



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.

JULY 24, 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 July 10, 2012, regular meeting.
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. Public Hearing
 1. **Resolution Serial No. 12-13:** Recommending that the Wasilla City Council approve a rezone from Rural Residential to Commercial for Lots 1-6, Pioneer Bluff Subdivision, Township 17 North, Range 1 West, Section 10, Seward Meridian, Alaska; generally located on

the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

- 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, July 10, 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. 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:

Mr. Patrick Brown, Seat A

Staff in attendance were:

Ms. Tina Crawford, City Planner
Ms. Sandi Connolly, Public Works Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Kelly 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
No report given.

D. City Planner

Ms. Crawford stated that:

- a rezone request was submitted for the Pioneer Bluff subdivision, located on the south side of the Palmer-Wasilla Highway, and is scheduled for public hearing at the next Planning Commission meeting;
- she will ask the City Clerk when she is available for a future parliamentary procedure training class; and
- the City Council postponed indefinitely the sales tax ordinance that requested a one percent increase in the City sales tax.

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

Ms. Randy Robinson stated that she is on the Parks and Recreation Commission and was interested in the discussion for the downtown area plan.

VII. CONSENT AGENDA

A. Minutes of June 26, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Committee of the Whole

MOTION: Commissioner Kelly moved to enter into the Committee of the Whole at 7:04 PM.

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

Entered into the Committee of the Whole to discuss the following item:

1. Downtown Area Plan discussion.

MOTION: Commissioner Kelly moved to exit the Committee of the Whole at 8:14 PM.

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

IX. UNFINISHED BUSINESS

None.

XI. COMMUNICATIONS

No statements made regarding the following items:

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS

Ms. Taffina Katkus, City Council Member:

- thanked the Planning Commissioners for doing their jobs and being active in updating the City of Wasilla area plans;
- asked that the statements made by the community and the committee that worked on the plan for two years, be given more consideration when adopting the Downtown Area Plan; and
- stated she would like the City to conduct annual events that represent the City's history. She suggested that could be combined with celebrating Alaska Day.

Ms. Robinson, member of the Parks and Recreation Commission and the library steering committee, stated that everything that was discussed tonight is encapsulated in the handout titled, "Supplementary Downtown Materials." She also thanked the Planning Commissioners for their hard work.

Commissioner Kelly asked if the Parks and Recreation Commission had any plans for an event centered around fishing. If not, he asked that she ask them to consider this type of event.

Ms. Robinson stated she didn't think the Parks and Recreation Commission had anything to do with planning this type of event but would bring Commissioner Kelly's suggestion to the Parks and Recreation Commission for their consideration.

XIII. STAFF COMMENTS

No staff comments.

XIV. COMMISSION COMMENTS:

Chair Buswell thanked everyone for attending tonight's meeting and stated that he believes this was a productive meeting regarding the Downtown Area Plan.

XV. ADJOURNMENT

The regular meeting adjourned at 8:23 PM.

ATTEST:

A.C. BUSWELL, III, Chairman

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2012.

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Staff Report: Case # R12-01
Prepared by: Planning Staff
Meeting date: July 24, 2012

I. SUMMARY FACTS:

Applicant/Owner: Greg & Lenora Niesen

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

Location: Lots 1-6, Pioneer Bluff Subdivision
Section 10, Township 17 North, Range 01 West, Seward Meridian, AK
(Generally located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.)

Parcel size: Total acreage – 8.52± acres

Existing Zoning: Rural Residential (RR)

Future Land Use: Mixed Use/Transitional

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

II. STAFF RECOMMENDATION:

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

III. SUMMARY OF REQUEST

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

Public hearing notices were mailed to 70 property owners within a 1,200 foot radius and 25 review agencies on July 2, 2012, allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

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

IV. APPLICABLE PROVISIONS

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

V. FINDINGS

16.16.070 *Rezoning*

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

STAFF FINDING: This criterion is met since the subject rezoning was initiated by the owners of the properties.

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

STAFF FINDING: This criterion is met since the properties total approximately 8.52 acres.

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

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

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

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

STAFF FINDING: This criterion is not applicable since there are not any approved neighborhood plans in the area. However, the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area.

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

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

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

STAFF FINDING: The properties have appropriate access to the services referenced above or will provide them at time of development.

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

STAFF FINDING: To date, no comments were received from the reviewing parties. Any review comments will be addressed at time of development.

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

STAFF FINDING: Although there is vacant commercially-zoned land in the immediate area, this is an area that is a logical expansion of the commercial node at the intersection of the Parks Highway and Palmer-Wasilla Highway.

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

STAFF FINDING: This criterion is met. Rezoning these properties to Commercial will logically expand the existing commercial zoning on the north side of the road that extends west from the intersection of the Palmer-Wasilla Highway and the Parks Highway.

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

STAFF FINDING: The proposed Commercial zoning is consistent with the Comprehensive Plan and is allowed in the Mixed Use/Transitional future land use map (FLUM) designation. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

The rezoning is also consistent with goals, objectives, and actions in the Economic Vitality chapter of the City's Comprehensive Plan. Specifically, Action 1.2.4 states the following:

1.2.4. Identify key commercial and industrial areas of the City for development; promote the advantages for businesses to build or expand in these locations such as availability of City services, access to utilities, and the value of being adjacent to other businesses.

Additionally, the Land Use Chapter of the Comprehensive Plan indicates that the Mixed Use future land use designation allows a wide range of commercial uses in appropriate locations. All but one of these lots (Lot 4) has access directly to the Palmer-Wasilla Highway, which is designated as an "Arterial" roadway in the City's Official Streets and Highways Plan. They are approximately 0.7 miles of the intersection of the Parks Highway and the Palmer-Wasilla Highway, which is the major commercial node in the City. They are also just over 0.5 miles from the intersection of the Palmer-Wasilla Highway and Knik-Goose Bay Road, which is another area that is developing as a significant business/commercial node within the City.

