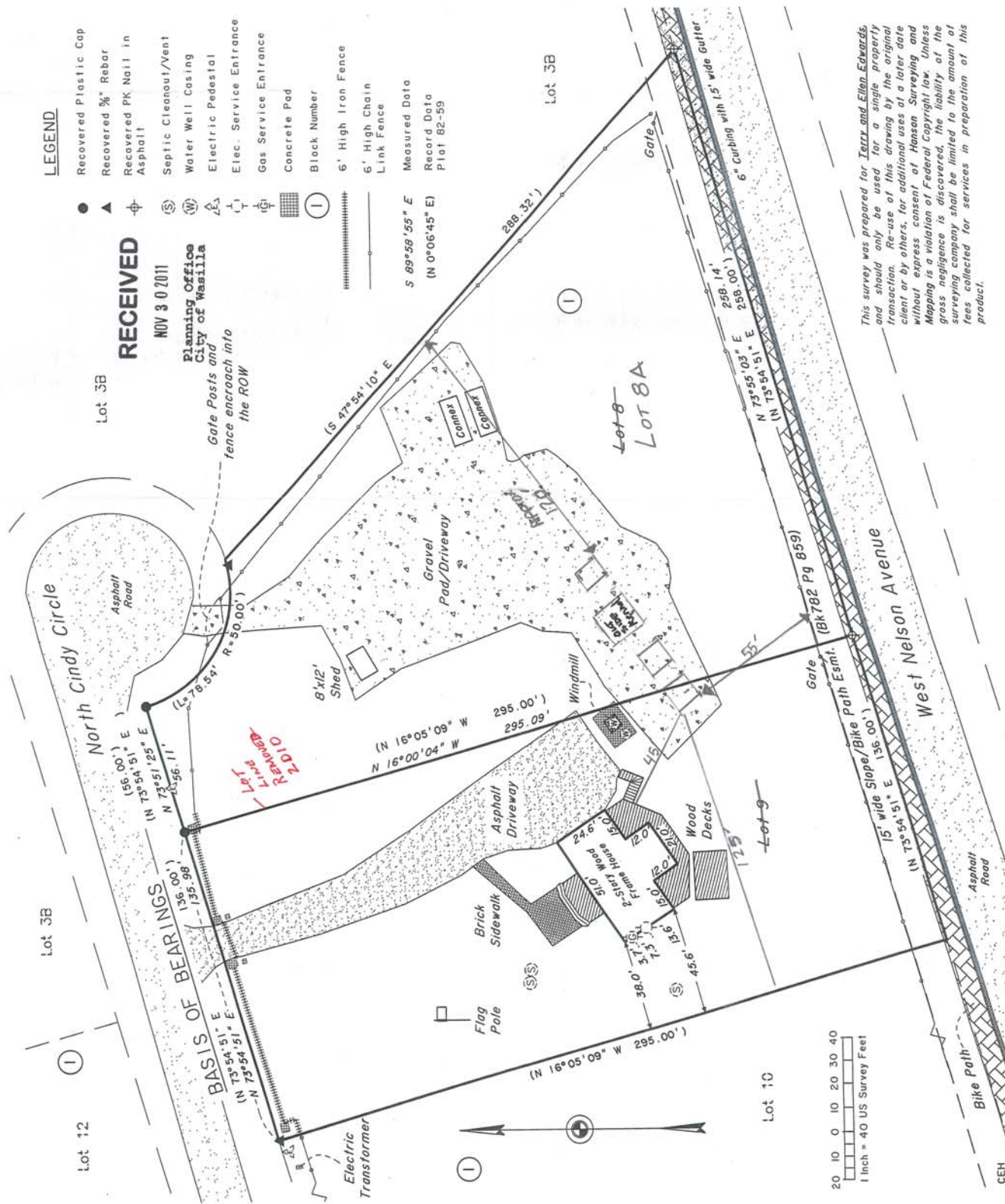
**LEGEND**

- Recovered Plastic Cap
- ▲ Recovered 3/8" Rebar
- ⊕ Recovered PK Nail in Asphalt
- ⊙ Septic Cleanout/Vent
- ⊖ Water Well Casing
- ⊕ Electric Pedestal
- ⊕ Elec. Service Entrance
- ⊕ Gas Service Entrance
- ⊕ Concrete Pad
- ⊕ Block Number
- ⊕ 6' High Iron Fence
- ⊕ 6' High Chain Link Fence
- ⊕ Measured Data
- ⊕ Record Data
- ⊕ Plat 82-59

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NOV 30 2011  
Planning Office  
City of Wasilla

Gate Posts and fence encroach into the ROW

Let 12  
Line 2010  
Removed



This survey was prepared for Terr and Ellen Edwards and should only be used for a single property transaction. Re-use of this drawing by the original client or by others, for additional uses at a later date without express consent of Hanson Surveying and Mapping is a violation of Federal Copyright law. Unless gross negligence is discovered, the liability of the surveying company shall be limited to the amount of fees collected for services in preparation of this product.



I hereby certify that this plat was prepared by me or under my direct supervision using record dimensions from Plat #74-62 Wasilla Airport Heights, Palmer Recording District, State of Alaska.

*Craig E. Hansen*  
Registered Land Surveyor

*9/27/10*  
Date

**FLOOD HAZARD NOTE**

There is less than a one percent chance that any part of the platted area will be inundated by the Base Flood Event in any given year.

1. Restrictive covenants covering the subject property were recorded in the Recording District Amended: 3/16/77, B, Page 615; 5/10/83 B, Page 6; 6/4/85 Book 419 12/19/86 Book 876 Pa 2. No individual water system shall be permitted to be located, constructed or installed, without the approval of the Alaska State Department of Environmental Conservation.

3. There may be federal, state or local laws, ordinances, rules, regulations, orders, decrees, judgments, judgments of law, or court orders governing land use, which may be obtained from the local government to the development recorded.

4. A 10' x 25' easement for utility purposes is shown as Lot 8A, as described in the Recording District.

5. Lot 8A is covered by a blanket easement described in the Recording District.

**LEGEND**

(1) B

(S 73°54'51" E 135.98')  
R( ) P( )

(Plat 81-179)  
Wasilla Airport Heights

Lot 3B

(1)  
15' Utility Easement

25'

25'

(N 73°54'51" E 192.00')

(Radius: 50.00')  
(Length: 78.54')  
(Delta: 90°00'00")

(S 47°54'10" E 288.32')

Lot 8A  
(88,047 SQ FT)

(N 16°05'09" W 295.00')

(Plat 74-62)  
Wasilla Airport Heights

Lot 10

Lot 11

Block I



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Planning Office  
City of Wasilla

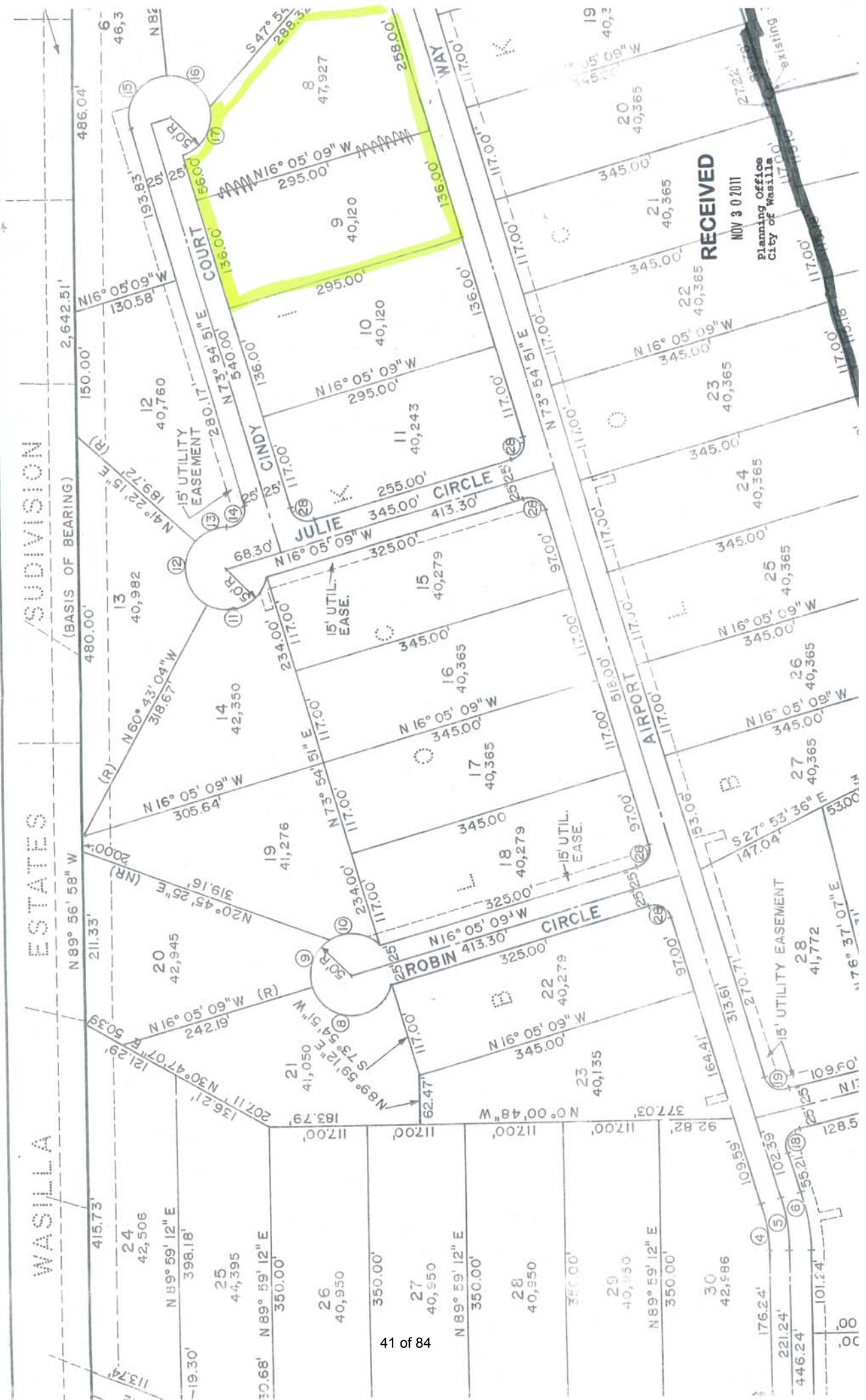
20 10 0 10 20 30 40  
1 Inch = 40 US Survey Feet

