



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.

JUNE 12, 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 May 22, 2012, regular meeting.
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 - 1. **Resolution Serial No. 12-09:** Approving Conditional Use (CU #12-01), which allows construction of a 10,400 square feet building in the Commercial Zoning District. The property is located on Lot 5,

Block 1, Overlook Business Park Subdivision; generally located on the north side of the Parks Highway just west of Hermon Road.

- 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, May 22, 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
Mr. Robert Webb, Seat G

Commissioners excused and absent were:

Staff in attendance were:

Mr. Richard Payne, City Attorney
Ms. Tina Crawford, City Planner
Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Ledford 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
No report given.

C. City Attorney

Mr. Payne stated that:

- the City is in a lawsuit over the lack of a construction of a road near property owned by the Laybourn family. They have stated that the City made an agreement in 2003 but has not constructed the road. He then provided a brief summary of the lawsuit; and
- he is friends with Mr. Mertin, the applicant for the sign variance. He also stated the Mr. Mertin contacted him for advice on how to proceed with the variance but told him that he was the City Attorney and was not able to provide any advice.

D. City Planner

No report given.

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

Ms. Taffina Katkus stated that:

- she is speaking as an citizen;
- thanked the Commissioners for serving the community;
- first impressions of a City are very important and in five years the City will be celebrating their 100 year anniversary; and
- she would like to see annual events held in the City to attract individuals to the City; and
- the Planning Department is very important in looking to the future of the City and then provided some ideas for the annual events.

VII. CONSENT AGENDA

A. Minutes of May 8, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 12-09:** Supporting the creation of a community garden and the associated task force.

Ms. Katkus stated she wanted to make sure that all the different commissions viewed the proposal for the community garden and have as much public participation as possible.

Mr. Craig Smith, Natural Resources Conservation Service, provided a presentation on community gardens and why they are so important to communities.

Chair Buswell opened the public hearing on Resolution Serial No. 12-09.

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-09.

MOTION: Commissioner DeHart moved to approved Resolution Serial No. 12-09 as presented.

VOTE: The motion moved to adopt Resolution Serial No. 12-09 as presented, passed unanimously.

2. **Resolution Serial No. 12-10:** Approving a variance to the maximum six feet sign height to allow a 16 feet sign height; and approving a variance to the maximum 32 square feet sign area to allow 62 square feet of sign area for a non-residential freestanding sign in the Rural Residential Zoning District (Variance No. V12-02). The property is located on Lot 2, Block 1, Kohring Subdivision generally located on the northeast corner of Lucille Street and Flag Circle.

a. City Staff

Ms. Crawford provided a summary of the variance request to the sign height and sign area of the property located at Kohring Subdivision.

Commissioner Kelly asked if the grade and height of the sign was necessary and wondered if a wall sign would suit the applicants' needs.

Ms. Crawford stated that the applicant is better suited to answer about the grade and height of the sign. She also stated that Lucille Street is a well-traveled road and that the sign code only allows a six square feet sign in the rural residential zoning district.

Commissioner Miller asked about the findings in the staff report and asked Ms. Crawford to explain the reasoning for the findings.

Ms. Crawford provided an explanation and answered Commissioner Miller's question.

Chair Buswell asked Mr. Payne if the Commission would be amiss in approving this variance request.

Mr. Payne stated the code does not address the variance requirements for signs very well and doesn't believe it's an issue.

b. Applicant

Mr. Shawn Mertin stated that:

- he is the owner of Valley Satellite;
- he purchased the lot last summer and added onto the warehouse to store his inventory; and
- he would of liked to rezone the property but does not have the minimum two acres required to request a rezone.

Commissioner Brown asked if this will be the only time Mr. Mertin constructs a sign, if the sign was lighted, if there was a high demand in requests for satellite tv, and if they look to purchase a larger lot in the future for future growth.

Mr. Mertin stated that this is a one-time purchase of a sign and that the sign is lighted inside. He also believes that the requests for satellite tv has increased and their plan is to purchase a larger lot as they grow.

Commissioner Miller asked how far the sign was set back from the road and how far away from the building is the sign, and then asked why he is requesting such a large sign.

Mr. Mertin stated the sign is 40 feet from the road and almost right against the building. He also stated that his previous location had the same size sign and believes this is the right size for the building.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 12-10.

Ms. Katkus stated as a sign shop owner she is in favor of the request.

With no one else present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-10.

d. Applicant

No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to approved Resolution Serial No. 12-10 as presented.

Discussion moved to the Commission.