VIII. RECOMMENDATION

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council for this rezone request.

By: Planning
Public Hearing: 07/24/12
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-13**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL APPROVE A REZONE FROM RURAL RESIDENTIAL TO COMMERCIAL FOR LOTS 1-6, PIONEER BLUFF SUBDIVISION, TOWNSHIP 17 NORTH, RANGE 1 WEST, SECTION 10, SEWARD MERIDIAN, ALASKA.

WHEREAS, Greg and Lenora Niesen, hereinafter called “the applicants”, submitted an application for a rezone, R12-01, requesting a recommendation of approval from the Wasilla Planning Commission to the Wasilla City Council to change the zoning from Rural Residential (RR) to Commercial (C); and

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

WHEREAS, the application was submitted on June 27, 2012, and included the narrative and maps that address criteria listed in WMC 16.16.040, 16.16.050 and 16.16.070; and

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

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

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

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

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

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

ADOPTED by the Wasilla Planning Commission on -, 2012.

APPROVED:

ATTEST:

A.C. Buswell, III, Chairman

Tina Crawford, City Planner

VOTE:

EXHIBIT A
Wasilla Planning Commission Resolution 12-13

FINDINGS OF FACT – Section 16.16.070, Rezoning

16.16.070 Rezoning

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

STAFF FINDING: This criterion is met since the subject rezoning was initiated by the owners of the properties.

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

STAFF FINDING: This criterion is met since the properties total approximately 8.52 acres.

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

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

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

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

STAFF FINDING: This criterion is not applicable since there are not any approved neighborhood plans in the area. However, the proposed Commercial zoning is consistent with the existing development and zoning in the surrounding area.

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

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

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STAFF FINDING: The properties have appropriate access to the services referenced above or will provide them at time of development.

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STAFF FINDING: To date, no comments were received from the reviewing parties. Any review comments will be addressed at time of development.

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Additionally, the Land Use Chapter of the Comprehensive Plan indicates that the Mixed Use future land use designation allows a wide range of commercial uses in appropriate locations. All but one of these lots (Lot 4) has access directly to the Palmer-Wasilla Highway, which is designated as an "Arterial" roadway in the City's Official Streets and Highways Plan. They are approximately 0.7 miles of the intersection of the Parks Highway and the Palmer-Wasilla Highway, which is the major commercial node in the City. They are also just over 0.5 miles from the intersection of the Palmer-Wasilla Highway and Knik-Goose Bay Road, which is another area that is developing as a significant business/commercial node within the City.

NOTICE OF PUBLIC HEARING - REZONE

Matanuska - Susitna Borough
Code Compliance

DATE: 07-02-12

CASE: R12-01

APPLICANT (S): Greg & Lenora Niesen

JUL 05 2012

REQUEST: To rezone six lots, consisting of approximately ^{Received} 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 - 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.

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

A public hearing on this request is scheduled for July 24, 2012 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. You may also fax (907) 373-9021 or email your comments to: planning@ci.wasilla.ak.us. Your written comments on this rezone request must reach the Planning Office on or before July 16 2012 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: none [Signature] 17N01W0008 0007 7/5/12



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

07-02-2012
CITY OF WASILLA
\$00.45
CITY OF WASILLA
Z.P. 99654
04/11/12

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

FIRST CLASS
Matanuska-Susitna Borough
JUL 05 2012
RECEIVED

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING - REZONE

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Name _____

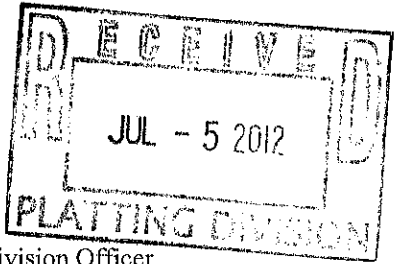
Address _____

Lot _____ Block _____ Subdivision _____

Comments: None



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



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

neopost
07/02/2012
US POSTAGE \$00.45⁰
041L11222587
ZIP 99654

FIRST CLASS
Matanuska-Susitna Borough
JUL 05 2012
RECEIVED

NOTICE OF PUBLIC HEARING



MATANUSKA-SUSITNA BOROUGH
Department of Emergency Services, District 1
Central Mat-Su Fire Department
101 West Swanson Avenue • Wasilla, Alaska 99654
Phone (907) 373-8830 • Fax 376-9252 • www.cmsfd.com



Date: July 16, 2012

To: Wasilla Planning Department

From: Richard Boothby Fire Code Official

Subject: Rezone R12-01

Dear Ms. Crawford,

The Fire Code Office has a request for plan review on this property that was submitted on July 13, 2012. The intended use for the building is an A-3, (place of worship, church). I have only been in contact with the builder and designer so far. They have provided us with Architectural and structural plans and we are waiting for site plan, electrical, and mechanical plans. The building will be approximately 26,000 square feet and will be constructed of type V-B, (wood frame). No permits have been issued at this time. The builder and designer have requested a design meeting and we are scheduling it at this time.

The Fire Code Office has no issues with the rezoning of this property. The building will be fully sprinkled and have a fire alarm system. The City of Wasilla has their water system to the property with fire hydrants for the protection of the building and occupants. The builder is meeting with us about adding hydrants to the property. The access for this property is off of the E. Palmer-Wasilla Highway and most all of the property in that area is commercial and this would blend in well with this use.