(S 54'51" E 394.00')

WASILLA

ESTATES

SUBDIVISION





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NOV 3 0 2011  
Planning Office  
City of Wauville

Cindy Cir

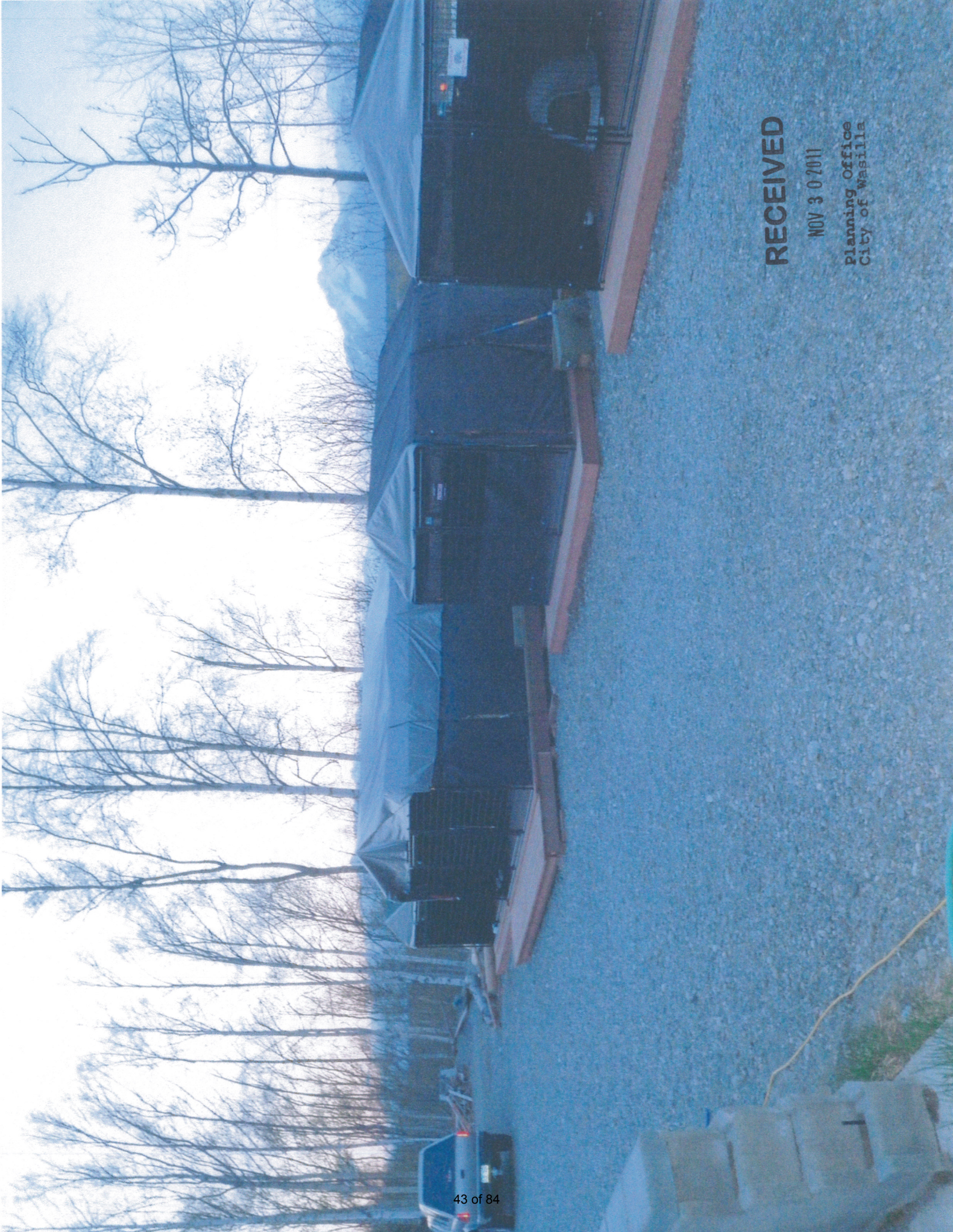
Google Earth

© 2011 Google

61°35'02.72" N 149°28'14.28" W elev 403 ft

Eye alt

4/14/2011 2002



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NOV 3 0 2011

Planning Office  
City of Wasilla



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

Case # UP 11-06  
Planning Staff  
January 10, 2012

## **I. SUMMARY FACTS:**

Applicant: Dmitriy Pavlus  
Owner: Northern Quality Homes  
Proposal: Construct a new multi-family structure (4-plex)  
Location: 1000 E. Old Matanuska Road  
Lot 2, Block 2, Richmond Hills Subdivision  
Parcel Size: 1.18 Acres±  
Existing Zoning: Commercial  
Comprehensive Plan: Mixed Use  
Surrounding Land Use:  
North: Vacant Commercial  
South: Glenwood Avenue/Vacant Commercial  
East: Old Matanuska Road/Vacant Commercial  
West: Alaska Railroad/Residential

## **II. STAFF RECOMMENDATION:**

None

## **III. ELEVATION OF PERMIT DECISION**

### **16.12.040 Elevation.**

***The planner may elevate any use permit decision to the planning commission at any time between the acceptance of the application and the close of the decision period. The elevation must be based on a written finding that the permit decision satisfies one or more of the following criteria:***

***A. The proposed use could have significant negative effects on or conflict with existing land uses adjoining the site in a manner or to a degree that warrants consideration by the commission;***

***B. The proposed use could have significant negative impacts on the utility system, traffic flow or city-provided services;***

***C. The proposed use could conflict with adopted city policies or raises a particular issue or set of issues in a manner or to a degree that warrants consideration by the commission;***

**D. A written request for elevation has been received from an official reviewing party. To be valid an objection from a reviewing party must cite conflict(s) with city policy or unusual negative impacts from the proposed use;**

**E. A request to elevate has been received from two or more members of the commission. The planner must determine that the request from the commission member satisfies one or more of the criteria above. (Prior code § 16.43.406)**

STAFF FINDING: Staff is elevating this request to the Planning Commission for their review based on Subsection A above. The subject property abuts the Alaska Railroad along the entire length of the western boundary. The Alaska Railroad forwarded written concerns to staff regarding the close proximity of multi-family residential uses next to a railroad crossing (Glenwood Ave.) Specifically, they expressed concerns regarding future complaints from the residents regarding signaling noise at the crossing and vibration from the trains. They stated that the location is better suited to commercial use, which is consistent with the current zoning.

#### **16.16.020 Procedure for elevations.**

**Once a permit approval has been elevated for review (see Section 16.12.040), the following procedures apply:**

**A. Public Notice. If the planners' approval is elevated the planner shall:**

**1. Place the application on the agenda of the next available meeting of the commission;**

**2. Publish the agenda item in a newspaper of general circulation or place a public service announcements 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;**

**3. Within five days of elevation issue a public hearing notice;**

**4. 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;**

**5. 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.**

**B. Decision. The commission shall review the planners draft recommendation, and may hear comment(s) from reviewing parties, the applicant and the public. The commission shall decide either to deny, approve or approve with conditions, or the commission may with concurrence of the applicant, return the approval to the planner for further review as a new use permit application. (Prior code § 16.43.502)**

#### IV. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

**16.16.050** *An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

**16.16.050(1)&(5)** *Neighbors/Neighborhoods. 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 this parcel is not part of an adopted neighborhood plan.

**16.16.050(2)** *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Staff Finding: The subject property is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Mixed Use." The intent of the Mixed Use designation is to "promote innovative arrangements of commercial, residential, recreation, and light industrial uses, included mixed-use and planned unit developments while preserving and enhancing the character of existing neighborhoods." The Comprehensive Plan further states that this designation is to "promote a complimentary mix of residential, commercial, light industrial, and recreation uses that minimize the impacts of new development on existing resources and facilities by allowing a variety of uses in close proximity to one another." Although the proposed multi-family structure is located outside the established neighborhood, it is located along and adjacent to a railroad crossing that requires signaling by the trains. The Alaska Railroad has expressed concerns regarding potential noise and vibrations complaints that they may receive from the new owners or tenants and recommend that the property be developed commercially, which is consistent with the current zoning district.



**16.16.050(3)            *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.***

Staff Finding:            This criterion is not applicable since there are no specific approval criteria in WMC 16.16.060 for communication towers.

**16.16.050(4)            *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.***

Staff Finding:            The City mailed 87 notices to neighboring property owners within 1200', 25 review agencies, and the City Council and Planning Commission members. Staff received comments indicating no objection from five MSB review agencies and one letter of objection from the Alaska Railroad. Copies are included in the packet. Any comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

**16.16.050(6)            *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.***

Staff Finding:            The State Fire Marshall's Office will review the plans for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.

**16.16.050(7)            *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...***

Staff Finding:            The proposed multi-family structure will not significantly increase street traffic.

**16.16.050(8)            *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.***

Staff Finding:            The site plan for the proposed multi-family structure site complies with the minimum setbacks and maximum height requirements of §16.24.010.

