



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

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

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

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

REGULAR MEETING

7 P.M.

MARCH 27, 2012

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. City Deputy Administrator
 - B. City Public Works Director
 - C. City Attorney
 - D. City Planner
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Minutes of February 28, 2012, regular meeting.
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. **Resolution Serial No. 12-04:** Approving Variance No. V12-01 allowing a 1.8 feet reduction from the required 10 feet side yard setback for Lot 67, Block 1, Primrose Pointe Subdivision, for an

existing single-family home on approximately one-half acre, generally located on Riverdance Circle, which is accessed from Lucille Street and north of the Parks Highway.

2. **Resolution Serial No. 12-05:** Recommending that the Wasilla City Council amend the City of Wasilla Official Streets & Highways Plan FY 2005-2025 (Resolution Serial No. 06-30) to change the street classification for Lucus Road from a minor collector to a major collector roadway.

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

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

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, February 28, 2012, in Council Chambers of City Hall, Wasilla, Alaska by A.C. Buswell, III, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Mr. Patrick Brown, Seat A
Mr. Daniel Kelly, Jr., Seat B
Mr. Steven DeHart, Seat C
Mr. Doug Miller, Seat D
Ms. Glenda Ledford, Seat E
Mr. Clark Buswell, Seat F

Commissioners excused and absent were:

Mr. Robert Webb, Seat G

Staff in attendance were:

Mr. Bert Cottle, Deputy Administrator
Mr. Archie Giddings, Public Works Director
Ms. Tina Crawford, City Planner
Ms. Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner DeHart led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator
Mr. Cottle stated the City Council did not fill open seat and extended the deadline until the next meeting next March.

B. City Public Works Director

Mr. Giddings stated that he has three engineering contracts to bring forward to the March 12th City Council meeting; one is Mack Drive that will affect 37 parcels; secondly USKH, Inc. is getting a proposal for the Airport Road; and lastly repaving of Nelson Road.

C. City Attorney

No report given.

E City Planner

Ms. Crawford stated that:

- a side yard setback variance for an existing home, will be on the agenda in March;
- McDonalds will have a waiver for the open space requirement on the first meeting in April; and
- the final draft of the Hazard Mitigation Plan will be forwarded to the State and FEMA for their comments then onto the City Council for their approval.

F. City Council

No report given.

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

No one came forward and Chair Buswell closed public participation.

VII. CONSENT AGENDA

A. Minutes of February 14, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Committee of the Whole

1. Proposed plans for proposed Parks Highway reconstruction, Lucas Road to Big Lake Cutoff.
2. Discuss proposed scope of work and responsibilities for Sign Code Focus Group (Planning Commissioner discussion only).

MOTION: Commissioner Kelly moved to enter into the Committee of the Whole at 7:07 PM.

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

Mr. Jim Amundsen, P.E., Project Manager for ADOT&PF, provided a presentation of the project scope for the Parks Highway project.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to suspend the normal Roberts Rules of Order for the Committee of the Whole to allow the audience to ask questions.

VOTE: The motion to suspend the normal Roberts Rules of Order for the Committee of the Whole passed unanimously.

The following people signed up to speak and express concerns about the proposed four-lane divided highway. They feel it will negatively impact commercial businesses along this segment of the Parks Highway and they strongly felt that ADOT&PF needs to design the highway as a five-lane undivided highway.

Mr. Roger Purcell, Mayor of the City of Houston
Mr. Pat Johnson
Mr. Larry Wright
Mr. Paul Gardner
Mr. Robert Friesen
Mr. Kevin Baker, representative for Gary Lundgren
Mr. Dallas Massie
Mr. Denny Boyle
Mr. Berkley Tilton
Ms. Taffina Katkus

Ms. Dianne Woodruff stated she appreciated the presentation by ADOT&PF and meeting with the City but she didn't have the same reservations.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to exit the Committee of the Whole at 8:46 PM regarding the Parks Highway discussion.

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

MOTION: Commissioner DeHart moved to enter into the Committee of the Whole at 8:46 PM to discuss the Sign Code Focus Group.

2. Discuss proposed scope of work and responsibilities for Sign Code Focus Group (Planning Commissioner discussion only).

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

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to exit the Committee of the Whole at 8:55 PM.

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

IX. UNFINISHED BUSINESS

None.

XI. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS

Mr. Purcell of Houston provided Mr. Cottle with a copy of a Resolution from the City of Houston opposing the road project. He stated that the City Planning Commission has the authority to say yes or no to the development of a highway and then the governor has a right to override the decision.

Mr. Gardener stated his comments aren't directed to Mr. Amundson but the frustration that listening to people who look at this project.

Ms. Katkus stated that the businesses along the Parks Highway are going to have a lot of road construction coming their way and would like to see this Commission take into action and not just advisement.

XIII. STAFF COMMENTS

Ms. Crawford stated that the purpose of the meeting was to bring the Planning Commissioners up to speed on the project. She also stated the City has new staff and Commissioners and are now working closely with ADOT&PF to try and identify the issues earlier in the planning stages.

Mr. Giddings stated they are in the early stages of the Main Street couplet project and thanked Commissioner Kelly for his is knowledge with ADOT&PF projects.

XIV. COMMISSION COMMENTS:

Commissioner Miller stated that he:

- sees value in a five lane as well as a four-lane divided highway;
- is concerned about having strip commercial through Wasilla;
- hopes there is more discussion on the road project;

- would like to discuss solutions to keep the speed limit to 45 miles per hour; and
- would like to see what the options are when the population grows.

Commissioner DeHart stated that:

- he was surprised that there would be a divided highway instead of the five-lane highway;
- he would like to know where the businesses are going to stop between here and Pittman; and
- the Planning Commission should consider the businesses and there has to be a trade off.

Commissioner Brown stated that:

- he is excited to hear that we have input on traffic and traffic control;
- it makes sense to have five-lanes and slowing it down and that pedestrian traffic is also an issue; and
- he would prefer to see businesses have the access they need; and
- a half-mile access will make it very difficult for pedestrian traffic.

Commissioner Ledford stated that this is a hot topic and she does not understand why ADOT&PF did not do a traffic impact analysis study and small businesses are the lifeblood of Wasilla and when they are impacted it can affect the City as a whole.

Commissioner Kelly stated:

- small businesses are taken into account when they do the traffic counts;
- he asked Ms. Crawford to talk with the City Attorney regarding what the Commission can or cannot do as far as making recommendations on road projects within the City; and
- that he appreciated the public showing up and providing comments.

Chair Buswell thanked everyone for being here even the citizens that live outside our City limits.

XV. ADJOURNMENT

The regular meeting adjourned at 9:20 PM.

ATTEST:

A.C. BUSWELL, III, Chairman

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2012.



STAFF REPORT: Case # V12-01
Prepared by: Planning Staff
For the meeting of: March 27, 2011

I. SUMMARY FACTS:

Applicant: Viktor P. Fendich

Land Owner(s): Derek Cladek
Melissa Brake

Proposal: A 1.8' variance from the required 10' side yard setback for an existing single-family home.

Location: 251 Riverdance Circle, Wasilla, AK
Lot 67, Block 1, Primrose Pointe Subdivision

Parcel size: 0.46 Acres±

Zoning District: Rural Residential

Comprehensive Plan: The *2011 Future Land Use Map* designates the subject property as "Generally Residential".

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

II. STAFF RECOMMENDATION:

Staff recommends approval of this request.

III. SUMMARY OF REQUEST

The applicant is requesting a 1.8' variance from the required 10' side yard for an existing single-family home.

WMC 16.28.110 provides for variances to density, setback, or height standards of this chapter.

WMC 16.24.030 Setbacks and height

- A. Setbacks are measured from the outermost portion of the building to the nearest lot line or building as appropriate. Temporary buildings may be permitted within the side or rear yard area as administrative approval by the city planner. Where other setback standards are applicable, the most restrictive setback standards apply. The following are the building setback and height standards:
3. In all residential districts, except RM – residential multifamily district (RR, R1 and R2) the side yard setback is ten (10) feet.

IV. ISSUES REGARDING CODE

Wasilla Municipal Code sets forth the requirements for variance approvals in §16.28.110. The procedural requirements and variance standards are identified below with appropriate staff findings for each.

§16.28.110(A) Application.

An application for a variance must be submitted to the planner. The application must be accompanied by a site plan of the relevant part of the parcel or lot. The planner may require that the site plan be produced by a registered professional engineer or land surveyor. The site plan shall depict all information relevant to the variance request.

Staff Finding: A complete application was submitted to the Planning Department on February 21, 2012.

§16.28.110(B) Variance requests must be heard by the commission. Notice, comment period and hearing procedures follow the format outlined in WMC16.16.040.

