



**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

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

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

**REGULAR MEETING**

**7 P.M.**

**APRIL 10, 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 March 27, 2012, regular meeting.
- VIII. NEW BUSINESS *(five minutes per person)*
  - A. Public Hearing
    - 1. **Resolution Serial No. 12-06:** Approving the clearing of more than 70 percent of the vegetation from Lots B-1 and B-2, Lakewood Business Park Resubdivision per WMC 16.33.050(a)(2), generally

located at the northwest corner of Crusey Street and the Parks Highway.

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

2. **Resolution Serial No. 12-07:** Approving the clearing of more than 70 percent of the vegetation from Lot 2, Block 1, Kohring Subdivision per WMC 16.33.050(a)(2), generally located at the northeast corner of Flag Circle and Lucille Street north of the Parks Highway.

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

3. **Resolution Serial No. 12-08:** Recommending that, pursuant to WMC 2.60.010(b)(4), the Wasilla City Council forward a Resolution to the Alaska Department of Transportation and Public Facilities regarding the proposed Parks Highway Lucas Road to Big Lake Cutoff reconstruction expressing concerns that the proposed four-lane divided highway has not adequately addressed the concerns expressed at the February 28, 2012, Planning Commission meeting that was held pursuant to AS 35.30.010.

- a. City Staff
- b. Applicant
- c. Private person supporting or opposing the proposal
- d. Applicant

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, March 27, 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  
Ms. Glenda Ledford, Seat E  
Mr. Clark Buswell, Seat F  
Mr. Robert Webb, Seat G

Commissioners excused and absent were:

Mr. Doug Miller, Seat D

Staff in attendance were:

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

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Webb led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator  
No report given.

B. City Public Works Director  
Mr. Giddings stated the Mayor and Deputy Administrator are in Juneau lobbying and he was at the Sports Complex for a meeting on the Susitna Hydro Project.

C. City Attorney  
No report given.

E City Planner

Ms. Crawford stated that:

- the Hazard Mitigation Plan has been forwarded to FEMA and we hope to have approval back within a few weeks and then schedule a public hearing for the City Council to adopt the Plan.
- parliamentary training was cancelled due to timing conflicts with the Sign Code Focus Group meetings and that it will be rescheduled in a few months.
- there will be a resolution on the next agenda that will be forwarded to the City Council that states that the Planning Commission does not feel that the citizen's concerns regarding the proposed Parks Highway improvements have been adequately addressed by AKDOT&PF.

Mr. Giddings added that the Alaska Statutes requires the City to respond within 90 days regarding the proposed highway improvement presentation that was made at the February 20, 2012, Planning Commission meeting or it is assumed that the City supports the plans.

F. City Council  
No report given.

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

No one present.

**VII. CONSENT AGENDA**

A. Minutes of February 28, 2012, meeting.

GENERAL CONSENT: Minutes were approved with the following amendments. Deletions are show in ~~striketrough~~ and additions are underlined:

**VIII. NEW BUSINESS**

Mr. Roger Purcell, former Mayor of the City of Houston;

**XII. AUDIENCE COMMENTS**

Mr. Gardener stated his comments aren't directed to Mr. Amundsun personally but they express his the frustration with the process. He also asked that the agencies involved in this highway project to listen to the business owners that will be affected. 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 asked the would like to see this Commission to make sure there is clear communication regarding this highway project and that the property owners and community are kept up-to-date on the process take into action and not just advisement.

## 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.

#### a. City Staff

Ms. Crawford provided a brief summary of the request for the variance on the side yard setback.

#### b. Applicant

Mr. Viktor Fendich stated he had a surveyor draw up the site plan and believes either the mistake was made by surveyor or the stakes were not correct.

#### c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 12-04.

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-04.

#### d. Applicant

No additional comments were provided by the applicant.

**MOTION:** Commissioner Kelly moved to adopt Resolution Serial No. 12-04 as presented.

Discussion moved to the Commission.

**VOTE:** The motion moved to adopt Resolution Serial No. 12-04 as presented, passed with Commissioners Brown, DeHart, Kelly, and Webb in favor and Chair Buswell and Commissioner Ledford in opposition.

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 Lucas Road from a minor collector to a major collector roadway.

- a. City Staff
- b. Applicant

Mr. Giddings stated why the classification of the road should be changed and stated if a commercial development was to build along Lucas Road they would not be allowed according to our current code.

- c. Private person supporting or opposing the proposal  
Chair Buswell opened the public hearing on Resolution Serial No. 12-05.

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-05.

- d. Applicant

MOTION: Commissioner Webb moved to adopt Resolution Serial No. 12-05 as presented.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 12-05 as presented, passed unanimously.

#### **IX. UNFINISHED BUSINESS**

None.

#### **XI. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

#### **XII. AUDIENCE COMMENTS**

None

#### **XIII. STAFF COMMENTS**

Mr. Giddings stated that Mr. Brandon Wall was appointed to the vacant City Council position.

#### **XIV. COMMISSION COMMENTS**

Commissioner Brown stated that he appreciates the members on the Planning Commission. He also asked what has been done in the past when other meetings that directly affect the City of Wasilla are on the same night as the Planning Commission

meetings and if Commissioners have asked to be excused to attend a meeting. He indicated that the Commissioner that attended another meeting could provide a report to the Commission at the next meeting.

Ms. Crawford stated she didn't recall very many conflicts with other meetings that affect the City but that the Commissioners have the ability to cancel or reschedule a meeting if they feel it's important to attend another meeting. She also stated Mr. Giddings or Mr. Cottle have attended meetings that they feel may directly affect the City and have provided reports to the Commission in the past.

Commissioner Webb asked about the status of Fern Street.

Mr. Giddings stated there is money in the Governors budget for DOT to begin construction. However, they may not get very far since the money won't be available until July 1, 2012. He added that they should be able to get the bid process started this year and finish construction in 2013.

Commissioner Kelly stated he attended the City of Houston Planning Commission special meeting regarding the proposed Parks Highway improvements and provided a brief summary of the meeting. He also stated that most of the attendees were from Big Lake and a few from Houston and that the residents from Big Lake were in favor of the proposal.

Chair Buswell thanked everyone for being here.

## **XV. ADJOURNMENT**

The regular meeting adjourned at 7:44 PM.

ATTEST:

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

\_\_\_\_\_  
TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2012.







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

Case #LW12-01  
Planning Staff  
April 10, 2012

**I. SUMMARY FACTS:**

Applicant: LaQuita Chmielowski, P.E., Enterprise Engineering, Inc.  
Land Owner(s): McDonald's Corporation, Inc.  
Proposal: Approval to clear more than 70 percent of the vegetation from the lot as allowed in WMC 16.33.050(A)(2).  
Location: Lots B-1 and B-2, Lakewood Business Park Resubdivision  
Parcel size: 1.65± acres  
Zoning District: C – Commercial  
Future Land Use: Generally Commercial/Business  
Surrounding Zoning: North: Commercial  
South: Commercial  
East: Commercial  
West: Commercial

**II. STAFF RECOMMENDATION:**

Staff recommends approval of this request with conditions.

**III. SUMMARY OF REQUEST**

The applicant is requesting approval to have vegetation on less than 70% of the parcel for an existing business per WMC 16.33.050(A)(2). Although the existing McDonald's restaurant parcel currently has more than 70% of the vegetation cleared, WMC 16.33.050(B) states the following:

“The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter.”

However, WMC 16.33.050(A)(2) allows the Planning Commission to approve clearing vegetation from more than 70 percent of the lot area.

McDonald's Corporation is considering the redevelopment of the existing McDonald's site at the northwest corner of the Parks Highway and Crusey Street. The site currently has more than 70% of the lot area cleared of vegetation. Tract B-2 is currently 100% cleared and covered with gravel and Tract B-1 has approximately 15% of the site in landscaping or vegetation. After redevelopment of the two parcels, McDonald's is proposing to cover approximately 25% of the two parcels with landscaping or vegetation (see Sheets C2.0 and L1.0 dated 2/21/12 and the narrative – provided by the applicant). In addition to landscaping and vegetation on the two parcels, the right-of-way along the Parks Highway and Crusey Street has vegetation and/or landscaping. If this landscaped/vegetated area were included with the two tracts, the development would meet or exceed the required 70% vegetated area.

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

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

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

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

Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

#### **VI. CONCLUSION AND RECOMMENDATION**

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is consistent with the intent of the landscaping requirements in Title 16 and recommends that the Planning Commission approve the requested waiver to the land clearing requirements with the following condition:

- 1. Prior to beginning redevelopment of the subject parcels, a landscape plan that is substantially consistent with the attached landscape plan shown on page L1.0 and dated 2/21/12 must be submitted along with the necessary land use permits and landscape guarantee.**

# ENTERPRISE ENGINEERING, INC.

2525 Gambell Street, Suite 200  
Anchorage, AK 99503  
(907) 563-3835  
FAX (907) 563-3817  
www.eeiteam.com

## DOCUMENT TRANSMITTAL

	DATE: 2/12/12	PROJECT NO: 7124
TO: Tina Crawford, AICP City Planner City of Wasilla Planning Department 290 East Herning Avenue Wasilla, Alaska	PROJECT: Wasilla McDonald's	

NO.	DATE	COPIES	DESCRIPTION
1	2/21/12	2	Cover Letter
2	2/12	2	City of Wasilla Variance Application
3	2/12	2	Figures (plat, existing conditions, landscape plan, green space calculations)

**REMARKS:**

Hello, Tina.

I have appended the waiver application for the Wasilla McDonald's project. Please contact me if you have any questions or concerns.

Thank you,

LaQuita

**RECEIVED**

FEB 21 2012

Planning Office  
City of Wasilla

COPY TO:

SIGNED:



LaQuita Chmielowski, P.E., LEED® AP  
Project Manager

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

February 21, 2012

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

**RECEIVED**

**FEB 21 2012**

**Planning Office  
City of Wasilla**

Subject: Wasilla McDonald's  
Variance Application  
EEI Project Number: 7124

Greeting Ms. Crawford:

Enterprise Engineering, on behalf of McDonald's Corporation, is pleased to submit the waiver application for a reduction of the clearing restrictions of 21.33.050.A.2. Twenty four percent of the site will be green space within the property boundary. Including the offsite green space, 70 percent of the site will be vegetated.