VOTE: The motion moved to adopt Resolution Serial No. 12-10 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

No audience comments.

XIII. STAFF COMMENTS

Ms. Crawford asked the Commission what time they would like to have the parliamentary training and everyone agreed to 6:00 p.m.

XIV. COMMISSION COMMENTS:

Chair Buswell stated that Commissioner comments should be kept to five minutes and that this part of the meeting is not for discussions or for questions and answers.

Commissioner Brown stated that he appreciated the requests for the Community Garden and the variance request.

Commissioner Kelly stated that he doesn't agree with Chair Buswell's comment and would like to see it continue the way it is. Also, he agrees with the decisions made tonight regarding the Community Garden and variance request.

Commissioner Miller asked about the downtown development plan and would like to see it on an upcoming meeting so a discussion could occur to determine what to do the next 6-12 months.

Commissioner DeHart believes the Community Garden is a good idea.

Chair Buswell thanked everyone for being at tonight's meeting.

XV. ADJOURNMENT

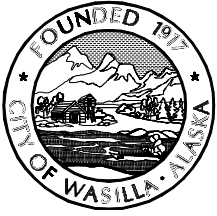
The regular meeting adjourned at 8:03 PM.

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 # CU 12-01
Planning Staff
June 12, 2012

I. SUMMARY FACTS:

Applicant: Andrew Gumley
Special Events Alaska

Land Owner: Same

Proposal: Construction of a 10,400 square feet building for Special Events Alaska

Location: 2341 E. Sun Mountain Avenue
Lot 5, Block 1, Overlook Business Park Subdivision

Parcel Size: 2 acres±

Existing Zoning Commercial

Comprehensive Plan: Generally Commercial/Business

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

II. STAFF RECOMMENDATION:

Approval with Conditions

III. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

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

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Staff Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

- 16.16.050(2)** *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*
- Staff Finding: The proposed use is consistent with the Comprehensive Plan's Generally Commercial/Business Future Land Use Map designation and the Commercial zoning that implements the Comprehensive Plan.
- 16.16.050(3)** *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*
- Staff Finding: The specific approval criteria under 16.16.060 are not applicable since retail uses are not one of the special uses with additional criteria.
- 16.16.050(4)** *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*
- Staff Finding: The City mailed 40 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. No comments were received. Any comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.
- 16.16.050(6)** *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*
- Staff Finding: The MSB Fire Chief's office will review the plans for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
- 16.16.050(7)** *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.*
- Staff Finding: The area is currently developed with a mix of commercial uses and the proposed use should have similar vehicular traffic.
- 16.16.050(8)** *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.*
- Staff Finding: Staff finds that this criterion is met since the attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.
- 16.24.050(9)** *Parking. The parking, loading areas, and snow storage sites for the proposed development shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.*
- Staff Finding: The attached site plan indicates the required parking spaces and snow storage.

- 16.16.050(10)** *Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.*
- Staff Finding: The site is adequately served by water and sewer and other utilities are currently available in the area.
- 16.16.050(11)** *Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins and watersheds, and land stability.*
- Staff Finding: The proposed drainage plan indicates on-site storage of all runoff from the site. Additionally, in-depth review and approval of the plans will be required by the Public Works department prior to construction.
- 16.16.050(12)** *Large Developments. Residential development of more than four units or non-residential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following class of streets: interstate, minor arterial, major collector or commercial.*
- Staff Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping and there are no sensitive areas or natural areas to be preserved on site and the site is located on Sun Mountain Avenue, which is designated as a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.
- 16.16.050(13)** *Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.*
- Staff Finding: There should not be different peak use characteristics than the surrounding uses or area since the surrounding area is developed and zoned commercial.
- 16.16.050(14)** *Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses.*

The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.

Staff Finding: The proposed use should not generate any negative impacts to the surrounding properties. No additional buffering is required since only vacant commercial land abuts the property lot lines.

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

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

Staff Finding: The site plan indicates the proposed dumpster location and landscaping. The proposed landscaping exceeds the minimum required landscaping for the site. Additionally, the applicant will be required to provide a landscape bond/guaranty equal to the amount of the estimated cost of the required landscaping.

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

Staff Finding: This criterion is not applicable since the area is developed predominantly with commercial uses and is not close to schools, playgrounds, shopping areas, transportation, or community facilities.

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

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

Staff Finding: This criterion is met since the Public Works Director has determined that City utilities are in the immediate area and sufficient capacity exists for the proposed use. The applicant will coordinate with the Public Works department to obtain all necessary City permits.