Staff Finding: The public hearing was scheduled in a timely manner for the next available Planning Commission meeting and the hearing format is consistent with the requirements in WMC 16.16.040(E). Public notices were originally mailed on February 24, 2012 and a corrected notice reflecting the correct amount of the requested setback variance was mailed on March 8, 2012 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040.

§16.28.110(C) Variance Standards.

A variance may be granted only if:

- 1. The conditions upon which the variance application is based do not apply generally to properties in the district or**

vicinity other than the property for which the variance is sought;

Staff Finding: The conditions do not apply generally to other properties in the Commercial district or vicinity. According to the applicant, an error was made when determining the property lines during construction of the home.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Staff Finding: According to the applicant, there was confusion between the survey markers for this subdivision and markers for another subdivision to the west.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Staff Finding: Without approval of a variance, the property owner will have a home that does not comply with the minimum side yard setbacks for a single-family home. This may cause difficulty with future sale of the property.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Staff Finding: The owner purchased the property from the applicant without knowing that the home did not meet the minimum 10' side yard setback.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Staff Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Staff Finding: The variance of 1.8' is the minimum necessary to make the newly constructed home consistent with the City's Land Development Code, Title 16.

2. The variance will not permit a land use that is prohibited by this title;

Staff Finding: The residential home is a permitted use in the Rural Residential zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

Staff Finding: The variance is in keeping with the spirit and intent of the chapter.

4. The variance will not be detrimental to the public health, safety or welfare; and

Staff Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Staff Finding: The requested variance will not significantly adversely affect other properties in the area. The only lot that could have been affected would be Lot 68. However, site plan for the home on Lot 68 is setback significantly farther back on the lot than the home on Lot 67 so there should not be any impact (see copy of site plans for Lots 67 and Lots 68.)

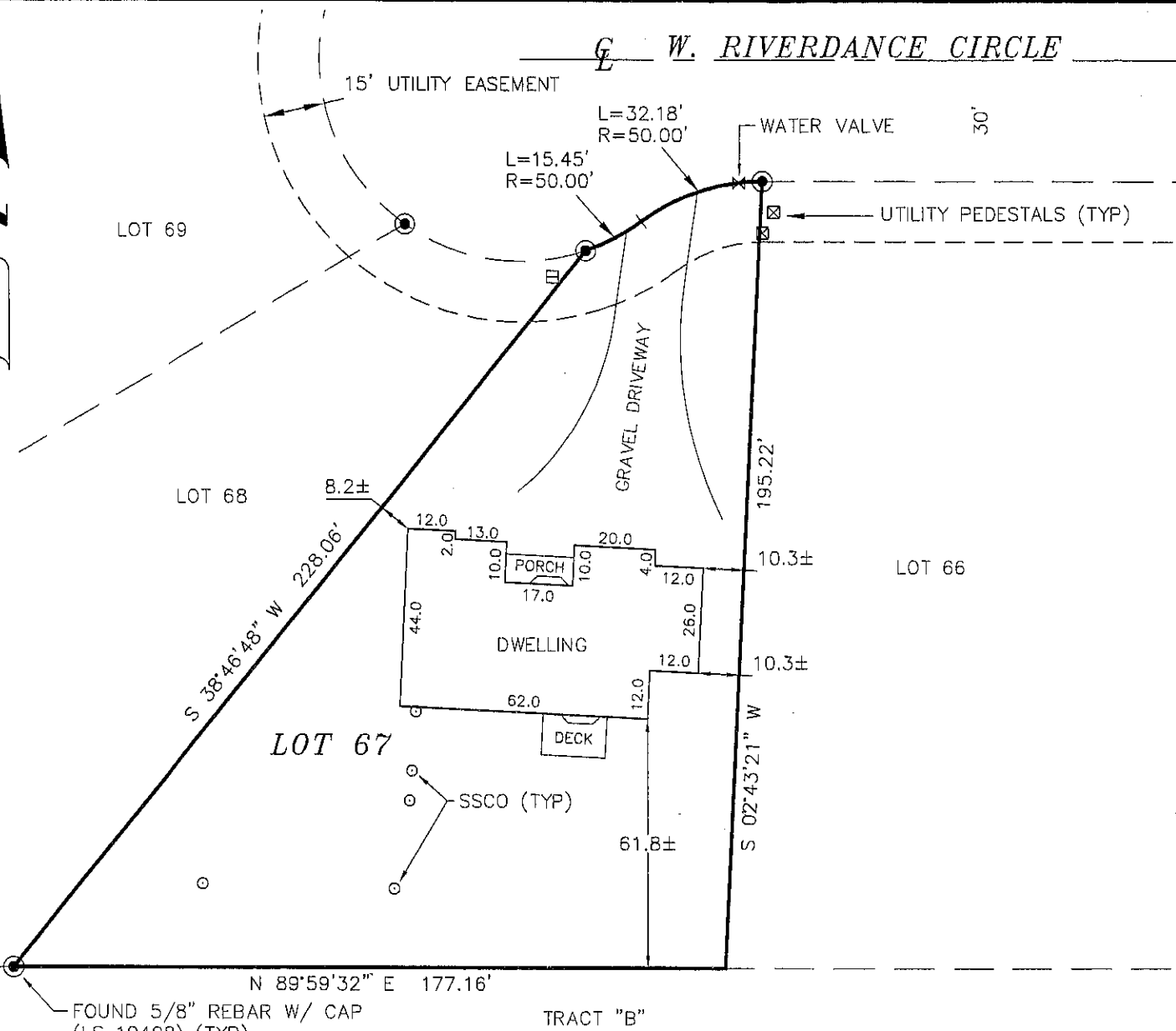
§16.16.040(A)(6) Decision.

The commission shall decide to deny, approve or approve with conditions the proposal or appeal. The burden of proof shall be on the applicant. The commission's decision may be made immediately following the public hearing portion of the commission meeting. The decision of the commission shall set forth the facts it finds relevant to its decision and the reasons for its decision. The effective date of the decision is the date the findings and the reasons are set out in writing and signed by the commission chairperson or the chairperson's designee.

VI. CONCLUSION AND RECOMMENDED CONDITIONS

Based on the above, staff recommends that the Planning Commission approve the requested variance.

W. RIVERDANCE CIRCLE

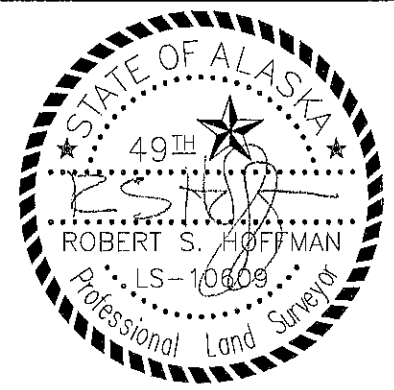


NOTES:

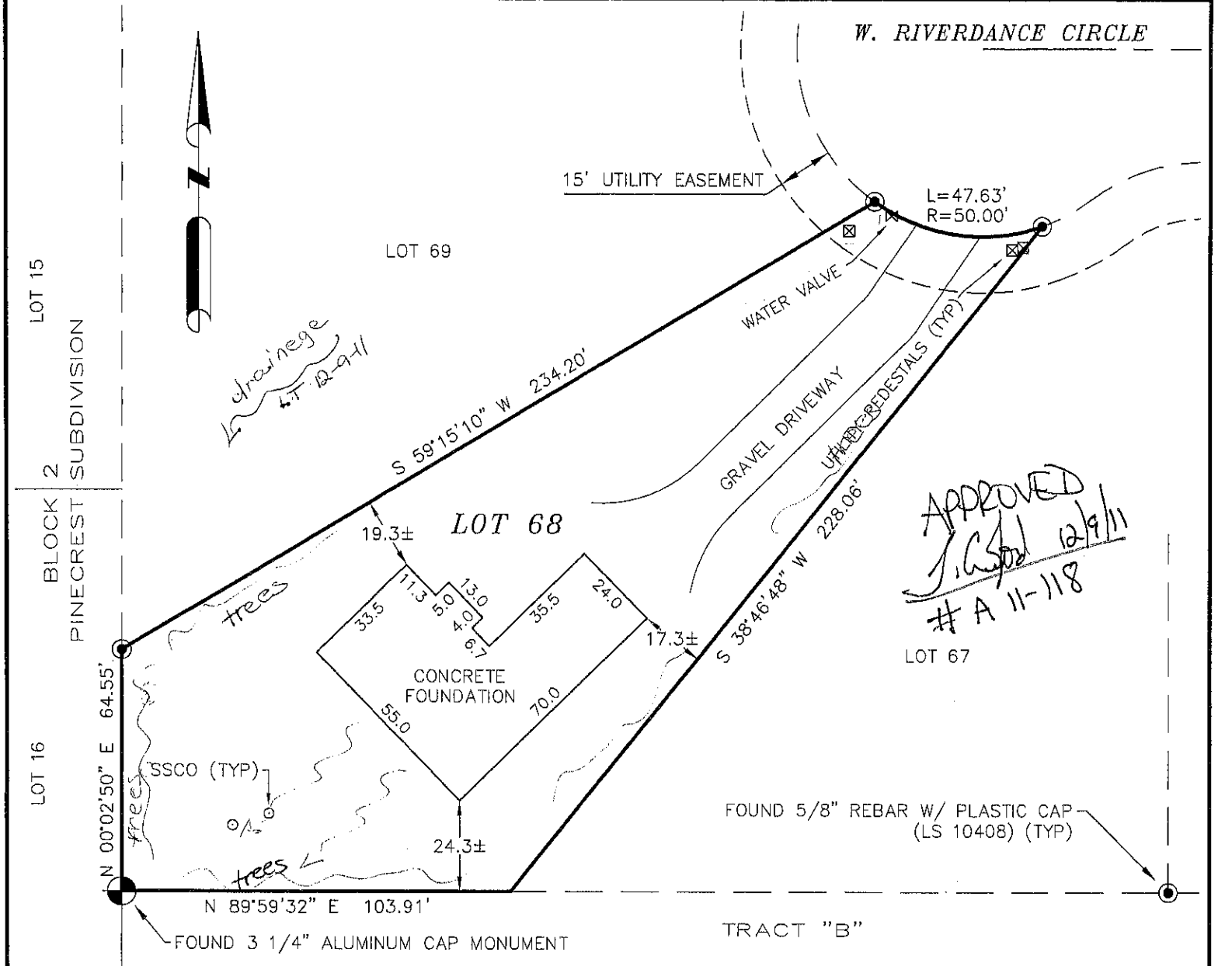
1. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES SEEN ON THE DATE OF SURVEY ARE SHOWN HEREON.
2. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.
3. THIS DRAWING WAS PREPARED IN ACCORDANCE WITH THE A.S.P.L.S. MORTGAGE SURVEY STANDARDS. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. UNDER NO CIRCUMSTANCES SHOULD ANY DATA SHOWN BE USED TO CONSTRUCT ANY FUTURE STRUCTURE, FENCE, OR ANY OTHER IMPROVEMENTS.
4. ALL BEARINGS AND DISTANCES SHOWN ARE RECORD, UNLESS OTHERWISE NOTED.

ASBUILT SURVEY
LOT 67, BLOCK 1, PRIMROSE POINTE - PHASE 1

PALMER RECORDING DISTRICT, ALASKA		REVISION	BY	DATE
BULL MOOSE SURVEYING ROBERT S. HOFFMAN 200 HYGRADE LANE, WASILLA, ALASKA 99654 (907) 357-6957 FAX (907) 357-6977		MORTGAGE SURVEY CERTIFICATE:		
		I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED A MORTGAGEE'S INSPECTION ON THE FOLLOWING DESCRIBED PROPERTY, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.		



DRAWN BY: RSH	DATE OF SURVEY: 7/12/2011	PREPARED FOR: ANATOLY FENDICH
CHECKED BY: RSH	SECTION TWP. RANGE 4 17N 1W S.M.	SCALE: 1"=40'
PLAT #2008-25		



APPROVED
 J. G. ... 12/9/11
 # A 11-118

NOTES:

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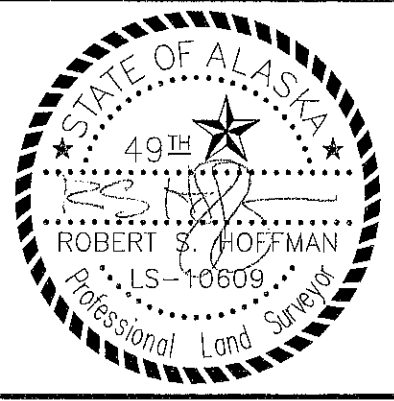
ASBUILT SURVEY

LOT 68, BLOCK 1, PRIMROSE POINTE - PHASE 1

Permit A11-118

©BULL MOOSE SURVEYING 2011

PALMER RECORDING DISTRICT, ALASKA		REVISION	BY	DATE
BULL MOOSE SURVEYING ROBERT S. HOFFMAN 200 HYGRADE LANE, WASILLA, ALASKA 99654 (907) 357-6957 FAX (907) 357-6977		MORTGAGE SURVEY CERTIFICATE: I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE PERFORMED A MORTGAGEE'S INSPECTION ON THE FOLLOWING DESCRIBED PROPERTY, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.		
		DRAWN BY: RSH DATE OF SURVEY: 12/2/2011 PREPARED FOR: PAVIL & LYUBOV TORMOZOV		
CHECKED BY: RSH	SECTION 4	TWP. 17N	RANGE 1W	S.M. S.M.
SCALE: 1"=40'		PLAT #2008-25		
		14 of 46		





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

APPLICATION FOR VARIANCE

Permit #: V 12-01
 Date: 2/2/12

I. PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Derek Cladek	Name: Niktor P. Fendim
Mailing Address: PO Box 871093	Mailing Address: 2191 W. Ridgwood Dr
Wasilla, AK 99687	Wasilla AK 99654
Contact Phone: Day 253-569-7711 Night -	Contact Phone: Day 854-6642 Night -
FAX: -	FAX: -
E-mail: derek.cladek@gmail.com	E-mail: v-fendim@yahoo.com

II. PROPERTY INFORMATION	
Size of property	APP. .5 AC.
Property tax #	679130012067
Street Address:	251 RIVERDANCE WASILLA AK 99654
Legal Description: Lot(s) 67 Block 1 Subdivision PRIMROSE Point phase 1	
OR Parcel/Tract _____ Section _____ Township _____ Range _____	
[Attach additional page if necessary.]	
Zoning: RR 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"/>	

III. VARIANCE
Applicant seeks a Variance from the following general requirement (s): Code Section #: 16.24.030 (A) (#1)
Describe problem and the minimum variation from code necessary to resolve the problem: To close to property line

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

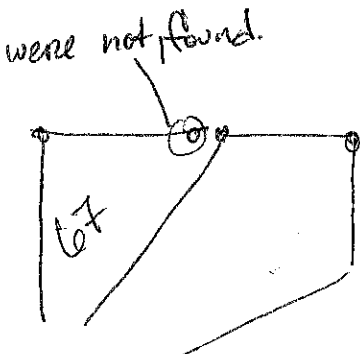
1. A copy of a plat or other legal description of the property.
2. A sketch of the property showing the features the applicant believes are relevant to the variance request.

APPLICATION

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

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

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



were not found.

lot

Property WAS stacked for 1st and 2nd phase, We had two different points to go off. and that is how mistake WAS made! the two points are only 5' apart.

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

see # 1 above

3. Describe why, (because of the conditions you have described), the strict application of the requirements of the code will result in an undue, substantial hardship to the owner or the property such that no reasonable

use of the property could be made.

For the future,
For to be in compliance with
the city of Wasilla codes / rules

4. Describe how or why the special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either.

As stated, in #1

5. Describe any reasons not based on costs or inconvenience you have for requesting this variance.

Refer to #3

IV. FEE

A Fee of

\$500 must accompany this application. Checks must be made payable to the CITY OF WASILLA.

V. CERTIFICATION

I certify that the representations made in this application and accompanying material are true.