**16.24.050(9)            *Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.***

Staff Finding:            The site plan shows adequate parking and snow storage areas.

**16.16.050(10)**      ***Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***

Staff Finding:      Adequate utilities are available on this site.

**16.16.050(11)**      ***Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.***

Staff Finding:      The development of the site should not produce any significant runoff.

**16.16.050(12)**      ***Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Staff Finding:      This criterion is not applicable since only four dwelling units are proposed on the site.

**16.16.050(13)**      ***Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.***

Staff Finding:      The proposed multi-family structure should not generate significantly different peak use characteristics than the surrounding area since the area contains both commercial and residential zoning districts.

**16.16.050(14)**      ***Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment***

**regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.**

Staff Finding: The proposed multi-family structure should not generate any off-site impacts.

**16.16.050(15) Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:**

- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.**
- b. Adequately sized, located and screened trash receptacles and areas.**

Staff Finding: The proposed site plan shows landscaping that is consistent with the Wasilla Land Development Code.

**16.16.050(16) Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.**

Staff Finding: No new sidewalks or bike paths are required for this development.

**16.16.050(17) Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met**

***by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.***

Staff Finding: The proposed multi-family structure will be required to connect to City sewer. City water is not currently available at this location.

**16.16.050(18)** *Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.*

Staff Finding: Although the MSB Cultural Resources Division does not find any recorded historical sites on the property, they are requesting that they be allowed to conduct a free cultural resources survey on this site due to its location and topography.

**16.16.050(19)** *Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.*

Staff Finding: The appearance of the proposed structure will be consistent with the uses in the surrounding area.

**16.16.050(20)** **Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...**

Staff Finding: The development of a multi-family structure with four dwelling units does not justify the dedication of a park since sufficient open space exists on the parcel.

**16.16.050(21)** *Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.*

Staff Finding: Staff finds that this criterion is met since no foreseeable problems associated with winter conditions are anticipated for the proposed multi-family structure.

## V. FINDINGS

### Process Findings:

Application: Planning staff has determined that the application along with supporting data is complete and submission requirements were met in a timely manner.

- Public Notice:** All public noticing requirements of WMC 16.16.040(B) have been met. Public notice was mailed December 23, 2011 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040, notices were posted on the property, and an advertisement for the hearing ran in the January 3, 2012 edition of the Frontiersman.
- Comment Period:** The written comment period was appropriately given and comments received by mail have been included in the packet. Any comments received after distribution of the January 10, 2012 packet will be provided at the meeting.
- Public Hearing:** The public hearing is scheduled in compliance with the requirements of WMC 16.16.040(D).
- Decision:** Draft Findings of Fact are included as Exhibit A in the attached Planning Commission Resolution Serial No. 12-02 supporting the Commission's decision in compliance with WMC 16.16.040(6).

## **VI. CONCLUSION**

As indicated above, due to the complexity of this request, staff elevated the required use permit application to the Planning Commission after receiving concerns from the Alaska Railroad. Staff recommends that the Planning Commission review the staff report and consider testimony from the applicant and concerns expressed by the Alaska Railroad along with any other testimony from interested parties to determine whether the proposed site is an appropriate location for a multi-family structure (four-plex).

If the Planning Commission decides to approve the request, staff recommends that the following conditions be included as part of the approval:

1. Construction on the site must substantially comply with the site plans included in this packet. Any changes to the site plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use application, including application fee and Planning Commission review and approval.
2. A real estate disclosure must be signed and recorded each time the property is leased or sold that clearly indicates the proximity of the railroad track, the railroad crossing at Glenwood Avenue, and the train operation times and signaling requirements for this area. Each disclosure must be recorded with the Alaska State Department of Natural Resources Recorder's Office within 30 days of the date of the sale or lease.

By: Planning  
Public Hearing: 01/10/12  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-02**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER UP11-07 TO ALLOW A MULTI-FAMILY DWELLING IN THE COMMERCIAL (C) ZONING DISTRICT, LOCATED ON LOT 2, BLOCK 2, RICHMOND HILLS SUBDIVISION, GENERALLY LOCATED SOUTH OF THE PARKS HIGHWAY AND NORTH OF GLENWOOD AVENUE.**

---

WHEREAS, Dmitriy Pavlus, agent for Northern Quality Homes, owner, submitted an application, Use Permit Number 11-07, to allow a multi-family dwelling to the City Planning Department on December 1, 2011; and

WHEREAS, the application included the narrative and site plan that addresses the criteria listed in WMC 16.16.050; and

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

WHEREAS, the City Planner elevated the applicant's request to the Planning Commission per WMC 16.12.040 and 16.16.020; and

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

WHEREAS, the Wasilla Planning Office mailed notices for the Planning Commission Public Hearing to property owners within 1,200 radial feet of the subject property and to applicable agencies; and

WHEREAS, the Planning Commission held a public hearing on this request on January 10, 2012; 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 Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

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

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

1. The development of the site must be consistent with the site plan date stamped December 1, 2011, attached as Exhibit B.

ADOPTED by the Wasilla Planning Commission on -, 2012.

APPROVED:

ATTEST:

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

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



**EXHIBIT A**  
**Wasilla Planning Commission Resolution 12-02**

**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

**16.16.050**            *An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section 16.16.060 are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file.*

**16.16.050(1)&(5)**    *Neighbors/Neighborhoods. 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 this parcel is not part of an adopted neighborhood plan.

**16.16.050(2)**            *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*

Finding:                      The subject property is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Mixed Use." The intent of the Mixed Use designation is to "promote innovative arrangements of commercial, residential, recreation, and light industrial uses, included mixed-use and planned unit developments while preserving and enhancing the character of existing neighborhoods." The Comprehensive Plan further states that this designation is to "promote a complimentary mix of residential, commercial, light industrial, and recreation uses that minimize the impacts of new development on existing resources and facilities by allowing a variety of uses in close proximity to one another." Although the proposed multi-family structure is located outside the established neighborhood, it is located along and adjacent to a railroad crossing that requires signaling by the trains. The Alaska Railroad has expressed concerns regarding potential noise and vibrations complaints that they may receive from the new owners or tenants and recommend that the property be developed commercially, which is consistent with the current zoning district.

**16.16.050(3) Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.**

Finding: This criterion is not applicable since there are no specific approval criteria in WMC 16.16.060 for communication towers.

**16.16.050(4) Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.**

Finding: The City mailed 87 notices to neighboring property owners within 1200', 25 review agencies, and the City Council and Planning Commission members. Staff received comments indicating no objection from five MSB review agencies and one letter of objection from the Alaska Railroad. Copies are included in the packet. Any comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

**16.16.050(6) Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.**

Finding: The State Fire Marshall's Office will review the plans for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.

**16.16.050(7) Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians...**

Finding: The proposed multi-family structure will not significantly increase street traffic.

**16.16.050(8) Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.**

Finding: The site plan for the proposed multi-family structure site complies with the minimum setbacks and maximum height requirements of §16.24.010.

**16.24.050(9) Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.**

Finding: The site plan shows adequate parking and snow storage areas.

**16.16.050(10)**      ***Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.***

Finding:                      Adequate utilities are available on this site.

**16.16.050(11)**      ***Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.***

Finding:                      The development of the site should not produce any significant runoff.

**16.16.050(12)**      ***Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.***

Finding:                      This criterion is not applicable since only four dwelling units are proposed on the site.

**16.16.050(13)**      ***Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.***

Finding:                      The proposed multi-family structure should not generate significantly different peak use characteristics than the surrounding area since the area contains both commercial and residential zoning districts.

**16.16.050(14)**      ***Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment***

**regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.**

Finding: The proposed multi-family structure should not generate any off-site impacts.

**16.16.050(15) Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following:**

- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.**
- b. Adequately sized, located and screened trash receptacles and areas.**

Finding: The proposed site plan shows landscaping that is consistent with the Wasilla Land Development Code.

**16.16.050(16) Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.**

Finding: No new sidewalks or bike paths are required for this development.

**16.16.050(17) Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met**

***by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.***

Finding: The proposed multi-family structure will be required to connect to City sewer. City water is not currently available at this location.

**16.16.050(18) *Historic Resources. The proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.***

Finding: Although the MSB Cultural Resources Division does not find any recorded historical sites on the property, they are requesting that they be allowed to conduct a free cultural resources survey on this site due to its location and topography.

**16.16.050(19) *Appearance. The proposed use may be required to blend in with the general neighborhood appearance and architecture. Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air.***

Finding: The appearance of the proposed structure will be consistent with the uses in the surrounding area.

**16.16.050(20) *Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...***

Finding: The development of a multi-family structure with four dwelling units does not justify the dedication of a park since sufficient open space exists on the parcel.