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

Staff Finding: At this time there are no known historic resources on the site. However, the Matanuska-Susitna Borough Cultural Resources Office was notified of the plans to develop this site.

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

Staff Finding: There is adequate spacing between the buildings and the proposed use will be compatible with the surrounding uses.

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

Staff Finding: This criteria is not applicable.

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

Staff Finding: This criterion is met since no foreseeable problems associated with winter conditions are anticipated for the proposed use and all snow storage will be accommodated on site.

V. FINDINGS

Process Findings:

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

Public Notice: All public noticing requirements of WMC 16.16.040(B) have been met. Public notice was mailed to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040, notices were posted on the property and at City, and an advertisement for the hearing ran in the June 5, 2012 edition of the Frontiersman.

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

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

Decision: Draft Findings of Fact are included as Exhibit A in the attached Planning Commission Resolution Serial No. 12-11 supporting the Commission's decision in compliance with WMC 16.16.040(F).

VI. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

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

1. All exterior lighting must be arranged and shielded to reflect the light away from adjoining land uses and to prevent glare/interference with traffic.

2. The following items must be completed prior to construction:
 - A. Matanuska-Susitna Borough Fire Chief's Office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare.
 - B. The applicant must submit a landscape guarantee per WMC 16.33.040(A) in the form of a cash deposit in escrow or a surety bond prior to beginning construction.
3. Construction on the site must substantially comply with the site plans included in this packet. Any changes to the site plans must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use application, including application fee and Planning Commission review and approval.



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

APPLICATION FOR CONDITIONAL USE CU# 12 - 01

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: <u>Andrew Gumbey</u>	Name:
Mailing Address: <u>4621 E Palmer Wasilla Hwy</u> <u>Wasilla, AK 99654</u>	Mailing Address:
Contact Phone: Day <u>232-9212</u> Night <u>SAME</u>	Contact Phone: Day _____ Night _____
FAX:	FAX:
E-mail: <u>andrew@specialeventsalaska.com</u>	E-mail:

*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property: <u>2.03 Acres</u>
Property tax # <u>1116 B01 L005</u>
Street Address: <u>2341 E Sun Mountain Ave</u>
Legal Description: Lot(s) <u>5</u> Block <u>1</u> Subdivision <u>Overlook 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"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>
Requested Use: <u>New construction of commercial building for</u> <u>Special Events Alaska</u> <div style="text-align: right;"><u>(10,400 sq ft)</u></div>

AUTHORITY TO APPLY FOR CONDITIONAL USE :

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

DATE: 5/15/12

SIGNATURE:

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 MAY 22 2012
 Planning Office
 City of Wasilla

Comprehensive Plan Information

Expected Future Land Use Map shows property as :

- Generally Residential
- Parks
- Mixed Use Area
- Generally Commercial/Business
- Generally Industrial
- Public/Institutional

Land Use

Describe current use of property covered by this application:

Commercial Construction for Special Events Alaska

Surrounding property: (Describe how land adjacent to the property is currently being used.)

North:

Commercial - Transmission Shop

South:

Commercial - Wasilla Arctic Cat / SPA Dealer

East:

Commercial - Allen + Petersen

West:

Commercial - Salvation Army / Six Roblees'

Attach a written narrative addressing the following Criteria

16.16.050

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

1. Neighbors. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.
2. Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.
3. Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.
4. Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.
5. Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.
6. Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.
7. Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.
8. Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.
9. Parking. The parking, loading areas and snow storage sites for the proposal shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points.

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MAY 22 2012

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City of Wasilla**

10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities.
11. Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers, lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability.
12. Large Developments. Residential development of more than four units or nonresidential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial.
13. Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.
14. Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of this criteria.
15. Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following: <ul style="list-style-type: none"> a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items. b. Adequately sized, located and screened trash receptacles and areas.
16. Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer.
17. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the

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MAY 22 2012

developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

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

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

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

- a. The location, shape, size and character of the area is suitable for the planned use;
- b. The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;
- c. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
- d. If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;
- e. All land must be conveyed under one of the following options:
 - i. It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.
 - ii. When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.
 - iii. When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney and by the commission as to whether the covenants provide for maintenance in a manner which

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assures its continuing use for its intended purpose.
 iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.
 21. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)

Application Check list:

- Applicant has owner's authorization to submit application.
- Narrative addressing criterion is attached.
- Application fee.
- Legal description.