We are submitting this application by the February 21, 2012 deadline for a March 13, 2012 Planning and Commission hearing. Please contact me if you have any question, concerns, or need additional information.

Sincerely,

**ENTERPRISE ENGINEERING, INC.**



LaQuita Chmielowski, P.E., LEED AP  
Project Manager - Civil

Enclosures:



**RECEIVED**  
FEB 21 2012  
Planning Office  
City of Wasilla

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

**APPLICATION FOR VARIANCE**

Permit #: v \_\_\_\_\_

Date: \_\_\_\_\_

I. PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Doug Bates M McDonald's Coporation	Name: EEI - LaQuita Chmielowski
Mailing Address: 1213 113th Ave, NE, Suite 103  Kirkland, WA	Mailing Address: 2525 Gambell, Suite 200 Anchorage, Alaska 99503
Contact Phone: Day _____ Night _____ 425-242-2411	Contact Phone: Day 563-3835 Night _____
FAX: _____	FAX: _____
E-mail: Doug.Bates@us.mcd.com	E-mail: chmielowskil@eeiteam.com

II. PROPERTY INFORMATION
Size of property 1.49
Property tax # 2842000L00B-1/282000L00B-2
Street Address: 801 E. Parks Highway/790 Westpoint Drive
Legal Description: Lot(s) <u>B-1/B-2</u> Block _____ Subdivision <u>Lakewood Business Park</u>
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> I Industrial <input type="checkbox"/> P Public <input type="checkbox"/>

III. VARIANCE
Applicant seeks a Variance from the following general requirement (s): Code Section #: <u>16.33.050 Land Clearing</u>
Describe problem and the minimum variation from code necessary to resolve the problem: Section 16.33.050.2 indicates the following: After issuance of a permit for a use of a lot under this title, up to 70 percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval. The current site plan provides for 23 percent of landscaping.

PREAPPLICATION (Recommended)

Pre-application Conference Date: 2-10-12

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

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

APPLICATION

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

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

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

See attached narrative.

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

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.

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.

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

**IV. FEE**

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

**V. CERTIFICATION**

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



Owner or Agent

DOUG BATES - ACM  
MCDONALD'S USA LLC

2/17/12  
Date

**Notice**

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

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

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



NARRATIVE ON VARIANCE STANDARDS – ADDENDUM

Wasilla McDonald’s Waiver Request

**RECEIVED**  
 FEB 21 2012  
 Planning Office  
 City of Wasilla

Enterprise Engineering is submitting this application on behalf of McDonald’s Corporation to request a waiver from the landscaping code to clear more than 70 percent of the site, as a the minimum per Wasilla Municipal Code (WMC) 16.33.050.A.2. The request is necessary to develop Tract B-1 and Tract B-2, Lakewood Subdivision.

Tract B-1 is the site of the existing McDonald’s Restaurant and Tract B-2 is currently undeveloped. Access to Tract B-1 is from Crusey Street to the east of the site. The site is bounded by Dairy Queen and associated paved parking to the west, West Point drive to the north, Crusey Street to the east, and the Parks Highway to the south. The proposed development would include both Tract B-1 and Tract B-2, for a combined acreage of 1.65 acres (72,186 square feet). The existing restaurant will be razed and a new 4,587 square foot McDonald’s restaurant will be constructed on Tract B-1. The proposed McDonald’s will also include a play land. Parking for the restaurant will be located on Tract B-1 and Tract B-2. Driveway connectivity will be provided from Crusey Street and West Point drive. The driveway connections are supported by ADOT&PF and the City of Wasilla.

The existing McDonald’s site has the following:

Landscaping	Tract B-1		Tract B-2		Comments
	sf	percent	sf	percent	
Perimeter	5,923	8.2	0	0	Tract B-2 is currently an undeveloped gravel pad
Interior	4,860	6.7	0	0	Tract B-2 is currently an undeveloped gravel pad
Total Green Space	10,783	14.9	0	0	Tract B-2 is currently an undeveloped gravel pad

The proposed McDonald’s site plan provides the following:

Landscaping	Tract B-1 and Tract B-2		Comments
	sf	Percent	
Perimeter	7,600	10.5	Existing landscaping will be in-filled to the extent possible
Interior	10,128	14	
Total Green Space	17,728	24.5	

The current site plan does provide for approximately 24 percent green space, which is less than the 30 percent required by code. However, the green space is almost a 9 percent greater than the current conditions. Currently, there is no interior landscaping, which is not consistent with Wasilla Code of

requiring 15 percent of interior landscaping if more than 60 parking spaces are provided. The proposed landscape plan provides for 24 percent of interior landscaping, which is beyond what is required by City Code. Perimeter landscaping along the south and east property line will be retained to the extent possible. Additional trees and shrubs will be planted to provide additional landscaping along the north, south, east, and west property lines. Adjacent to the south property line, the ADOT&PF has provided a grassed ditch and several large trees. If the adjacent off-site property within the right-of-way is included, approximately 73 of green space are provided.

#### Wasilla Municipal Code (WMC) 16.33.070 Waivers or Modifications

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

The condition described above has arisen due to the existing development on and surrounding the parcels. The existing McDonald's development consist of 15 percent of green space on Tract B-1 and parcel B-2 is currently a gravel pad. The proposed site plan will increase the green space to approximately 24 percent, which is a 9 percent increase in green space. If the green space adjacent to the southern property line of the parcel and within the right-of-way is included, the green space is approximately 73 percent. Tract B-2 is being developed to allow for parking and a connection to West Point Drive, which is supported by ADOT&PF and the City of Wasilla. The existing driveway from Tract B-1 will also be moved northward and straddle the property lines. This will allow for a greater distance from the median located at the south end of Crusey Street, thus allowing more queuing area for northbound traffic turning left onto the project site.

Compliance with the 30 percent vegetation requirement would have an adverse affect to the development, due to reduced parking and changes to the site access.

2. The special conditions that support the waiver or modification are not caused by the person seeking the waiver or modification, a predecessor in interest, or the agent of either.
3. The waiver or modification is not sought solely to relieve pecuniary hardship or inconvenience you have for requesting this variance.

As previously mentioned the site design will move the existing driveway on Crusey Street to the north and have an additional access to West Point Drive. Both driveways are supported by ADOT&PF and the City of Wasilla for traffic circulation to and around the site. This request is necessary for the safe development of this site and not to relieve pecuniary hardship or inconvenience.

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

This request will not significantly adversely affect other properties. The proposed development will enhance the surrounding development by providing landscaping between the surrounding developments to the west and enhancing the landscaping along the south and east property line. Currently, Tract B-2 is a gravel pad and the proposed site plan will develop Tract B-2 and provide landscaping along the north property line that does not currently exist. There are no nearby water bodies and the drainage for the proposed development will be treated prior to discharging to the off-site ditches.

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

This waiver keeps with the spirit and requirement of the Code. The existing site has 15 green space and the proposed development will have approximately 24 percent of green space. This is a 9 percent increase. If the adjacent green space within the right-of-way is allowed to be included, the green space will be approximately 73 percent. The proposed development will meet the perimeter landscape and exceed the 15 percent interior landscape requirements.



Picture 1. Existing Landscaping along west property line



Picture 2. Existing landscaping along east and north property line



Picture 3. Existing landscaping along east property line



Picture 4. Existing landscaping along east property line



Picture 5. Existing sign at southeast corner



Picture 6. Existing Landscaping along south property line



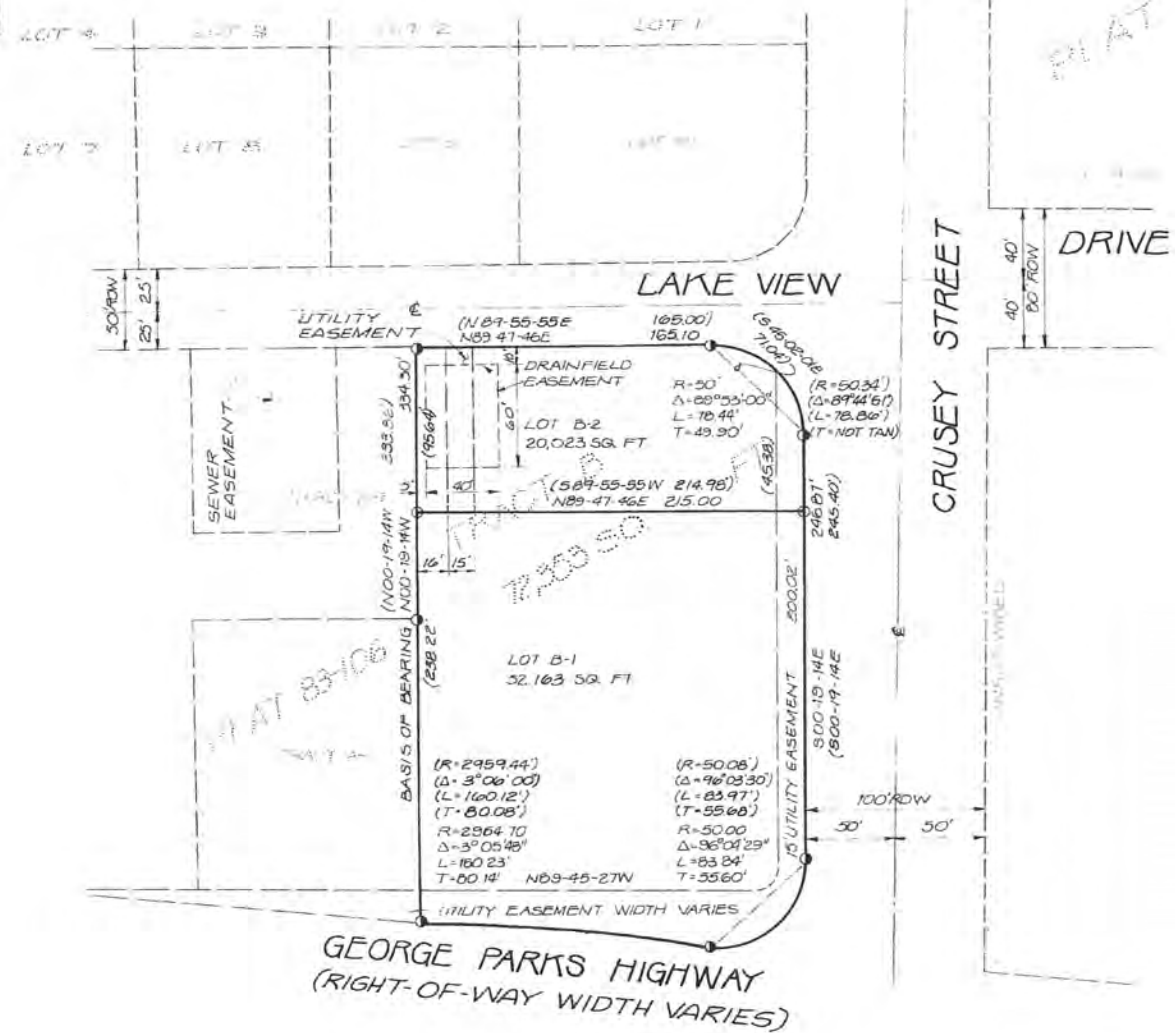
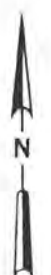
Picture 7. Landscaping within right-of-way