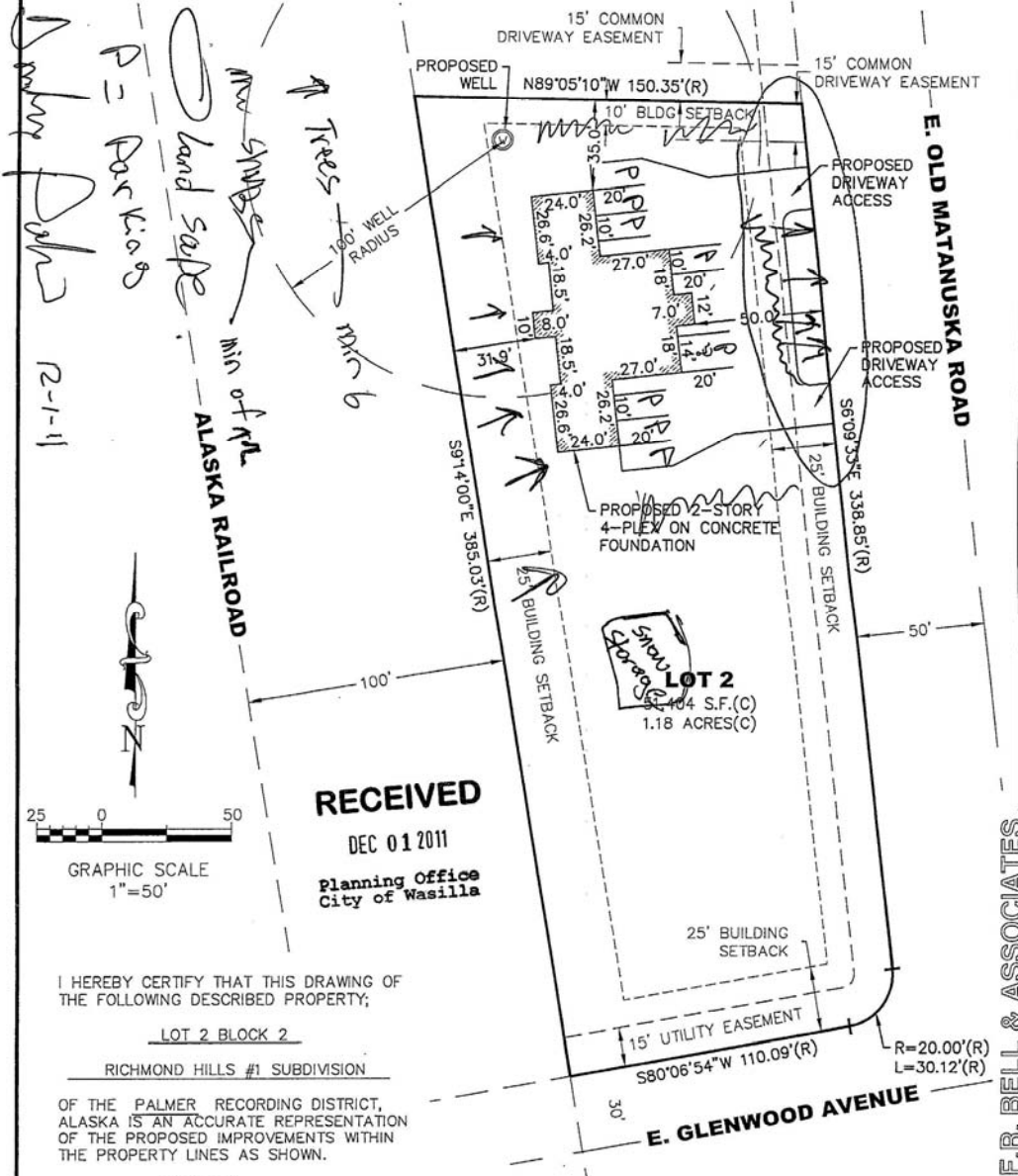
**16.16.050(21) *Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.***

Finding: No foreseeable problems associated with winter conditions are anticipated for the proposed multi-family structure.

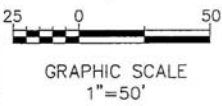
# EXHIBIT B

**NOTES:**

- 1) A FIELD SURVEY WAS NOT PERFORMED TO PRODUCE THIS DRAWING.
- 2) RECORD DIMENSIONS (R) PER RECORDED PLAT 84-22.
- 3) THIS LOT IS NOT SERVED BY A COMMUNITY WATER SYSTEM.
- 4) THIS LOT IS SERVED BY THE CITY OF WASILLA SEWER SYSTEM.
- 5) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY STRUCTURE DIMENSIONS AND THAT THE IMPROVEMENTS SHOWN MEET ALL SUBDIVISION COVENANTS AND LOCAL ZONING CODES AND ORDINANCES.
- 6) RECORD EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT ARE NOT SHOWN HEREON.



*Handwritten notes:*  
 P = Parcels  
 min of RL  
 Alaska Railroad  
 12-1-11



**RECEIVED**  
 DEC 01 2011  
 Planning Office  
 City of Wasilla

I HEREBY CERTIFY THAT THIS DRAWING OF THE FOLLOWING DESCRIBED PROPERTY;  
LOT 2 BLOCK 2  
RICHMOND HILLS #1 SUBDIVISION  
 OF THE PALMER RECORDING DISTRICT, ALASKA IS AN ACCURATE REPRESENTATION OF THE PROPOSED IMPROVEMENTS WITHIN THE PROPERTY LINES AS SHOWN.



| SITE PLAN                               |                             |
|---|-----------------------------|
| PREPARED FOR:<br>NORTHERN QUALITY HOMES | MSB TAX ID#:<br>2548B02L002 |
| DRAWN BY:<br>RLW                        | FIELD BOOK:<br>N/A          |
| CHECKED BY:<br>WSK                      | MSB MAP#:<br>WA 11          |
| JOB NO.:<br>2011-1699.07                | DATE:<br>11-30-2011         |
| SCALE:<br>1"=50'                        |                             |

F.R. BELL & ASSOCIATES



Monday, December 12, 2011

City of Wasilla  
Planning Office  
290 E. Herring Avenue  
Wasilla, Alaska 99654

Re: Case: U11-07 – Use Permit for four-plex – Glenwood Avenue Crossing

Dear Planning Office Personnel:

The Alaska Railroad Corporation (ARRC) is providing the following comments to clearly lay out the ARRC position, and to clearly identify for the record our concerns regarding the proposed development.

The proposed development places housing units very close to a busy set of tracks. The proximity of multiple residential units to the tracks will create train horn noise issues, and may cause vibration complaints.

ARRC trains must whistle for the Glenwood crossing adjacent to this property. Our experience with such matters says that this noise at all hours will predictably become an issue with new residential owners.

This type of location is better suited to commercial use, the current classification.

We appreciate the opportunity to participate in the public process. Please contact me if you have any comments or questions at 265-2456.

Regards,

Tom Brooks, Vice President Engineering, Chief Engineer  
Alaska Railroad Corporation

Cc:

Karen Morrissey, Director, Real Estate, ARRC  
Bruce Carr, Director, Strategic Planning, ARRC  
Micheal Fretwell, Manager, Land Services, ARRC

**RECEIVED**

DEC 14 2011

Planning Office  
City of Wasilla





# MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Cultural Resources Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9859 • Fax (907) 745-9876

## MEMORANDUM

DATE: 12-20-2011  
TO: City of Wasilla, Planning Office  
FROM: Daniel Stone, Cultural Resource Specialist

SUBJECT: Application for Use U11-07, 1000 E Old Matanuska  
TITLE: Lot 2, Block 2, Richmond Hills  
LEGAL: S11, T17N, R1W, SM  
TAX MAP: WA 11

### **SPECIAL NOTE: CULTURAL RESOURCES SURVEY ADVISED**

MSB Cultural Resources Division staff has reviewed the above application and finds that there are no *recorded* sites on said property. This conclusion was derived through research of documented sites on file in the Matanuska-Susitna Borough Cultural Resources Division office. However, there are four recorded sites within ¼ mile, including one within 300 feet.

While we have no objection to the proposed subdivision action, we advise a cultural resources survey for this parcel because its location and topography indicate that it likely experienced prehistoric and/or historic subsistence use. The survey will not affect ownership of sites or artifacts located within the property (they belong to the property owner) nor will it obstruct or delay the application process. The survey will be conducted by our office at no cost to the property owner.

The purpose of the survey is to locate, document and photograph cultural resources for a confidential inventory of reported historic and prehistoric sites within the Borough. This helps archaeologists understand and interpret settlement patterns and lifeways of our area for current and future generations. In addition, we will provide a survey report to the property owner if cultural resources are found on their parcel.

Please ask the property owner to contact our office at (907) 746-2862 to arrange for us to conduct the survey. We appreciate your assistance in helping us document our borough's past.

**NOTE §A.S.11.46.482 (a) of the Alaska Statutes** states that

(a) A person commits the crime of criminal mischief in the third degree if, having not right to do so or any reasonable ground to believe the person has such a right,

.....

(3) If a person knowingly

(A) defaces, damages or desecrates a cemetery or the contents of a cemetery or a tomb, grave, or memorial regardless of whether the tomb, grave, or memorial is in a cemetery or whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost, or neglected; (B) removes human remains or associated burial artifacts from a cemetery, tomb, grave, or memorial regardless of whether the cemetery, tomb, grave, or memorial appears to be abandoned, lost or neglected.

## Tahirih Klein

---

**From:** Daniel Stone <Daniel.Stone@matsugov.us>  
**Sent:** Tuesday, December 20, 2011 1:38 PM  
**To:** Planning  
**Cc:** Victoria Cole  
**Subject:** Pavlus, Case U11-07.docx  
**Attachments:** survey advised template.docx

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: December 5, 2011

CASE: U11-07

APPLICANT (S): Dmitry Pavlus

REQUEST: Construct a multi-family (four-plex) located at 1000 E. Old Matanuska Rd., Lot 2, Block 2, Richmond Hills. The subject parcel is zoned C - Commercial, which requires a Use Permit for a multi-family in accordance with WMC 16.12.020(3) and 16.20.020.

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

Comments may be submitted in writing by filling in the spaces 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 to (907) 373-9021 or email comments to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Comments on the land use permit must be received by December 19, 2011.