Derek Cladek
Owner or Agent

2/20/12
Date

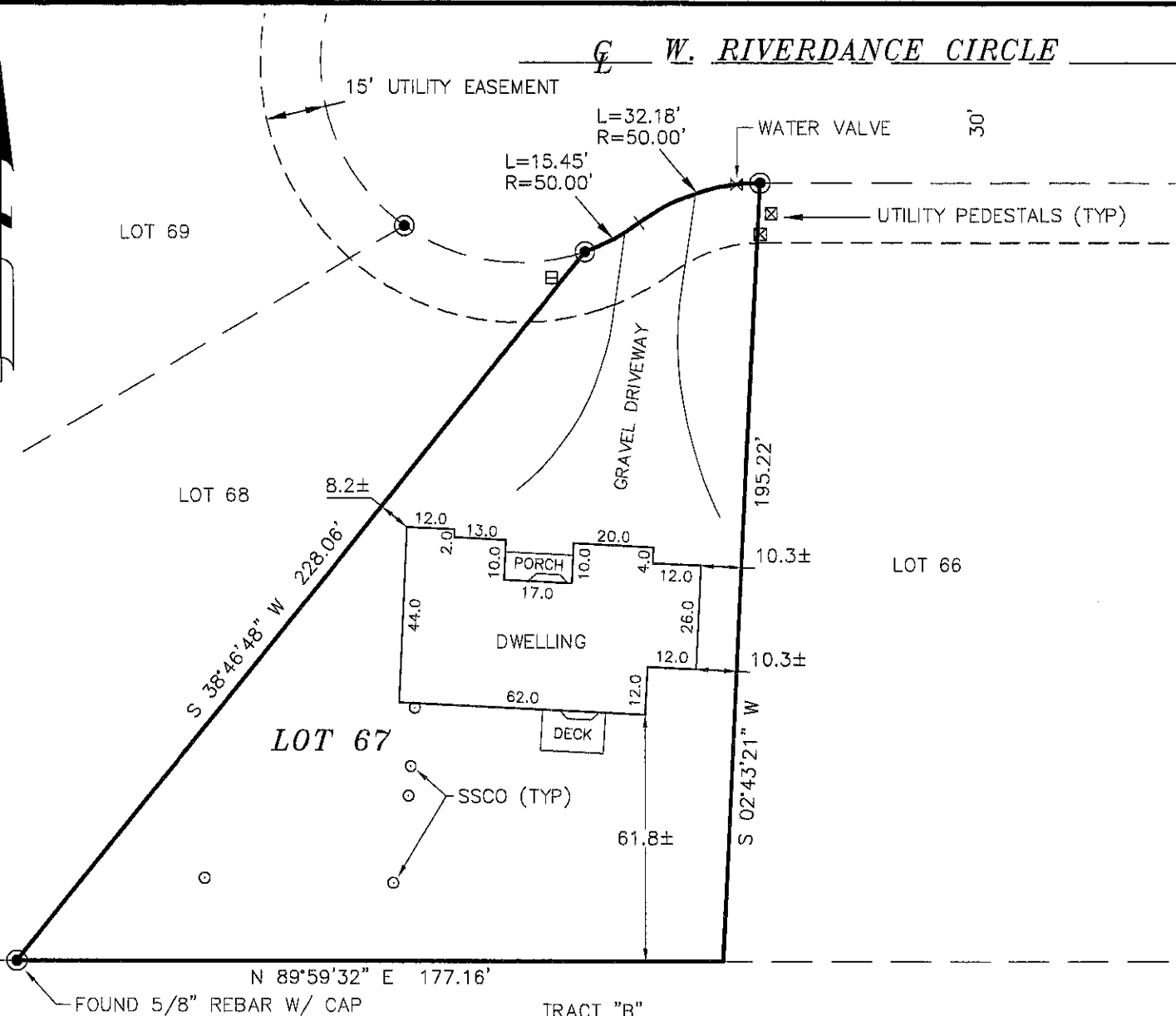
Viktor P. Fendich

Notice

If a property qualifies for a variance under the Wasilla Development Code Section 16.28.110 (D), the variance granted must meet the following conditions:

1. The deviation from the requirements of Code that is permitted may not be more than is necessary to permit reasonable use of the lot;
2. The variance will not permit a land use that is prohibited by the Code;
3. The variance is in keeping with the spirit and intent of the Code and its requirements
4. The variance will not be detrimental to the public health, safety or welfare; and
5. The variance will not significantly adversely affect other property.

W. RIVERDANCE CIRCLE

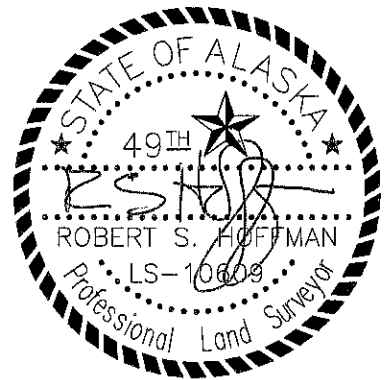


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LOT 67, BLOCK 1, PRIMROSE POINTE - PHASE 1

PALMER RECORDING DISTRICT, ALASKA		REVISION	BY	DATE
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		DRAWN BY: RSH DATE OF SURVEY: 7/12/2011 PREPARED FOR: ANATOLY FENDICH		
CHECKED BY: RSH	SECTION 4	TWP. 17N	RANGE 1W	S.M. S.M.
SCALE: 1"=40'		PLAT #2008-25		



**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

FEB 28 2012

DATE: 02-24-12

Received CASE #: V12-01

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Viktor P. Fendrich, agent for Derek Cladek, owner

17NO1W04/6791B014067

REQUEST: A Variance of 0.8 feet from the required 10' side yard setback for an existing single-family residence at 250 Riverdance Circle, Lot 67, Block 1, Primrose Pointe Subdivision, Phase I. The lot is zoned RR—Rural Residential.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **March 13, 2012, at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before March 9, 2012 in order to be included in the public hearing packet.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

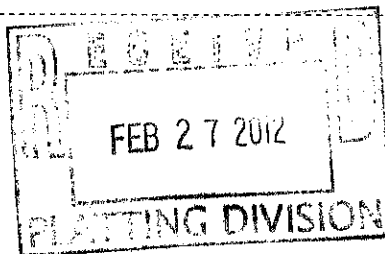
Lot _____ Block _____ Subdivision _____

Comments: No comments. **Mark Whisenhunt** *(Signature)*
CCO, 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



\$00.45⁰

ZIP 99654
041L11222587

MATANUSKA-SUSITNA BOROUGH
FEB 27 2012
RECEIVED

FIRST CLASS

PUBLIC NOTICE

PRJR 12012-0035

REVISED
NEW MEETING DATE AND REVISED SET BACK REQUEST
NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-

DATE: 03-07-12

CASE #: V12-01

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Viktor P. Fendrich, agent for Derek Cladek, owner

REQUEST: A Variance of 1.8 feet from the required 10' side yard setback for an existing single-family residence at 251 Riverdance Circle, Lot 67, Block 1, Primrose Pointe Subdivision, Phase I. The lot is zoned RR—Rural Residential.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **March 27, 2012, at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before March 22, 2012 in order to be included in the public hearing packet.

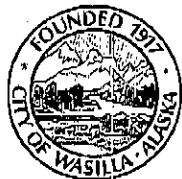
Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name Matt Su Boonigle

Address _____

Lot _____ Block _____ Subdivision _____

Comments: DPW does not have objection to this
variance



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

PUBLIC NOTICE

neopost
03/08/2012
US POSTAGE \$00.45⁰⁰



ZIP 99654
041L11222587

FIRST CLASS

WASILLA PLANNING COMMISSION

MAR 13 2012

RECEIVED

**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 02-24-12

CASE #: V12-01

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Viktor P. Fendrich, agent for Derek Cladek, owner

REQUEST: A Variance of 0.8 feet from the required 10' side yard setback for an existing single-family residence at 250 Riverdance Circle, Lot 67, Block 1, Primrose Pointe Subdivision, Phase I. The lot is zoned RR—Rural Residential.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for March-13, 2012, at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herring Ave, Wasilla, AK 99654.

If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before March 9, 2012 in order to be included in the public hearing packet.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name Mat Su Brough Dept of Public Works
Address 350 E Dahlia St, Palmer, AK 99645
Lot _____ Block _____ Subdivision _____

Comments: MSB Dept of Public Works has no objection to this variance.



CITY OF WASILLA
PLANNING OFFICE
290 E HERRING 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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02/24/2012
US POSTAGE \$00.45⁰⁰



ZIP 99654
041L11222587

MATAMINEVA SIKSITNA TOROUGH
FEB 27 2012
RECEIVED

FIRST CLASS

PUBLIC NOTICE

**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 02-24-12

CASE #: V12-01

The City of Wasilla Planning Commission will consider the following:

PETITIONER (S): Viktor P. Fendrich, agent for Derek Cladek, owner

REQUEST: *A Variance of 0.8 feet from the required 10' side yard setback for an existing single-family residence at 250 Riverdance Circle, Lot 67, Block 1, Primrose Pointe Subdivision, Phase I. The lot is zoned RR—Rural Residential.*

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

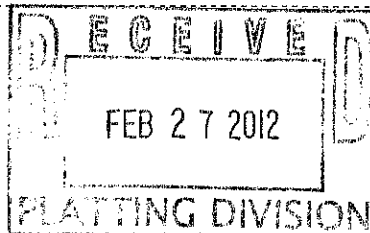
Comments: None

Paul Arthur



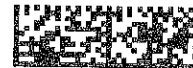
**CITY OF WASILLA
PLANNING OFFICE**
290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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



neopost
02/24/2012
US POSTAGE

\$00.45⁰



ZIP 99654
041L11222587

FIRST CLASS
FEB 27 2012
RECEIVED

PUBLIC NOTICE

MAR 1 2012

**Planning Office
City of Wasilla**

**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 02-24-12

CASE #: V12-01

The City of Wasilla Planning Commission will consider the following:

RECEIVED

PETITIONER (S): Viktor P. Fendrich, agent for Derek Cladek, owner

MAR 2 2012

REQUEST: A Variance of 0.8 feet from the required 10' side yard setback for a ^{Planning Office} ~~city of wasilla~~ single-family residence at 250 Riverdance Circle, Lot 67, Block 1, Primrose Pointe Subdivision, Phase I. The lot is zoned RR—Rural Residential.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for March 13, 2012, at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654.