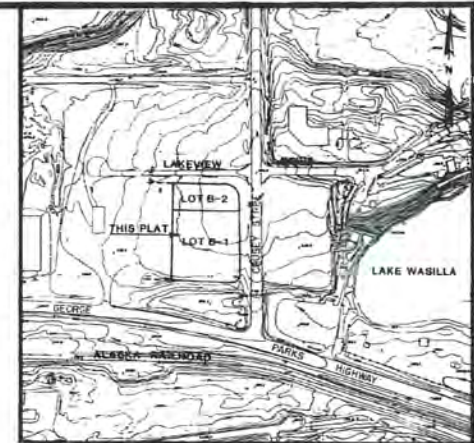
Picture 8. Landscaping within right-of-way

Figure 1  
Plat  
Existing Conditions





PLAT NO. 83-106



VICINITY MAP  
SCALE 1" = 300 FEET  
SECTION 10, T17N, R1W  
SOURCE: CITY OF WASILLA AERIAL MAPPING  
DATED APRIL, 1984

**CERTIFICATION OF PAYMENT OF TAXES**

I hereby certify that all current taxes and special assessments, through December 31, 1984, against the property, included in the subdivision or resubdivision, hereon have been paid.  
October 4, 1984  
Henry J. Lantz  
Borough Tax Collection Official

**CERTIFICATION OF PAYMENT OF TAXES**

I hereby certify that all current City of Wasilla Taxes and special assessments through 10-31-84, against the property, included in the subdivision or resubdivision, hereon have been paid.  
October 3, 1984  
Walter G. Nelson  
City Tax Collection Official

**CERTIFICATE OF LAND SURVEYOR**

I, Paul E. Howard, certify that I am a registered land surveyor, that this plat is a true and correct representation of lands surveyed by me or under my direct supervision; that the distances and bearings for field traverses are shown correctly and the error of closure for field traverses does not exceed one part in 5,000; and that all permanent exterior control monuments have been set and staked.  
Paul E. Howard 10/1/84

**COMPLIANCE WITH DEC REGULATIONS**

SEWAGE DISPOSAL--No individual sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the State of Alaska Department of Environmental Conservation which govern those systems.

**APPROVAL CERTIFICATE BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

This subdivision has been reviewed in accordance with 18AAC22.065 and is approved, subject to any noted restrictions.  
Paul E. Howard Signature  
Deborah Suprenant Title  
Sept 4, 1984 Date

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We) certify that I (we) hold the specified property interest in the property described herein. I (We) hereby agree to this plat, and to any restrictions or covenants appearing hereon. Any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

MCDONALD'S CORPORATION  
2700 Northrup Way  
Bellevue, Washington 98002  
By Seymour Greenman  
Title \_\_\_\_\_  
Date \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

SUBSCRIBED & SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

Notary Public in & My commission expires \_\_\_\_\_

**CERTIFICATION OF APPROVAL BY THE COMMISSION**

I certify that the subdivision plat shown hereon has been found to comply with the land subdivision regulations of the Matanuska-Susitna Borough, and that the plat has been approved by Platting Board/Planning Board of Appeals by Plat Resolution No. 84-229-E, dated 3-2-84, 1984, and that the plat shown hereon has been approved for recording in the office of the Recording in the Recording District in which the plat is located.  
October 15, 1984  
David J. Smith  
Chairman/Planning Director

ATTEST:  
Maile M. Smith  
Platting Clerk

**LAND USE**

All of the area in the subdivision shown hereon is within the City of Wasilla and is controlled by the Wasilla Land Use Ordinance as spelled out in Title 16 Chapter 44 of the Wasilla Municipal Code and Amendments, Revisions and Updates thereto. Land Use Permits, as issued by the City of Wasilla, must be acquired by individual lot owners prior to beginning construction.

**RESTRICTIVE COVENANTS**

Restrictive Covenants were recorded December 30, 1982 at the Fairbanks Recording District in Book 285, Pages 120-127, and on APRIL 4, 1984 BOOK 351 PAGE 759.

84-229  
RECORDED - FILED 10/1/84  
Palmer  
10 7 11:50 A.M.

- NOTES**
- INGRESS AND EGRESS TO LOT B-1 IS LIMITED TO CRUSEY STREET ONLY.
  - INGRESS AND EGRESS TO LOT B-2 IS LIMITED TO LAKEVIEW DRIVE ONLY.
  - LOTS B-1 AND B-2 ARE TO BE SERVICED BY THE CITY WATER SYSTEM. NO ON-LOT WELLS WILL BE PERMITTED.

- LEGEND**
- FOUND 3/8" DIA REBAR--NO CAP
  - ( ) FIELD MEASURED DISTANCE
  - 5/8" x 30" REBAR SET WITH CAP

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FEB 2 1 2012  
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City of Wasilla

PLAT OF  
**TRACT B-1 AND B-2  
LAKEWOOD BUSINESS PARK,**  
A SUBDIVISION OF TRACT B LAKEWOOD BUSINESS PARK  
LOCATED WITHIN THE NE 1/4 OF SECTION 10, T17N,  
R1W, SEWARD MERIDIAN, ALASKA CONTAINING  
166 ACRES  
**MATANUSKA-SUSITNA BOROUGH, ALASKA**

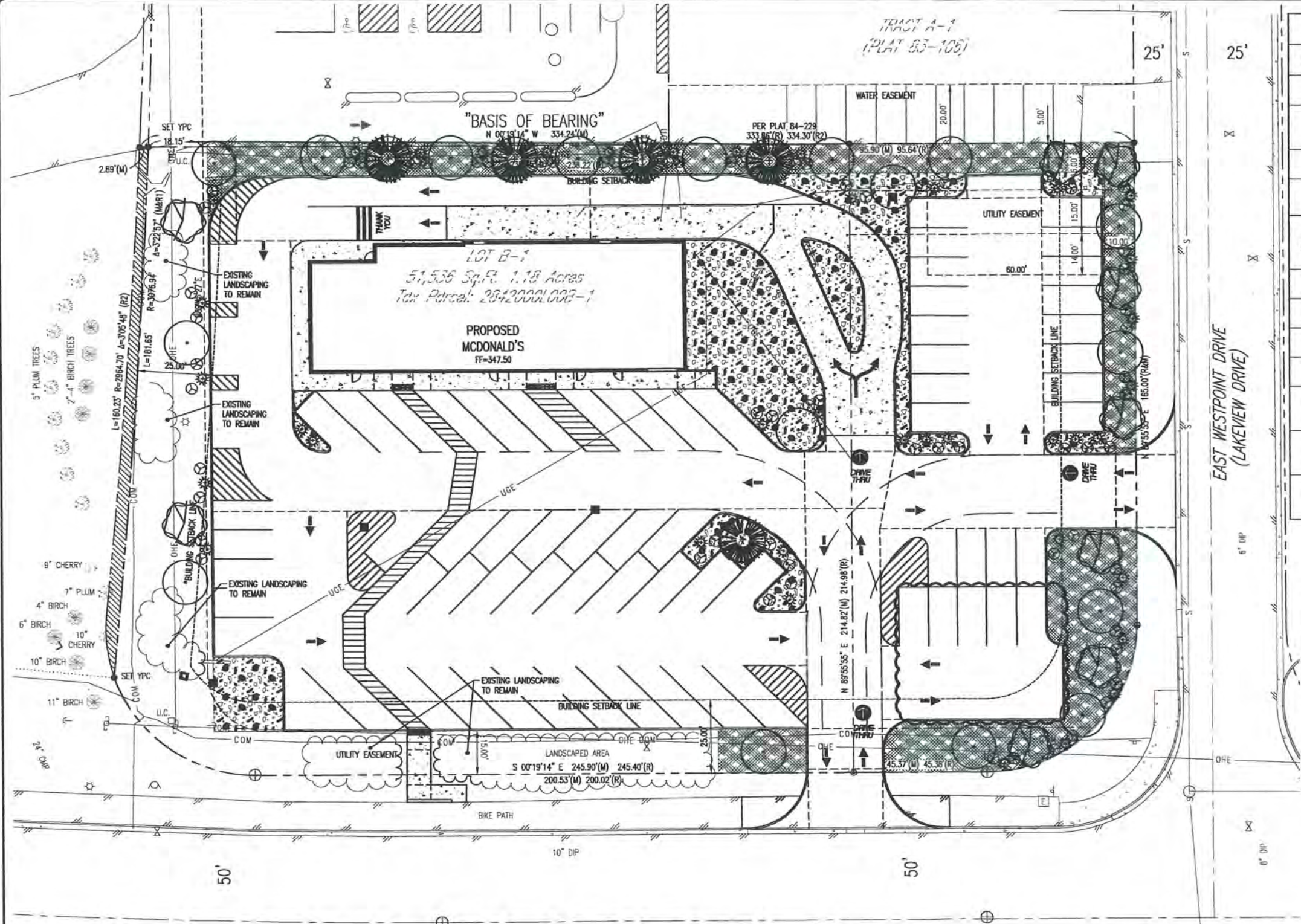
PLAT PREPARED BY: CH2M HILL ENGINEERS  
2550 DENALI, 8TH FLOOR  
ANCHORAGE, ALASKA 99508