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:

*As long as the four-plex is connected to ADEC approved water & sewer system, ADEC has no objection to this application for use permit.*

*Laura Nelson for Oran Wooley*



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

Oran Wooley  
SOA/DEC  
Waste Water RVW  
1700 E. Bogard Rd  
Bldg B, #103  
Wasilla, AK 99654

neopost  
12/05/2011  
**US POSTAGE** \$00.44<sup>0</sup>  
ZIP 99654  
041L11222587

**FIRST CLASS**

**PUBLIC NOTICE**

NOTICE OF PUBLIC HEARING  
- ELEVATED USE PERMIT -

DATE: December 22, 2011

RECEIVED CASE U11-07  
DEC 27 2011

The City of Wasilla Planning Commission will consider the following:

APPLICANT (S): Dmitriy Pavlus

PLATTING DIVISION

REQUEST: APPROVAL TO CONSTRUCT A MULTI-FAMILY DWELLING (FOUR-PLEX) LOCATED AT 1000 E. OLD MATANUSKA ROAD, LOT 2, BLOCK 2, RICHMOND HILLS SUBDIVISION. THE SUBJECT PARCEL IS ZONED COMMERCIAL (C), WHICH REQUIRES A USE PERMIT FOR A MULTI-FAMILY USE IN ACCORDANCE WITH WMC 16.12.020(3) AND 16.20.020.

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with WMC 16.16.020.

A public hearing will be held on January 10, 2012 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 your comments to (907) 373-9021 or email them to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this project must reach the Planning Office on or before January 5, 2012 in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

For additional information or to review the application, please contact the Planning Office at (907) 373-9020.

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

*Platting division has no comment as there appears to be no platting action requested/required.*

*Paul Arthur*



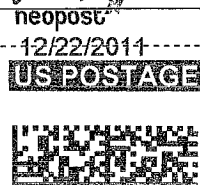
CITY OF WASILLA  
PLANNING OFFICE  
290 E HERNING AVE  
WASILLA, AK 99654  
PHONE 373-9020 FAX 373-9021

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

RECEIVED

DEC 29 2011

Planning Office  
City of Wasilla



\$00.44<sup>00</sup>

ZIP 99654  
041L11222587

*PLANNING DIVISION RECEIVED*

*DEC 27 2011 RECEIVED*

FIRST CLASS

**NOTICE OF PUBLIC HEARING  
- ELEVATED USE PERMIT -**

**DATE:** December 22, 2011

**CASE:** U11-07

The City of Wasilla Planning Commission will consider the following:

**APPLICANT (S):** Dmitriy Pavlus

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Name \_\_\_\_\_  
Address \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

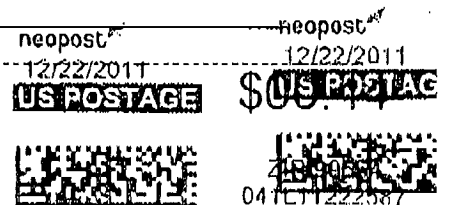
\_\_\_\_\_  
*No objection, as long as all other  
requirements are met, i.e. access, setbacks  
etc.*  
\_\_\_\_\_



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

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DEC 27 2011  
MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

MSB Planning Director  
350 E. Dahlia Ave  
Palmer, AK 99645



*MATANUSKA SUSITNA BOROUGH*  
DEC 27 2011  
RECEIVED

**FIRST CLASS**

**PUBLIC NOTICE**

**- NOTICE OF APPLICATION FOR USE PERMIT -**

**DATE:** December 5, 2011

**CASE:** U11-07

**APPLICANT (S):** Dmitriy Pavlus

**REQUEST:** Construct a multi-family (four-plex) located at 1000 E. Old Matanuska Rd., Lot 2, Block 2, Richmond Hills. The subject parcel is zoned C - Commercial, which requires a Use Permit for a multi-family in accordance with WMC 16.12.020(3) and 16.20.020.

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

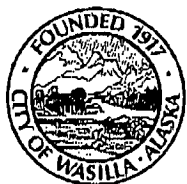
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Anyone wishing to review the application for this case is encouraged to contact the Planning Office for additional information.

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments:

No objection  
Epsilon 12/8/11



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

MSB Planning Director  
350 E. Dahlia Ave  
Palmer, AK 99645

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MATANUSKA SUSITNA BOROUGH

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MATANUSKA SUSITNA BOROUGH  
PLANNING DIVISION

996456458 0001

68 of 84



**- NOTICE OF APPLICATION FOR USE PERMIT -**

DATE: December 5, 2011

CASE: U11-07

APPLICANT (S): Dmitry Pavlus

REQUEST: Construct a multi-family (four-plex) located at 1000 E. Old Matanuska Rd., Lot 2, Block 2, Richmond Hills. The subject parcel is zoned C - Commercial, which requires a Use Permit for a multi-family in accordance with WMC 16.12.020(3) and 16.20.020.

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Name \_\_\_\_\_

Address \_\_\_\_\_

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

Comments:

*No objections or comments*

*Kendra Johnson eco cfm.*

Open Cases Y or (N)

SpUD (Y) or N

*City of Wasilla*

SFHA : not mapped

FIRM # 8085 Zone X

Date: 12-14-11 By: (Signature)



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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**PUBLIC NOTICE**

9964538488 0001

69 of 104 [Barcode]

**- NOTICE OF APPLICATION FOR USE PERMIT -**

**DATE:** December 5, 2011

**CASE:** U11-07

**APPLICANT (S):** Dmitriy Pavlus

**REQUEST:** Construct a multi-family (four-plex) located at 1000 E. Old Matanuska Rd., Lot 2, Block 2, Richmond Hills. The subject parcel is zoned C - Commercial, which requires a Use Permit for a multi-family in accordance with WMC 16.12.020(3) and 16.20.020.

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

Name \_\_\_\_\_

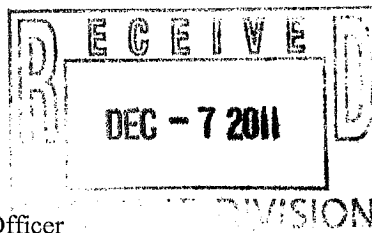
Address \_\_\_\_\_


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

Comments: None NO platting action required  
\_\_\_\_\_  
\_\_\_\_\_  
Paul Amherst  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**CITY OF WASILLA  
PLANNING OFFICE**  
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WASILLA, AK 99654  
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**Planning Office  
City of Wasilla**

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**PUBLIC NOTICE**







| You must attach a written narrative addressing the following Criteria –   |   |
|---|---|
| 16.16.050   | The City will consider the following items/issues in reaching a decision. Please be sure you provide information showing how your project addresses each issue. |
| 1. Neighbors. Explain how due deference has been given to the neighborhood plan; or comments and recommendations from a neighborhood with an approved neighborhood plan;  | None  |
| 2. Plans. Is the proposal substantially consistent with the 1996 City Comprehensive Plan and other adopted city plans?  | yes   |
| 3. Special Uses: If your proposed use is a Heliport, Resource Extraction in the RR or C district, Adult Business, Correctional Facility, or Planned Unit Development, please refer to Section 16.16.060 of the Code and address the additional standards listed.  | Plot Plan Proposed  |
| 4. Reviewing Parties. Various state and local government agencies will receive copies of your application for review and comment. Copies of their comments will be sent to you. Be ready to address their comments and recommendations.   | None  |
| 5. Neighborhoods. Due deference has been given to the comments and recommendations of reviewing parties.  | N/A   |
| 6. Fire Safety and Emergency Access. Describe how you have provided for adequate access for emergency and police vehicles. The proposal may not pose a fire danger as determined by the State Fire Marshal or the MSB Wasilla-Lakes Fire Chief.   | Building will Have 2 Drive way acces to it with extra Room  |
| 7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.   | its not traffic zone, only Residents who live in Building   |
| 8. Dimensional standards. Describe how the dimensional requirements [setbacks, density & height] of section 16.24.010 have been met.  | Look on Plot Plan   |
| 9. Parking. Describe how your use meets the minimum parking, loading areas, lighting and snow storage requirements of 16.24.040. Parking must be adequate, safe and properly designed.  | there are two parking spaces for each unit with snow storage on side of property  |
| 10. Utilities. How do you propose to supply water, sewer, electricity, on-site water or sewer systems and other utilities to the site?  | Gas, Electric & sewer is on site  |
| 11. Frontage. What is the primary road access to the property? Non-residential large developments must be located with frontage on street(s) classified as an interstate, arterial, or as a major collector.  | state Road is acces to property   |
| 12. Peak use. Describe the type of traffic your proposed use will generate. The proposed use may not create a significantly different peak use characteristic than that of surrounding uses or other uses allowed in the district. The proposed use may not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.  | will Have very small amount of traffic  |
| 13. Off-site Impacts. Explain how you meet the standard that the proposed use may not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or electronic interference.   | I meet Everything to the highest standard   |
| 14. Landscaping. Describe, or show on site plan, how your proposed use complies with the City of Wasilla landscaping standards.   | will have grass around the property with trees on side  |
| 15. Pedestrian Circulation. Walkways, sidewalk and bike paths may be required.  | Walk ways will be paved   |
| 16. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how | N/A   |

\* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

17. Historic resources. Is your property a historic building or historic site? The proposed use may not adversely impact any historic resource prior to the assessment of that resource by the city, *NOIR*

18. Appearance. Is your proposed use similar in appearance to other uses in the general area? The proposed use may be required to blend in with the general neighborhood appearance and architecture. *similar in some ways*

19. The applicant may be required to dedicate land for drainage, utilities, access, open space, parks or playgrounds if the city finds such area necessary for public use or safety. *YES*

20. Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication. No land may be accepted by the city unless:

- a. The location, shape, size and character of the area is suitable for the planned use;
- b. The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;
- c. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
- d. If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;
- e. All land must be conveyed under one of the following options:
  - i. It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.

\* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

- ii. When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.
- iii. When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which assures its continuing use for its intended purpose.
- iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.

