

Non-Code Ordinance

By: Planning

Introduced: January 9, 2012

Public Hearing: January 23, 2012

Failed: January 23, 2012

Vote: Holler, Katkus and Sullivan-Leonard in opposition
Harris, Menard and Woodruff in favor

**CITY OF WASILLA
ORDINANCE SERIAL NO. 12-09**

AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF WASILLA, ALASKA, TO CHANGE THE ZONING DISTRICT FROM RURAL RESIDENTIAL TO COMMERCIAL, FOR APPROXIMATELY 36 ACRES, CONSISTING OF 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, ALASKA; GENERALLY LOCATED NORTH OF THE PARKS HIGHWAY AND WEST AND EAST OF CHURCH ROAD.

WHEREAS, the Wasilla Planning Commission reviewed an application to amend the zoning map of the City of Wasilla to change the zoning district from Rural Residential (RR) to Commercial (C) for approximately 36 acres, consisting of 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, Alaska; and

WHEREAS, the Wasilla Planning Commission made findings of fact concerning the zoning map amendment, and adopted Resolution Serial No. 11-04(AM) recommending that the City Council deny the zoning map amendment; and

WHEREAS, the City Council has considered the application to amend the zoning map, and disagrees with the Wasilla Planning Commission's recommendation and findings of fact, and adopts substitute findings of fact, attached as Exhibit B.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. Classification. This is a non-code ordinance.

Section 2. Amendment of zoning map. The Zoning Map of the City of Wasilla, Alaska is hereby amended to change the zoning district from Rural Residential (RR) to Commercial (C) for approximately 36 acres, consisting of 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, Alaska, as shown on Exhibit A, which is incorporated herein by reference. The City Planner shall change the zoning map accordingly.

Section 3. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

FAILED by the Wasilla City Council on January 23, 2012.

EXHIBIT A

Wasilla City Council Ordinance Serial No. 12-09
FINDINGS OF FACT - Section 16.16.070(D)

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

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

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

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

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

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

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

Finding: *This criterion is met.*

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

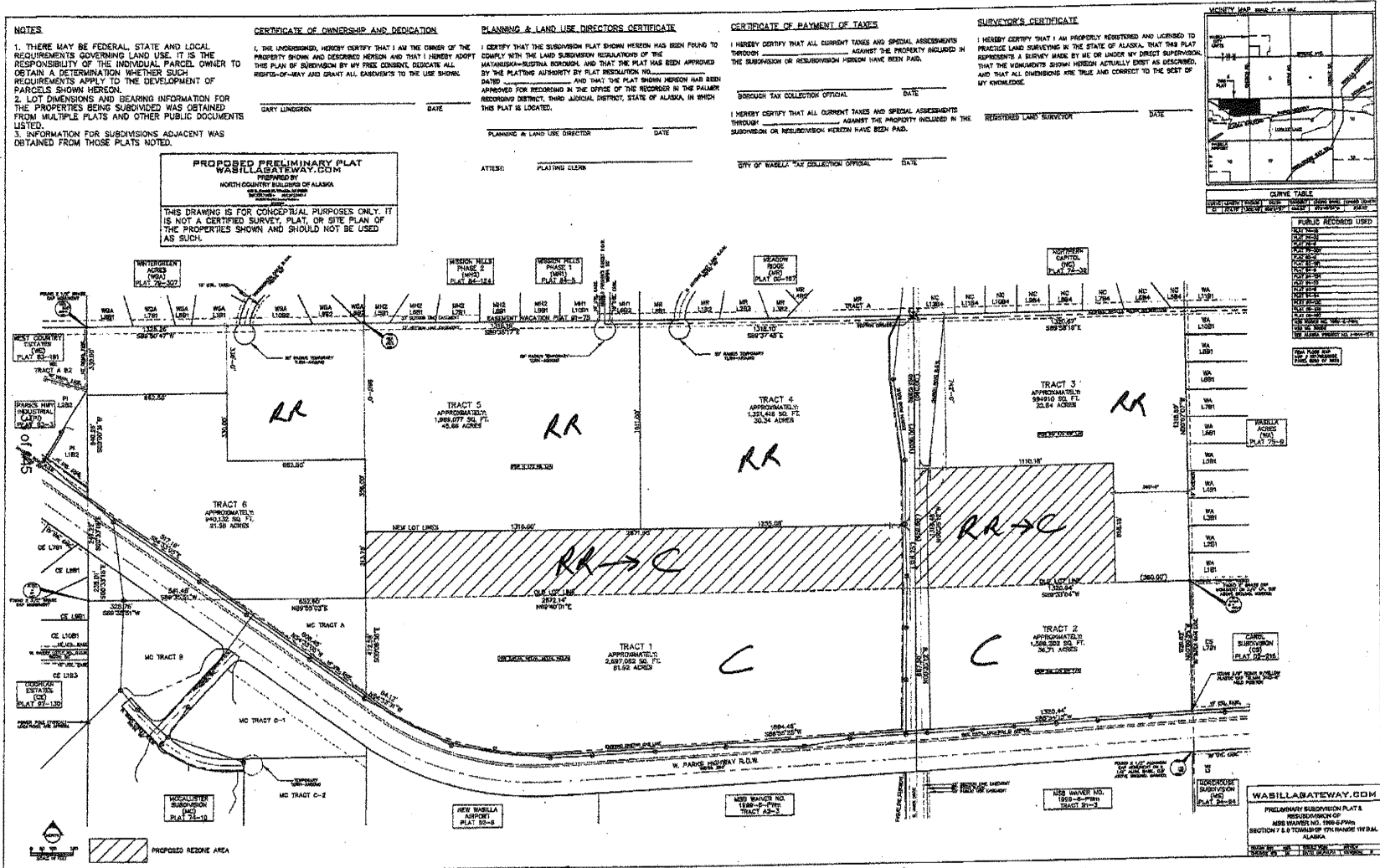
Finding: *This criterion is met.*

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

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

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

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



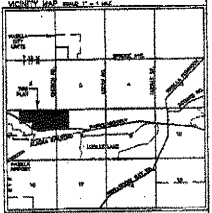
NOTES
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. LOT DIMENSIONS AND BEARING INFORMATION FOR THE PROPERTIES BEING SUBDIVIDED WAS OBTAINED FROM MULTIPLE PLATS AND OTHER PUBLIC DOCUMENTS LISTED.
3. INFORMATION FOR SUBDIVISIONS ADJACENT WAS OBTAINED FROM THOSE PLATS NOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, DELEGATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.
GARY LINDGREN DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE
I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MAYAGASHA-ALASKA REGIONAL AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDS IN THE PALMOUR RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.
PLANNING & LAND USE DIRECTOR DATE _____

CERTIFICATE OF PAYMENT OF TAXES
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
THROUGH TAX COLLECTION OFFICIAL DATE _____
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.
CITY OF WASILLA TAX COLLECTION OFFICIAL DATE _____

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



CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+131.62	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+263.24	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+394.86	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+526.48	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+658.10	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+789.72	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+921.34	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1052.96	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1184.58	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+316.16	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+447.78	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+579.40	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+711.02	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+842.64	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+974.26	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1105.88	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1237.50	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1369.12	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1500.74	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1632.36	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1763.98	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+1895.60	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+2027.22	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+2158.84	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+2290.46	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+2422.08	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+2553.70	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+2685.32	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+2816.94	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+2948.56	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+3080.18	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+3211.80	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+3343.42	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+3475.04	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+3606.66	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+3738.28	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+3869.90	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+4001.52	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+4133.14	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+4264.76	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+4396.38	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+4528.00	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+4659.62	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+4791.24	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+4922.86	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+5054.48	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+5186.10	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+5317.72	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+5449.34	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+5580.96	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+5712.58	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+5844.20	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+5975.82	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+6107.44	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+6239.06	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+6370.68	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+6502.30	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+6633.92	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+6765.54	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+6897.16	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+7028.78	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+7160.40	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+7292.02	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+7423.64	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+7555.26	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+7686.88	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+7818.50	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+7950.12	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+8081.74	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+8213.36	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+8344.98	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+8476.60	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+8608.22	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+8739.84	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+8871.46	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+9003.08	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+9134.70	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+9266.32	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+9397.94	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+9529.56	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+9661.18	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+9792.80	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+9924.42	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+10056.04	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+10187.66	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+10319.28	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+10450.90	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+10582.52	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+10714.14	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+10845.76	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+10977.38	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+11109.00	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+11240.62	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+11372.24	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+11503.86	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+11635.48	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+11767.10	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+11898.72	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+12030.34	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+12161.96	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+12293.58	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+12425.20	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+12556.82	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+12688.44	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+12820.06	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+12951.68	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+13083.30	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+13214.92	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+13346.54	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+13478.16	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+13609.78	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+13741.40	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+13873.02	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+14004.64	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+14136.26	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+14267.88	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+14400.00	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+14531.62	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+14663.24	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+14794.86	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+14926.48	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+15058.10	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+15189.72	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+15321.34	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+15452.96	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+15584.58	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+15716.20	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+15847.82	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+15979.44	S 89° 57' 45" E	131.62	S 89° 57' 45" E	131.62
1+16111.06	S 89° 57' 45" E	131.62	S 8	



Ordinance Serial No. 12-09: Amending the official Zoning Map of the City of Wasilla, Alaska to change the zoning district from Rural Residential (RR) to Commercial (C), for approximately 36 acres, consisting of 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, Alaska; Generally located north of the Parks Highway and west and east of Church Road.