If you have any further questions please give me a call at the above number.

Thank you,

Richard Boothby, FCO

cc: James Steele
Michael Keenan

ZONE CHANGE R12-01

To rezone six lots, consisting of approximately 10.0 acres, from RR-Rural Residential to C-Commercial. The subject properties are known as: Lots 1 - 6, Pioneer Bluff Subdivision, all located within Section 10, Township 17 North, Range 01 West, Seward Meridian, AK, located on the south side of E. Palmer-Wasilla Highway between Knik-Goose Bay Road and Parks Highway.
APPLICANTS: Greg and Lenora Niesen

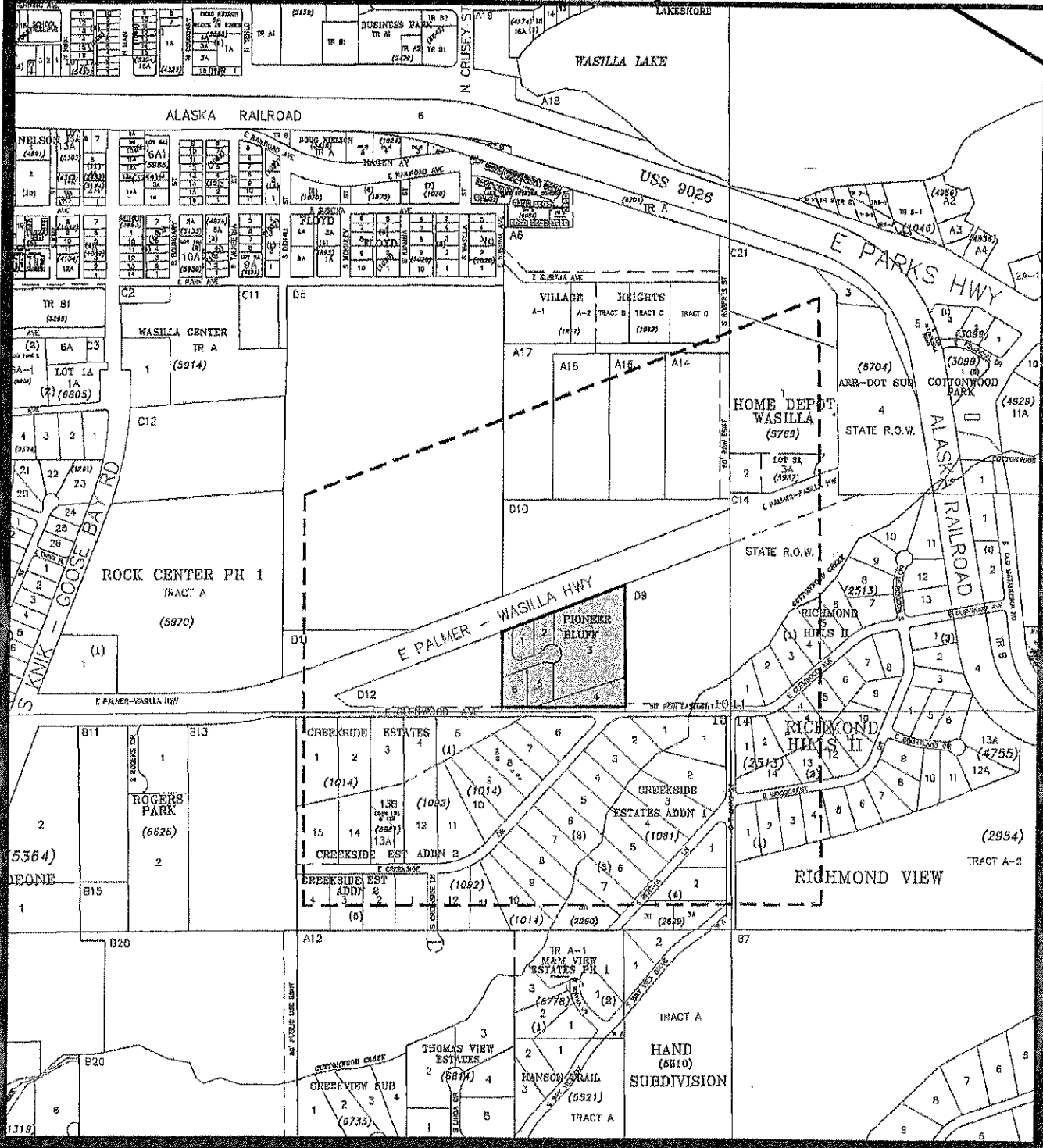
TAX MAP: WA11
 T17N, R01W, Sec. 10

 SUBJECT PARCELS

SCALE IN FEET



June 27, 2012



Greg & Lenora Niesen
PO Box 670842
Chugiak, AK 99567

RECEIVED

JUN 07 2012

Planning Office
City of Wasilla

June 1, 2012

Tina Crawford, City Planner
290 E. Herning Avenue
Wasilla, AK 99654

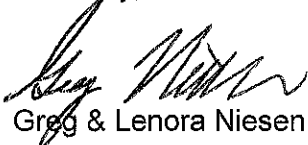
Re: Rezoning Request, Pioneer Bluff Subdivision

Ms. Crawford:

We spoke on the phone a few weeks ago regarding the rezoning of Pioneer Bluff Subdivision. Attached is our application for rezoning. We would like to meet with you to discuss the application before we submit it. Please call us at 907-688-0220 or 907-242-0078 and let us know what time might be convenient for you.

Thank you for your assistance and consideration.