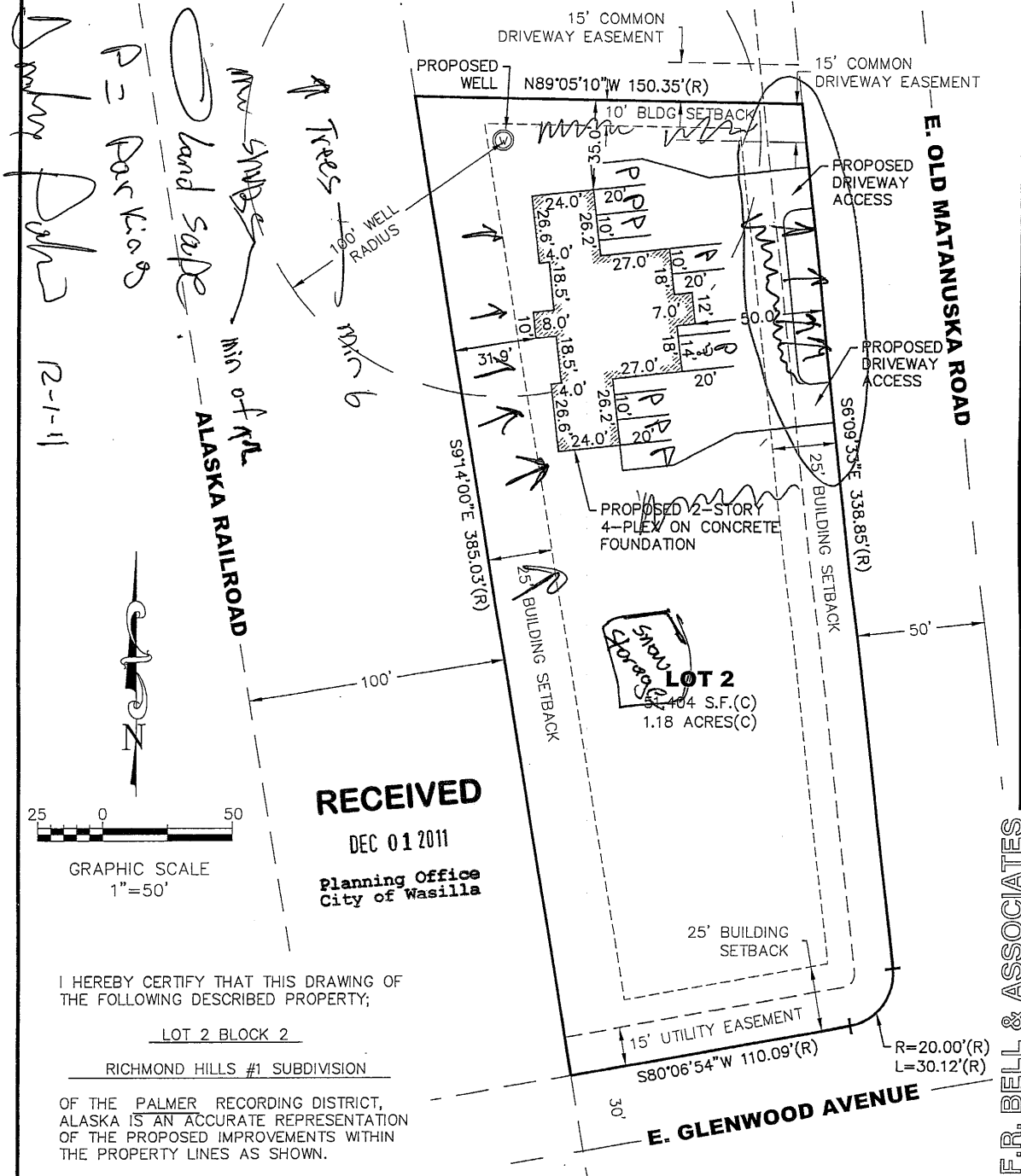
21. Winter hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.

*Won't be an issue*

**\* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)**

NOTES:

- 1) A FIELD SURVEY WAS NOT PERFORMED TO PRODUCE THIS DRAWING.
- 2) RECORD DIMENSIONS (R) PER RECORDED PLAT 84-22.
- 3) THIS LOT IS NOT SERVED BY A COMMUNITY WATER SYSTEM.
- 4) THIS LOT IS SERVED BY THE CITY OF WASILLA SEWER SYSTEM.
- 5) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY STRUCTURE DIMENSIONS AND THAT THE IMPROVEMENTS SHOWN MEET ALL SUBDIVISION COVENANTS AND LOCAL ZONING CODES AND ORDINANCES.
- 6) RECORD EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT ARE NOT SHOWN HEREON.



I HEREBY CERTIFY THAT THIS DRAWING OF THE FOLLOWING DESCRIBED PROPERTY;

LOT 2 BLOCK 2

RICHMOND HILLS #1 SUBDIVISION

OF THE PALMER RECORDING DISTRICT, ALASKA IS AN ACCURATE REPRESENTATION OF THE PROPOSED IMPROVEMENTS WITHIN THE PROPERTY LINES AS SHOWN.



F. Robert

**bell and assoc**  
ENGINEERS AND LAND SURVEYORS

801 WEST FIREWEED LANE SUITE 201  
ANCHORAGE, ALASKA 99503-1801  
PHONE (907)-274-5257

| <b>SITE PLAN</b>                        |                             |
|---|-----------------------------|
| PREPARED FOR:<br>NORTHERN QUALITY HOMES | MSB TAX ID#:<br>2548802L002 |
| DRAWN BY: RLW<br>CHECKED BY: WSK        | FIELD BOOK:<br>N/A          |
| JOB NO.:<br>2011-1699.07                | MSB MAP#:<br>WA 11          |
| SCALE:<br>1"=50'                        | DATE:<br>11-30-2011         |

F.R. BELL & ASSOCIATES

| PERMIT INFORMATION 2011 |          |                          |        |               |                      |                       |                      |                 |  |  |
|-------------------------|----------|--------------------------|--------|---------------|----------------------|-----------------------|----------------------|-----------------|--|--|
| DATE                    | PERMIT # | TYPE                     | SQ FTG | LEGAL         | SUBD                 | NAME                  | STREET               | STATUS/<br>ZONE |  |  |
| ADMINISTRATIVE APPROVAL |          |                          |        |               |                      |                       |                      |                 |  |  |
| 02/04/11                | A11-01   | DUPLEX<br>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 <<br>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 <<br>10,000 SQ FT   |        | 1066B01L07    | WASILLA TWNST        | ANDERSON, BRENDA      | 276 N BOUNDARY ST    | C               |  |  |
| 03/18/11                | A11-08   | COMM <<br>10,000 SQ FT   | 1,400  | 2186B02L005   | GVCII DIV I          | WILLIAMS, TINA        | 1501 E BOGARD RD     | C               |  |  |
| 03/30/11                | A11-09   | SHORT TERM<br>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 -<br>STAGING<br>AREA | 14,552 | 6698B02L002B  | YENLO SQUARE RSB     | UNIT COMPANY STAGING  | 545 E SWANSON        | C               |  |  |
| 03/30/11                | A11-13   | TENANT<br>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<br>STORE    | 20,000 | 5797000L002A  | IDITAPARCEL ADDN 1   | AVANTI CORP           | 527 W PARKS HWY      | C               |  |  |
| 04/01/11                | A11-16   | IN HOME<br>OCCUPATION    |        | 2377B03L003   | SOUTHVIEW EXT        | EKLE, JADE            | 3130 E DANNYS AVE    | R-1             |  |  |
| 04/08/11                | A11-17   | TOBACCO<br>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 <<br>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               |  |  |