PLAT PREPARED AT THE DIRECTION OF:  
MCDONALD'S CORPORATION  
2700 NORTHRUP WAY  
BELLEVUE, WASHINGTON 98002

SCALE: 1"=50' DWN BY: DD SHEET NO. 1 OF 1  
DATE: FEB 1984 CHECKED BY: \_\_\_\_\_ CH2M HILL  
PROJ. NO. K17254.A4



Figure 2  
Landscape Plan



PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER, HT AND COMMENTS	QTY
EVERGREEN TREES:				
	PICEA PUNGENS	COLORADO GREEN SPRUCE	5' MIN. HT. 5:3 HT TO WIDTH RATIO	6
DECIDUOUS TREES:				
	BETULA PAPHYRIFERA	WHITE PAPER BIRCH	1 1/2" CAL. 8' MIN. HT.	17
	PRUNUS VIRGINIANA SHUBERT	CANADA RED CHERRY	2" CAL. 10'-12' MIN. HT.	9
DECIDUOUS SHRUB:				
	ROSA RUGOSA	RUGOSA ROSE	24" HT. 5 GAL	66
	COTONEASTER ACUTIFOLIA	PEKING COTONEASTER	18" MIN. HT.	35
SEEDING:				
	4" MINIMUM TOPSOIL SPREAD SCHEDULE A SEED @ 5 LBS/1000 SQ. FT. FERTILIZER, 22-11-11, SPREAD @ 15 LBS/1000 SF. TOPSOIL AND SEED ALL DISTURBED AREAS WITH EXCEPTION OF AREAS WITH EROSION PROTECTING GROUND COVER.			X,XXX MSF
	3" MIN DEPTH OF BARK MULCH			7600 SQ. FT.
	3" DEPTH OF ROCK MULCH			4770 SQ. FT.

- LANDSCAPING NOTES**
- TOPSOIL AND SEED ALL AREAS PER SCHEDULE UNLESS NOTED OTHERWISE.
  - PARKING AREA AND APPURTENANT DRIVES ARE X,XXX ACRES.
  - MINIMUM REQUIRED INTERIOR LANDSCAPING AREA IS X,XXX S.F. (5% PER AMC 21.45.080)
  - PROVIDED INTERIOR LANDSCAPING AREA IS X,XXX S.F.
  - TREES SHALL NOT BE PLANTED WITHIN THE SIGHT TRIANGLES SHOWN. SHRUBS SHOWN WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE OWNER TO BE LESS THAN 36" IN HEIGHT.
  - TREES AND SHRUBS SHOWN ON THIS PLAN MAY BE SUBSTITUTED WITH APPROVED TREES AND SHRUBS AS OUTLINED IN MOA HANDOUT NO. 38.
  - DUMPSTER LOCATION IS WITHIN THE BUILDING FOOTPRINT AND IS NOT SHOWN SEPARATELY.
  - THE LEGAL DESCRIPTION FOR THIS PROJECT IS:

**MCDONALD'S WASILLA  
MCDONALD'S CORPORATION**

**WASILLA, ALASKA**  
TRACT B1 & B2, LAKEWOOD SUBDIVISION

REV	DATE	DESCRIPTION

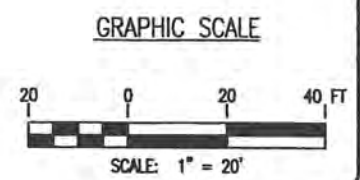
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DRAWN: DxD	
CHKD:	
APRVD:	
SCALE:	
AS NOTED	

**ENTERPRISE ENGINEERING, INC.**  
 5 DEPOT STREET SUITE 23 FREEPORT, ME 04532  
 2525 GAMBELL STREET SUITE 200 ANCHORAGE, AK 99503  
 TEL (207) 869-8006 TEL (907) 563-3835  
 FAX (207) 869-8015 FAX (907) 563-3817

DRAWING TITLE  
**LANDSCAPE PLAN**

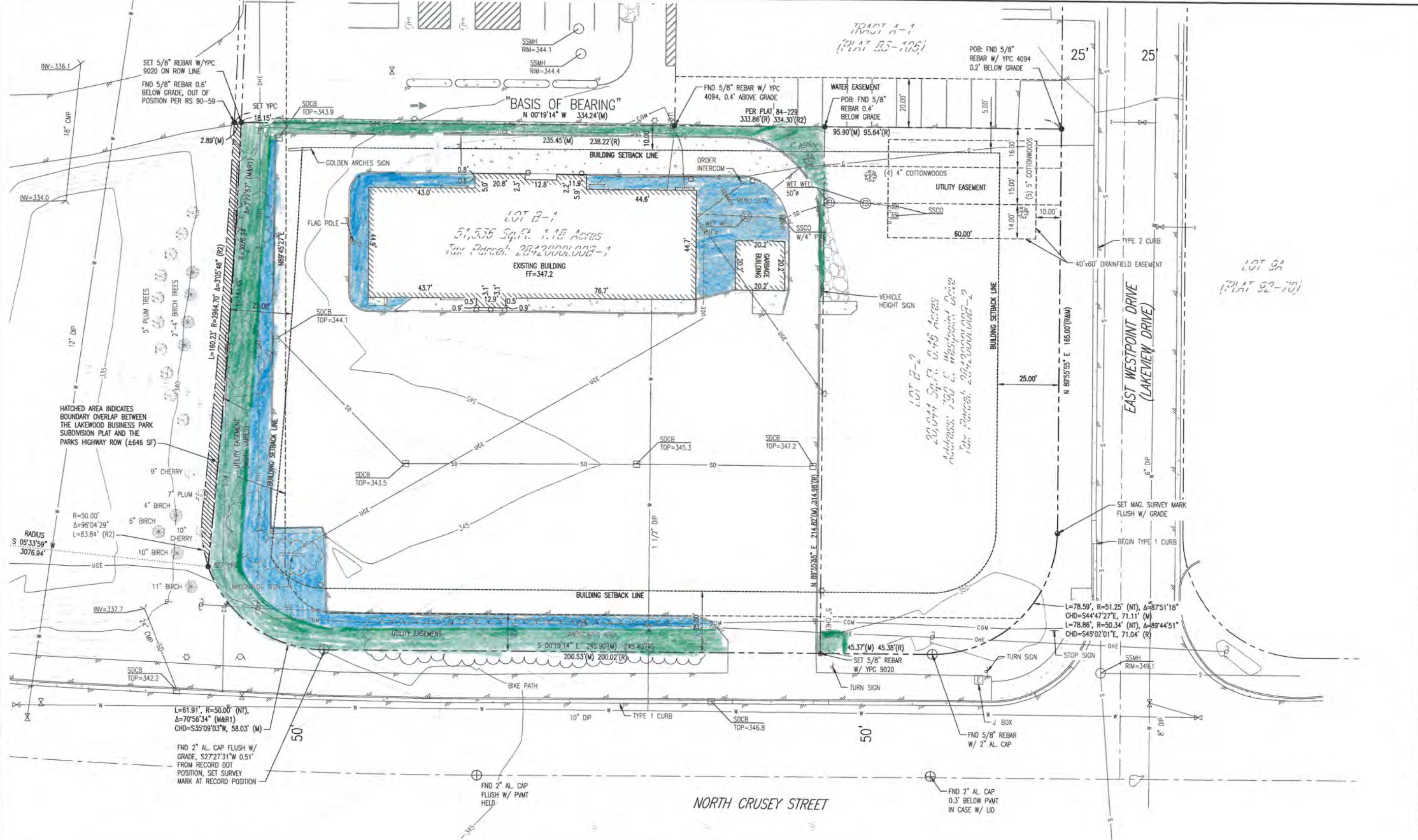
DWG NO. L1.0	DATE 2/21/12
PN: 7124	GRID: -
SHEET 1 OF 1	

N  
**LANDSCAPE PLAN**  
SCALE: 1" = 20'



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City of Wasilla

Figure 3  
Site Vegetation Breakdown



PERIMETER LANDSCAPING  
 INTERIOR LANDSCAPING

**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 SCALE: 1" = 20'

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Planning Office  
 City of Wasilla