Sincerely,


Greg & Lenora Niesen



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

APPLICATION FOR ZONE CHANGE

#R 12-01

| PROPERTY OWNER* | | OWNER'S REPRESENTATIVE (If Any) | |
|--------------------|---------------------------------|---------------------------------|------------|
| Name: | <u>GREG & LENORA NIESEN</u> | Name: | <u>N/A</u> |
| Mailing Address: | <u>PO BOX 670842</u> | Mailing Address: | |
| | <u>CHUGIAK, AK 99567</u> | | |
| Contact Phone: Day | <u>907-242-0078</u> | Contact Phone: Day | |
| Night | <u>907-688-0220</u> | Night | |
| FAX: | <u>907-688-0230</u> | FAX: | |
| E-mail: | <u>gniesen@gmail.com</u> | E-mail: | |

*Attach list of additional owners if any.

| PROPERTY INFORMATION | |
|---|--|
| Size of property (A minimum of two acres is necessary before application may be accepted): | <u>10 ACRES</u> |
| Property tax # | <u>217NØ1W1ØDØØ7, DØØ8</u> |
| Street Address: | <u>SEE ATTACHED</u> |
| Legal Description: Lot(s) | <u>1-6</u> Block _____ Subdivision <u>PIONEER BLUFF SUBDIVISION</u> |
| OR | Parcel/Tract _____ Section _____ Township _____ Range _____ |
| [Attach additional page if necessary.] | |
| Current Zoning: | RR-Rural Residential <input checked="" type="checkbox"/> R1-Single-family Residential <input type="checkbox"/> R2- Residential <input type="checkbox"/> RM-Multi-family <input type="checkbox"/> C-Commercial <input type="checkbox"/> I-Industrial <input type="checkbox"/> P- Public <input type="checkbox"/> |
| Requested Zoning: | RR-Rural Residential <input type="checkbox"/> R1-Single-family Residential <input type="checkbox"/> R2- Residential <input type="checkbox"/> RM-Multi-family <input type="checkbox"/> C-Commercial <input checked="" type="checkbox"/> I-Industrial <input type="checkbox"/> P-Public <input type="checkbox"/> |

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

DATE: 6-1-2012 SIGNATURE: Lenora & Greg Niesen

| | | | |
|--------------------------------------|---|---|------------------------|
| Accepted by: <u>Johanna Bevet</u> | Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/> | Fee: <u>\$500.00</u> <u>6/27/12</u> | WPC: <u>7/24/12</u> |
|--------------------------------------|---|---|------------------------|

Receipt #30779
6/27/12

RECEIVED
JUN 07 2012
Planning Office
City of Wasilla

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

| Land Use | |
|--|-------------------------------|
| Describe current use of property covered by this application: VACANT LOTS WITH CITY UTILITIES | |
| Surrounding property: (Describe how land adjacent to the property is currently being used.) | |
| North: | COMMERCIAL (INCL. HOME DEPOT) |
| South: | GENERALLY RESIDENTIAL |
| East: | VACANT |
| West: | BED & BREAKFAST FACILITY |

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

Application Check list:

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

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

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2

Planning Office
City of Wasilla



CITY OF WASILLA

• Public Works Department •
290 East Herning Avenue • Wasilla • Alaska • 99654 • 7091
• Telephone 907-373-9010 • Fax 907-373-9011 •

April 12, 2012

ADDRESS NOTIFICATION

Greg J. and Lenora H. Niesen
P. O. Box 670842
Chugiak, Alaska 99567-0842

This is to notify you that the following:

STREET ADDRESSES ARE ASSIGNED TO: Pioneer Bluff Subdivision,

| | |
|--------------|---------------------------------------|
| Lot 1 | 1075 East Majestic View Circle |
| Lot 2 | 1105 East Majestic View Circle |
| Lot 3 | 1125 East Majestic View Circle |
| Lot 4 | 1125 East Glenwood Avenue |
| Lot 5 | 1110 East Majestic View Circle |
| Lot 6 | 1100 East Majestic View Circle |

Chapter 12. of the Wasilla Municipal Code requires property owners to affix assigned building numbers on all residential and business buildings clearly visible from the street fronting the building. The figures should contrast with their background and shall not be less than four inches in height. We ask your cooperation in posting the assigned numbers on your building as soon as possible. Local area emergency service organizations will be provided copies of the address notification.

Sincerely,


Sandra D. Connolly
Public Works Clerk

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**Lots 1-6, Pioneer Bluff Subdivision, Plat 2012-2
Narrative**

The area surrounding Home Depot, along the Palmer-Wasilla Highway between Parks Highway and Knik-Goose Bay, has seen rapid development over the past several years, which is in keeping with the goal of supporting the City of Wasilla's role as a regional commercial center (as defined in the Comprehensive Plan, Land Use goal #2). The 2011 Comprehensive Plan's zoning map identifies all properties along the north side of this part of the Palmer-Wasilla Highway as "generally commercial". Properties lying to the south of this stretch of highway are considered transitional. A challenge in this locale is to blend the borders of the commercial area into already-existing residential areas.

Pioneer Bluff Subdivision seeks to provide a smooth transition between these commercial and residential properties. As its name indicates, Pioneer Bluff sits along the bluff between the Palmer-Wasilla Highway and East Glenwood Avenue. The upper part of the subdivision is on a level plane with Home Depot and the surrounding commercial properties. The lower part of Pioneer Bluff sits below the bluff, on a level plane with the residential properties of Creekside Subdivision.