Agenda of: January 9, 2012

Date: December 27, 2011

Originator: Tina Crawford, City Planner *TC*

Route to:	Department	Signature	Date
X	Public Works Director		
X	Finance Director	<i>[Signature]</i>	12/27/11
X	Interim Deputy Administrator	<i>[Signature]</i>	12/29/11
X	City Clerk	<i>[Signature]</i>	1/3/12

REVIEWED BY MAYOR VERNE E. RUPRIGHT: *[Signature]*

FISCAL IMPACT: yes or no Funds Available Yes or No

- Attachments:** Ordinance Serial No. 12-09 (4 pages)
 Planning Commission Resolution (5 pages)
 Planning Commission Minutes (6 pages)
 Letter to City Council from Kevin Baker, Agent (1 page)
 Staff report/Public Record for Rezone 11-02 (74 pages)

SUMMARY STATEMENT: Planning staff received a request from Kevin Baker, agent for Gary Lundgren, to rezone the referenced properties from Rural Residential to Commercial. As required by the Wasilla Municipal Code, the Planning Commission held a public hearing for Rezone No. R11-02 on December 13, 2011. After hearing staff's report and recommendation of denial, the presentation from the agent, Kevin Baker, and testimony of several neighbors (speaking in opposition of the request), a motion was made to approve Resolution Serial 11-04 approving the rezone request. Discussion ensued regarding whether Criterion 5 and Criterion 6 had been met. These criteria address whether there is a demonstrated need for additional land in the Commercial zoning district and whether the resulting district will be a logical, integrated area. Since there were only four Planning Commission members present at the meeting, a unanimous vote was required to approve the motion. However, the motion failed with a 3-1 vote. Accordingly, the Planning Commission resolution recommends that the City Council deny Rezone No. R11-02.

STAFF RECOMMENDATION: Introduce and set for public hearing Ordinance Serial No. 12-09.

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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 11-04 (AM)**

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

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

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

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

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

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

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

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

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

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

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


NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission after due consideration of the application, testimony by the applicant, staff, and public, and the Findings of Fact attached as Exhibit A and incorporated herein, recommends that the Wasilla City Council approve the requested rezone for the portions of Lot A4 and Lot B4 shown on the map attached as Exhibit B; and

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

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

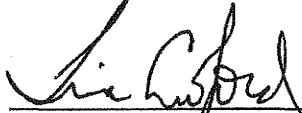
FAILED by the Wasilla Planning Commission on December 13, 2011.

APPROVED:



A.C. Buswell, III, Chairman

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Yes: Buswell, Kelly, and Webb
 No: Miller

EXHIBIT A

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

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

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

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

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

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

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

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

Finding: This criterion is met.

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

Finding: This criterion is met.

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

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

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

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



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

RECEIVED

DEC 21 2011

**Planning Office
City of Wasilla**

December 21, 2011

City of Wasilla Council Members
Wasilla, AK. 99654

Petitioner: Kevin Baker for Gary Lundgren

City of Wasilla - REZONE PETITION NO. R11-02

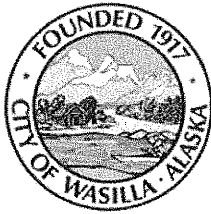
Hello Council Members,

This letter request that City Council Members introduce and schedule any public hearings for Gary Lundgren's Rezone Petition R11-02 at the next available meetings.

Kindest Regards,

A handwritten signature in black ink, appearing to be "Kevin S. Baker". The signature is fluid and cursive, written over a horizontal line.

Broker, RGud Properties
907 357-2000
kevin@rgud.net



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

I. SUMMARY FACTS:

Applicant/Owner: Kevin Baker for Gary Lundgren

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

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

Parcel size: Approximately 36 acres

Existing Zoning: Rural Residential (RR)

Future Land Use: Generally Commercial/Business

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

II. STAFF RECOMMENDATION:

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

III. SUMMARY OF REQUEST

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

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

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

IV. APPLICABLE PROVISIONS

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

V. FINDINGS

16.16.070 Rezoning

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VI. CONCLUSION AND RECOMMENDATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED by the Wasilla Planning Commission on -, 2011.

APPROVED:

ATTEST:

A.C. Buswell, III, Chairman

Tina Crawford, AICP, City Planner

EXHIBIT A

Wasilla Planning Commission Resolution 11-04

FINDINGS OF FACT - Section 16.16.070(D)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED by the Wasilla Planning Commission on -, 2011.

APPROVED:

ATTEST:

A.C. Buswell, III, Chairman

Tina Crawford, AICP, City Planner

EXHIBIT A

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

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

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

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

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

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

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

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

Finding: This criterion is met.

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

Finding: This criterion is met.

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

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

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

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

RECEIVED

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

APPLICATION FOR ZONE CHANGE

#R 11-02

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

*Attach list of additional owners if any.

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

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

DATE: 1-13-11 SIGNATURE: Kevin Baker

Accepted by: <u>Jahirih Klein</u>	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee: <u>500.00</u>	WPC: <u>2/8/2011</u>
--------------------------------------	---	-----------------------	-------------------------

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

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

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

Application Check list:

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

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



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

January 13, 2011

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

Re: Petition to City of Wasilla for Zoning Map Amendment

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

PETITION

Hello Ms. Crawford,

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

Property Information

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

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

NARRATIVE

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

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

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

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

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

If you need anything further, please let me know.

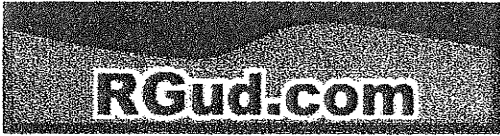
Thanks,

A handwritten signature in black ink, appearing to read "Kevin Baker". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kevin Baker
Broker, RGud Properties
907.357.2000
kevin@wasilla.biz

Attachments ---

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



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

December 26, 2010

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

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

Mat-Su Borough Assessor's Tax Parcel Numbers

17n01w07 A004 & A005

17n01w08 B004 & B005

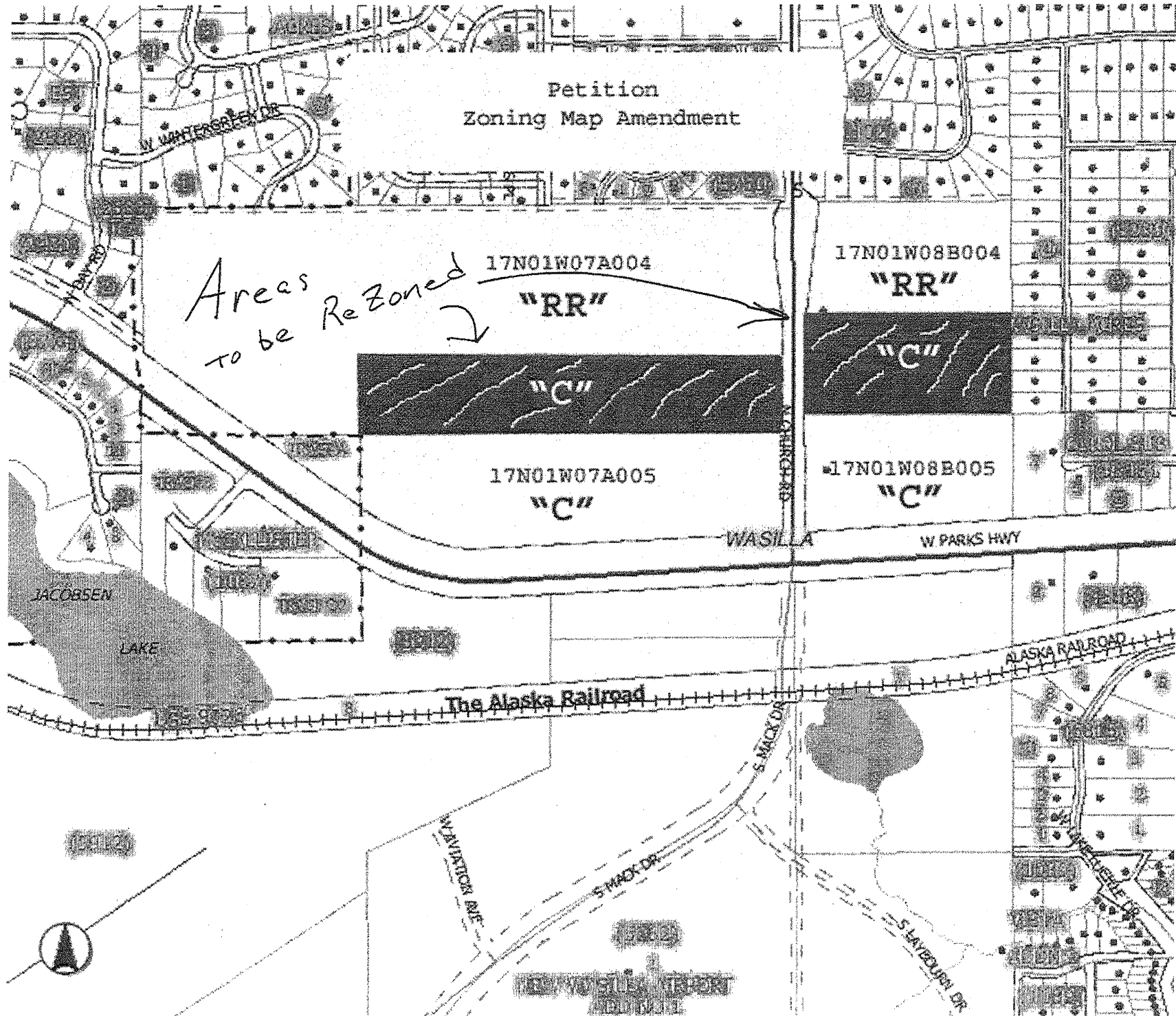
This authorization, if not withdrawn sooner by landowner, expires December 31, 2012.