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Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: Im just curious why the City of Wasilla is allowing a contractor licensed only in Fruit & Vegetable markets to build in our community.

Division of Corporations, Business and Professional Licensing

License Details

License #: 957847

Business Name: SUNNY VALLEY FARMS

Status: ACTIVE

Business Type: PARTNERSHIP

Issue Date: 4/29/2011

Expiration Date: 12/31/2012

Line of Business: 42 - Trade

Primary NAICS: 445230 - FRUIT AND VEGETABLE MARKETS

Secondary NAICS:

Mailing Address: HC 60 BOX 4295, DELTA JUNCTION, AK 99737

Physical Address: 2936 WIEN STREET, DELTA JUNCTION, AK 99737

Note:

Owners

LYUBOV FENDICH

VIKTOR FENDICH

Tobacco Endorsements

RECEIVED

MAR 2 2012

Planning Office
City of Wasilla

**NOTIFICATION OF PUBLIC HEARING
-VARIANCE REQUEST-**

DATE: 02-24-12

CASE #: V12-01

The City of Wasilla Planning Commission will consider the following:

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If there is not enough room below please attach a separate piece of paper. You may also fax comments to (907) 373-9021 or email them to: planning@ci.wasilla.ak.us. Your written comments on this request must reach the Planning Office on or before March 9, 2012 in order to be included in the public hearing packet.

Anyone wishing to review the application for this case is encouraged to contact the Planning Office at (907) 373-9020 for additional information.


Name Larry Peet
Address 1150 Balsam Cir. Wasilla Ak.
Lot 10 Block 4 Subdivision Terrace Manor

Comments: I ask the Planning Commission to not approve this Variance. The owner know of the required 10' side yard set back and should adhere to the law like everyone else has to do. They can buy one foot of land and replot just like you would make me have to do!!!