The multi-level character of Pioneer Bluff's topography lends itself very well to create a divide between commercial and residential properties. An unbuildable bluff separates Pioneer Bluff's Lots 1, 2, 3, 5 and 6 from the lower terrain of Lot #4. This steep slope between the north lots and the single south lot of Pioneer bluff creates a natural and visually attractive divider between the commercial and residential properties. The north lots (1, 2, 3, 5 & 6) are all on a topographical level with the north side of the Palmer-Wasilla Highway and are accessed (via Majestic View Circle) from the Palmer-Wasilla Highway. Lot 4 is accessed from East Glenwood Avenue and is on a topographical level with the residential properties on the opposite (south) side of East Glenwood.

We anticipate that the north lots (1, 2, 3, 5 & 6), which we are requesting be changed to commercial zoning, may be utilized by stand-alone professional offices or businesses, such as dentists, clinics, engineers, surveyors, attorneys, art galleries, framing shops, book stores, or a variety of other service-oriented businesses. The size of the smaller lots renders them suitable for use by support services for both residential and commercial districts. The larger lot is suitable for either retail, restaurant, or a community gathering center or similar use that may require more space and parking. Any of these businesses will need signage larger than the minimal signage permitted by rural residential zoning.

The lots that face the Palmer-Wasilla Highway are not suitable for residential dwellings due to highway noise, traffic speed, and the already-approved commercial activity directly across the highway.

During development of the subdivision, the following items were considered and accommodated for intended use requested herein: density and dimensional requirements, bike paths, water and sewer, gas, electricity, phone, drainage as it applies to the subdivision as a whole, and appearance. Other requirements of WMC 16.16.50 shall be accommodated by the eventual lot owners. The lots have not been clear cut, except that the level portion of the large lot has been cleared; the subdivision developers required in that situation that a 25-foot setback from boundaries be honored.

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It is not anticipated that the usage as rezoned herein will result in a volume of traffic that exceeds 100 vehicles during the peak hour based on the average trip generation factors in WMC 16.16.50 and the anticipated usage of the lots.

Utility access in this area is adequate for the usage. Lots 1, 2, 3, 5 & 6 have been upgraded with paved street access, city sewer and water extensions, and utilities (gas, electric and phone) at each lot. Lot 4, on E. Glenwood Avenue, can utilize city water and sewer, MEA electric, Enstar Gas, and MTA telephone utilities from its border on Glenwood.

It is acknowledged that there are many commercial properties on the north side of the Palmer-Wasilla Highway. These are primarily designed and sized for large businesses. Pioneer Bluff is designed to accommodate stand-alone small businesses or branch offices of companies from other cities. There are few locations that serve this particular purpose in the area. In addition, Pioneer Bluff can address, in a concrete way, the delineation between commercial properties to the north and residential properties along Glenwood Avenue to the south. By fulfilling this need and by addressing a goal of the Comprehensive Plan, this rezoning can serve the needs of the City of Wasilla.

We believe the rezoning of Pioneer Bluff Subdivision, as requested, is a logical and desirable solution to the challenge of providing adequate and permanent transition between the commercial and residential areas surrounding the subdivision and therefore is highly compatible with the 2011 Comprehensive Plan.

As stated in the 2011 Comprehensive Plan, "Multi-family uses are typically located closer to existing community services, public infrastructure, and the commercial areas within the city." The rezoning of Pioneer Bluff Lot 4 from Rural Residential fits this description exactly. This lot is too near the commercial area to be highly desirable for a single family dwelling, but for use as a multi-family dwelling it is ideal as a divider between the commercial area above and behind it and the residential area across Glenwood to the south.

The Comprehensive Plan further states, "Commercial uses will have frontage on arterial or collector-type roadways or a locally important street corner and that are usually within walking distance of, or that can provide conveniences to, the adjacent residential uses, which will reduce vehicle trips or driving distances." This is an apt description for Pioneer Bluff's Lots 1, 2, 3, 5 & 6.

The requested zoning changes for Pioneer Bluff Subdivision support the following goals from the Comprehensive Plan:

- Land Use Goal #2: Encourage development opportunities that support the City's role as a regional commercial center.

Goal 2 of the Comprehensive Plan is to diversify the economic base and attract new employment generators. According to the Comprehensive Plan document, 47% of those surveyed felt that "more employment opportunities" was one of the most important interests for the City to address. Under this goal, objective 2.2 is to encourage employment opportunities within the city to reduce commuting to Anchorage for jobs. The action that is suggested to attain this goal is to reach out to businesses headquartered in Anchorage and Palmer to promote the establishment of branch offices

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in Wasilla, which would provide better services directly to residents and allow now-commuting employees the opportunity to work in their own community.

Pioneer Bluff contains four small lots that are ideal for companies wishing to establish visible, stand-alone offices in this area. Because Pioneer Bluff is located between the business and residential districts, it will attract businesses that serve either population. In terms of establishing company identity, Pioneer Bluff's individual lots are advantageous for branch offices. The lots not only provide for visibility and quick access from the Palmer-Wasilla Highway side, but many of them also offer a view of the mountains to enjoy and share with clientele. These factors are likely to attract business from surrounding cities that would like to expand to the City of Wasilla.

- Land Use Goal #3: Encourage a variety of residential housing opportunities.

The requested rezoning of Lot 4 is in alignment with this goal, and specifically with Objective 3.2, which allows for increased residential densities in appropriate areas necessary to accommodate future growth. The lot does not impinge upon natural land features but allows for the possibility of higher density housing at the border between commercial and residential districts.