Sincerely,

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

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


Petition
Zoning Map Amendment





MATANUSKA-SUSITNA BOROUGH

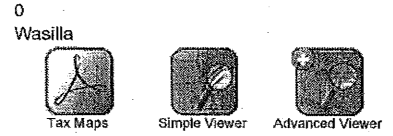
Search Again

Owner Search  Search

Real Property Detail for Account: 17N01W07A004

Site Information

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



Site Address

Ownership

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

Appraisal Information (Show Building Information)

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

Tax/Billing Information

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

Recorded Documents

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

Recording Info (offsite link to DNR)

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

Tax Account Status †

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

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
112.21	112.21	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the City of Wasilla Website

* Total Assessed is net of exemptions and deferrals.

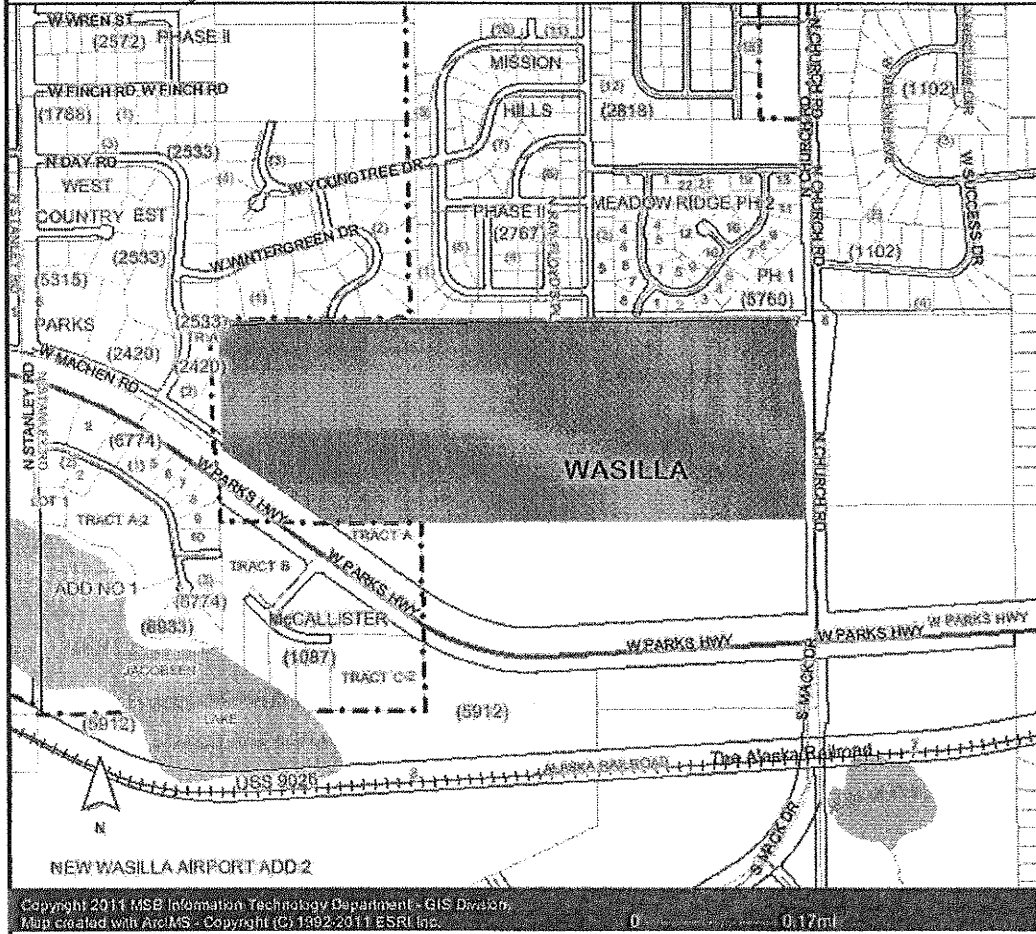
**Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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

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

Parent Parcel

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



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



Copyright 2011 MSB Information Technology Department - GIS Division
 Map created with ArcIMS - Copyright (C) 1992-2011 ESRI Inc.

0 0.17mi



MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 17N01W08B004

Site Information

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

0
Wasilla



Tax Maps



Simple Viewer



Advanced Viewer

Site Address 401 N CHURCH RD

Ownership

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

Appraisal Information (Show Building Information)

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

Tax/Billing Information

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

Recorded Documents

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

Recording Info (offsite link to DNR)

Palmer Bk: 1043 Pg: 592

Tax Account Status †

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

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
40.00	36.79	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the City of Wasilla Website

* Total Assessed is net of exemptions and deferrals.

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

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

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

NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. LOT DIMENSIONS AND BEARING INFORMATION FOR THE PROPERTIES BEING SUBDIVIDED WAS OBTAINED FROM MULTIPLE PLATS AND OTHER PUBLIC DOCUMENTS LISTED.
3. INFORMATION FOR SUBDIVISIONS ADJACENT WAS OBTAINED FROM THOSE PLATS NOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

GARY LINDGREN _____ DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THE PLAT SHOWN HEREON WAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____

ATTEST: PLATTING CLERK _____

CERTIFICATE OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

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

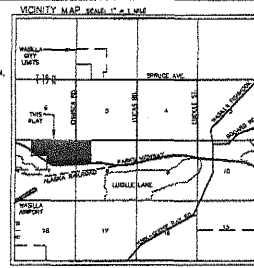
CITY OF WASILLA TAX COLLECTION OFFICIAL _____ DATE _____

SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR _____ DATE _____

PROPOSED PRELIMINARY PLAT
WASILLA GATEWAY, CDUM
 PREPARED BY
 NORTH COUNTRY BUILDERS OF ALASKA
WASILLA, ALASKA
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT A CERTIFIED SURVEY, PLAT, OR SITE PLAN OF THE PROPERTIES SHOWN AND SHOULD NOT BE USED AS SUCH.

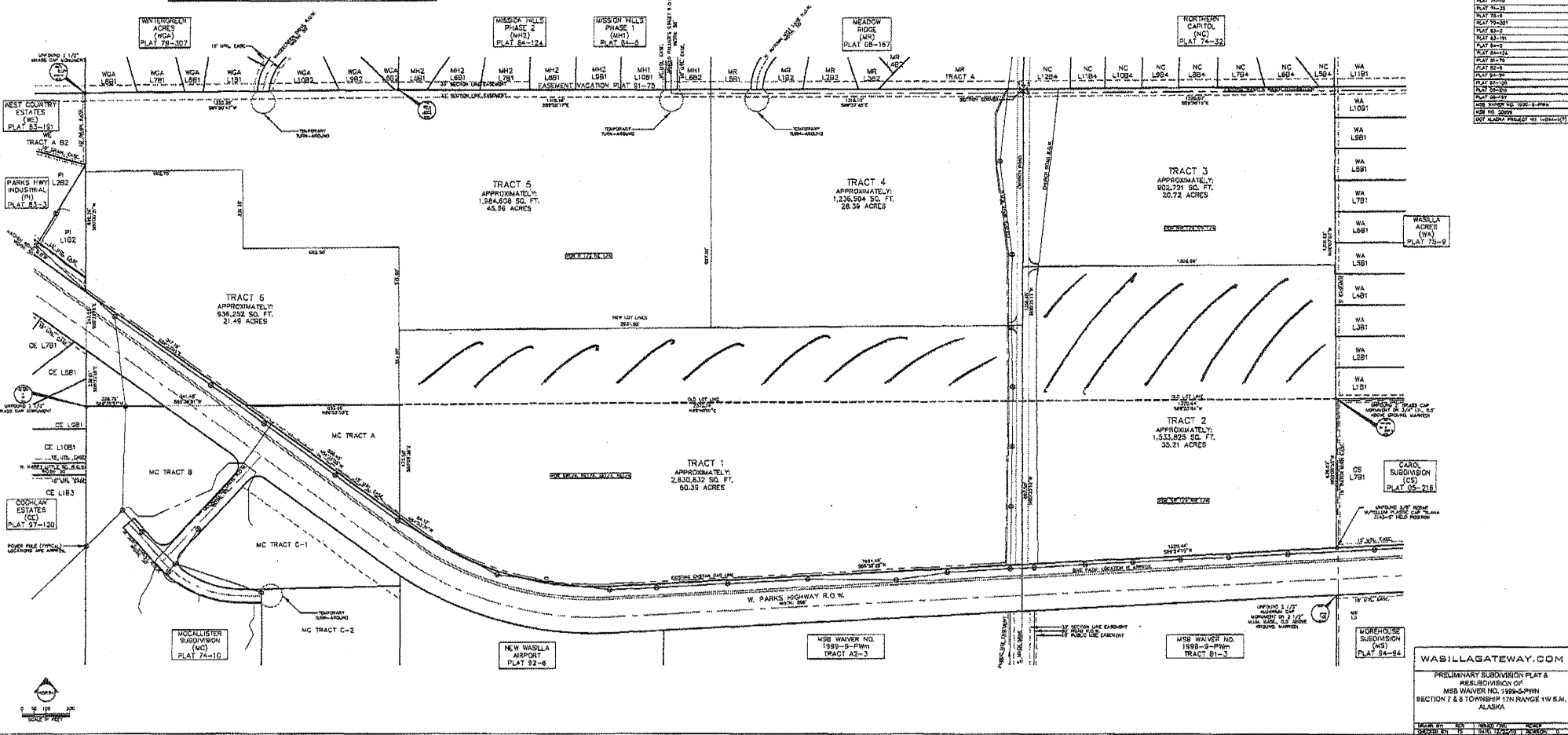


CURVE TABLE

Curve No.	Length (ft)	Delta (deg)	Chord (ft)	Chord Bearing	Delta (deg)	Chord (ft)	Chord Bearing
1	117.0	117.0	117.0	000°00'00"	117.0	117.0	000°00'00"
2	117.0	117.0	117.0	000°00'00"	117.0	117.0	000°00'00"