| DATE     | PERMIT # | TYPE SQ FTG                 | LEGAL  | SUBD          | NAME                        | STREET                                | STATUS/<br>ZONE |
|----------|----------|-----------------------------|--------|---------------|-----------------------------|---------------------------------------|-----------------|
| 04/14/11 | A11-23   | TUP - STAGING<br>AREA       | 20,000 | 2959000T00A2  | WASILLA MALL RSB            | 595 E PARKS HWY                       | C               |
| 04/27/11 | A11-24   | SFD                         | 2,250  | 1037T02P003A  | LAKESHORE 1963              | 1240 E WESTPOINT DR                   | RM              |
| 04/19/11 | A11-25   | SFD                         | 2,050  | 5945B02L012   | MEADOW RIDGE 2              | 380 N PINE RIDGE LP                   | R-1             |
| PENDING  | A11-26   | ADDITION                    | 1,682  | 3250000L002   | CENTRAL WASILLA             | 251 PARKS HWY                         | C               |
| 04/22/11 | A11-27   | SFD                         | 2,100  | 6790B02L006   | MISSION HLS N               | 1211 N JACK NICKLAUS                  | R-1             |
| 04/28/11 | A11-28   | SFD                         | 2,108  | 5521000L001   | HANSON TRAIL                | 1650 S BAY VIEW DR                    | RR              |
| 04/29/11 | A11-29   | HORSE<br>COMM <             |        | 1190B04L011   | ADVENTURE EST               | 865 W WILDER AVE                      | RR              |
| 05/02/11 | A11-30   | 10,000 SQ FT                |        | 5482B05L001A  | WASILLA TWNST RSB           | 300 N WILLOW ST                       | C               |
| 05/02/11 | A11-31   | SIGN                        |        |               | CARR, KATHLEEN              |                                       | C               |
| 05/02/11 | A11-32   | OUTDOOR<br>RETAIL           |        | 17N01W12D007  |                             |                                       | C               |
| 05/03/11 | A11-33   | SFD                         | 2,000  | 6791B01L062   | PRIMROSE PTE                | 2800 E PARKS HWY                      | C               |
| 05/04/11 | A11-34   | GARAGE<br>TENANT            | 576    | 1277B05L003   | BAY VIEW GARDENS            | 181 W RIVERDANCE CIR<br>700 EDEN CT   | RR<br>RR        |
| 05/11/11 | A11-35   | SPACE                       |        | 4936000L002   | ROGERS ROOSTE               | 2530 S KGB RD                         | RR              |
| 05/05/11 | A11-36   | TUP - MOBLIE<br>GREEN HOUSE |        | 2964B03L001A  | WASILLA HTS                 |                                       | C               |
| PENDING  | A11-37   |                             |        | 1116B03L014   | OVERLOOK BUS PK             | 1201 W PARKS HWY                      | C               |
| 05/10/11 | A11-38   | CAR SALES                   |        | 1901B01L005D  | SNIDER #3 RSB               | 1960 E INDUSTRIAL DR                  | C               |
| 05/12/11 | A11-39   | SFD                         | 2,512  | 2876B01L005   | INHERITANCE                 | 201 W PARKS HWY                       | C               |
| 05/12/11 | A11-40   | SFD                         | 2,350  | 6791B01L069   | PRIMROSE PT                 | 600 W SELINA LN                       | R-1             |
| 05/09/11 | A11-41   | SFD                         | 1,613  | 5868B03L010   | SILVERLEAF EST              | 271 RIVERDANCE CIR                    | RR              |
| 05/11/11 | A11-42   | CLEARING                    |        | 6830B01L008A  | MEADOWS ADD 1               | 2301 ASHFORD                          | RR              |
| 05/12/11 | A11-43   | TUP                         |        | 5318000L001A  | LAKEWOOD BUS PK             | 1350 W SPRUCE AVE                     | RR              |
| 05/16/11 | A11-44   | SHED                        | 192    | 1104B04L034   | WASILLA EST                 | 790 E SWANSON AVE                     | C               |
| 05/16/11 | A11-45   | SFD                         | 2,002  | 6790B02L003   | MISSION HLS N               | 654 W HOLIDAY DR                      | RR              |
| 05/16/11 | A11-46   | DUPLEX<br>COMM <            | 2,650  | 1125000L029   | ASPEN HTS ADDN 1            | 1205 JACK NICKLAUS<br>1801 N CHURCH   | R-1<br>RR       |
| 05/18/11 | A11-47   | 10,000 SQ FT                | 560    | 5912000L019   | WASILLA AIRPORT             | 101 BEACON                            | I               |
| 05/16/11 | A11-48   | SIGN                        |        | 2095000T00A-1 | WASILLA JR & HIGH<br>SCHOOL |                                       | C               |
| 05/26/11 | A11-49   | DUPLEX<br>COMM <            | 3,500  | 5510000L001   | HAND SUB                    | 701 E BOGARD RD<br>1550 S BAY VIEW DR | RR<br>RR        |
| 05/31/11 | A11-50   | 10,000 SQ FT                | 630    | 1032B13L009   | KENNDY ADD WASILLA          | 490 E RAILROAD AVE                    | C               |
| 05/31/11 | A11-51   | SFD                         | 1,845  | 6791B01L064   | PRIMROSE POINTE PH 1        | 221 W RIVERDANCE CIR                  | RR              |

| DATE     | PERMIT # | TYPE SQ FTG                         | LEGAL                                     | SUBD                              | NAME                       | STREET                     | STATUS/<br>ZONE |
|----------|----------|-------------------------------------|---|-----------------------------------|----------------------------|----------------------------|-----------------|
| 06/02/11 | A11-52   | TEMP UP                             | 6940000L001<br>1010B02L008,<br>L009, L010 | AK INDUSTRIAL<br>HARDWARE COMMONS | JOHANSEN, BILL             | 801 W COMMERCIAL DR        | C               |
| 07/18/11 | A11-53   | SUBD                                |   | 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                                 | 6791B01L061                               | PRIMROSE POINTE PH 1              | WILKEN, KURT               | 161 W RIVERDANCE CIR       | RR              |
| 06/21/11 | A11-56   | MULTI FAM<br>(4 PLEX)<br>COMM <     | 2542000L003                               | PLEASANT VIEW                     | SUMMERS, AARON &<br>ANGELA | 1470 N WASILLA<br>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                                 | 5945B01L002                               | MEADOW RIDGE PH 2                 | HALL QUALITY HOMES         | 762 N PINE RIDGE LP        | R-1             |
| 06/30/11 | A11-60   | SFD                                 | 5945B03L017                               | MEADOW RIDGE PH 2                 | HALL QUALITY HOMES         | 415 N PINE RIDGE LP        | R-1             |
| 06/30/11 | A11-61   | GARAGE                              | 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<br>SPACE                     |   |                                   |                            |                            |                 |
| 06/23/11 | A11-63   | SPACE                               | 5568B02L018A                              | PARKS MANOR RSB                   | MCCARROLL ALAN             | 320 E DANNA WAY            | C               |
| 07/05/11 | A11-64   | COMM <<br>10,000 SQ FT              | 4359000L004A                              | LAKE LUCILLE LDG                  | SGB HOLDING LLC            | 1300 LAKE LUCILLE DR       | C               |
| 07/07/11 | A11-65   | TUP-<br>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                                 | 1190B01L030                               | ADVENTURE EST                     | DROBENKO INVEST            | 437 W HERITAGE DR          | R-1             |
| 07/26/11 | A11-68   | COMM <<br>10,000 SQ FT              | 960                                       | KENNEDY ADDN                      | MITH, MIKE & EMMA          | 530 S DENALI ST            | C               |
| 07/26/11 | A11-69   | SFD                                 | 1,800                                     | PRIMROSE PNTE                     | PAULUS, IGOR               | 240 W RIVERDANCE CIR       | RR              |
| 08/26/11 | A11-70   | SUBD                                | 2884B02L005 &<br>L006                     | BRIDGESTONE                       | MOLLOY, ROB & SANDRA       | 1370 IVY CIR               | R-1             |
| 08/02/11 | A11-71   | ADDITION<br>PORTABLE<br>CAR SHELTER | 873                                       | SNIDER                            | PARTRIDGE, JAMES           | 824 W SELINA LANE          | R-1             |
| 08/02/11 | A11-72   | 260                                 | 2858B04L006                               | TALLERICO                         | FELTZ, DANIEL & LISA       | 1840 S ITASCA CIR          | R-1             |
| 08/12/11 | A11-73   | COMM <<br>10,000 SQ FT              | 700                                       | KENNEDY ADD WSLLA                 | BURKE, KEVIN               | 490 E RAILROAD AVE         | C               |
| 08/11/11 | A11-74   | SFD                                 | 2,000                                     | LAKE VIEW                         | MOOR, ALLEN                | 451 W LAKEVIEW AVE         | R-1             |
| 08/11/11 | A11-75   | SFD                                 | 2,700                                     | PRIMROSE PTE PH I                 | MIKITIN, PETR              | 250 W RIVERDANCE CIR       | RR              |
| 08/16/11 | A11-76   | SFD                                 | 1,000                                     | BUENA VISTA ADD#2                 | TROY DAVIS HOMES           | 1167 S CORKEY ST           | RR              |
| 08/16/11 | A11-77   | SFD                                 | 1,104                                     | BUENA VISTA ADD#2                 | TROY DAVIS HOMES           | 1123 S CORKEY ST           | RR              |
| 08/16/11 | A11-78   | SFD                                 | 1,160                                     | BUENA VISTA ADD#2                 | TROY DAVIS HOMES           | 1145 S CORKEY ST           | RR              |



| DATE     | PERMIT # | TYPE SQ FTG                                | LEGAL                      | SUBD                 | NAME  | STREET                     | STATUS/<br>ZONE |
|----------|----------|--|----------------------------|----------------------|---|----------------------------|-----------------|
| 08/16/11 | A11-79   | SFD  | 1089B03L003                | BUENA VISTA ADD#2    | TROY DAVIS HOMES                                | 1101 S CORKEY ST           | RR              |
| 08/16/11 | A11-80   | SFD  | 1089B03L007                | BUENA VISTA ADD#2    | TROY DAVIS HOMES                                | 1191 S CORKEY ST           | RR              |
| 08/16/11 | A11-81   | COMM ><br>10,000 SQ ST                     | 3250000L001 -<br>L003      | CENTRAL WASILLA      | ANDERSON, TED                                   | 251 W PARKS HWY            | C               |
| 08/16/11 | A11-82   | TUP  | 1032B13L012 &<br>L013      | KENNEDY ADDN WSLLA   | SAMMY CHILDREN'S<br>CENTER INTERNATIONAL<br>INC | 439 & 451 S BOUNDARY<br>ST | C               |
| 08/19/11 | A11-83   | SFD  | 6780000L004                | ERIWOOD              | MCNEIL, SUSAN                                   | 395 W RILEY AVE            | RR              |
| 08/22/11 | A11-84   | SFD  | 6791B01L077                | PRIMROSE PT PH 1     | FENDICH, ANATOLY                                | 180 W RIVERDANCE CIR       | RR              |
| 08/25/11 | A11-85   | SFD  | 6791B01L071                | PRIMROSE PT PH 1     | NUGENT, HOWARD                                  | 260 E RIVERDANCE CIR       | RR              |
| 08/26/11 | A11-86   | ADD<br>ANTENNA TO<br>EXITING<br>CELL TOWER | 1032B13L014                | KENNEDY ADDN WSLLA   | EWING, MARK                                     | 465 BOUNDARY ST            | C               |
| 08/29/11 | A11-87   | DETACHED<br>GARAGE<br>TENANT               | 17N01W14A010               | N/A                  | PHILLIPS, DAN & LISA                            | 2301 PHAINOPEPLA CIR       | RR              |
| 08/30/11 | A11-88   | SPACE                                      | 2523B01L005A               | NELSON FRED RSB      | JONES, GAIL                                     | 290 N YENLO ST             | C               |
| 09/06/11 | A11-89   | SUBD                                       | 5970B01L001<br>5970000T00A | ROCK CENTER PH 1     | SOUTHCENTRAL<br>FOUNDATION (DOWL)               | 1001 & 1191 S KGB RD       | C               |
| 09/08/11 | A11-90   | COMM<<br>10,000 SQ FT                      | 9010000U210                | LAKEVIEW PROF BLDG   | INSURANCE SERVICES                              | 851 E WESTPOINT DR         | C               |
| 09/13/11 | A11-91   | COMM<<br>10,000 SQ FT                      | 1116B03L019                | OVERLOOK BUS PK      | RUBEO, ALINA                                    | 961 S ENTERPRISE ST        | C               |
| 09/09/11 | A11-92   | ACCESSORY<br>USE                           | 4359...L004A               | LAKE LUCILLE LDG     | SECURED GOLD BUYERS                             | 133 W LAKE LUCILLE DR      | C               |
| 09/12/11 | A11-93   | DUPLEX                                     | 1113B01L005                | WASILLA ACRES        | FENDICH, ANOTOLY                                | 450 N KIMBERLY ST          | RR              |
| 09/14/11 | A11-94   | TUP COMM <<br>10,000 SQ FT                 | 5797000L002A               | IDITAPARCEL ADDN 1   | HOLBROOK, JERRY                                 | 455 W PARKS HWY            | C               |
| 10/25/11 | A11-95   | COMM<<br>10,000 SQ FT                      | 6698B02L002B               | YENLO SQUARE         | WEAVER, JOHN                                    | 545 E SWANSON AVE          | C               |
| 09/19/11 | A11-96   | SFD  | 1039B08L004                | LAKE VIEW ADDN #1    | ANDERSON, JOHN                                  | 600 W LAKE VIEW AVE        | R-1             |
| 09/21/11 | A11-97   | SFD  | 6791B01L060                | PRIMROSE PT #1       | PAVLUS, DMITRIY                                 | 1150 N ELKHORN DR          | RR              |
| 10/25/11 | A11-98   | COMMUNI-<br>CATIONS<br>TOWER               | 6740000L001                | CREEKSIDE TWN SQ     | CELLCO  | 900 S HERMON RD            | C               |
| 09/27/11 | A11-99   | SFD  | 1102B01L008                | NORTHERN CAPITOL EST | BYLER CONTRACTING                               | 2301 W MYSTERY AVE         | RR              |