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

1357B04L010
PEET LARRY D & ELIZABETH N
1150 N BALSAM CIR
WASILLA, AK 99654

neopostSM
02/24/2012
US POSTAGE \$00.45⁰

ZIP 99654
041L11222587

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RECEIVED**

MAR 7 2012

Planning Office
City of Wasilla

PUBLIC NOTICE

1356B02L006
ALTO ANDREW W & MEGAN R
200 W CRESTWOOD AVE
WASILLA, AK 99654

1356B02L012
BANK OF NEW YORK
MELLON T CWABS IN SERIES 2006-14
400 NATIONAL WAY
SIMI VALLEY, CA 93065-6414

2287000L008G
BANNER DIXIE D
PO BOX 872754
WASILLA, AK 99687-2754

6791B01L078
BARKER JEANETTE K
160 W RIVERDANCE CIR
WASILLA, AK 99654

2287000L008E
BARNES JODY R
450 W CRESTWOOD AVE
WASILLA, AK 99654-5529

1356B04L006
BOX GREGORY S
401 W PONDEROSA LOOP
WASILLA, AK 99654

1097B05L015
BRASS JAS S&SR&D P LVG TR
189 E NELSON AVE
177
WASILLA, AK 99654

1356B02L007
BRUNNER ROSA S
224 CRESTWOOD AVE
WASILLA, AK 99654

1357B04L002
BURKS DANIEL P & BRANDY R
PO BOX 1194
PALMER, AK 99645-1194

1357B04L007
BYRNE KIMBERLY L
1000 N BALSAM CIR
WASILLA, AK 99654-5553

2398B01L011
CASSIDY JOE
PO BOX 873048
WASILLA, AK 99687-3048

1854B05L020
CASTLE RESIDENCE INN'S
2623 2ND AVE
SEATTLE, WA 98121-1211

1787000L005A
CHAPMAN SHANE B
367 PONDEROSA LOOP
WASILLA, AK 99687

6791B01L067
CLADEK DEREK R
BRAKE MELISSA J
PO BOX 871093
WASILLA, AK 99687-1093

1854B05L017
CLINE EFTON D & LINDA J
378 MOSES HILL RD
HEMPHILL, TX 75948-4048

1356B04L011
CONRAD FRANK & CELIA A
336 W CRESTWOOD AVE
WASILLA, AK 99654

5228B03L004-A
COOK INLET LENDING CENTER
3510 SPENARD RD
102
ANCHORAGE, AK 99503

1357B02L002
CORNELIUS JANET SUE
485 W PONDEROSA LOOP
WASILLA, AK 99654

3716B02L010C
COX NIKOLAUS A
TROMBI NIKKI T
1200 N PINECONE CIR
WASILLA, AK 99654

2496000L004A
DAIVS RUSSELL L
PO BOX 4670
PALMER, AK 99645-4670

2287000L008H
DUNN KENNETH M JR&HEATHER
366 W CRESTWOOD AVE
WASILLA, AK 99654-5528

6791B01L076
FENDICH VIKTOR
2191 W RIDGEWOOD DR
WASILLA, AK 99654-5314

1357B03L002
FOLEY KENITH M & DEBRA J
1181 N BALSAM CIR
WASILLA, AK 99654

1353000L008D
FONOV INVESTMENTS LLC
PO BOX 872963
% NIKOLAY FONOV
WASILLA, AK 99687-2963

5154000L00B
FOREST HILLS 2003 PTNRSHIP
% VALLEY RES SVCS
1075 CHECK ST
STE 202
WASILLA, AK 99654

1357B04L001
FRANKEL GLENN C & LISA S
955 N PINION DR
WASILLA, AK 99654

1357B03L004
FRITZLER MARK C
FRITZLER C MARK
2301 S ALTHEA ST
WASILLA, AK 99654

6791B01L066
GANGWER WARREN
PO BOX 875001
WASILLA, AK 99687-5001

2496000L003A
GERTEISEN CHRISTOPHER N
1255 N LANI DR
PALMER, AK 99645-8960

1356B02L013
GOODWIN SHANNON O
1181 N PINION DR
WASILLA, AK 99654-5566

1356B02L020
HANDY TRAVIS DONALD
1001 N PINION DR
WASILLA, AK 99654

6791B01L070
HELZER DAVID R
PO BOX 771473
EAGLE RIVER, AK 99577-1473

1356B04L002
HEYANO STEVEN R & TARA E
251 W PONDEROSA LOOP
WASILLA, AK 99654

6791B01L063
HOFF JOSHUA L & BONNIE M
PO BOX 872358
WASILLA, AK 99687-2358

1356B03L005
HOUT CHARLES A
1050 N PINION DR
WASILLA, AK 99654-5562

1854B05L018
JOHNSON WAYNE D & SHARON
1722 SUNNYDALE PL
CALDWELL, ID 83607-7923

2398B01L012
KOHRING HEINZ H & DOLORES
161 E FLAG CIR
WASILLA, AK 99654

1356B02L016
LARSON RICHARD V
1201 E KLATT RD
ANCHORAGE, AK 99515

1357B04L008
LINDHOLM STEPHANIE L
1050 BALSAM CIR
WASILLA, AK 99654

1357B03L001
LINDSEY DAVID A & ELIZABETH I
1251 N BALSAM CIR
WASILLA, AK 99654-5561

1723B02L010B
LITTLE WM R & ELIZABETH L
1250 PINECONE CIR #37
WASILLA, AK 99654

1356B02L002
LUDWIG DONALD J
1340 N LUCILLE ST
WASILLA, AK 99654

1356B02L018
LUND KARL V TRE REV TR
LUND JOYCE E TRE REV TR
1055 PINION DR
WASILLA, AK 99654

1110000T003-A
MATANUSKA COMM HEALTH
CARE INC
PO BOX 871788
WASILLA, AK 99687-1788

2398B01L001
MATANUSKA-SUSITNA BOROUGH
350 E DAHILA AVE
PALMER, AK 99645-9723

1357B04L003
MCSORLEY GEORGE P & THERESA J
901 N BALSAM CIR
WASILLA, AK 99654-5556

2398B01L002
MERTIN SHAWN DAVE
1101 N LUCILLE ST
WASILLA, AK 99654-6406

6791B01L072
MIKITIN PETR & TATYANA
1835 N PATSY ST
#B
WASILLA, AK 99654-3227

1097B04L018
MILLETTE JEFF G & CARLA S
401 W GRAYBARK DR
WASILLA, AK 99654

17N01W04A005
MILLHOUSE SANDRA D
650 N LUCILLE ST
WASILLA, AK 99654

2496000L008B
NICHOLS PATRICIA
WHITE GUY J
PO BOX 433
NORTH BEND, OR 97459-0433

1356B02L005
NICKERSON CURTIS J II&J R
164 W CRESTWOOD AVE
WASILLA, AK 99654-5525

6791B01L059
NUGENT HOWARD R & ANNETTE G
4237 E MERIDIAN LOOP
WASILLA, AK 99654

6791B01L064
OBUKHOVSKIY YEVGENIY
PO BOX 874617
WASILLA, AK 99687-4617

1723B02L009A
O'CROWLEY JOSHUA LAFELL
1251 PINECONE CIR
WASILLA, AK 99654-5568

1356B02L017
OVERLAND JON W& KATHERINE
1075 PINION DR
WASILLA, AK 99654-5565

1356B03L003
PALMER ALLEN E & D J
1140 PINION DR
WASILLA, AK 99654

6791B01L069
PAVLUS DMITRIY
PO BOX 875322
WASILLA, AK 99687-5322

6791B01L073
PAVLUS IGOR & RITA
PO BOX 875322
WASILLA, AK 99687-5322

1357B04L010
PEET LARRY D & ELIZABETH N
1150 N BALSAM CIR
WASILLA, AK 99654

6791B01L077
PLATT WILLIAM S
PO BOX 231131
ANCHORAGE, AK 99523-1131

3716B02L009C
PODBIELSKI TIMOTHY H
1201 N PINECONE CIR
WASILLA, AK 99654

1357B03L003
PRITCHETT JEFFORY C&SHIRA
1101 N BALSAM CIR
WASILLA, AK 99654

6791B01L071
PUGACH ROMAN S
2255 N PEARL RD
WASILLA, AK 99654

1356B03L001
QUAL MICHAEL L & SHARILYN
440 W PONDEROSA LOOP
WASILLA, AK 99654

1357B02L003
RIGDON CHAS T & P A
525 PONDEROSA LOOP
WASILLA, AK 99654

1357B04L006
ROBBINS PRISCILLA
950 N BALSAM CIR
WASILLA, AK 99654

6791B01L062
ROKER MORRIS M JR
ROKER REBECCA A
305 N VALLEY WAY
APT C1
PALMER, AK 99645-6183

1854B05L019
ROLLINS RORY FLACK
BURGHART RORY
9481 S 4800 W
PAYSON, UT 84651-9715

1356B04L007
SAVAGE ERNEST L & VIVIAN D
441 W PONDEROSA LOOP
WASILLA, AK 99654

2496000L008A
SCHUBERT ALASKA LLC
8305 7TH AVE S
% DOROTHY SCHUBERT
SEATTLE, WA 98108-4334

1356B04L003
SCHUELKE SHANE L
N7915 E RIVER RD
BEAR CREEK, WI 54922-9696

6791B01L061
SCHUERCH JENNIFER L
161 W RIVERDANCE CIR
WASILLA, AK 99654-6394

1097B05L014
SCHUMACHER THAD
400 W GRAYBARK RD
WASILLA, AK 99654-6383

6791B03L002
SHADOWOODS LLC
20441 PTARMIGAN BLVD
EAGLE RIVER, AK 99577-8736

1097B05L012
SHAMPINE ALVIN C
301 FOOTHILL CIR
WASILLA, AK 99654

6791B01L065
SMITH MICHAEL J & KRISTA
1810 E CARIBOU LOOP
WASILLA, AK 99654-1819

2287000L008F
SMYTH COLE S & MELODY J
424 W CRESTWOOD AVE
WASILLA, AK 99654

1356B02L015
STULL DAVID W & CRYSTAL D
189 E NELSON AVE
105
WASILLA, AK 99654

6791B01L075
TAGANAS SHERNIEL M
220 W RIVERDANCE CIR
WASILLA, AK 99654

1357B04L011
TESAR TRAVIS C
PO BOX 58022
FAIRBANKS, AK 99711-8022

6791B01L068
TORMOZOV PAVIL & LYUBOV
2191 W RIDGE WOOD DR
UNIT A
WASILLA, AK 99654-5314

1356B04L012
US DEPT OF HOUSING & URB
RM 7015
34 CIVIC CENTER PLZ
SANTA ANA, CA 92701-4003

1356B02L014
VAN BUSKIRK CHRISTOPHER L
1155 N PINION DR
WASILLA, AK 99654

1356B03L002
VAN PATTEN F M
1180 PINION DR
WASILLA, AK 99654

1356B02L019
VRADENBURG MICHAEL T
1035 N PINION DR
WASILLA, AK 99654

6791000T00A
WASILLA RETIREMENT LLC
PO BOX 1359
ABERDEEN, SD 57402-1359

17N01W03C013
WIEN ALAN C & CHERI
1195 LUCILLE ST
WASILLA, AK 99654-6406

1097B04L019
WILDE ROBT W & ELEANOR L
PO BOX 870137
WASILLA, AK 99687-0137

6791B01L079
WILKEN KURT A
WILKEN KATHERINE A
22750 MCMANUS DR
CHUGIAK, AK 99567

1356B04L001
WILLIAMS REATHER M
201 PONDEROSA LP
WASILLA, AK 99654-5545

1854B05L016
WILLIS CHARLES L DANIELS JEAN ANN
5740 E 97TH AVE
ANCHORAGE, AK 99507

1787000L004A
WOLF COLLEEN M
337 W PONDEROSA LOOP
WASILLA, AK 99654

1357B04L009
WOLFE ROBT L & MARY C
PO BOX 870924
WASILLA, AK 99687-0924

6791B01L080
YU MING Q & LIN XIU Y
301 W PARKS HWY
WASILLA, AK 99654-6920

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

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

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

MEA
PO Box 2929
Palmer, AK 99645

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

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

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

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

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

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

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

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

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

Roy Robertson
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

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

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

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

Patrick Brown
693 W. Nelson Ave
Wasilla, AK 99654

Daniel Kelly, Jr
581 Briar Dr
Wasilla, AK 99654

Doug Miller
665 W. Holiday Drive
Wasilla, AK 99654

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

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

Robert Webb
221 E Hygrade Ln
Wasilla, AK 99654

Steve DeHart
3200 E Naomi Ave
Wasilla, AK 99654

COW Public Works Director
Archie Giddings

City Council
Douglas Holler

City Council
Leone Harris

City Council
Dianne Woodruff

City Council
Collen Sullivan-Leonard

City Council
Taffina Katkus

By: Planning
Public Hearing: 03/27/12
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-04**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING VARIANCE NO. V12-01 ALLOWING A 1.8 FEET REDUCTION FROM THE REQUIRED 10 FEET SIDE YARD SETBACK FOR LOT 67, BLOCK 1, PRIMROSE POINTE SUBDIVISION, FOR AN EXISTING SINGLE-FAMILY HOME ON APPROXIMATELY ONE-HALF ACRE, GENERALLY LOCATED ON RIVERDANCE CIRCLE, WHICH IS ACCESSED FROM LUCILLE STREET AND NORTH OF THE PARKS HIGHWAY.

WHEREAS, Viktor P. Fendich, agent for Derek Cladek, owner, submitted an application for a variance on February 21, 2012, along with a site plan and application fee; and

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

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on March 20, 2012; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on the requested variance taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them; and

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

NOW THEREFORE BE IT RESOLVED, that the Wasilla City Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them adopted the Findings of Fact attached as Exhibit A and incorporated herein; and

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission, grants the request for variance to the side yard setback as it meets the criteria of §16.28.110.

ADOPTED by the Wasilla Planning Commission on -, 2012.

APPROVED:

A.C. Buswell, III, Chairman

ATTEST:

Tina Crawford, City Planner

EXHIBIT A

Wasilla Planning Commission Resolution 12-04

FINDINGS OF FACT - Section 16.28.110(C)

§16.28.110(C)

Variance Standards.

A variance may be granted only if:

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

Finding:

The conditions do not apply generally to other properties in the Commercial district or vicinity. According to the applicant, an error was made when determining the property lines during construction of the home.

2. Such conditions arise out of natural features inherent in the property such as shape or topographical conditions of the property or because of unusual physical surroundings or such conditions arise out of surrounding development or conditions;

Finding:

According to the applicant, there was confusion between the survey markers for this subdivision and markers for another subdivision to the west.

3. Because of such conditions the strict application to the property of the requirements of this chapter will result in an undue, substantial hardship to the owner of the property such that no reasonable use of the property could be made;

Finding:

Without approval of a variance, the property owner will have a home that does not comply with the minimum side yard setbacks for a single-family home. This may cause difficulty with future sale of the property.

4. The special conditions that require the variance are not caused by the person seeking the variance, a predecessor in interest, or the agent of either; and

Finding:

The owner purchased the property from the applicant without knowing that the home did not meet the minimum 10' side yard setback.

5. The variance is not sought solely to relieve pecuniary hardship or inconvenience.

Finding: The variance is not sought to relieve a pecuniary (financial) hardship or inconvenience.