PUBLIC RECORDS USED

Plat No.	Year	Plat No.	Year
PLAT 72-10	1972	PLAT 72-31	1972
PLAT 72-11	1972	PLAT 72-32	1972
PLAT 72-12	1972	PLAT 72-33	1972
PLAT 72-13	1972	PLAT 72-34	1972
PLAT 72-14	1972	PLAT 72-35	1972
PLAT 72-15	1972	PLAT 72-36	1972
PLAT 72-16	1972	PLAT 72-37	1972
PLAT 72-17	1972	PLAT 72-38	1972
PLAT 72-18	1972	PLAT 72-39	1972
PLAT 72-19	1972	PLAT 72-40	1972



WASILLAGATEWAY.COM
 PRELIMINARY SUBDIVISION PLAT &
 RESUBDIVISION OF
 MSB WAIVER NO. 1999-SPWVW
 SECTION 7 & 8 TOWNSHIP 17N RANGE 11W S.M.
 ALASKA

CITY OF WASILLA - PLANNING OFFICE
CASH RECEIPT FORM

R11-02

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

RECEIVED
JAN 13 2011
CITY OF WASILLA
FINANCE DEPT

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

Description	Quantity	Amount
P6 LAND USE PERMIT	1.00	\$500.00

G/L account numbers:
20-100003221100

LUNDGREN, GARY R11-02
DA

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

Trans date: 1/13/11 Time: 15:09:03
*** THANK YOU FOR YOUR PAYMENT ***

Tina Crawford

From: RGud Properties <kevin@rgud.net>
Sent: Tuesday, November 08, 2011 12:27 AM
To: Tina Crawford
Subject: WasillaGateway.com R11-02 and 10-083
Attachments: Nov_7_2011_Rezone_Request_R11-02.docx; R11-02_10-083_Lundgren.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

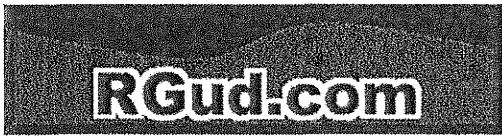
Hello Tina,

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

Feel free to contact me. Anybody else may too.

Will be in Washington from November 8th to ?

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



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

November 7, 2011

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

SENT by Kevin Baker VIA EMAIL

Petitioner: Kevin Baker for Gary Lundgren (land Owner)

REQUEST TO PROCEED WITH REZONE PETITION NO. R11-02

Hello Ms. Crawford,

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

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

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

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

Attachment: Preliminary WasillaGateway.com Plat with Shaded Areas.

NOTES

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

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE WATANASKA-SUBSITHA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____

ATTEST: _____ PLANNING CLERK

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BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

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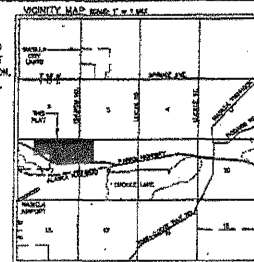
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REGISTERED LAND SURVEYOR _____ DATE _____

**PROPOSED PRELIMINARY PLAT
WASILLA GATEWAY, ODM**
PREPARED BY
NORTH COUNTRY BUILDERS OF ALASKA
1000 W. PALMER ROAD
PALMER, ALASKA 99645
TEL: 907-765-1111
FAX: 907-765-1112

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

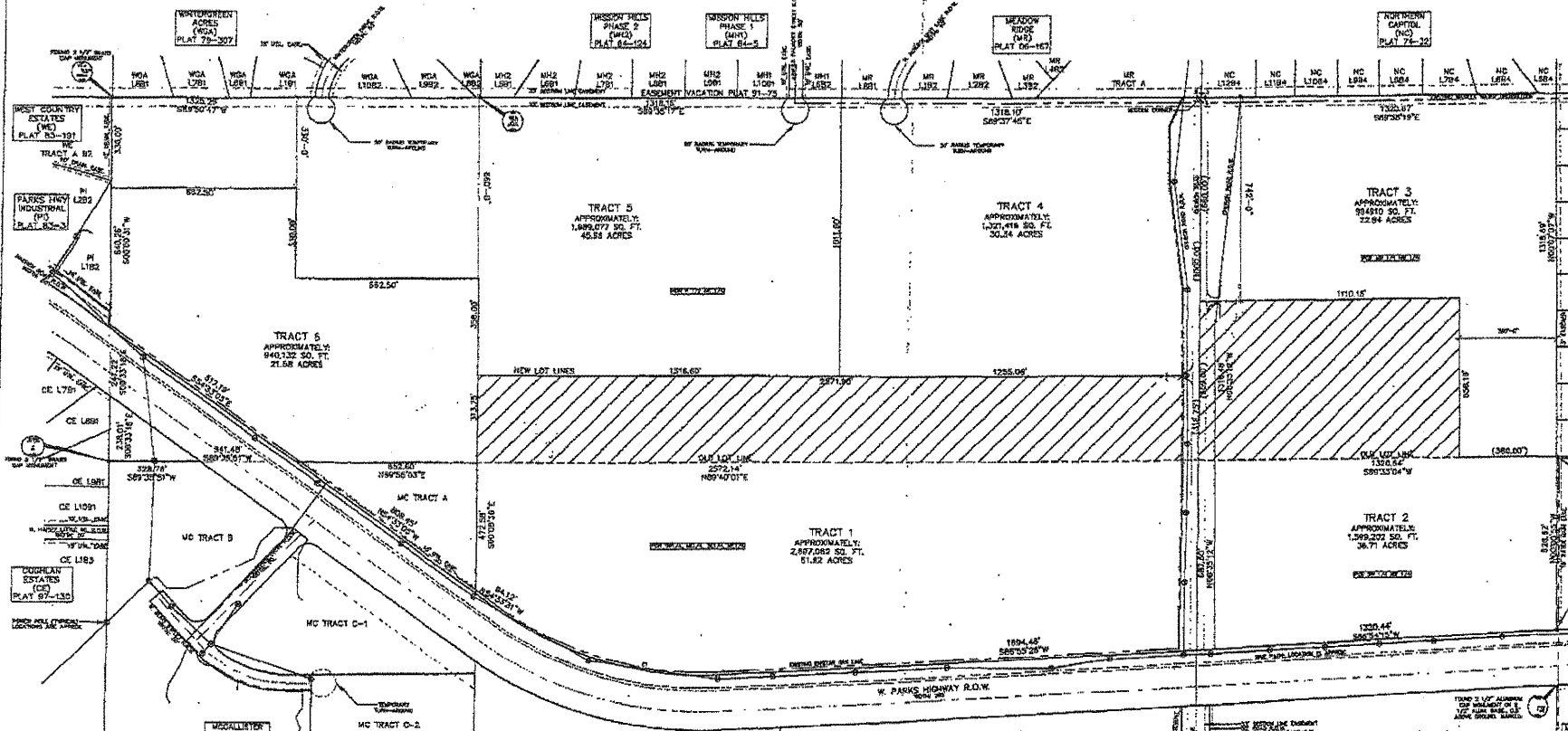


CURVE TABLE

Station	Radius	Chord	Angle
1+00.00	100.00	100.00	90.00
1+50.00	100.00	100.00	90.00
2+00.00	100.00	100.00	90.00

PUBLIC RECORDS USED

Plat No.	Year	Owner
WA 1187	1984	North Country Builders of Alaska
WA 1188	1984	North Country Builders of Alaska
WA 1189	1984	North Country Builders of Alaska
WA 1190	1984	North Country Builders of Alaska
WA 1191	1984	North Country Builders of Alaska
WA 1192	1984	North Country Builders of Alaska
WA 1193	1984	North Country Builders of Alaska
WA 1194	1984	North Country Builders of Alaska
WA 1195	1984	North Country Builders of Alaska
WA 1196	1984	North Country Builders of Alaska
WA 1197	1984	North Country Builders of Alaska
WA 1198	1984	North Country Builders of Alaska
WA 1199	1984	North Country Builders of Alaska
WA 1200	1984	North Country Builders of Alaska



MC TRACT A
MC TRACT B
MC TRACT C-1
MC TRACT C-2
NEW WASILLA AIRPORT PLAT 82-5
MSS WALKER NO. 1989-6-P/wn TRACT 42-3
MSS WALKER NO. 1989-6-P/wn TRACT 51-3
MSS WALKER NO. 1989-6-P/wn TRACT 54-4

WASILLAGATEWAY.COM

PRELIMINARY SUBDIVISION PLAT & RESUBDIVISION OF
MSS WALKER NO. 1989-6-P/wn
SECTION 7 & 8 TOWNSHIP 71N RANGE 14W 34M ALASKA

NOTES

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GARY LUNDGREN _____ DATE _____

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BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

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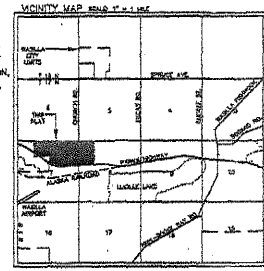
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REGISTERED LAND SURVEYOR _____ DATE _____

PROPOSED PRELIMINARY PLAT
WASILLAGATEWAY.COM
 PREPARED BY
NORTH COUNTRY BUILDERS OF ALASKA
 100 S. 10th St. Anchorage, Alaska 99501
 (907) 561-1111
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. IT IS NOT A CERTIFIED SURVEY, PLAT, OR SITE PLAN OF THE PROPERTIES SHOWN AND SHOULD NOT BE USED AS SUCH.