| DATE     | PERMIT # | TYPE SQ FTG          | LEGAL                            | SUBD               | NAME   | STREET                             | STATUS/<br>ZONE |
|----------|----------|----------------------|----------------------------------|--------------------|--|------------------------------------|-----------------|
| 09/29/11 | A11-100  | ADD. TO SFD          | 1097B02L002                      | SHADOWOOD VLY      | MYRICK, JEFF & ROSE                              | 501 W BRIAR DR                     | R-1             |
| 10/04/11 | A11-101  | SFD                  | 5627B03L018                      | CENTER PT #2       | WOLFE HOMES LLC                                  | 210 W GOLDENWOOD                   | RM              |
| 10/05/11 | A11-102  | CHICKENS             | 1277B05L002                      | BAYVIEW GARDENS    | STANTON, MARY SARA                               | 650 E EDEN CT                      | RR              |
| 10/06/11 | A11-103  | ADDN                 | 1125000L022                      | ASPEN HTS ADDN 1   | YANCEY, RONDA                                    | 2200 W GLACKER AVE                 | RR              |
| 10/14/11 | A11-104  | TUP-RV<br>SHOW       | 6641000T00B                      | CREEKSIDE TWN SQ   | CAMPER VALLEY RV                                 | 1901 E PARKS HWY                   | C               |
| 10/17/11 | A11-105  | TENANT<br>SPACE      | 9010000UB001                     | LAKE VIEW PRO      | LASER VEIN CENTER OF<br>THE MAT-SU VALLEY        | 851 WESTPOINT DR                   | C               |
| 10/20/11 | A11-106  | SFD                  | 6791B01L076                      | PRIMROSE PT #1     | FENDICH, VIKTOR                                  | 200 W RIVERDANCE CIR               | RR              |
| 10/20/11 | A11-107  | GREENHOUSE           | 2323B03L021                      | GVC II DIV IV      | JENKINS, ELDON                                   | 1055 E DELLWOOD ST                 | RR              |
| 10/25/11 | A11-108  | DETACHED<br>WORKSHOP | 2377B02L013                      | SOUTHVIEW EXT      | FRIESEN, DENE                                    | 3051 E DANNY'S AVE                 | R-1             |
| 11/09/11 | A11-109  | COMM<                | 4758000L003                      | GVC II DIV IV      | DOLECHEK, BRITTANY                               | 540 W HJELLEN DR                   | RR              |
| 11/15/11 | A11-110  | SUBD                 | 1048B01L015,<br>L016, L017, L018 | PARKS MANOR        | FAMILY CENTERED<br>SERVICES INC                  | 277, 291, 301 & 317 E<br>DANNA AVE | C               |
| 11/18/11 | A11-111  | COMM<                | 9108000U006                      | WASILLA CENTER     | SWIM LIKE A FISH                                 | 619 S KGB RD                       | C               |
| VOID     | A11-112  |                      |                                  |                    |  |                                    |                 |
| 11/18/11 | A11-113  | TENANT<br>SPACE      | 4653000L003                      | CREEKSIDE PLAZA    | LONG, DAVID                                      | 1830 E PARKS HWY                   | C               |
| 11/18/11 | A11-114  | TENANT<br>SPACE      | 4653000L003                      | CREEKSIDE PLAZA    |  | 1830 E PARKS HWY                   | C               |
| 11/21/11 | A11-115  | SUBD                 | 4653000L003/<br>L018             | CREEKSIDE PLAZA    | PEDERSEN FAMILY LTD<br>PARTNERSHIP               | 1830 E PARKS HWY                   | C               |
| 12/07/11 | A11-116  | TENANT<br>SPACE      | 6922000T00A5-1                   | OLSON 1999 ADD RSB | YANG, DONG JAE                                   | 1731 E PAL-WAS HWY                 | C               |
| 12/09/11 | A11-117  | SFD                  | 6790B01L005                      | MISSION HLS N      | SPINELL HOMES INC<br>TORMOZOU, PAVIL &<br>LYUBOV | 1204 N JACK NICKLAUS               | R-1             |
| 12/09/11 | A11-118  | SFD                  | 6791B01L068                      | PRIMROSE PT PH 1   | FAEO, VICTORIA                                   | 261 W RIVERDANCE CIR               | RR/R-1          |
| 12/21/11 | A11-119  | SUBD                 | 1054B01L012                      | SNIDER             | EDWARDS, DELON &<br>GLENNA                       | 924/925 SELINA LN                  | RR/R-1          |
| 12/27/11 | A11-120  | TENANT<br>SPACE      | 9009000U001                      | RL & G CONDOS      |  | 501 E HERNING AVE                  | C               |
| 12/30/11 | A11-121  | TOWER                | 1032B13L015                      | KENNEDY ADD WSLLA  | AT&T TOWERS                                      | 477 S BOUNDARY ST                  | C               |
|          |          |                      |                                  |                    |  |                                    |                 |
|          |          |                      |                                  |                    |  |                                    |                 |

| DATE                                  | PERMIT # | TYPE               | SQ FTG | LEGAL  | SUBD              | NAME                    | STREET   | STATUS/<br>ZONE |
|---------------------------------------|----------|--------------------|--------|--|-------------------|-------------------------|--|-----------------|
| <b>USE PERMITS</b>                    |          |                    |        |  |                   |                         |  |                 |
| 05/12/11                              | U11-01   | ADULT DAY CARE     |        | 1190B01L015                                  | ADVENTURE EST     | ADAMS, WARREN           | 1632 N LUCILLE ST                              | R-2             |
| 04/25/11                              | U11-02   | COMM< 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>        |          |                    |        |  |                   |                         |  |                 |
| 03/22/11                              | CU11-01  | COMM> 10,000 SQ FT | 85,301 | 5970000T004 & 5970B01L001                    | ROCK CNETER PH I  | SOUTHCENTRAL FOUNDATION | 1001 KNIK-GOOSE BAY                            | C               |
| <b>PLANNED UNIT DEVELOPMENT (PUD)</b> |          |                    |        |  |                   |                         |  |                 |
| <b>REZONE</b>                         |          |                    |        |  |                   |                         |  |                 |
| 02/08/11                              | R11-01   | REZONE             |        | 2542000L003                                  |                   | SUMMERS, AARON & ANGELA | 1470 N WASILLA-FISHHOOK RD                     | RR              |
| PENDING                               | R11-02   | REZONE             |        | 17N01W07A004 PTN<br>17N01W08B004 PTN         |                   | LUNDGREN, GARY          | 401 N CHURCH RD                                | RR              |
| 6/27/11                               | R11-03   | REZONE             |        | 4936000L002<br>17N01W19A009<br>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               |
| 12/13/11                              | V11-02   | PERIMETER          |        | 4653000L010                                  | CREEKSIDE PLAZA   | AUTO ZONE INC           | 1621 E FINANCAIL DR                            | C               |
| <b>AMNESTY</b>                        |          |                    |        |  |                   |                         |  |                 |



# Code Compliance Log October 2011



| DATE       | COMPL. DISP. SELF | NAME/ADDRESS           | INF. CON. | LTR. ISS? | CASE STATUS | NOTES                               |                             |
|------------|-------------------|------------------------|-----------|-----------|-------------|-------------------------------------|-----------------------------|
| 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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| DATE       | COMPL. DISP. SELF | NAME/ADDRESS          | INF. CON. | LTR. ISS? | CASE STATUS                       | NOTES                      |
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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 |