Accepted by:	Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/>	Fee:	Tentative WPC Hearing Date:
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City Planner Approval:
 This Land Use Permit is valid beginning _____, 20____, unless an appeal is filed, upon which all activity must cease on this property.
 Approval of City Planner: _____ Date: _____

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MAY 22 2012

Planning Office
 City of Wasilla

Special Events Alaska

Conditional Use Permit

May 21, 2012

Special Events Alaska, LLC submits the following assertions pertaining to the City of Wasilla Land Development Code Section 16.16.050. Special Events Alaska, LLC plans to construct a commercial building in which to conduct its business related to the party and event industry at 2341 E Sun Mountain Ave. in Wasilla, Alaska. The proposed use of this facility is consistent with the comprehensive land development plan, will exist harmoniously with other activities in the vicinity, and will add value to the character of the surrounding area.

Special Events Alaska, LLC does not fall into any of the categories listed under Section 16.16.060. Deference will be shown to any neighborhood plan and / or reviewing parties and deference will be shown during the public hearing scheduled for June 12, 2012. The borough fire marshal has reviewed the construction plans and issued a permit to begin construction of the proposed facility. This building will be constructed in accordance will all applicable codes and will be hooked up to the public sewer and water services, which run along the front of the lot nearest Sun Mountain Avenue. All fire safety and emergency access requirements have and will be adhered to. The nature of our business is such that it will not result in any significant change to the existing traffic pattern in the proposed area. Dimensional standards of 10' setback from side lot lines and 25' setback from R.O.W. access will be adhered to during construction. Parking spaces, snow storage areas, lighting, and landscaping have been planned according to the City of Wasilla Planning Office and are shown on the site plan attached to this application packet. All utilities are on-site, and will adequately serve this facility. More than half of this lot will intentionally be left in its native vegetation and its current state will be preserved. This feature will assist in our plans to adequately control any drainage or runoff water during and after construction. Since this facility is planned to occupy greater than 10,000 sq ft, we have prepared and attached the site plan showing measurements, position of structures, features, and location of the lot. The nature of our operations will not impact surrounding properties with excessive noise, or any other disturbance of the peace, or impact the common enjoyment of the area. Bike paths and walkways near this property will be preserved.

The construction plans for this facility are consistent with other business uses in the nearby area. This building and related signage will add value to the surrounding area, and has been designed to blend architecturally with nearby buildings, and complies with the land use provisions as set forth by the City of Wasilla Planning Commission.

NOTES:

- 1) A FIELD SURVEY WAS NOT PERFORMED TO PRODUCE THIS DRAWING.
- 2) RECORD DIMENSIONS (R) PER RECORDED PLAT 76-46 AND (R1) DIMENSIONS PER AKDOT PARKS HIGHWAY PROJECT SEWARD MERIDIAN TO CRUSEY STREET NH-0A4-1(12) AND (C) IS CALCULATED.
- 3) THIS LOT IS SERVED BY A PUPLIC WATER SYSTEM.
- 4) IF ALLOWED, FINAL WELL AND SEPTIC LOCATION TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
- 5) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY STRUCTURE DIMENSIONS AND THAT THE IMPROVEMENTS SHOWN MEET ALL SUBDIVISION COVENANTS AND LOCAL ZONING CODES AND ORDINANCES.
- 6) RECORD EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT ARE NOT SHOWN HEREON.

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LEGEND

JUN 01 2012

Planning Office
City of Wasilla

✕ COMPUTED POSITION

★ FLOODLIGHT

NATIVE VEGETATION

LANDSCAPING

GRAVEL

PAVEMENT

○ SHRUBS-BLEEDING HEARTS

○ TREES-CANADA REDS

◊ DUMPSTER

— FENCE ENCLOSURE



GRAPHIC SCALE
1"=60'