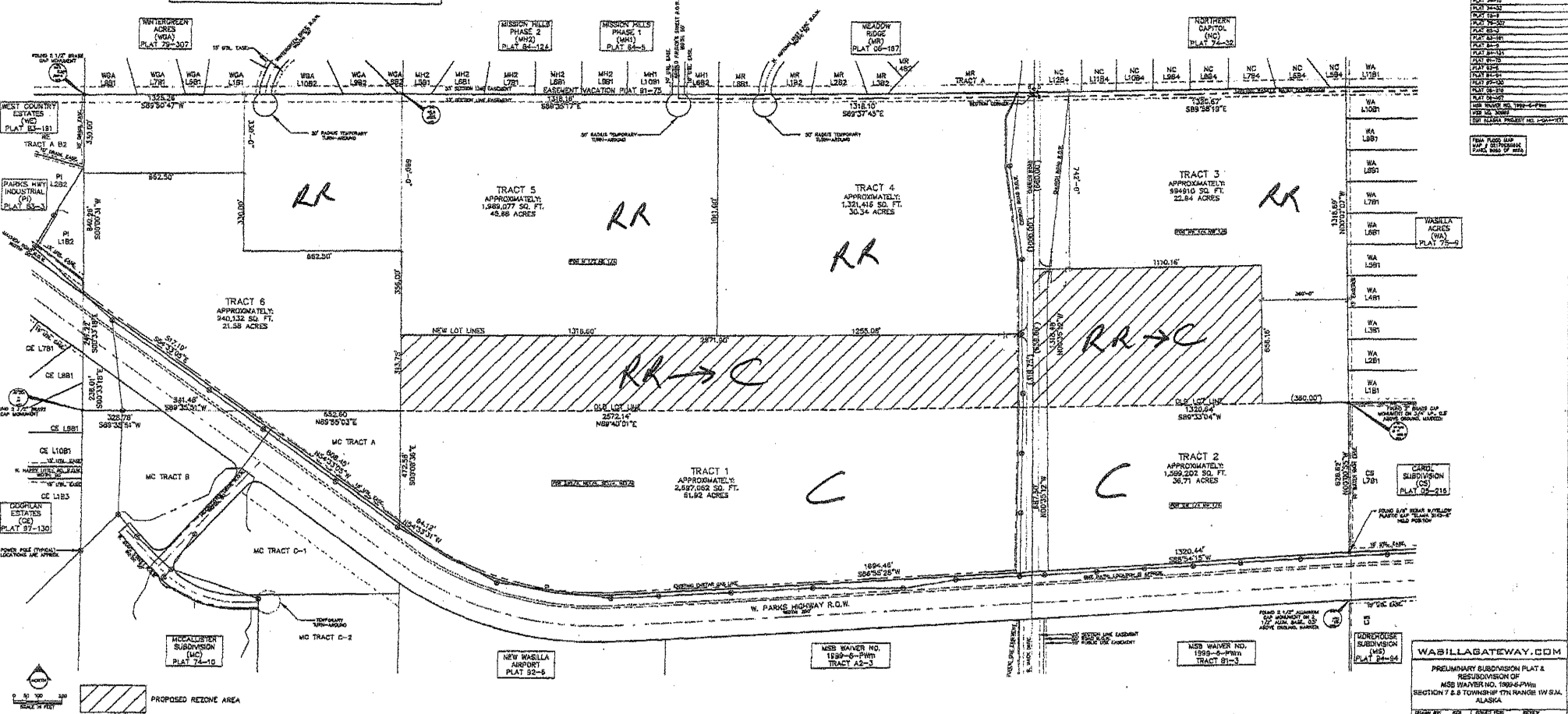


CURVE TABLE

Curve Length	Radius	Chord	Chord Bearing	Delta
100.00	100.00	100.00	0°00'00"	90°00'00"
200.00	200.00	200.00	0°00'00"	90°00'00"
300.00	300.00	300.00	0°00'00"	90°00'00"
400.00	400.00	400.00	0°00'00"	90°00'00"
500.00	500.00	500.00	0°00'00"	90°00'00"

PUBLIC RECORDS USED

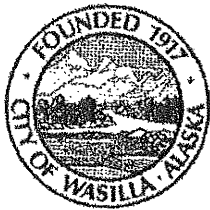
Plat No.	Year	Owner
181	1981	West Country Estates
182	1981	Parkside Hill
183	1981	Diagonal Estates
184	1981	Washilla Acres
185	1981	Washilla Acres
186	1981	Washilla Acres
187	1981	Washilla Acres
188	1981	Washilla Acres
189	1981	Washilla Acres
190	1981	Washilla Acres
191	1981	Washilla Acres
192	1981	Washilla Acres
193	1981	Washilla Acres
194	1981	Washilla Acres
195	1981	Washilla Acres
196	1981	Washilla Acres
197	1981	Washilla Acres
198	1981	Washilla Acres
199	1981	Washilla Acres
200	1981	Washilla Acres
201	1981	Washilla Acres
202	1981	Washilla Acres
203	1981	Washilla Acres
204	1981	Washilla Acres
205	1981	Washilla Acres
206	1981	Washilla Acres
207	1981	Washilla Acres
208	1981	Washilla Acres
209	1981	Washilla Acres
210	1981	Washilla Acres
211	1981	Washilla Acres
212	1981	Washilla Acres
213	1981	Washilla Acres
214	1981	Washilla Acres
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223	1981	Washilla Acres
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225	1981	Washilla Acres
226	1981	Washilla Acres
227	1981	Washilla Acres
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229	1981	Washilla Acres
230	1981	Washilla Acres
231	1981	Washilla Acres
232	1981	Washilla Acres
233	1981	Washilla Acres
234	1981	Washilla Acres
235	1981	Washilla Acres
236	1981	Washilla Acres
237	1981	Washilla Acres
238	1981	Washilla Acres
239	1981	Washilla Acres
240	1981	Washilla Acres
241	1981	Washilla Acres
242	1981	Washilla Acres
243	1981	Washilla Acres
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299	1981	Washilla Acres
300	1981	Washilla Acres



New Zoning Areas

(RB) 11-4-2011

WASILLAGATEWAY.COM
 PRELIMINARY SUBDIVISION PLAT & RESUBDIVISION OF
 MSB WAIVER NO. 1999-6-PW-1
 SECTION 7 & 8 TOWNSHIP 17N RANGE 1W S4A ALASKA



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

APPLICATION FOR ZONE CHANGE

#R _____

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>Gary Lundgren 100%</u>	Name: <u>Kevin Baker</u>
Mailing Address: <u>2623 Second Ave</u>	Mailing Address: <u>230 E. Paulson Ave. Ste 68</u>
<u>Seattle, WA 98121</u>	<u>Wasilla, AK 99654</u>
Contact Phone: Day <u>(213) 400-7352</u> Night _____	Contact Phone: Day <u>357-2000</u> Night _____
FAX: <u>-</u>	FAX: <u>357-2001</u>
E-mail: <u>- 115trading@yahoo.com</u>	E-mail: <u>Kevin@rgud.net</u>

*Attach list of additional owners if any.

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

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

DATE: 1-13-11

SIGNATURE: Kevin Baker

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

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

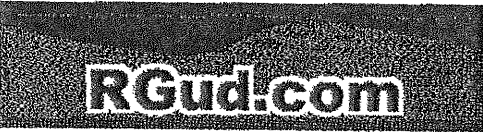
Land Use	
Describe current use of property covered by this application: <i>VACANT / NO USES</i>	
Surrounding property: (Describe how land adjacent to the property is currently being used.)	
North:	<i>Residential</i>
South:	<i>Commercial</i>
East:	<i>Residential / Light Commercial</i>
West:	<i>Light Industrial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

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

Application Check list:

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

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



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

January 13, 2011

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

Re: Petition to City of Wasilla for Zoning Map Amendment

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

PETITION

Hello Ms. Crawford,

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

Property Information

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

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

NARRATIVE

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

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

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

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

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

If you need anything further, please let me know.