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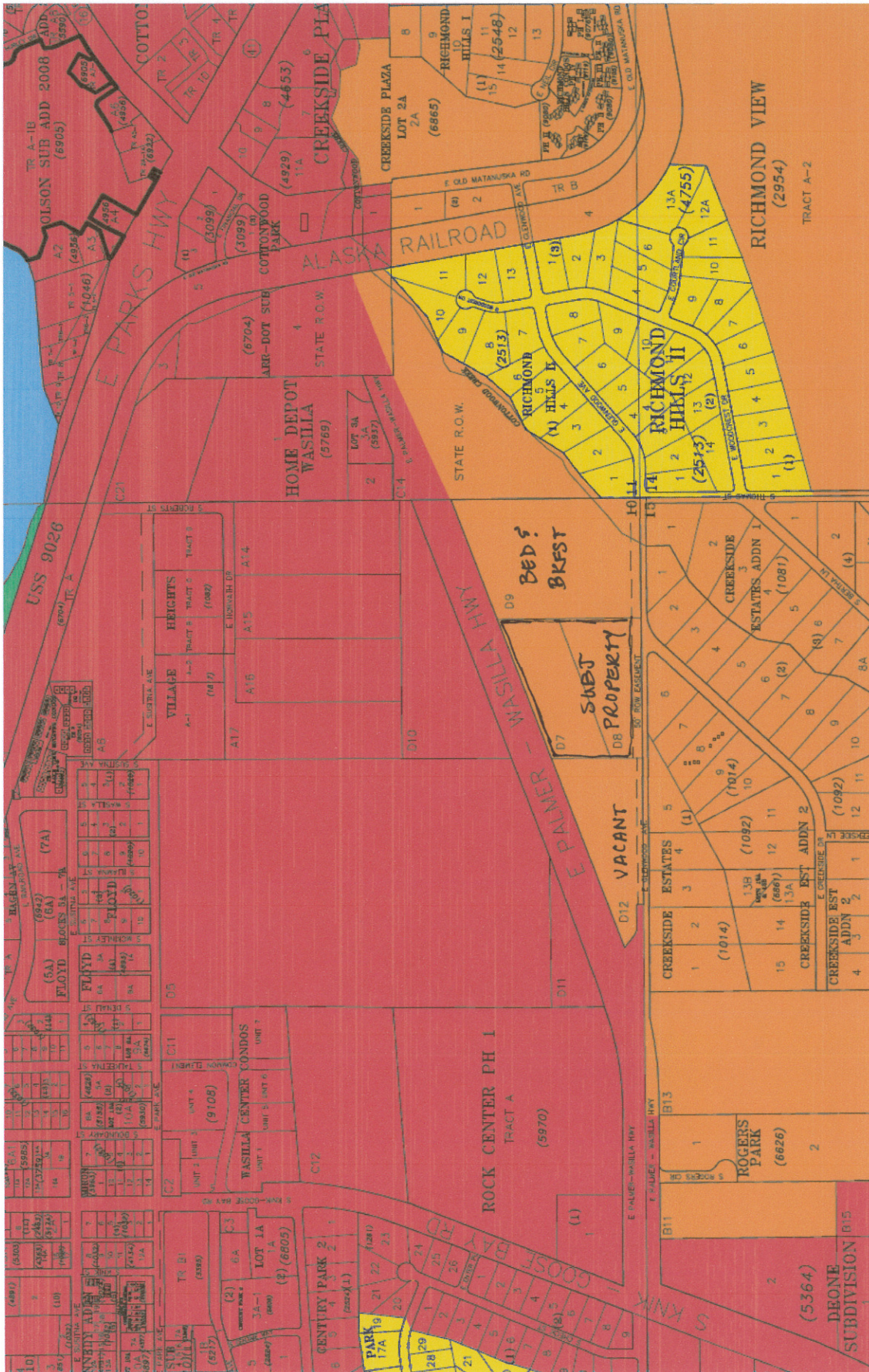
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City of Wasilla

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RED: Generally Commercial/Business
 Source: 2011 Comprehensive Plan

ORANGE: Mixed Use/Transitional

YELLOW: Generally Residential

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 City of Wasilla

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17N01W11C014
ALASKA STATE OF
DEPT OF TRANS & PUB FAC
PO BOX 196900
ANCHORAGE, AK 99519-6900