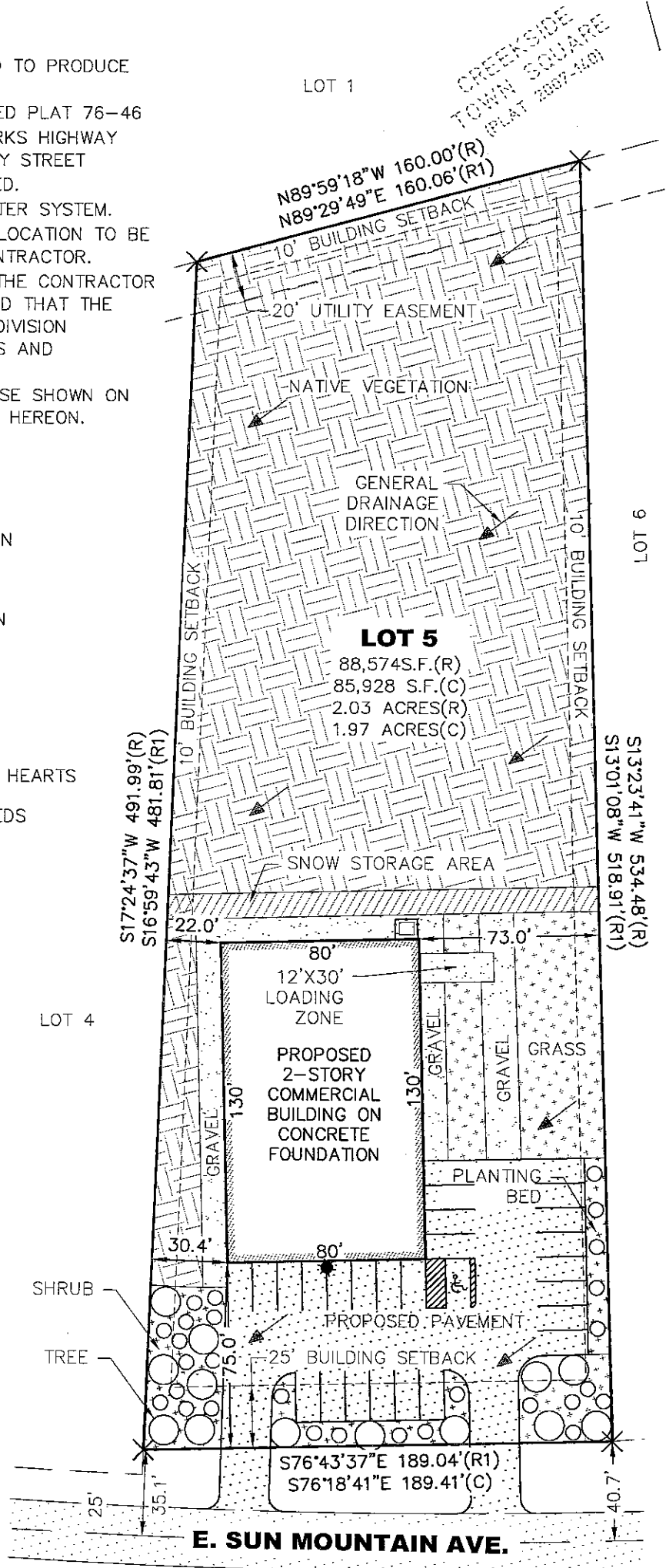
NATIVE VEGETATION.....	±48,420 S.F.
SNOW STORAGE AREA.....	±1,740 S.F.
LANDSCAPED AREA.....	±9,385 S.F.
TREES.....	13
SHRUBS.....	25
REGULAR PARKING.....	26 SPACES
HANDICAP PARKING.....	1 SPACE
RETAIL SQUARE FEET.....	5,510
WAREHOUSE SQUARE FEET.....	5,890

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

LOT 5 BLOCK 1

OVERLOOK BUSINESS PARK SUBDIVISION

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



CREEKSIDE TOWN SQUARE (PLAT 2007-440)

LOT 1

9 LOT

LOT 5

88,574 S.F.(R)
85,928 S.F.(C)
2.03 ACRES(R)
1.97 ACRES(C)

SNOW STORAGE AREA

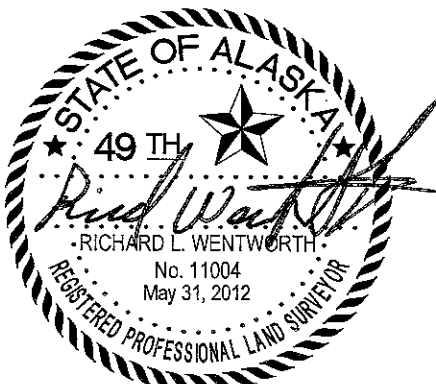
12'X30' LOADING ZONE
PROPOSED 2-STORY COMMERCIAL BUILDING ON CONCRETE FOUNDATION

PLANTING BED

PROPOSED PAVEMENT

E. SUN MOUNTAIN AVE.

F.R. BELL & ASSOCIATES



F. Robert



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

SITE PLAN

PREPARED FOR: SPECIAL EVENTS ALASKA	MSB TAX ID#: 1116B01L005
DRAWN BY: RLW CHECKED BY: WSK	FIELD BOOK: N/A
JOB NO.: 2012-1971	MSB MAP#: WA 11
SCALE: 1"=60'	DATE: 5-31-2012

By: Planning
Public Hearing: 06/12/12
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-11**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT (CU #12-01), WHICH ALLOWS CONSTRUCTION OF A 10,400 SQUARE FEET BUILDING IN THE COMMERCIAL ZONING DISTRICT. THE PROPERTY IS LOCATED ON LOT 5, BLOCK 1, OVERLOOK BUSINESS PARK SUBDIVISION; GENERALLY LOCATED ON THE NORTH SIDE OF THE PARKS HIGHWAY JUST WEST OF HERMON ROAD.