§16.28.110(D) If a property qualified for a variance under this section, the variance granted must meet the following conditions:

1. The deviation from the requirement of this title that is permitted by variance may be no more than is necessary to permit a reasonable use of the lot;

Finding: The variance of 1.8' is the minimum necessary to make the newly constructed home consistent with the City's Land Development Code, Title 16.

2. The variance will not permit a land use that is prohibited by this title;

Finding: The residential home is a permitted use in the Rural Residential zoning district.

3. The variance is in keeping with the spirit and intent of this chapter and the requirements from which relief is sought;

Finding: The variance is in keeping with the spirit and intent of the chapter.

4. The variance will not be detrimental to the public health, safety or welfare; and

Finding: The variance will not be detrimental to public health or welfare.

5. The variance will not significantly adversely affect other property.

Staff Finding: The requested variance will not significantly adversely affect other properties in the area. The only lot that could have been affected would be Lot 68. However, site plan for the home on Lot 68 is setback significantly farther back on the lot than the home on Lot 67 so there should not be any impact (see copy of site plans for Lots 67 and Lots 68.)

By: Planning
Public Hearing: 03/27/12
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-05**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL AMEND THE CITY OF WASILLA OFFICIAL STREETS & HIGHWAYS PLAN FY 2005-2025 (RESOLUTION SERIAL NO. 06-30) TO CHANGE THE STREET CLASSIFICATION FOR LUCUS ROAD FROM A MINOR COLLECTOR TO A MAJOR COLLECTOR ROADWAY.

WHEREAS, the Public Works Director requested to amend the City of Wasilla Official Streets & Highways Plan FY 2005-25 to change the roadway classification for Lucas Road from a minor collector to a major collector roadway; and

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

WHEREAS, on March 27, 2012, the Wasilla Planning Commission held a public hearing on this request; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the current provisions of the City of Wasilla Official Streets & Highway Plan FY 2005-25; and

WHEREAS, after due consideration, the Wasilla Planning Commission determines that the proposed revision to the road classification for Lucas Road is appropriate.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this resolution recommending that the City Council adopt the proposed map amendment to City of Wasilla Official Streets & Highway Plan FY 2005-25 that changes the street classification for Lucas Road from a minor collector to a major collector roadway, attached to this resolution as Exhibit A.

APPROVED by the Wasilla Planning Commission on -, 2012.

APPROVED:

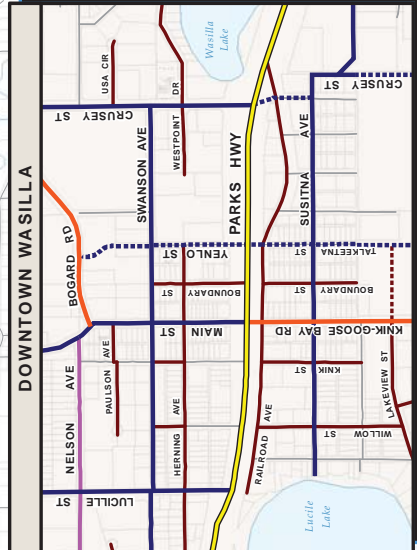
A.C. Buswell, III, Chairman

ATTEST:

Tina Crawford, City Planner

**CITY OF WASILLA OFFICIAL
STREET & HIGHWAY PLAN
2005-2025**

EXHIBIT A

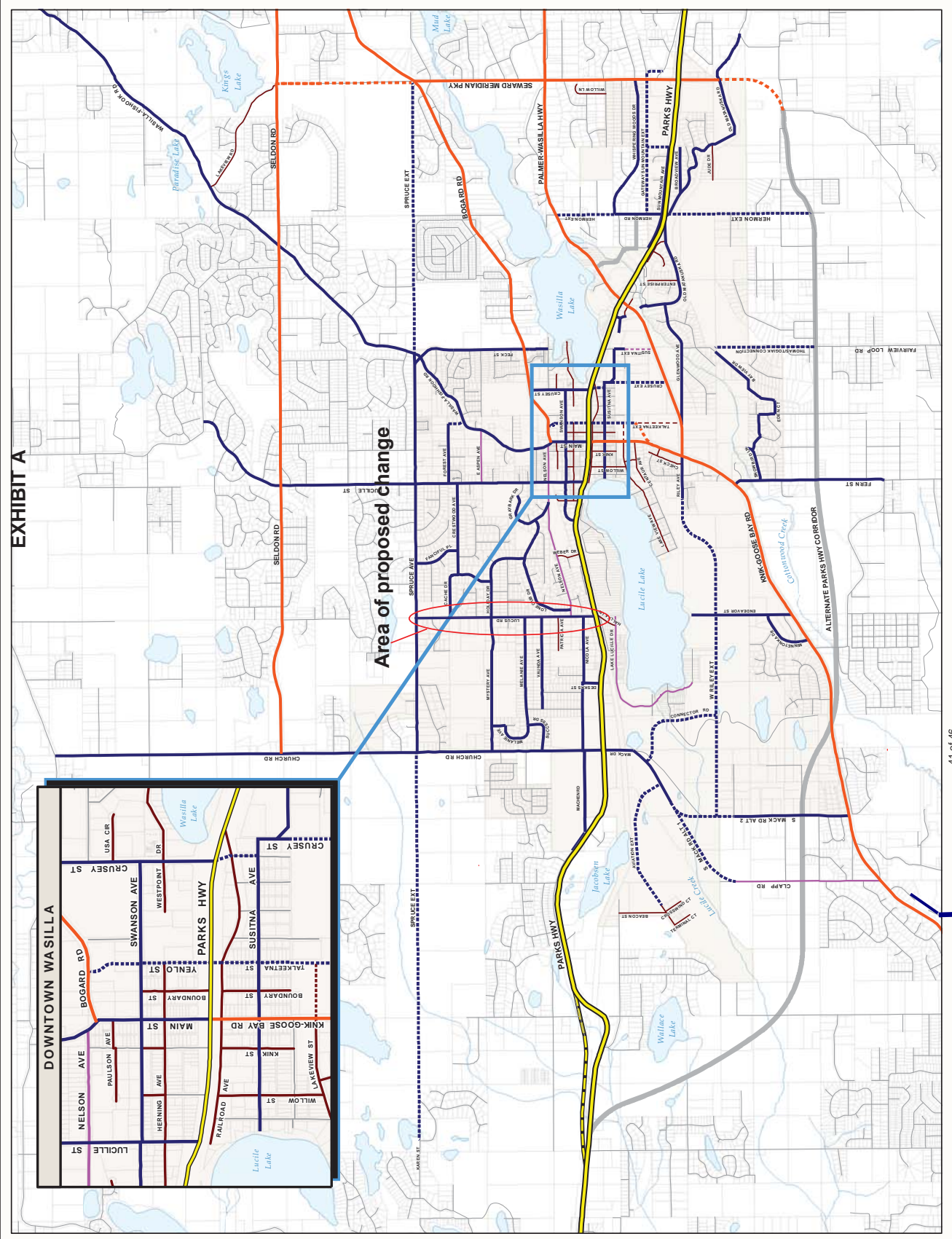


Street Classification

- Existing Roads**
- Interstate
 - Arterial
 - Major Collector
 - Minor Collector
 - Local
- Potential Future Road or Extension**
- Interstate
 - Corridor
 - Arterial
 - Commercial
 - Major Collector
 - Minor Collector

Existing Features

- City of Wasilla
- Parcel
- Lake
- Stream



This drawing was compiled by HCB Alaska, Inc. for the City of Wasilla Planning Department (2005).
 Project No. 05-001-001
 Project No. 05-001-001
 Project No. 05-001-001
 Project No. 05-001-001
 Project No. 05-001-001