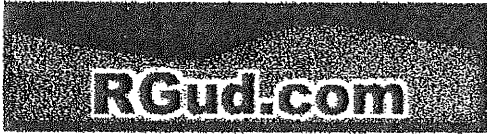
Thanks,



Kevin Baker
Broker, RGud Properties
907.357.2000
kevin@wasilla.biz

Attachments ----

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



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

December 26, 2010

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

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

Mat-Su Borough Assessor's Tax Parcel Numbers

17n01w07 A004 & A005

17n01w08 B004 & B005

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

Sincerely,

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

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

Petition
Zoning Map Amendment

*Areas
to be ReZoned*

17N01W07A004

"RR"

17N01W08B004

"RR"

"C"

"C"

17N01W07A005

"C"

17N01W08B005

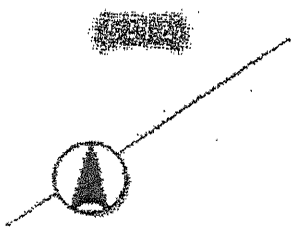
"C"

WASILLA

W PARKS HWY

The Alaska Railroad

ALASKA RAILROAD





MATANUSKA-SUSITNA BOROUGH

Search Again _____

Owner Search

Real Property Detail for Account: 17N01W07A004

Site Information

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



Site Address

Ownership

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

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

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

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2010	Yes	0035	11.786	\$24466.56
2009	Yes	0035	11.7	\$24268.03
2008	Yes	0035	12.289	\$25469.21

Recorded Documents

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

Recording Info (offsite link to DNR)

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

Tax Account Status †

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

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
112.21	112.21	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the City of Wasilla Website

* Total Assessed is net of exemptions and deferrals.

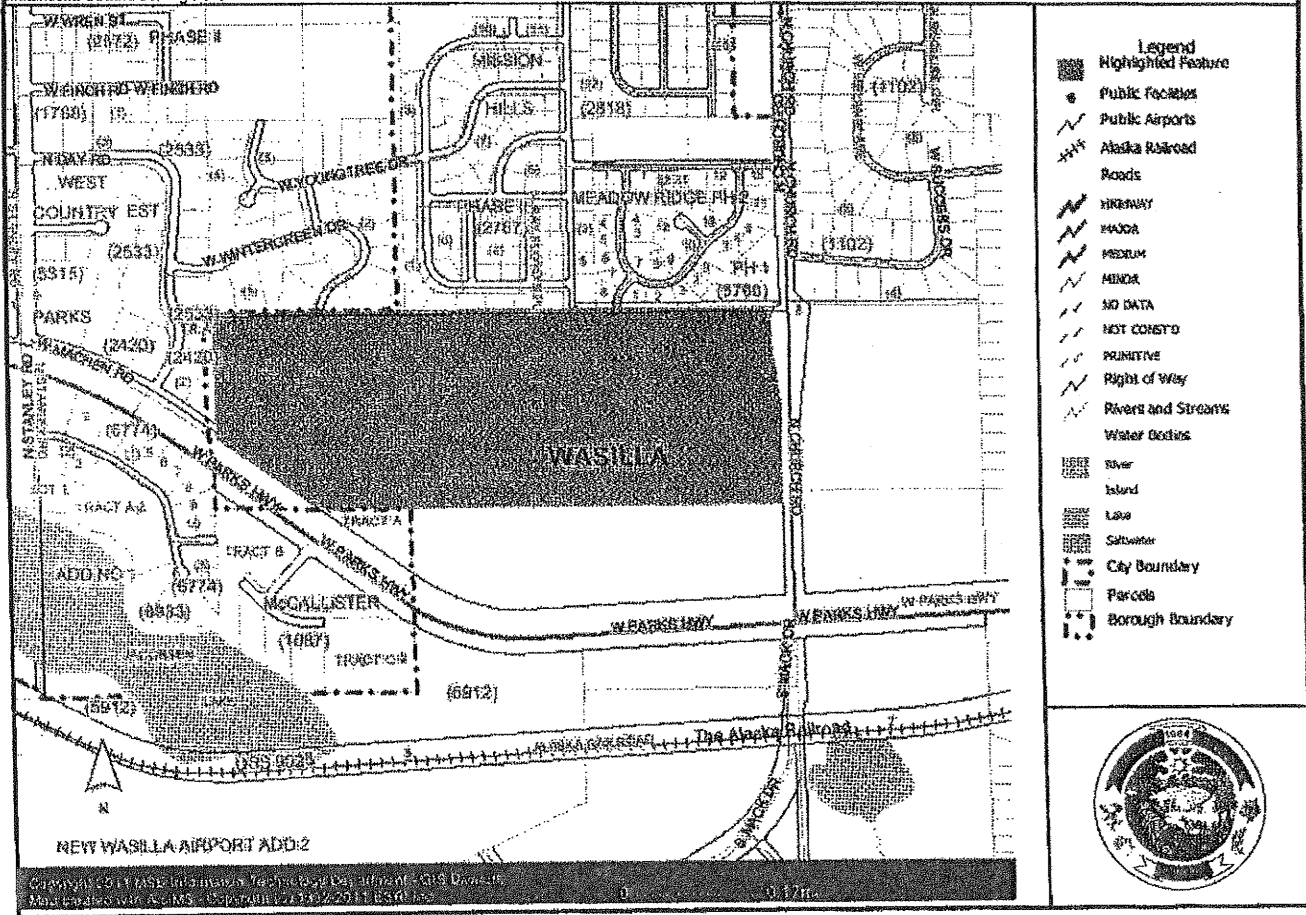
**Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

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

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

Parent Parcel

This Map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to the acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-746-4801.





MATANUSKA-SUSITNA BOROUGH

Search Again _____

Owner Search

Real Property Detail for Account: 17N01W08B004

Site Information

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

Subdivision
 City
 Map WA12



Site Address 401 N CHURCH RD

Ownership

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

Buyers
 Primary Buyer's Address

Appraisal Information (Show Building Information)

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

Tax/Billing Information

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

Recorded Documents

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

Recording Info (offsite link to DNR)
[Palmer Bk: 1043 Pg: 592](#)

Tax Account Status †

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

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
40.00	36.79	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the City of Wasilla Website

* Total Assessed is net of exemptions and deferrals.

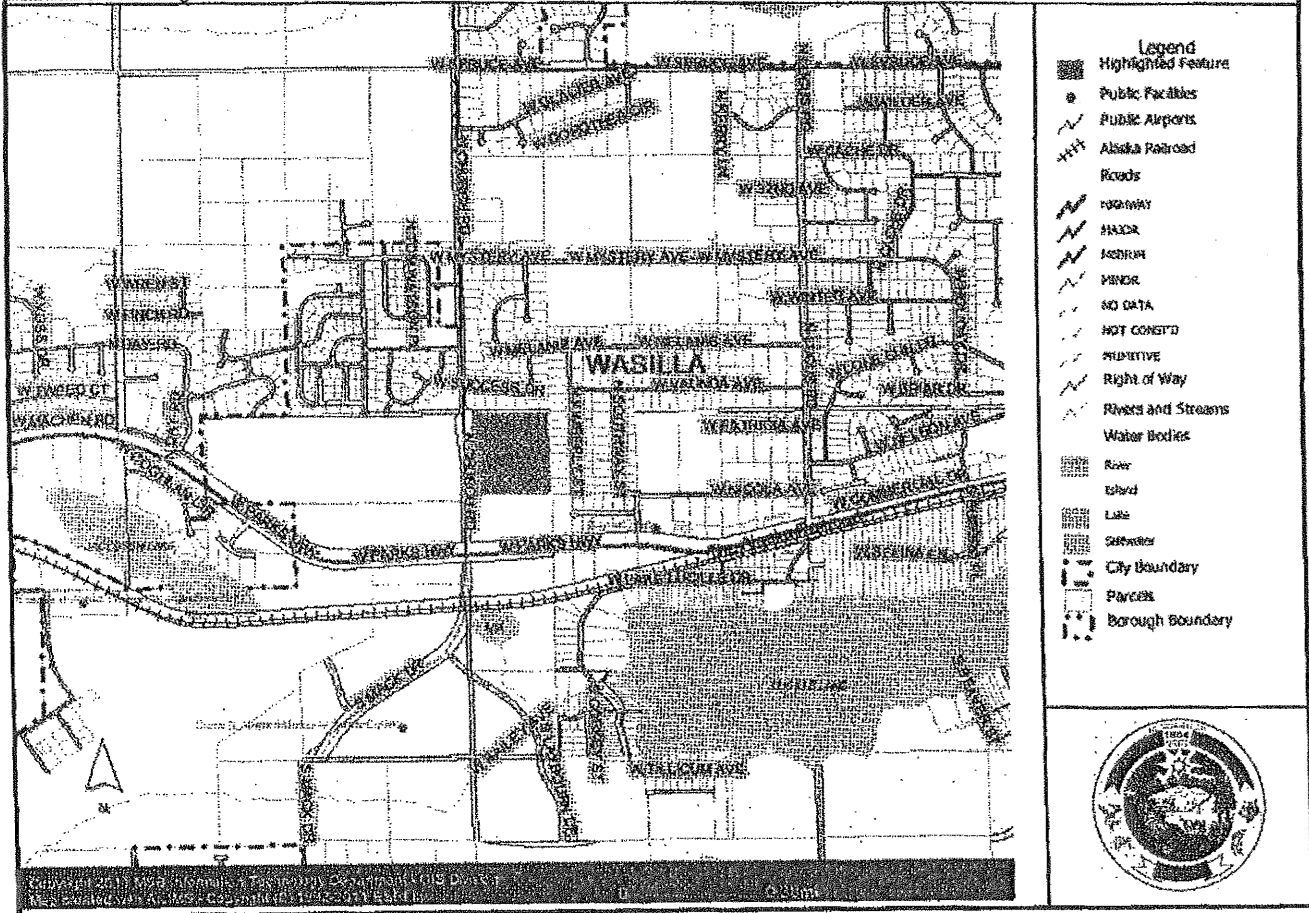
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Last Updated: 1/13/2011 4:01:25 AM

Parent Parcel

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NOTES

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. LOT DIMENSIONS AND BEARING INFORMATION FOR THE PROPERTIES BEING SUBDIVIDED WAS OBTAINED FROM MULTIPLE PLATS AND OTHER PUBLIC DOCUMENTS LISTED.
3. INFORMATION FOR SUBDIVISIONS ADJACENT WAS OBTAINED FROM THOSE PLATS NOTED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

GARY LINDORSEN _____ DATE _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SITKINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THIS PLAT IS LOCATED.