WHEREAS, Andrew Gumley, owner of Special Events Alaska, submitted an application for a conditional use permit on May 22, 2012; and

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

WHEREAS, a notice of the Wasilla Planning Commission public hearing was published in the Frontiersman on June 5, 2012; and

WHEREAS, the Wasilla Planning Commission conducted a public hearing on the requested conditional use 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 Wasilla Planning Commission regarding the requested conditional use;

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, adopted the Findings of Fact attached as Exhibit A and incorporated herein; and

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission, approves the requested conditional use.

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 12-11

FINDINGS OF FACT – Section 16.16.050, General Approval Criteria

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

16.16.050(1)&(5) *Neighbors/Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.*

Finding: This criterion is not applicable since this parcel is not part of an adopted neighborhood plan.

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

Finding: The proposed use is consistent with the Comprehensive Plan's Generally Commercial/Business Future Land Use Map designation and the Commercial zoning that implements the Comprehensive Plan.

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

Finding: The specific approval criteria under 16.16.060 are not applicable since retail uses are not one of the special uses with additional criteria.

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

Finding: The City mailed 40 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. No comments were received. Any

comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

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

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

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

Finding: The area is currently developed with a mix of commercial uses and the proposed use should have similar vehicular traffic.

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

Finding: Staff finds that this criterion is met since the attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Finding: The attached site plan indicates the required parking spaces and snow storage.

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

Finding: The site is adequately served by water and sewer and other utilities are currently available in the area.

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

conservation of natural features such as drainage basins and watersheds, and land stability.

Finding: The proposed drainage plan indicates on-site storage of all runoff from the site. Additionally, in-depth review and approval of the plans will be required by the Public Works department prior to construction.

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

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping and there are no sensitive areas or natural areas to be preserved on site and the site is located on Sun Mountain Avenue, which is designated as a Major Collector roadway. Signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Finding: There should not be different peak use characteristics than the surrounding uses or area since the surrounding area is developed and zoned commercial.

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

buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of these criteria.

Finding: The proposed use should not generate any negative impacts to the surrounding properties. No additional buffering is required since only vacant commercial land abuts the property lot lines.

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

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

Finding: The site plan indicates the proposed dumpster location and landscaping. The proposed landscaping exceeds the minimum required landscaping for the site. Additionally, the applicant will be required to provide a landscape bond/guaranty equal to the amount of the estimated cost of the required landscaping.

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

Finding: This criterion is not applicable since the area is developed predominantly with commercial uses and is not close to schools, playgrounds, shopping areas, transportation, or community facilities.

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

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

Finding: This criterion is met since the Public Works Director has determined that City utilities are in the immediate area and sufficient capacity exists for the proposed use. The applicant will

coordinate with the Public Works department to obtain all necessary City permits.

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

Finding: At this time there are no known historic resources on the site. However, the Matanuska-Susitna Borough Cultural Resources Office was notified of the plans to develop this site.

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

Finding: There is adequate spacing between the buildings and the proposed use will be compatible with the surrounding uses.

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

Finding: This criteria is not applicable.

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

Finding: This criterion is met since no foreseeable problems associated with winter conditions are anticipated for the proposed use and all snow storage will be accommodated on site.

PERMIT INFORMATION 2012									
DATE	PERMIT	TYPE	SQ FTG	LEGAL	SUBD	NAME	STREET	STATUS/ ZONE	
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	
05/01/12	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	
04/09/12	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	
04/09/12	A12-20	TENANT SPACE		1550B01L001	CRESTE FORIS	HENN, CAROLINE	1450 CRESTE FORIS ST	C	