**MCDONALD'S WASILLA**  
**MCDONALD'S CORPORATION**

WASILLA, ALASKA  
 TRACT B1 & B2, LAKEWOOD SUBDIVISION

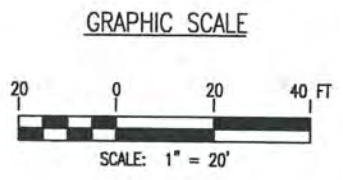
REV	DATE	DESCRIPTION

DESIGN: LMC  
 DRAWN: DxD  
 CHKD:  
 APRVD:  
 SCALE: AS NOTED

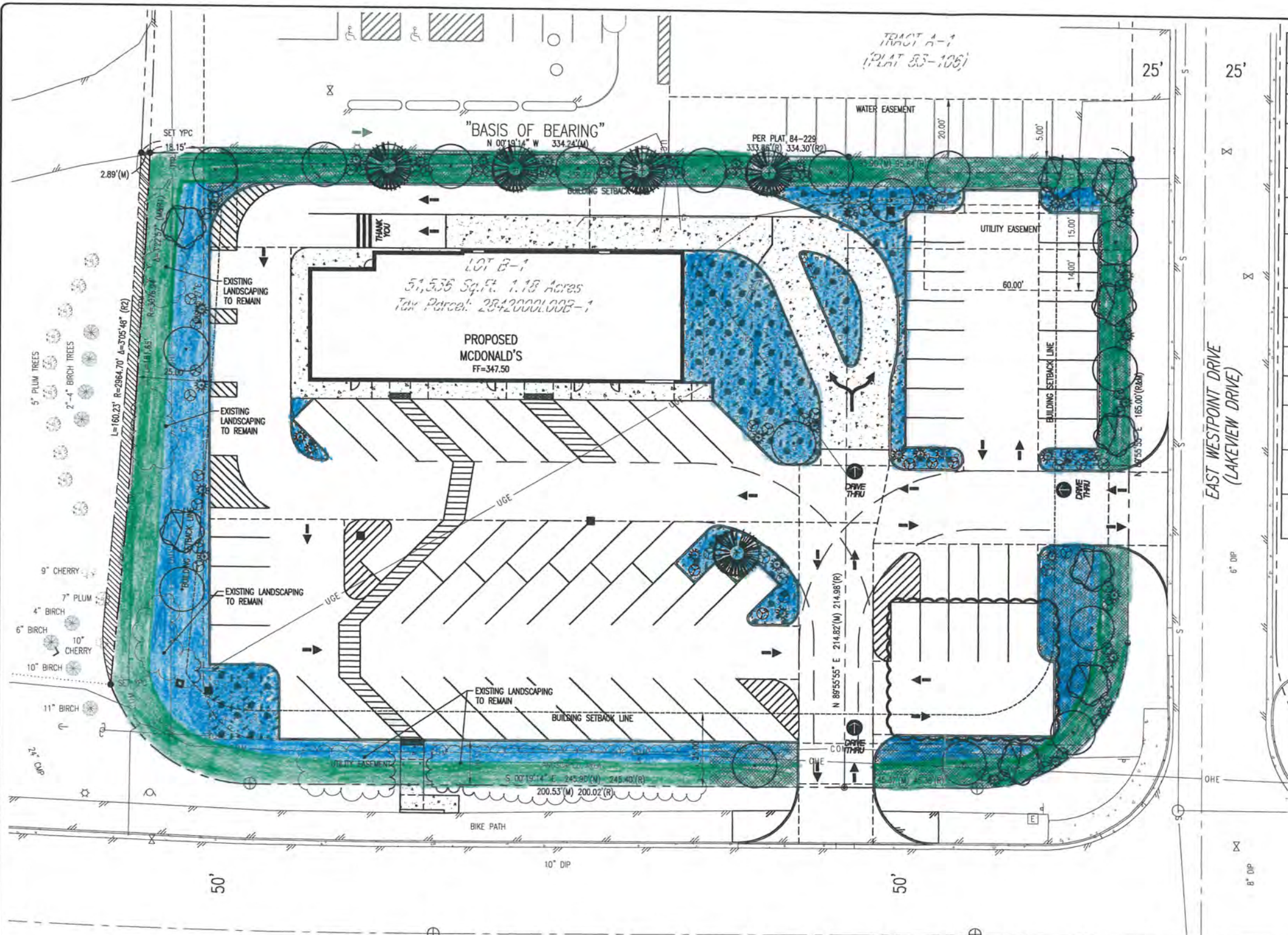
**ENTERPRISE**  
**ENGINEERING, INC.**  
 5 DEPOT STREET SUITE 23  
 FREEPORT, ME 04032  
 TEL (207) 869-5006 FAX (207) 868-8015  
 2525 GAMBELL STREET SUITE 200  
 ANCHORAGE, AK 99503  
 TEL (907) 563-3835 FAX (907) 563-3817

DRAWING TITLE  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

DWG NO.	DATE	
C2.0	2/21/12	
PN:	GRID:	SHEET
7124	-	OF



Plot Date: Feb 21, 2012 8:38am Drawing File: P:\projects\7124\cd\Current\Draw\7124\CD\_L1.dwg Last modified by: ad



PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	CALIPER, HT AND COMMENTS	QTY
<b>EVERGREEN TREES:</b>				
	PICEA PUNGENS	COLORADO GREEN SPRUCE	5' MIN. HT. 5:3 HT TO WIDTH RATIO	6
<b>DECIDUOUS TREES:</b>				
	BETULA PAPYRIFERA	WHITE PAPER BIRCH	1 1/2" CAL. 8' MIN. HT.	17
	PRUNUS VIRGINIANA SHUBERT	CANADA RED CHERRY	2" CAL. 10'-12' MIN. HT.	9
<b>DECIDUOUS SHRUB:</b>				
	ROSA RUGOSA	RUGOSA ROSE	24" HT. 5 GAL	66
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<b>SEEDING:</b>				
	4" MINIMUM TOPSOIL. SPREAD SCHEDULE A SEED @ 5 LBS/1000 SQ. FT. FERTILIZER, 22-11-11, SPREAD @ 15 LBS/1000 SF. TOPSOIL AND SEED ALL DISTURBED AREAS WITH EXCEPTION OF AREAS WITH EROSION PROTECTING GROUND COVER.			X.XX MSF
	3" MIN DEPTH OF BARK MULCH			7600 SQ. FT.
	3" DEPTH OF ROCK MULCH			4770 SQ. FT.

- LANDSCAPING NOTES**
1. TOPSOIL AND SEED ALL AREAS PER SCHEDULE UNLESS NOTED OTHERWISE.
  2. PARKING AREA AND APPURTENANT DRIVES ARE XX.X ACRES.
  3. MINIMUM REQUIRED INTERIOR LANDSCAPING AREA IS X,XXX S.F. (5% PER AMC 21.45.080)
  4. PROVIDED INTERIOR LANDSCAPING AREA IS X,XXX S.F.
  5. TREES SHALL NOT BE PLANTED WITHIN THE SIGHT TRIANGLES SHOWN. SHRUBS SHOWN WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE OWNER TO BE LESS THAN 36" IN HEIGHT.
  6. TREES AND SHRUBS SHOWN ON THIS PLAN MAY BE SUBSTITUTED WITH APPROVED TREES AND SHRUBS AS OUTLINED IN MOA HANDOUT NO. 38.
  7. DUMPSTER LOCATION IS WITHIN THE BUILDING FOOTPRINT AND IS NOT SHOWN SEPARATELY.
  8. THE LEGAL DESCRIPTION FOR THIS PROJECT IS:

**MCDONALD'S WASILLA**  
**MCDONALD'S CORPORATION**

WASILLA, ALASKA  
 TRACT B1 & B2, LAKEWOOD SUBDIVISION

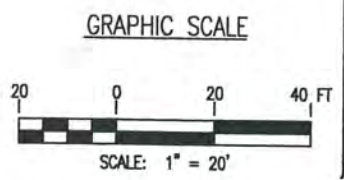
REV	DATE	DESCRIPTION

DESIGN: LMC	SEAL
DRAWN: DxD	
CHKD:	
APRVD:	
SCALE: AS NOTED	

**ENTERPRISE ENGINEERING, INC.**  
 5 DEPOT STREET SUITE 23  
 ANCHORAGE, AK 99503  
 TEL: (907) 563-3635  
 FAX: (907) 563-3617

DRAWING TITLE  
**LANDSCAPE PLAN**

DWG NO. L1.0	DATE 2/21/12
PN: 7124	GRID: -
SHEET 1	OF 1



PERIMETER LANDSCAPING  
 INTERIOR LANDSCAPING

NORTH CRUSEY STREET  
**LANDSCAPE PLAN**  
 SCALE: 1" = 20'

**RECEIVED**  
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 Planning Office  
 City of Wasilla

Plot Date: Feb 21, 2012 - 7:54am  
 Drawing File: P:\projects\172A\Current\Drawings\172A\172A.LD.EED.dwg Last modified by: dd

By: Planning  
Public Hearing: 04/10/12  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-06**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CLEARING OF MORE THAN 70 PERCENT OF THE VEGETATION FROM LOTS B-1 AND B-2, LAKEWOOD BUSINESS PARK RESUBDIVISION PER WMC 16.33.050(A)(2), GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRUSEY STREET AND THE PARKS HIGHWAY.**

---

WHEREAS, LaQuita Chmielowski, P.E., Enterprise Engineering, Inc., agent for McDonald's Corporation, submitted an application for a waiver/modification on February 21, 2012, along supporting information and plans; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on April 3, 2012; and

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

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, grants the request with the following condition:



1. Prior to beginning redevelopment of the subject parcels, a landscape plan that is substantially consistent with the attached landscape plan shown on page L1.0 and dated February 12, 2012, (Exhibit A) must be submitted along with the necessary land use permits and landscape guarantee.

ADOPTED by the Wasilla Planning Commission on -,2012.

APPROVED:

---

A.C. Buswell, III, Chairman

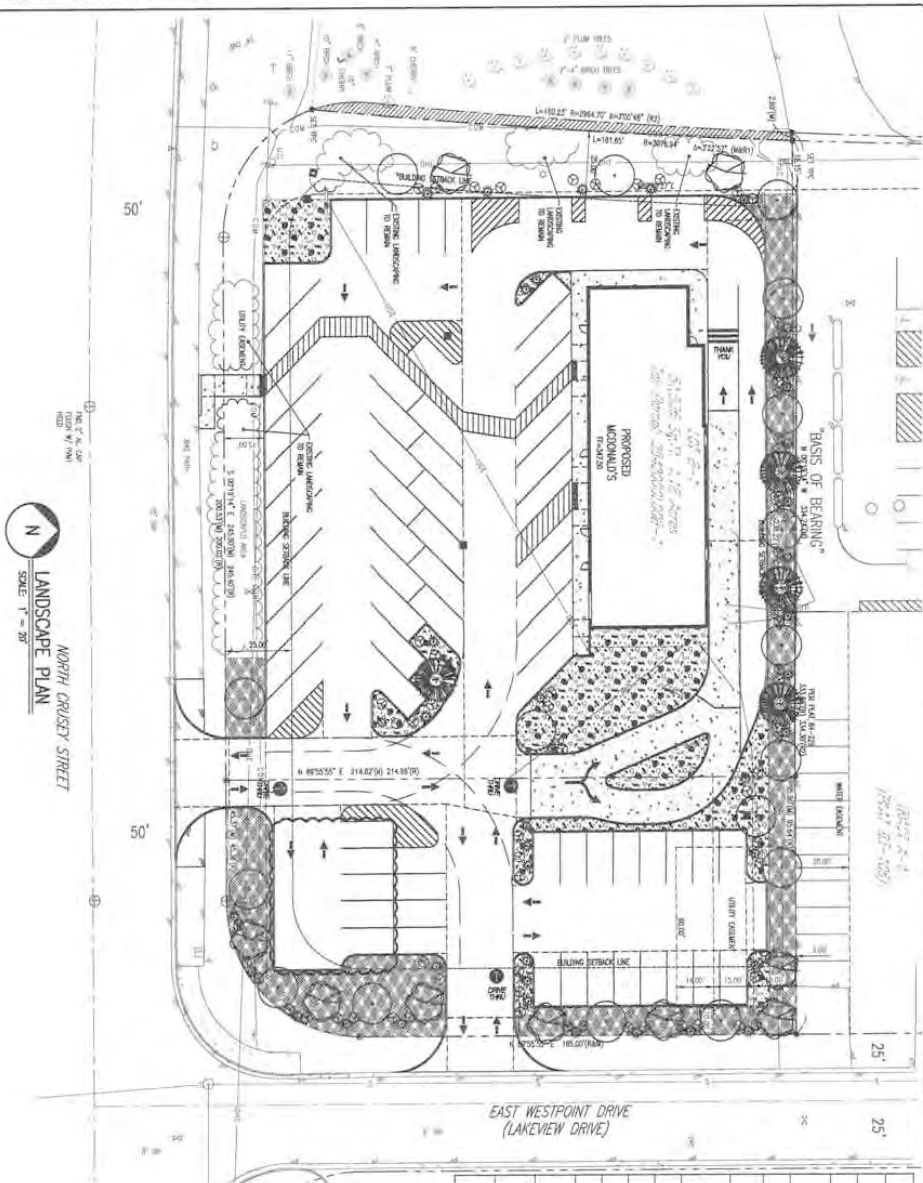
ATTEST:

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Tina Crawford, AICP, City Planner

EXHIBIT A

Date: 02/21/12 - Location: Wasilla, AK (1214) (60500) - File No: 12017 - Title: Landscape Plan



**RECEIVED**  
 FEB 21 2012  
 Planning Office  
 City of Wasilla

N  
 LANDSCAPE PLAN  
 NORTH CRISSET STREET  
 SCALE: 1" = 20'

- LANDSCAPING NOTES**
1. SYMBOL AND QUANTITY SHOWN FOR SYMBOL UNLESS NOTED OTHERWISE.
  2. PLANTING SHALL BE ACCORDING TO THE SCHEDULE AND EXISTING CONDITIONS.
  3. EXISTING CONDITIONS AND PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPING CODE.
  4. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPING CODE.
  5. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPING CODE.
  6. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPING CODE.
  7. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPING CODE.
  8. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPING CODE.
  9. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPING CODE.
  10. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF WASILLA LANDSCAPING CODE.

SYMBOL	EDUCATIONAL NAME	COMMON NAME	QUANTITY	UNIT AND COMMENTS
[Symbol]	EDUCATIONAL NAME	COMMON NAME		QUANTITY, UNIT AND COMMENTS
[Symbol]	EDUCATIONAL NAME	COMMON NAME		QUANTITY, UNIT AND COMMENTS
[Symbol]	EDUCATIONAL NAME	COMMON NAME		QUANTITY, UNIT AND COMMENTS
[Symbol]	EDUCATIONAL NAME	COMMON NAME		QUANTITY, UNIT AND COMMENTS
[Symbol]	EDUCATIONAL NAME	COMMON NAME		QUANTITY, UNIT AND COMMENTS



**McDONALD'S WASILLA**  
**McDONALD'S CORPORATION**

WASILLA, LALASKA  
 TRACT B1 & B2, LAKEWOOD SUBDIVISION

OWNER: McDONALD'S CORPORATION  
 PROJECT: LANDSCAPE PLAN  
 DRAWING TITLE: LANDSCAPE PLAN  
 DATE: 1/10/12  
 SHEET: 1 OF 1  
 SCALE: 1" = 20'

REV	DATE	BY	DESCRIPTION

DESIGNED BY: [ ]  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 APPROVED BY: [ ]  
 IN CHARGE: [ ]  
 TITLE: [ ]





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

Case # LW12-02  
Planning Staff  
April 10, 2012

## **I. SUMMARY FACTS:**

Applicant/Owner: Shawn Mertin, Valley Satellite LLC  
Proposal: Approval to clear more than 70 percent of the vegetation from the lot as allowed in WMC 16.33.050(A)(2).  
Location: Lot 2, Block 1, Kohring Subdivision  
Parcel size: 0.45± Acres  
Zoning District: Rural Residential (RR)  
Future Land Use: Generally Residential  
Surrounding Zoning: North: RR  
South: RR  
East: RR  
West: RR

## **II. STAFF RECOMMENDATION:**

Staff recommends approval of this request with conditions.

## **III. SUMMARY OF REQUEST**

The applicant is requesting approval to have vegetation on less than 70% of the parcel for an existing business per WMC 16.33.050(A)(2). Although this parcel had more than 70% of the vegetation cleared prior to the applicant's purchase, WMC 16.33.050(B) states the following:

"The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter."

However, WMC 16.33.050(A)(2) allows the Planning Commission to approve clearing vegetation from more than 70 percent of the lot area.

The current owner purchased the building in October 2011 without being aware that the parcel was not in compliance with this requirement. It was brought to his attention during the after-the-fact permitting process for two small additions, totaling approximately 417 square feet, to the west side of the existing building (permit application approval is pending approval of this waiver.) In order to approve the permit,

the site plan must provide vegetation on 30% of the parcel or request a waiver from the Planning Commission. The parcel currently has approximately 1,115 square feet of the lot area covered in vegetation and the owner is proposing to add approximately 594 square feet more as part of the mandatory landscaping required for the addition permit. The remainder of the lot is covered with gravel and the 2,917± square feet building. The property owner is requesting that the Planning Commission waive the requirement to leave 30% of the lot vegetated and allow only 8.7% of the lot to be covered in vegetation.

After viewing the aerial and street-view photographs available on Google Earth, there appears to be sufficient room to provide approximately 5710 square feet of vegetated area, which is approximately 29% of the lot area (see attached photos.) Exhibit A attached to Resolution Serial No. 12-07 shows the existing vegetated areas highlighted in green and the proposed vegetated areas highlighted in yellow.

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

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

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

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

Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

#### **VI. CONCLUSION AND RECOMMENDATION**

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is not consistent with the intent of the landscaping requirements in Title 16. However, if the property owner provides the landscaping shown in Exhibit A, it would be consistent with the intent. Staff recommends that the Planning Commission approve a waiver to the land clearing requirements with the following condition:

- 1. Ground cover must be provided and maintained in the areas highlighted in yellow and green on Exhibit A, which totals approximately 29% of the total lot area.**



Google earth

feet  
meters





© 2012 Google  
© 2012 Google

Google earth

Google earth

feet  
meters





Google earth

feet  
meters

10

4

Google earth







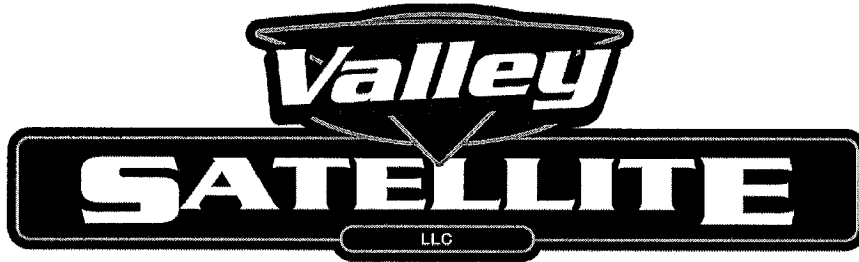
Google earth

feet  
meters



Google earth





dtvinak.com

370 E. Railroad Ave. Wasilla, Alaska 99654

1-888-DTV-INAK

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**MAR 14 2012**

**Planning Office  
City of Wasilla**

Tina,

Per your request I am writing this letter to explain why I am not able to meet the 30% requirement.

The lot we are on is too small to lose any of the parking spaces we currently have to meet the new code of 30% vegetation. I purchased this building in October of 2011, and had to do a small remodel to allow our business to be able to operate in this new building. We had a small 12' x 20' office that was off the front of the building, and we just pushed the walls out and squared the building off. We added two more 12' x 20' offices on to the building. Our remodel has changed the look of the building so it doesn't look like a warehouse as much anymore. We have used a couple different colors of metal to accomplish this. We are the best looking building on the block. We currently have native trees surrounding the building. Attached is our new property survey site plan with the proposed vegetation plan. It will have approximately 1,076.25' of lawn grass, 3 new trees and 6 shrubs.

If we are required to put the required 30% vegetation in, we will no longer have the room for all the parking that we need for our employees and customers.

Thank you for your time and consideration.

Shawn Mertin  
Valley Satellite LLC.

## Tina Crawford

---

**From:** Shawn@ValleySat <shawn@valleysatellite.tv>  
**Sent:** Tuesday, March 06, 2012 5:08 PM  
**To:** Tina Crawford  
**Subject:** Re: Permit for office addition

Will do.

Thanks  
Sjawn

On Mar 6, 2012, at 4:57 PM, "Tina Crawford" <[tcrawford@ci.wasilla.ak.us](mailto:tcrawford@ci.wasilla.ak.us)> wrote:

I can schedule this for the April 10, 2012 Planning Commission meeting but I will need you to submit a cover letter explaining why you are not able to meet the 30% requirement and you will need to accurately indicate what percentage of the parcel will contain grass, landscaping or some other vegetation. I will need this information by Friday, March 16.

Thanks,  
Tina

### **Tina Crawford, AICP**

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

---

**From:** Shawn@Valleysat [<mailto:shawn@valleysatellite.tv>]  
**Sent:** Sunday, March 04, 2012 9:10 AM  
**To:** Tina Crawford  
**Subject:** Re: Permit for office addition

Tina,

Thanks for the reply. You told me of an option at one point that gave me the option to go before a board to try and get that part waived. I'd like to get on the list to do that.

Thanks

Shawn

Sent from my iPhone

On Mar 2, 2012, at 2:14 PM, "Tina Crawford" <[tcrawford@ci.wasilla.ak.us](mailto:tcrawford@ci.wasilla.ak.us)> wrote:

Shawn,

I reviewed the site plan you submitted for your application to expand the existing building. As we discussed a few weeks ago, the City code requires that 30% of the site be covered with native vegetation, landscaping, etc. However, your site plan does not show the required 30% area. I will need you to revise the site plan before I can approve the permit. If you have any questions, please give me a call or send an email.