PLANNING & LAND USE DIRECTOR _____ DATE _____

CERTIFICATE OF PAYMENT OF TAXES

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

BOROUGH TAX COLLECTION OFFICIAL _____ DATE _____

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

CITY OF WASILLA TAX COLLECTION OFFICIAL _____ DATE _____

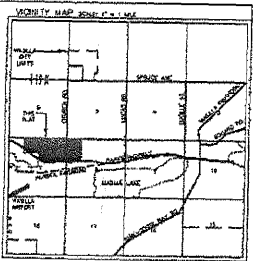
SURVEYOR'S CERTIFICATE

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

REGISTERED LAND SURVEYOR _____ DATE _____

**PROPOSED PRELIMINARY PLAT
WASILLAGATEWAY.COM
NORTH COUNTRY BUILDERS OF ALASKA
PREPARED BY**

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

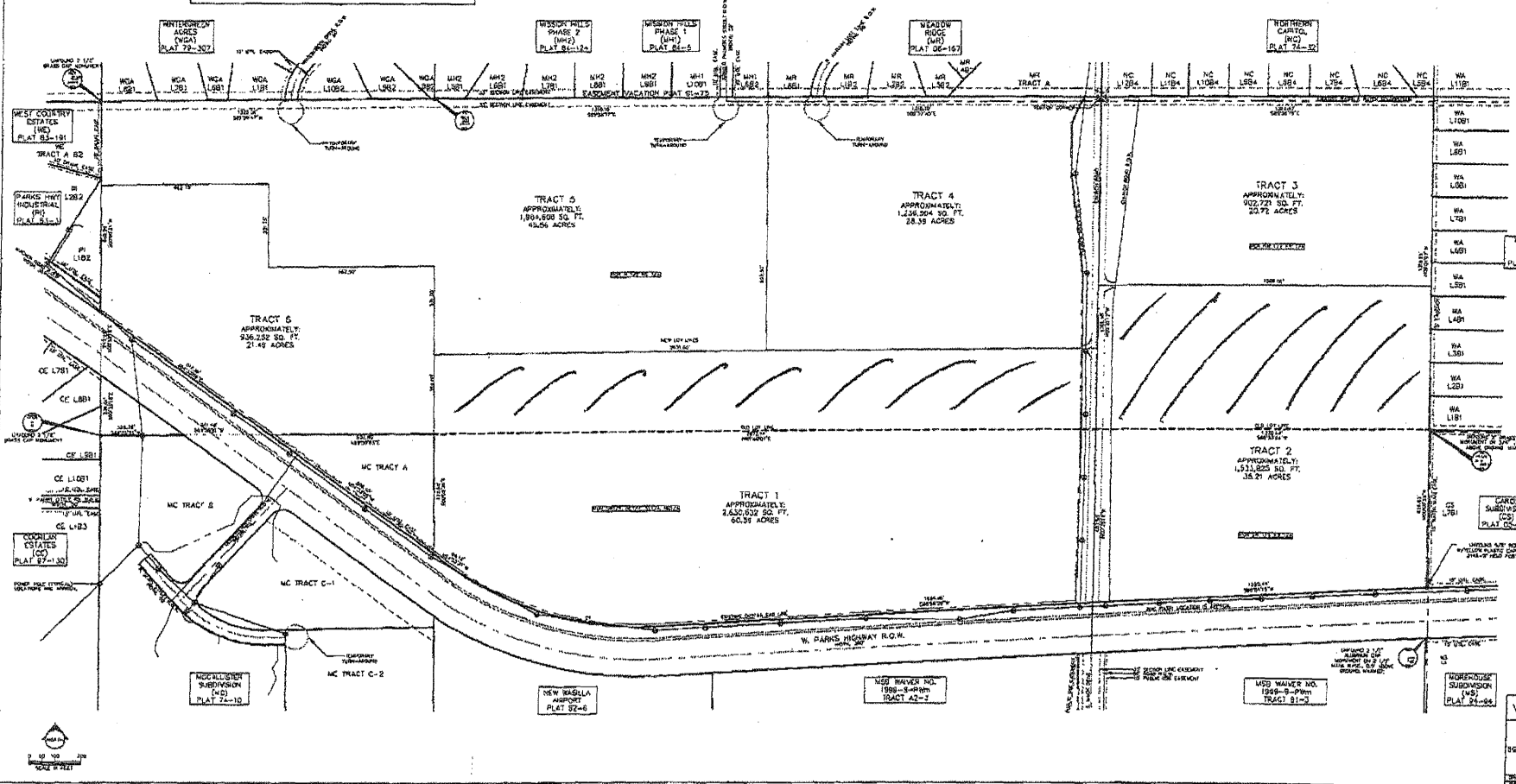


CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	PIECE POINT
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PUBLIC RECORDS USED

PLAT NO.	DATE	TYPE
...



WASILLAGATEWAY.COM

**PRELIMINARY SUBDIVISION PLAT &
RESUBDIVISION OF
WASILLA WAY NO. 1999-8-PV04
SECTION 7.6 & TOWNSHIP 17N RANGE 13W 6N,
ALASKA**

RGud International, Inc.
Trust Account

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

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

89-5
4262 3417

2005

DATE 01/13/2011

Reference:

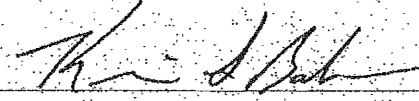
PAY City of Wasilla

\$ **500.00

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

TO THE ORDER OF City of Wasilla

Memo: Wasilla Gateway com Rezone Permit App



⑈0000002005⑈ ⑆ 25 200057⑆ 7758544469⑈

RGud International, Inc.

2005

Rezone App Fee

1-13-11

17N 01W 07 A 004

17N 01W 08 B 004

RGud International, Inc.

2005

Tahirih Klein

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

City of Wasilla Planning Department,

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

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

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

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

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

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

If you have any questions please contact me.

Kindest Regards,

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

NOTICE OF PUBLIC HEARING - REZONE

DATE: 11-15-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

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

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

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

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

Name Donna Ostrowski-Cooley
Address 2400 W Success Dr. Wasilla, AK 99654
Lot 11 Block 4 Subdivision Northern Capital Estates

Comments: See Attached



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

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

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NOV 18 2011

Planning Office
City of Wasilla

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FIRST CLASS

NOTICE OF PUBLIC HEARING

99654-9610 0004



Re: Case: K11-02

November 16, 2011

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NOV 18 2011

Planning Office
City of Wasilla

To Whom It May Concern:

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

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

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

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

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

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

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

Thank you in advance for your time and consideration.

RECEIVED

NOV 18 2011

Planning Office
City of Wasilla

NOTICE OF PUBLIC HEARING - REZONE

DATE: 11-15-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

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

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

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

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

Name Nancy Kirchoff
Address 424 N. Kimberly, Wasilla
Lot 4 Block 1 Subdivision Wasilla Acres

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



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

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

neopost
11/15/2011
US POSTAGE \$00.44

Barcode
ZIP 99654
041L11222587

FIRST CLASS

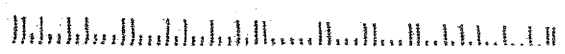
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NOV 28 2011

Planning Office
City of Wasilla

NOTICE OF PUBLIC HEARING

99654\$8111 C004



NOTICE OF PUBLIC HEARING - REZONE

RECEIVED

DATE: 11-15-11

CASE: R11-02

NOV 21 2011

APPLICANT (S): Kevin Baker for Gary Lundgren

Planning Office
City of Wasilla

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

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

Name Matanuska Susitna Borough
Address 350 E Dahlia St Palmer, AK 99645
Lot _____ Block _____ Subdivision _____

Comments: The Borough is currently in negotiations to purchase portions of this property and does NOT support this effort towards rezoning at this time -
Alanne O'Dell
Director of Public Works -
Matanuska - Susitna Borough



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

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

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FIRST CLASS

WATANUSKA SUSITNA BOROUGH

NOV 16 2011

RECEIVED

NOTICE OF PUBLIC HEARING

99645#6411



NOTICE OF PUBLIC HEARING - REZONE

DATE: 01-13-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

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

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

Name Nancy Kirchoff
Address 424 N. Kimberly Street Wasilla
Lot 4 Block 1 Subdivision WASILLA ACRES

RECEIVED

JAN 25 2011

Planning Office
City of Wasilla

Comments:

See Attachment



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

1113B01L004
KIRCHOFF NANCY J
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WASILLA, AK 99654

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JAN 25 2011

**Planning Office
City of Wasilla**

January 24, 2011

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

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

To Whom It May Concern:

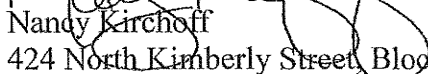
I am writing in OPPOSITION to the request that the subject property be re-zoned from Rural Residential to Commercial. My opposition is based on several issues:

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

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

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

Thank you.


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

January 24, 2011

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

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

To Whom It May Concern:

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

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

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

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

Thank you.