04/12/12	A12-21	TENANT SPACE	1,728	9108000U001	WASILLA CENTER CONDO	DONEY, CARMELA	705 S KNIK GOOSE BAY	C
04/12/12	A12-22	TENANT SPACE	250	1010B01L006	CARTER	GAINES, RACHEL	220 E PARK AVE	C
PENDING	A12-23	TENANT SPACE	864	9108000U001	WASILLA CENTER CONDO	GIOVANNI, ANTHONY	705 S KNIK GOOSE BAY	C
04/24/12	A12-24	TUP-TENT SALE		17N01W13A006		LITHIA CJD OF ANCH	1350 S SEWARD MERIDIAN	C
04/24/12	A12-25	SFD	2,224	5945B03L009	MEADOW RIDGE PH 2	SELWAY CORP	543 N PINE RIDGE LP	R-1
04/24/12	A12-26	SFD	2,087	5945B03L002	MEADOW RIDGE PH 2	SELWAY CORP	771 N PINE RIDGE LP	R-1
04/26/12	A12-27	TENANT SPACE	1,200	2638B07L003A	WASILLA TWNST	LEDFORD, GLENDA	344 N MAIL ST	C
04/30/12	A12-28	TENANT SPACE	367	7041B04L003A	WASILLA TWNST	MILLINE, CHERYL	165 E PARKS HWY	C
05/01/12	A12-29	COMM< 10,000 SQ FT		5568B02L018A	PARKS MANOR RSB	HAPPY DAWN'S THRIFT SHOP	700 N WASILLA-FISHHOOK RD	C
05/02/12	A12-30	TUP		2705000L0014A-1	SNIDER #4 RSB	CHEPOS	731 W PARKS HWY	C
PENDING	A12-31	COMM< 10,000 SQ FT	5,568	1048B01L015, 16,17,18	PARKS MANOR	FAMILY CENTER SERVICES OF AK	277, 291, 301, 317 E DANNA AVE	C
05/04/12	A12-32	OFFICE	169	1046000T007-2	OLSON TRACT	SUSTAINABLE DESIGN	1365 E PARKS HWY	C
05/07/12	A12-33	COMM< 10,000 SQ FT	480	4229B01L001A	WASILLA TWNST	MARTIN, RANDALL	212 N BOUNDARY ST	C
05/08/12	A12-34	SIGN		17N01W12D007		EMMI, ERNIE & JOHN	3100 E PARKS HWY	C
05/07/12	A12-35	TENANT SPACE	1,500	5797000L002A	IDITAPARCEL ADDN 1	OUTDOORS & MORE TRIPLETS INC DBA LOCALS	527 W PARKS HWY	C
05/08/12	A12-36	COMM< 10,000 SQ FT	6,000	17N01W12D007			3100 E PARKS HWY	C
05/14/12	A12-37	SFD	2,000	6791B01L074	PRIMROSE POINTE	PAVLUS, IGOR	230 RIVERDANCE	RR
05/07/12	A12-38	SIGN		4653000L010	CREEKSIDE PLAZA	DENALI FOODS/FRANCHISE OF TACO BELL	1621 E FINANCIAL DR	C
05/24/12	A12-39	TENANT SPACE	3,900	1056B02L019 & L020	SNIDER #3	HARRELL, BEN	340 N LUCILLE ST	C
05/23/12	A12-40	SFD	2,080	1342B02L007	HAPPY MTN	GREENSTREET, DARREL	3200 TAMARAK	R-1
05/23/12	A12-41	SFD	2,090	1342B02L006	HAPPY MTN	GREENSTREET, DARREL	3166 TAMARAK	R-1
05/23/12	A12-42	SFD	2,178	1342B01L002	HAPPY MTN	GREENSTREET, DARREL	3033 TAMARAK	R-1
05/23/12	A12-43	ADD - GARAGE	900	2333B04L013C	TERRACE MNR	KINCANNAN, JEFF	570 PONDEROSA LP	R-1
05/24/12	A12-44	COMM < 10,000 SQ FT		7027000L001	DISCOVERY HILLS	NORTHERN ENCLOSURES	1446 W MYSTERY AVE	I
05/30/12	A12-45							RR