PERMIT INFORMATION 2012										STATUS/ ZONE
DATE	PERMIT	TYPE	SQ FTG	LEGAL	SUBD	NAME	STREET			
ADMINISTRATIVE APPROVAL										
01/05/12	A12-01	CELL TOWER		2864B01L007A	CAREFREE ACS SUB	AT&T MOBILITY	1461 W SEW MER PKY			C
01/10/12	A12-02	TENANT SPACE		1108B02L044	WASILLA ARPRT HTS	MCGINTY, CHRIS	935 W COMMERCIAL DR			C
02/01/12	A12-03	COMM < 10,000 SQ FT	7,027	4653000L010	CREEKSIDE PLAZA	WASILLA AUTO ZONE	1621 E FINANCIAL DR			C
01/27/12	A12-04	ACCESSORY USE		4359000L004A	LAKE LUCILLE LODGE	SECURED GOLD BUYERS	1300 LAKE LUCILLE DR			C
01/25/12	A12-05	COFFEE SHOP	1,320	1108B02L045	WASILLA ARPRT HTS	CARROWAY, NANCY	897 W COMMERCIAL DR			C
01/27/12	A12-06	SFD & ACC USE	295	1039B05L005	LAKE VIEW ADD #1	CARNEY, TED	1001 S FOREST ST			R-1
01/30/12	A12-07	DAY CARE		5674B03L004	SILVERLEAF EST.	ROGERS, JARED & NICOLE	2080 N ASHFORD BLVD			RR
02/01/12	A12-08	CELL TOWER		4805B01L003A	OVERLOOK BUS PARK	AT&T MOBILITY	2251 E PARKS HWY			C
02/09/12	A12-09	COMM, CAR SALES		106B05L018	WASILLA TWNST	BEST DEAL AUTO	160 E SWANSON AVE			C
02/09/12	A12-10	TENANT SPACE		5682B03L003C-1	MTN VLG PLZ	BROWN JUG	2451 E SUN MTN AVE			C
02/09/12	A12-11	TENANT SPACE		5797000L002A	IDITAPARCEL ADDN 1	BROWN JUG	509 W PARKS HWY			C
02/13/12	A12-12	TENANT SPACE	1,070	4061B01L001A-1	CAREFREE ACS SUB	WILKINS, CHRIS	1265 SEWARD MERIDIAN			C
PENDING	A12-13	SFD / GARAGE	6,566	5868B04L004	SILVERLEAF EST PH V	THOMASON, ROBERT	2051 N ASHFORD BLVD			RR
02/29/12	A12-14	TENANT SPACE	1,500	5797000L002A	IDITAPARCEL ADDN 1	POWELL, JANA	527 E PARK HWY			C
02/29/12	A12-15	COMM< 10,000 SQ FT		1073000L010	OLSON EXT REV	MING TZE OHEIN	1875 PAL/WAS HWY			C
PENDING	A12-16	ADD TO OFF	480	2398B01L002	KOHRING SUB	MERTIN, SHAWN	1101 N LUCILLE ST			RR
03/06/12	A12-17	CELL TOWER		1113B02L013	WASILLA ACRES	DSC TOWER SUB, LLC	630 N SOUTHWAY			RR
03/13/12	A12-18	COMM < 10,000 SQ FT	1,200	2638B07L003A	WASILLA TWNST	PAYNE, TYAN	344 MAIN ST			C
03/14/12	A12-19	TENANT SPACE		1046000T005-1	OLSON	CHERI'S CLOSET	1451 E PARKS HWY			C

USE PERMITS									
CONDITIONAL USE PERMITS									
PLANNED UNIT DEVELOPMENT (PUD)									
REZONE									
LEGAL NON-CONFORMING USE									
SHORELINE SETBACK									
AMNESTY									
VARIANCE									
PENDING	V12-01	SIDE SET BACK	6791B01L067	PRIMROSE POINTE	FENDICH, VIKTOR	251 RIVERDANCE			RR



Code Compliance Log December 2011



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
12/1/2011	FUP	105 Frank Smith Way		N	Pick up cat trap	11-77454
12/1/2011	S	Walmart	Y	N	HCP parking violation- misuse	11-80265 citation
12/1/2011	S	Target	Y	N	HCP parking violation	11-80282 citation
12/1/2011	C	Wasilla Fishhook & Creste Foris	Y	N	RAL dog	11-80307 impound
12/1/2011	D	1365 Indian Hills	Y	N	Report of dead dog	11-80315 unfounded
12/5/2011	FUP	400 Lake St.	Y	N	Follow up	11-69682
12/5/2011	PAT	Walgreens	N	N	Assist patrol	11-81118
12/5/2011	FUP	211 Goldenwood	Y	N	Dog caught in leg hold trap	11-80406 no violation
12/5/2011	D	1001 Showhill	Y	N	RAL dog	11-81140 return to owner
12/6/2011	C	1901 Tuscarora	N	N	Public nuisance complaint	11-80427
12/6/2011	FUP	1051 Lakeview Rd.	Y	N	Follow up citation service	11-77336
12/7/2011	FUP	421 Lake St	Y	N	Follow up	11-81421
12/7/2011	S	1000 Old Matanuska	Y	N	Land use violation	11-81464 stop work/citation
12/7/2011	C	Pet Zoo	Y	N	Dog bite	11-81491 unfounded
12/8/2011	S	Target	Y	N	HCP parking violation	11-81612 citation
12/8/2011	S	Post Office	Y	N	HCP parking violation	11-81617 citation
12/8/2011	S	Taco Bell	Y	N	HCP parking violation	11-81634 citation
12/8/2011	S	Walgreens	Y	N	HCP parking violation	11-81664 citation
12/8/2011	S	Value Village	Y	N	HCP parking violation	11-81676 citation
12/9/2011	S	MUSC	Y	N	HCP parking violation x5	11-81869 verbal warnings x5
12/12/2011	S	Target	Y	N	HCP parking violation	11-82508 citation
12/12/2011	S	Holiday	Y	N	HCP parking violation	11-82519 citation
12/12/2011	S	Chepos	Y	N	HCP parking violation	11-82523 citation
12/12/2011	S	Holiday	Y	N	HCP parking violation	11-82535 citation
12/12/2011	S	Target	Y	N	HCP parking violation	11-82544 citation
12/12/2011	S	Fred Meyer	Y	N	HCP parking violation	11-82551 citation
12/12/2011	S	Post Office	Y	N	HCP parking violation	11-82563 citation
12/12/2011	S	Carrs	Y	N	HCP parking violation	11-82569 citation
12/12/2011	S	McDonalds	Y	N	HCP parking violation	11-82574 citation
12/12/2011	S	Carrs	Y	N	HCP parking violation	11-82582 citation
12/13/2011	S	Creekside Plaza	Y	N	HCP parking violation	11-82686 citation
12/13/2011	S	Carrs	Y	N	HCP parking violation	11-82708 citation



Code Compliance Log December 2011



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES	
12/13/2011	S	Carrs		Y	N	HCP parking violation	11-82717 citation
12/13/2011	S	Target		Y	N	HCP parking violation	11-82723 citation
12/13/2011	C	150 E Swanson		Y	N	Land use violation	11-82694 refer to planner
12/13/2011	D	Carrs		N	N	HCP parking violation	11-82723 unfounded
12/14/2011	FUP	Carrs		Y	N	Assist patrol	11-82747
12/14/2011	PAT	Swanson & Lucille		N	N	Assist patrol with hit and run	11-82911
12/15/2011	FUP	Little Su River		N	N	Assist patrol with evidence recovery	11-82998
12/15/2011	C	Pet Zoo		N	N	RAL dog	11-83026 unable to locate
12/15/2011	ADM	2031 Gina Cir		N	N	Radar cart maintenance	
12/15/2011	D	1801 Valley Side Cir.		Y	N	RAL dog	11-83080 impound
12/16/2011	D	Post Office		N	N	Patrol request	11-83204
12/16/2011	FUP	1001 Wilder		Y	N	Barking dog complaint	11-82025 citation
12/19/2011	FUP	1000 Old Matanuska		N	N		11-81464 citation
12/20/2011	D	3160 Dannels Ave.		Y	N	Public nuisance complaint	1184089
12/20/2011	D	Turn a Leaf		Y	N	RAL dog	11-84103 return to owner
12/20/2011	D	3173 Southview		Y	N	RAL dog	11-84151 verbal warning
12/20/2011	S	Target		Y	N	HCP parking violation	11-84141 citation
12/20/2011	S	Taco Bell		Y	N	HCP parking violation	11-84144 citation
12/21/2011	S	Walmart		Y	N	HCP parking violation	11-84293 citation
12/21/2011	S	Post Office		Y	N	HCP parking violation	11-84329 citation
12/21/2011	D	Library		Y	N	RAL dog	11-84300 citation
12/22/2011	D	Spruce & Lucille		Y	N	RAL dog	11-84524 impound
12/22/2011	C	1050 Pinion		Y	N	RAL dog	11-84461 unfounded
12/27/2011	FUP	400 Lake ST		Y	N		11-69682
12/27/2011	FUP	1000 Old Matanuska		N	N		11-81464
12/27/2011	PAT	Parks & Church		N	N	MVA traffic control	11-85576
12/28/2011	S	Holiday		Y	N	HCP parking violation	11-85730 citation
12/28/2011	S	Fred Meyer		Y	N	HCP parking violation	11-85755 citation
12/29/2011	S	Lake Lucille Park		N	N	Facility/security check	11-85881
12/29/2011	S	Church & Ben Hogan		Y	N	Vehicle in ditch`	11-85904 traffic control
12/30/2011	S	Lakeshore & Westcove		Y	N	Motorist assist	11-86074
12/30/2011	S	Carrs		Y	N	HCP parking violation- misuse	11-86108 citation



Code Compliance Log December 2011



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