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

Tahirih Klein

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

Thank you.

Tahirih Klein

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

City of Wasilla, Planning Commission:

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

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

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

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

Respectfully submitted,

Tracy K. McDaniel, SR/WA
Matanuska-Susitna Borough
Real Estate Acquisition Officer
907.745.9607 Direct Line
tmcdaniel@matsugov.us



MATANUSKA-SUSITNA BOROUGH

Platting Division

350 East Dahlia Avenue • Palmer AK 99645-6488

Phone (907) 745-9874 • Fax (907) 746-7407

October 18, 2010

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

RE: MACHEN ROAD RIGHT-OF-WAY ACQUISITION

CASE: 2010-061

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

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

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

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

Kindest regards,

Paul Hulbert
Platting Officer

cc: MSB/DPW

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

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

Christopher Mix
620 N. Kimberly Street
Wasilla, AK 99654

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

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

Nancy Kirchoff
424 N. Kimberly Street
Wasilla, AK 99654

Arthur Newman
PO Box 298133
Wasilla, AK 99629

Glen Brown
630 N. Kimberly Street
Wasilla, AK 99654

Kathy Fish
551 N. Kimberly Street
Wasilla, AK 99654

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

Jeannie Garvin
575 N. Kimberly Street
Wasilla, AK 99654

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

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

Jerry Thomas
425 N. Kimberly Street
Wasilla, AK 99654

Travis Torkelson
600 N. Kimberly Street
Wasilla, AK 99654

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

CONDITIONS OF APPROVAL

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

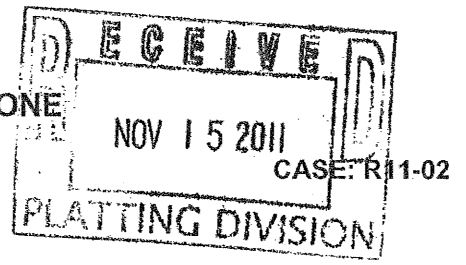
1. Pay postage and advertising fees.
2. All partial lot acquisitions shall be monumented at the intersection of the new ROW and lot line per MSB 27.15.200(D)(7).
3. Sight distance and traffic control devices at the intersection with N. Church Road are required to meet State standards. Design review required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

FINDINGS for RIGHT-OF-WAY ACQUISITION

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

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

NOTICE OF PUBLIC HEARING - REZONE



DATE: 11-15-11

APPLICANT (S): Kevin Baker for Gary Lundgren

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

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

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

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

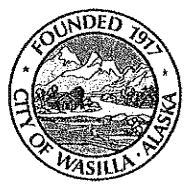
Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: *No comment on re-zone, Applicant has contacted platting on subdividing property but no subdivision application has been submitted*

RM



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

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

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NOV 18 2011

Planning Office
City of Wasilla

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ZIP 99654
041L11222587

FIRST CLASS

MATASHONA QUATINA BOROUGH

NOV 16 2011

RECEIVED

NOTICE OF PUBLIC HEARING

99645*6411

|||||.....|||||.....

NOTICE OF PUBLIC HEARING - REZONE

DATE: 01-13-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

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

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

Name Mat Su Borough Planning Dept
Address 350 E. Dahlia - Palmer
Lot _____ Block _____ Subdivision _____

Comments:

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

Eileen Pitkanen



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

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JAN 18 2011

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

FIRST CLASS

MATANUSKA-SUSITNA BOROUGH
JAN 18 2011
RECEIVED

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING - REZONE

DATE: 01-13-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

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

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

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments:

In terrior zone boundaries do not follow property lines of record

no objection

RECEIVED

JAN 25 2011

planning Office
City of Wasilla

Paul Anthon

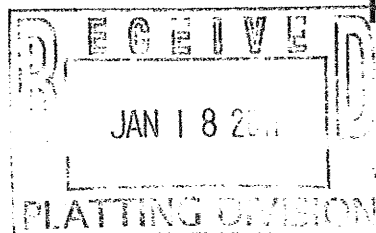


CITY OF WASILLA
PLANNING OFFICE
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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ZIP 99654
041L11219415

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



FIRST CLASS

WATERBURY-SISKIYOU GROUP
JAN 18 2011
RECEIVED

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING - REZONE

DATE: 11-15-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

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

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

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

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

Name _____
Address _____
Lot _____ Block _____ Subdivision _____

Matanuska-Susitna Borough
Code Compliance

NOV 17 2011

Comments: No Comments.

Received

Open Cases N/A

SpUD N/A

SFHA:

FIRM # 8060 E Zone X

Date: 11-17-11 By: Mark Whisenhunt, MSB



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

RECEIVED

NOV 18 2011

Planning Office
City of Wasilla

neopost

11/15/2011

US POSTAGE

\$00.44



ZIP 99654
041L11222587

FIRST CLASS

MATANUSKA-SUSITNA BOROUGH

NOV 16 2011

RECEIVED

NOTICE OF PUBLIC HEARING

996-4536411

PRJ RW 11 0245

NOTICE OF PUBLIC HEARING - REZONE

DATE: 01-13-11

CASE: R11-02

APPLICANT (S): Kevin Baker for Gary Lundgren

JAN 18 2011

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

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040).

A public hearing on this request is scheduled for February 8, 2011 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before January 28, 2011 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name _____
Address _____
Lot _____ Block _____ Subdivision _____

RECEIVED
JAN 21 2011
Planning Office
City of Wasilla

Comments: *N/A*
gy



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

neopost
01/14/2011
US POSTAGE \$00.44⁰

ZIP 99654
041L11219415
FIRST CLASS

NOTICE OF PUBLIC HEARING

JAN 18 2011
RECEIVED
PR8R2011-0012

Tahirih Klein

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

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

Daniel Stone
Cultural Resource Specialist
Matanuska-Susitna Borough

Tahirih Klein

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

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



Brad Sworts
Matanuska-Susitna Borough
Transportation & Environmental Mgr.

(907) 746-7430
Brad.Sworts@matsugov.us
350 East Dahlia Avenue
Palmer, AK 99645-6488
United States



MATANUSKA-SUSITNA BOROUGH

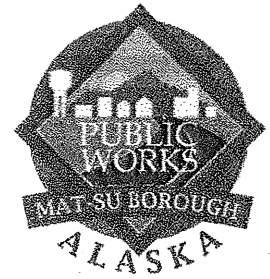
Public Works Department

Pre-Design Division

350 East Dahlia Avenue • Palmer, AK 99645

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

e-mail: pre-design@matsugov.us



DEPARTMENT COMMENTS

CASE #: R11-02 – Wasilla Rezone

DATE: November 28, 2011

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

APPLICANT: Kevin Baker for Gary Lundgren

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

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

Brad Swartz

Public Works Department
Pre-Design Division Manager

11/28/11

Date

Tahirih Klein

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

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

Thanks, Lauren



Lauren M. Krueer
Planner II
PH 907-745-9365
FX 907-745-9378



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

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

DEPARTMENT COMMENTS

Case #: R11-02 – Wasilla Rezone

DATE: November 23, 2011

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

APPLICANT: Kevin Baker for Gary Lundgren

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

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

Lauren Kruer, Planner II
Planning and Land Use Department

11/29/11
Date

1102B02L017
42143 TRUST
HELMS AARON J TRE
4999 E WELCH RD
WASILLA, AK 99654-9022

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2767B01L009
LAPTHORNE CAROLYN M
PO BOX 873594
WASILLA, AK 99687-3594

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1087B01L002
SEIMS ROBERT W & DONNA J
PO BOX 870601
WASILLA, AK 99687-0601

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

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

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

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

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

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

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

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

1102B02L022
THIBODEAU JERRY A
ARGO MELISSA C
2281 W SUCCESS DR
1
WASILLA, AK 99654

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

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

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

5945B03L006
WAKEMAN SHIRLEY
PO BOX 873463
WASILLA, AK 99687-3463

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

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

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

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

5816B02L003
ZAMARELLO PETER
PO BOX 873088
WASILLA, AK 99687-3088

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

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

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
Wasilla, AK 99654

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

John Lovett
FAA
Airport Division
222 W. 7th Ave
#14
Anchorage, AK 99513

MEA
PO Box 2929
Palmer, AK 99645

MSB Fire Chief
101 S. Swanson Ave
Wasilla, AK 99654

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

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

SOA/DNR
WATER Resources
550 W. 7th Ave
Suite 1020
Anchorage, AK 99501

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

Doug Miller
665 W. Holiday Drive
Wasilla, AK 99654

Robert Webb
221 E Hygrade Ln
Wasilla, AK 99654

City Council
Douglas Holler

Kathy Wells
Friends of Mat-Su
PO Box 116
Palmer, AK 99645

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

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

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

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

SOA/DFG/Habitat
1800 Glenn Hwy
Suite 12
Palmer, AK 99645

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

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Dan King
PO Box 870211
Wasilla, AK 99687

City Council
Leone Harris

Troy Scheuner
GCI
501 N. Main St
Suite 130
Wasilla, AK 99654

MSB Cultural Resources Specialist
350 E. Dahlia Ave
Palmer, AK 99645

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

NRCS
Soil & Water Conservation
1700 E. Bogard Rd
#203
Wasilla, AK 99654

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

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

Daniel Kelly, Jr
581 Briar Dr
Wasilla, AK 99654

Clark Buswell
951 E Creekside Dr #9
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Nancy Hall

City Council
Dianne Woodruff

City Council
Kristofer Larson

City Council
Taffina Katkus