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

Date: 2-27-12  
 TID # 2398 BOLLARD  
 Case No. A 12 - 16

**LAND USE PERMIT  
 APPLICATION**

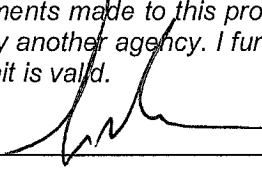
<p>Type of application (check all that apply)</p> <p><input type="checkbox"/> Single Family Dwelling (SFD)    <input type="checkbox"/> Garage/Shed</p> <p><input type="checkbox"/> Addition to SFD                      <input type="checkbox"/> Accessory Use</p> <p><input checked="" type="checkbox"/> Commercial under 10,000 sq. ft.</p> <p><input type="checkbox"/> Other (please specify) _____</p> <p><b>Project Name and Description</b></p> <p><u>4800</u> sq. ft. <u>Addition to office</u>  <u>for satellite company</u></p> <p><b>Subdivision Name:</b></p> <p><u>B1 L2 Kohring Sub</u></p> <p><b>Street Address of project:</b></p> <p><u>1101 N Lucille street Wasilla</u></p> <p><b>Zoning Designation:</b> <u>RR</u></p>	<p><b>Property Owner:</b></p> <p><u>Shawn Martin</u></p> <p><b>Applicant Name:</b></p> <p><u>Shawn Martin</u></p> <p><b>Mailing Address:</b></p> <p><u>1101 N Lucille Street</u></p> <p><b>Phone:</b> <u>907 317 3407</u></p> <p><b>Fax #:</b> _____</p> <p><b>Email:</b></p> <p><u>Shawn@valleysatellite.tv</u></p>
---	--

The following items must be shown on the Site Plan:

- All provisions of WMC 16.08.015 Site plan - As-built survey.

**Applicant Certification:**

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

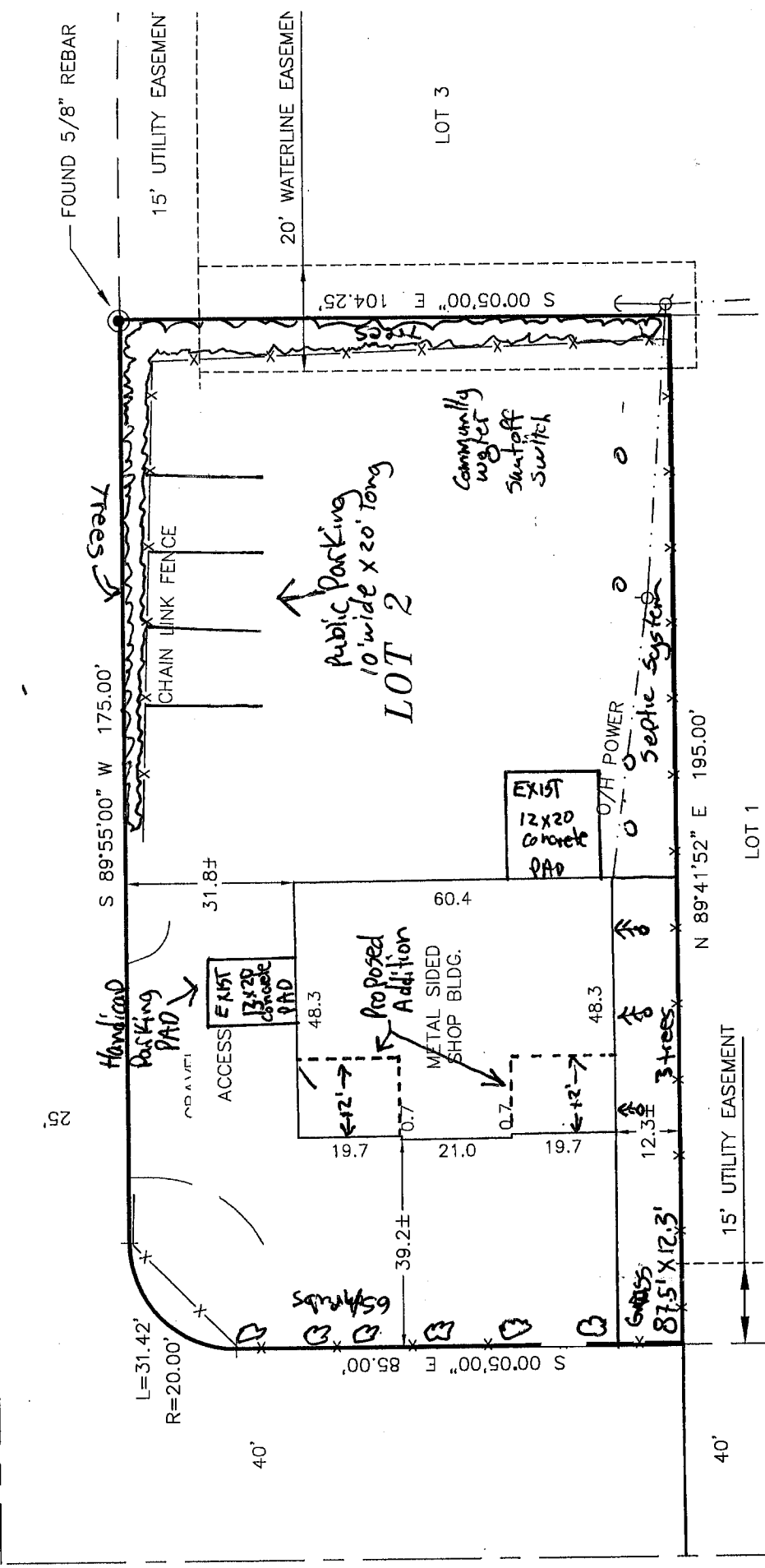
**Signature of Applicant:** 

**Date:** 17 NOV 11

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

E. FLAG CIRCLE

N. LUCILLE STREET



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

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 RECORDED, UNLESS OTHERWISE NOTED.

BULL MOOSE SURVEYING

ROBERT S. HOFFMAN  
 200 HYGRADE LANE, WASILLA, ALASKA 99654  
 (907) 357-6957 FAX (907) 357-6977

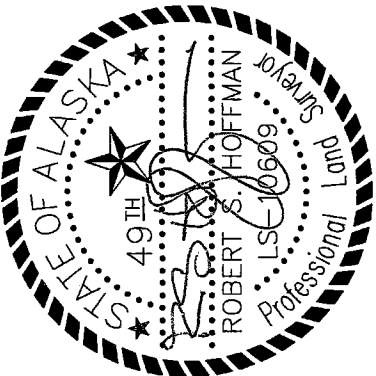
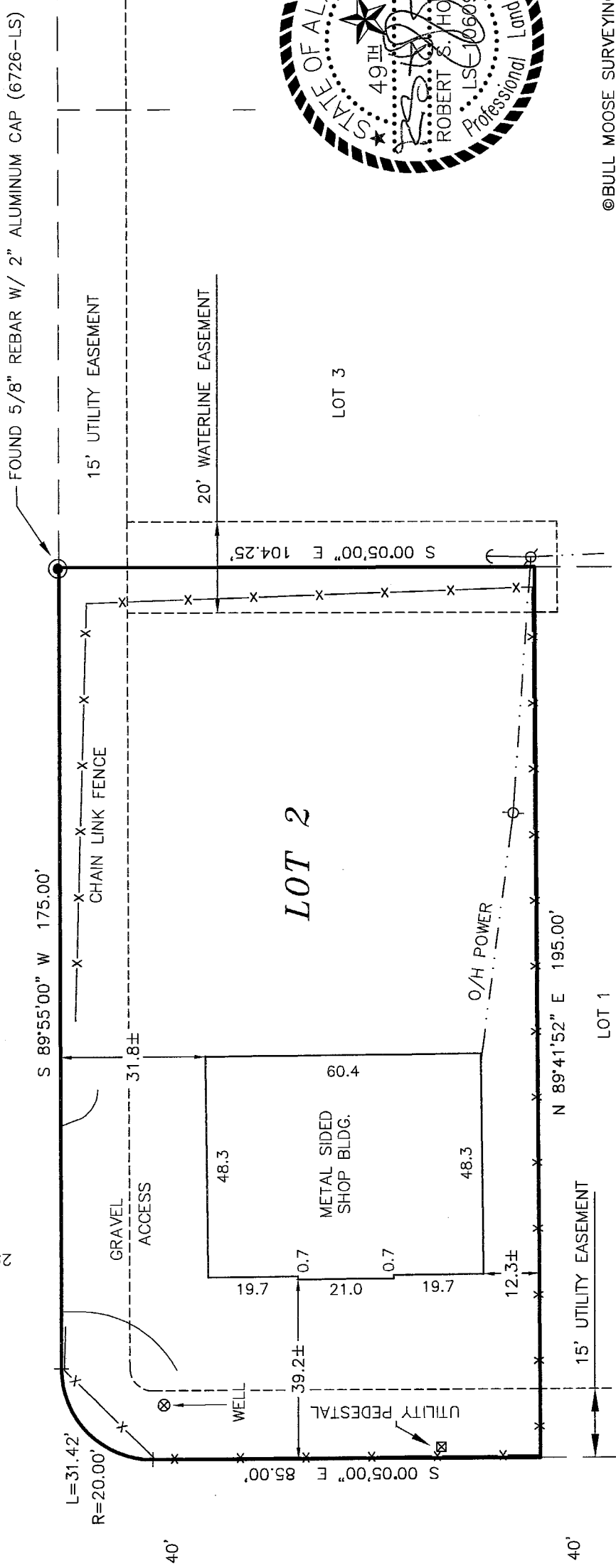
ASBULL  
 LOT 2, BLOCK 1,

PALMER RECORDING DIST

DRAWN BY: RSH	DATE OF SURVEY: 1/26/2012	PLAT #82-179
CHECKED BY: RSH	SECTION TWP. RANGE 3 17N 1W S.M.	SCALE: 1"=30'
FOR:		PREPARED FOR: SHAWN

**E. FLAG CIRCLE**

**N. LUCILLE STREET**



©BULL MOOSE SURVEYING 2012

**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.

- NOTES:**
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES SEEN ON THE DATE OF SURVEY ARE SHOWN HEREON.
  - 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.
  - 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.
  - ALL BEARINGS AND DISTANCES SHOWN ARE RECORD, UNLESS OTHERWISE NOTED.