2513B01L004
BEST HELEN M
PO BOX 671282
CHUGIAK, AK 99567-1282

1014B01L007
BUSWELL ALVAH C III & S A
951 E CREEKSIDE DR
#9
WASILLA, AK 99654

1081B03L004
CLARE CLAUDIA A
310 HESTER AVE
TRLR 23
DONNA, TX 78537-2505

1014B02L008
DAVIS BRUCE A & LESLIE C
900 CREEKSIDE DR
WASILLA, AK 99654

6861B01L013A
DONALDSON KENNETH D & T
PO BOX 870967
WASILLA, AK 99687-0967

1081B03L005
DRORBAUGH TIMOTHY L & J M
1360 BERTHA LN
WASILLA, AK 99654

17N01W10D011
GLOBAL FINANCE & INV CO
119 CEDAR ST
SEATTLE, WA 98121-1231

17N01W10D010
GRAU LEONARD J JR
1231 E GLENWOOD AVE
WASILLA, AK 99654-8207

2513B01L006
HANCOCK HOWARD W III & DAWN R
PO BOX 242143
ANCHORAGE, AK 99524-2143

17N01W10A016
BAKER ESTHER N
BAKER LARNCE C EST
2900 N NANCY WAY
WASILLA, AK 99654

1014B02L003
BOITZ CATHY S
PO BOX 872002
WASILLA, AK 99687-2002

9998003U0007
BUSWELL CLIFFORD & JENNIFER
21817 E MIDNIGHT ST
PALMER, AK 99645

1014B02L004
DALE VERNON R & KITTY C
PO BOX 870701
WASILLA, AK 99687-0701

5769000L002
DEMERS LEO J TESTIMARY TR
MCCOLL GLORIA D TRE
6775 N BANK RD
ROSEBURG, OR 97470

1014B01L003
DONER ALFRED N & CAROL J
700 E GLENWOOD AVE
WASILLA, AK 99654

1081B04L001
ELSBERRY CHAS C & DOROTHY L
1380 THOMAS ST
WASILLA, AK 99654-8220

1014B02L007
GOULD GLENN O III
PO BOX 83956
FAIRBANKS, AK 99708-3956

2513B02L014
GUECO DANILO P & CHERI R
1201 WOODCREST DR
WASILLA, AK 99654

1014B01L005
HAND WALTER & VICKI
PO BOX 871601
WASILLA, AK 99687-1601

2954B01L002
BENNETT JERALD L & ANGELA
PO BOX 2633
WOODINVILLE, WA 98072-2633

1014B01L006
BRUMMER JEFFREY L & S M
1031 E CREEKSIDE DR
WASILLA, AK 99654

9998003U0008A
CHANEY MARGARET
951 E CREEKSIDE DR
8
WASILLA, AK 99654

1014B02L005
DANIELS DIANNE M
PO BOX 872611
WASILLA, AK 99687-2611

2513B02L003
DEYOUNG DENNIS L & MARILYN
1250 E GLENWOOD AVE
WASILLA, AK 99654

1081B03L006
DRORBAUGH JEREMY & LISA
1400 S BERTHA LN
WASILLA, AK 99654

2513B02L013
ELTON CLIFF E & AMBER L
1231 E WOODCREST DR
WASILLA, AK 99654

2513B02L012
GRAEBER JULIA L
1261 E WOODCREST DR
WASILLA, AK 99654

2699B04L003B
HALE RONALD E
1481 S BERTHA LN
WASILLA, AK 99654

1014B01L010
HANDLEY MARGIE LEE TR TRE
235 HAEHL CREEK CT
WILLITS, CA 95490-5757

5769000L001
HD DEV OF MARYLAND INC
PO BOX 105842
% PROPERTY TAX DEPT # 1304
ATLANTA, GA 30348-5842

2513B02L005
HERMON JESSE R
1300 E GLENWOOD AVE
WASILLA, AK 99654

1092B01L014
HOOD ALAN B
PO BOX 879450
WASILLA, AK 99687-9450

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HOTCHKISS ADRIAN C & A F
801 CREEKSIDE DR
WASILLA, AK 99654-8267

1081B04L002
HUNTLEY RYAN
1401 S BERTHA LN
WASILLA, AK 99654

1081B03L007
JACKSON FRANK W
1426 BERTHA LN
WASILLA, AK 99654-8227

2699B04L003A
JAYNES JACK W & MARY T
1480 THOMAS ST
WASILLA, AK 99654

9998003U0002A
JEFFUS DAVID & MICHELLE
951 E CREEKSIDE DR
SPACE # 2
WASILLA, AK 99654-8281

2513B02L001
JOHNSTON WILBERT JR & P A
1100 N SHENANDOAH DR
PALMER, AK 99645

1092B05L003
KELLER DIANNE MICHELE
PO BOX 872611
WASILLA, AK 99687-2611

1092B02L011
KENNISON MARY ANN
1080 ALPINE FOREST DR
BAYFIELD, CO 81122-7703

1092B02L012
KILE LYNN F & LANNETTE C
12243 W SKYLINE DR
EAGLE RIVER, AK 99577-7945

1081B03L002
KLOSSNER ROGER G
PO BOX 125
NEW ULM, MN 56073-0125

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KRSNAK JANET M
601 E CREEKSIDE DR
WASILLA, AK 99654

9998003U0001C
LA BOUCANE SHANE
951 E CREEKSIDE DR
#1
WASILLA, AK 99654

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LABOUCANE HENRY E & BETTY E
751 E CREEKSIDE DR
WASILLA, AK 99654-8266