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/1/2012	S	Parks & Museum		N	REDDI report	12-12923
3/1/2012	C	Iditarod Elem		Y	HCP parking violation	12-12947 citation
3/1/2012	S	Nelson & Graybark		N	Moose in road	12-12957
3/1/2012	PAT	1601 Kerry		N	Assist patrol locate juvenile	12-12973
3/1/2012	S	WHS		N	Facility/security check	12-12965
3/2/2012	S	Oreilly Auto Parts		Y	HCP parking violation	12-13137 citation
3/2/2012	S	Carrs		Y	HCP parking violation	12-13143 verbal warning
3/2/2012	D	1630 Melanie		Y	Nuisance moose	12-13220
3/5/2012	CRT	Palmer Court			Traffic court	
3/5/2012	S	Value Village		Y	HCP parking violation	12-13824 verbal warning
3/5/2012	S	Value Village		Y	HCP parking violation	12-13855 verbal warning
3/6/2012	S	1000 Seneca		N	Abandoned vehicle in ROW	12-14008 24 hr red tag
3/6/2012	S	MUSC		Y	Fire lane parking violation	12-14063 citation
3/6/2012	D	Parks & Yenlo		N	MVA traffic control	12-14068
3/7/2012	S	NAPA Auto Parts		Y	HCP parking violation	12-14196 citation
3/7/2012	S	Holiday		Y	HCP parking violation	12-14199 citation
3/7/2012	S	Fred Meyer		Y	HCP parking violation	12-14229 citation
3/8/2012	D	Wasilla Lake		N	Welfare check	12-14414 unfounded
3/8/2012	S	Susitna & McKinley		Y	ATV violation	12-14418 verbal warning
3/9/2012	D	Lucille & Glen		N	MVA traffic control	12-14607
3/13/2012	S	Target		Y	HCP parking violation- misuse	12-15398 citation
3/13/2012	S	MUSC		Y	HCP parking violation	12-15431 citation
3/14/2012	D	100 Heritage		Y	Public assist	12-15516
3/14/2012	D	KGB & Lakewood		Y	ATV violation	12-15538 verbal warning
3/14/2012	S	Lake Lucille Park		N	Facility/security check	12-15547
3/14/2012	D	Dellwood & Peck		Y	RAL dog	12-15549 citation
3/14/2012	D	Craig Stadler		Y	ATV violation	12-15555 verbal warning
3/15/2012	D	1301 Woodcrest		Y	Assist AWT moose feeding violation	12-15733
3/16/2012	CRT	Palmer Court			Traffic court	
3/16/2012	S	AK USA		Y	HCP parking violation	12-15907 citation
3/19/2012	C	400 Lone Cub		Y	Dogs chasing moose	12-16755 unfounded
3/19/2012	S	1001 Winter		Y	RAL dog	12-16760



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/19/2012	S	901 Snowhill		N	Abandoned vehicle in RPW	12-16762 24 hr red tag
3/19/2012	S	Charter College		N	HCP parking violation	12-16817 citation
3/19/2012	S	Value Village		Y	HCP parking violation	12-16820 citation, DWLS advise
3/20/2012	D	Jalapenos Restaurant		Y	Illegal dumpster use	12-16918 verbal warning
3/21/2012	S	Fred Meyer		Y	HCP parking violation	12-17070 citation
3/21/2012	C	Lucille & Isle		N	Report of injured dog	12-17088 unable to locate
3/21/2012	C	425 Kimberly		Y	RAL dogs harassing moose	12-17122 citations x2
3/22/2012	C	2240 Success		Y	RAL dog	12-17244 citation
3/22/2012	D	Post Office		N	HCP parking violation	12-17258 unfounded
3/22/2012	S	Walmart		Y	HCP parking violation	12-17285 verbal warning
3/23/2012	D	Frank Smith Way		Y	Report of dead dog	12-17470 unfounded
3/23/2012	D	Lucille & Danna		N	Report of dead cat	12-17504 unable to locate
3/23/2012	D	Fred Meyer		N	RAL dog	12-17526 unable to catch
3/23/2012	D	950 Nelson		Y	Dog welfare check	12-17550
3/27/2012	PAT	Fred Meyer		Y	Public assist- locate "stolen" vehicle	12-18484
3/27/2012	FUP	476 Ravenswood		Y	Dog bite	12-18164 home quarantine
3/28/2012	S	Target		Y	HCP parking violation	12-18596 citation
3/28/2012	D	Parks & Hermon		Y	RAL dog	12-18597 return to owner
3/28/2012	C	2100 W Glacier Ave		Y	RAL dog	12-18628 citation
3/28/2012	C	1060 Airway Cir		Y	Report of bear in area	12-18657 unfounded
3/28/2012	D	1580 Pipestone		Y	Dog welfare check	12-18661
3/28/2012	D	Tailgaters		Y	RAL dog	12-18669 unable to catch
3/29/2012	S	Carrs		Y	HCP parking violation	12-18797 citation, DWLS advise
3/29/2012	FUP	476 Ravenswood		Y	Dog bite	12-18164 home
3/29/2012	D	WHS		N	Report of abandoned vehicle	12-18859 unfounded
3/30/2012	FUP	Tailgaters		Y	RAL dog	12-18669 unable to catch
3/30/2012	C	Whispering Woods & Hiro		N	RAL dog	12-19023 unable to locate
3/30/2012	S	Railroad Ave		Y	Check dog trap	12-19043