**BULL MOOSE SURVEYING**

ROBERT S. HOFFMAN  
 200 HYGRADE LANE, WASILLA, ALASKA 99654  
 (907) 357-6957 FAX (907) 357-6977

**ASBUILT SURVEY**

**LOT 2, BLOCK 1, KOHRING SUBDIVISION**

PALMER RECORDING DISTRICT, ALASKA

DRAWN BY: RSH	DATE OF SURVEY: 1/26/2012	PLAT #82-179	REVISION	BY	DATE
CHECKED BY: RSH	SECTION 3	TWP. 17N	RANGE 1W S.M.	PREPARED FOR: <b>SHAWN MERTIN</b>	

By: Planning  
Public Hearing: 04/10/12  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-07**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CLEARING OF MORE THAN 70 PERCENT OF THE VEGETATION FROM LOT 2, BLOCK 1, KOHRING SUBDIVISION PER WMC 16.33.050(A)(2), GENERALLY LOCATED AT THE NORTHEAST CORNER OF FLAG CIRCLE AND LUCILLE STREET NORTH OF THE PARKS HIGHWAY.**

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WHEREAS, Shawn Mertin, Valley Satellite LLC, applicant, submitted an application for a waiver/modification on March 14, 2012, along with a site plan; and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on April 3, 2012; and

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

NOW THEREFORE BE IT RESOLVED, that the Wasilla 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, grants a waiver with the following condition:

1. Ground cover must be provided and maintained in the areas highlighted in yellow and green on Exhibit A, which totals approximately 29% of the total lot area.

ADOPTED by the Wasilla Planning Commission on -,2012.

APPROVED:

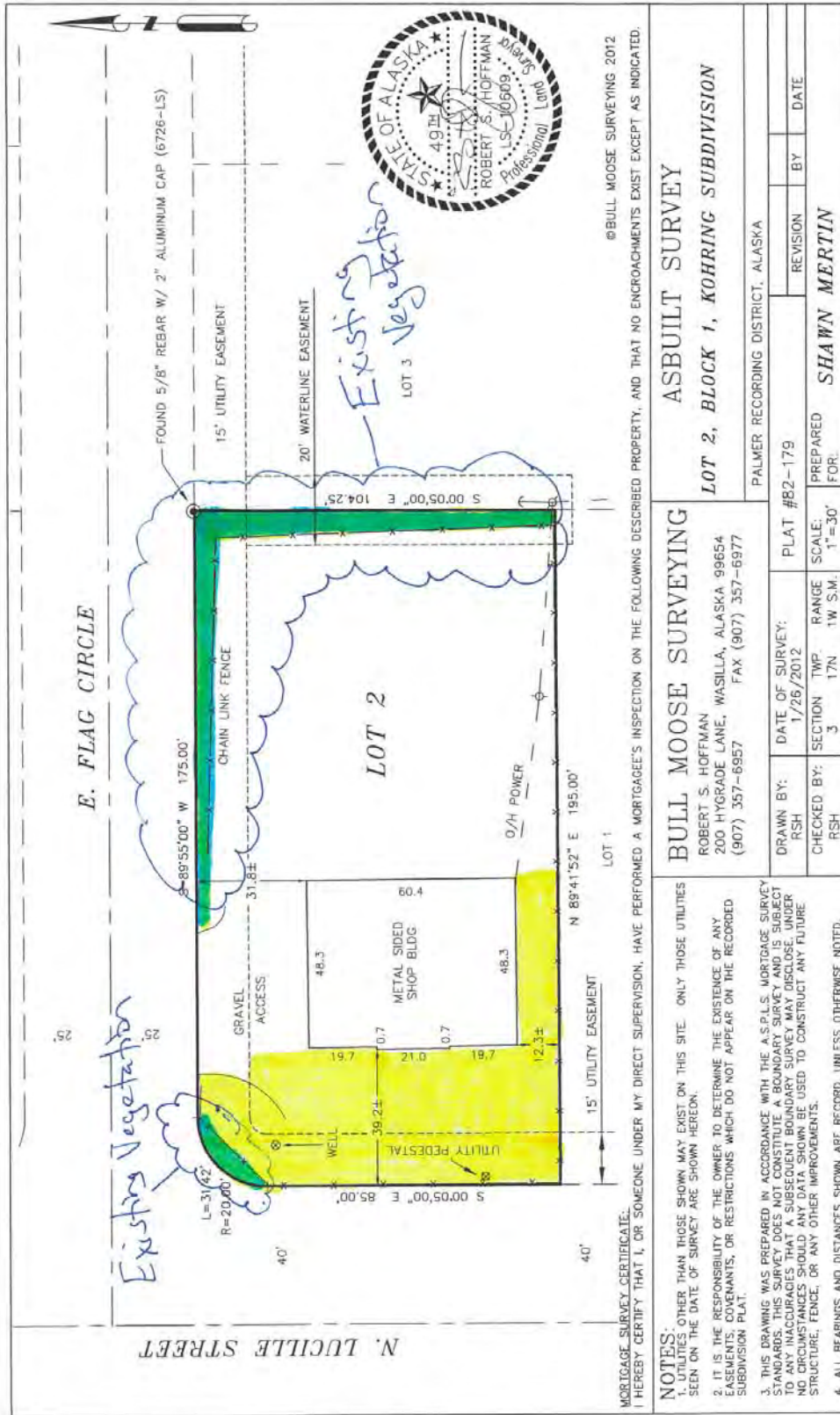
\_\_\_\_\_  
A.C. Buswell, III, Chairman

ATTEST:

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



EXHIBIT A



Vegetation/Landscaping (Existing)

Vegetation/Landscaping (Needed to provide 29%)

By: Planning  
Public Hearing: 04/10/12  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-08**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT, PURSUANT TO WMC 2.60.010(B)(4), THE WASILLA CITY COUNCIL FORWARD A RESOLUTION TO THE ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES REGARDING THE PROPOSED PARKS HIGHWAY LUCAS ROAD TO BIG LAKE CUTOFF RECONSTRUCTION EXPRESSING CONCERNS THAT THE PROPOSED FOUR-LANE DIVIDED HIGHWAY HAS NOT ADEQUATELY ADDRESSED THE CONCERNS EXPRESSED AT THE FEBRUARY 28, 2012 PLANNING COMMISSION MEETING THAT WAS HELD PURSUANT TO AS 35.30.010.**

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WHEREAS, the City of Wasilla is concerned that due deference has not been given to public comment provided at the February 28, 2012 Planning Commission Meeting regarding the Parks Highway proposed four-lane divided highway project; and

WHEREAS, Alaska Statute 35.30.010(c) allows the Department of Transportation to proceed with the project “if final disapproval” is not received by an affected municipality within 90 days from the date the project was submitted to the municipality; and

WHEREAS, the proposed four-lane divided highway was presented to the Wasilla Planning Commission on February 28, 2012 for the first time, and as such, the deadline for the municipality to act by resolution is May 28, 2012, as understood by the City of Wasilla to avoid the automatic provisions of AS 35.30.101(c); and

WHEREAS, the City of Wasilla has had concerns over the widening of the Parks Highway since 1996 when the City Council adopted Resolution No. WR96-02 that stated, “access to businesses fronting the Parks Highway should be a determining factor in the design of the roadway”; and

WHEREAS, City Council Resolution WR96-02 further indicated a four-lane Parks Highway design through a business district should not be divided by a raised median, but rather include a center turn lane (five lane) configuration for business access; and

WHEREAS, sixteen years later, business access continues to be a major factor in the roadway design of the Parks Highway widening to four-lanes from Wasilla to Big Lake; and

WHEREAS, the Wasilla Planning Commission requests the Department of Transportation continue to work with the business district to address their access concerns.

THEREFORE BE IT RESOLVED that the Wasilla Planning Commission hereby requests that the Wasilla City Council forward a resolution to the Department of Transportation disapproving the proposed Parks Highway four-lane divided highway design from Lucus Road to Big Lake Cut-Off in accordance with WMC 2.60.010(B)(4) and AS 35.30.010(c) so the public can have more than 90 days to work with the Department of Transportation on business access issues.

APPROVED by the Wasilla Planning Commission on -, 2012.

APPROVED:

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A.C. Buswell, III, Chairman

ATTEST:

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Tina Crawford, AICP, City Planner

Sec. 35.30.010. Review and approval by local planning authorities.

(a) Except as provided in (b) of this section, before commencing construction of a public project,

(1) if the project is located in a municipality, the department shall submit the plans for the project to the planning commission of the municipality for review and approval;

(2) if the project is located within two miles of a village, the department shall submit the plans to the village council for review and comment;

(3) if the project is located within one-half mile of the boundary of an area represented by a community council established by municipal charter or ordinance, the department shall submit the plans to the community council for review and comment.

(b) Prior approval by a municipal planning commission may not be required before the commencement of construction of a highway or local service road if

(1) the department and the municipality have entered into agreement for the planning of the project under AS 19.20.060 or 19.20.070 and the plans for the project are completed in accordance with the terms of that agreement;

(2) the municipality has adopted a municipal master highway plan under AS 19.20.080 and the highway or local service road is consistent with the plan adopted; or

(3) the department has entered into agreement with the municipality for the planning of transportation corridors under AS 19.20.015 and the plans for the project are completed in accordance with the provisions of that agreement.

(c) If final disapproval by resolution of the governing body of the affected municipality or village is not received within 90 days from the date the project was submitted to the municipality or village, the department may proceed with the project.



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

<b>USE PERMITS</b>							
<b>CONDITIONAL USE PERMITS</b>							
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>							
<b>REZONE</b>							
<b>LEGAL NON-CONFORMING USE</b>							
<b>SHORELINE SETBACK</b>							
<b>AMNESTY</b>							
<b>VARIANCE</b>							
03/27/12	V12-01	SIDE SET BACK	6791B01L067	PRIMROSE POINTE	FENDICH, VIKTOR	251 RIVERDANCE	RR
PENDING	V12-02	SIGN	2398B01L002	KOHRING	MERTIN, SHAWN	1101 N LUCILLE ST	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
12/13/2011	S	Carrs	Y	N	HCP parking violation	11-82717 citation





# Code Compliance Log December 2011



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