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LINGENFELTER ROBERT L & DEANE
1254 E GLENWOOD AVE
WASILLA, AK 99654

2513B01L005
MARCINIAK GARY S & EVELYN E
PO BOX 111261
ANCHORAGE, AK 99511-1261

2954B01L003
MARSHALL CHRISTOPHER R & K
1220 E WOODCREST DR
WASILLA, AK 99654

2513B02L002
MCKAY DONALD A & MIRIAM
39283 COULTER AVE
SOLDOTNA, AK 99669

1014B02L006
MCKEEVER MIKE
16644 MARCUS ST
EAGLE RIVER, AK 99577

1014B02L009
MCKEEVER RON & COLLEEN
PO BOX 671741
CHUGIAK, AK 99567-1741

1092B05L004
MORRISON MATTHEW J
600 E CREEKSIDE DR
WASILLA, AK 99654-8259

1081B03L003
MURPHY MICHAEL P & YOUNGJU
1300 S BERTHA LN
WASILLA, AK 99654

17N01W10D008
NIESEN GREG J & LENORA H
PO BOX 670842
CHUGIAK, AK 99567-0842

1014B02L001
PARISEAU WILLIAM G JR
JACOBS XYLA
1150 E GLENWOOD AVE
WASILLA, AK 99654-8154

1014B01L001
PATRICK DAVID A & JUDY P
PO BOX 870588
WASILLA, AK 99687-0588

9998003U0004B
PELTIER MIKE
951 E CREEKSIDE DR
% MICHAEL G PELTIER # 4
WASILLA, AK 99654-8281

1092B05L002
RAUSA JORDAN M & AMBER R
PO BOX 870691
WASILLA, AK 99687-0691

2954B01L005
RICHTER BERND C & SUSAN E
1260 E WOODCREST DR
WASILLA, AK 99654

6861B01L013B
ROGERS PHYLLIS M
PO BOX 870967
WASILLA, AK 99687-0967

1014B01L002
SEIMS DONNA JEAN PARKER
PO BOX 870601
WASILLA, AK 99687-0601

2960B03L008A
STRAUB TIMOTHY J& DIANA L
1452 S BERTHA LN
WASILLA, AK 99654

2954000T00A-2
SUMNER RICHARD C&C YVONNE
PO BOX 872992
WASILLA, AK 99687-2992

1092B05L001
SUNDE NIKKI
750 E CREEKSIDE DR
WASILLA, AK 99654

2954B01L004
SWANSON JERRY R
1230 E WOODCREST DR
WASILLA, AK 99654

9998003U0003B
TIRAPELLI DEANNA
951 E CREEKSIDE DR
#3
WASILLA, AK 99654

5937000L003A
WASILLA PLACE LLC
11833 268TH DR SE
DUVALL, WA 98019

1014B02L010
WILSON PATTI-ANN T
PO BOX 873616
WASILLA, AK 99687-3616

1081B03L001
WOLFE MICHAEL D & CYNTHIA L
1200 S THOMAS ST
WASILLA, AK 99654

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

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

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
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Anchorage, AK 99519-0288

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

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Troy Scheuner
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501 N. Main St
Suite 130
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MEA
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Palmer, AK 99645

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

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

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

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

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

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

MTA
Real Estate Department
PO Box 3550
Palmer, AK 99645

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

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

Roy Robertson
SOA/DEC
Waste Water RVW
1700 E. Bogard Rd
Bldg B, #103
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Commissioner's Office
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Suite 1400
Anchorage, AK 99501

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

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

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

Doug Miller
665 W. Holiday Drive
Wasilla, AK 99654

Robert Webb
221 E Hygrade Ln
Wasilla, AK 99654

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Douglas Holler

City Council
Collen Sullivan-Leonard

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

Patrick Brown
693 W. Nelson Ave
Wasilla, AK 99654

Glenda Ledford
960 S. Century Drive
Wasilla, AK 99654

Steve DeHart
3200 E Naomi Ave
Wasilla, AK 99654

City Council
Leone Harris

City Council
Taffina Katkus

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

Daniel Kelly, Jr
581 Briar Dr
Wasilla, AK 99654

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

COW Public Works Director
Archie Giddings

City Council
Dianne Woodruff

City Council
Brandon Wall

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| 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 |
| 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 | LEDFOORD, 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 |

| | | | | | | | |
|---------------------------------------|--------|-----------------------------|---------------|----------------------|---------------------------|------------------------|----|
| 05/30/12 | A12-46 | TUP-HAVEN | 1056B02L019 | SNIDER #3 | MCCANN, GERI | 340 N LUCILLE ST | C |
| 05/30/12 | A12-47 | TENANT SPACE | 1353000L008D | WASILLA WOODS | WILLIAMS, PIA | 1201 N LUCILLE ST | C |
| PENDING | A12-48 | SIGN | 5970000T00A | ROCK CENTER PH I | SOUTHCENTRAL FOUND | 1001 KNKIK-GOOSE BAY | C |
| 06/04/12 | A12-49 | TUP-RELAY FOR LIFE | 2095000T00A-1 | WASILLA JR & SR HS | ENGBRETSEN, ANDREA | 701 E BOGARD RD | C |
| 06/11/12 | A12-50 | TUP - AK SALES & SVC VALLEY | 17N01W13A006 | | AK SALES & SERVICE VALLEY | 1350 S SEWARD MERIDIAN | C |
| 06/05/12 | A12-51 | TENANT SPACE | 7011B6B0000 | FLOYD 2010 | STUDIO 9/QUDELL | 741 E SUSITNA AVE | C |
| 06/26/12 | A12-52 | TUP - LITHIA OF ANC | 17N01W13A006 | | LITHIA CSD OF ANCHORAGE | 1350 S SEWARD MERIDIAN | C |
| 07/03/12 | A12-53 | TENANT SPACE | 2523B01L001A | NELSON FRED RSB | MAT SU MEDICAL LAB | 224 N YENLO ST | C |
| 07/03/12 | A12-54 | ENANT SPACE | 1095B01L003 | THE MEADOWS | AK MARBLE & STONE | 1301 W GLENKERRY DR | RR |
| USE PERMITS | | | | | | | |
| PENDING | U12-01 | 4-PLEX | 2548B02L001 | RICHMOND HILLS I | PAVLUS, DMITRY | 930 E OLD MATANUSKA | C |
| CONDITIONAL USE PERMITS | | | | | | | |
| 06/12/12 | C12-01 | 10,000 SQ FT COMM > | 1116B01L005 | OVERLOOK BUSINESS PK | GUMLEY, ANDREW | 2341 E SUN MTN AVE | C |
| PLANNED UNIT DEVELOPMENT (PUD) | | | | | | | |
| REZONE | | | | | | | |
| PENDING | R12-01 | RR - C | 10 AC | PIONEER BLUFF | NIESEN, GREG & LENORA | | RR |
| LEGAL NON-CONFORMING USE | | | | | | | |
| SHORELINE SETBACK | | | | | | | |
| AMNESTY | | | | | | | |
| VARIANCE | | | | | | | |
| 03/27/12 | V12-01 | SIDE SET BACK | 6791B01L067 | PRIMROSE POINTE | FENDICH, VIKTOR | 251 RIVERDANCE | RR |
| 05/22/12 | V12-02 | SIGN | 2398B01L002 | KOHRING | MERTIN, SHAWN | 1101 N LUCILLE ST | RR |



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| DATE | COMPL. DISP. SELF | NAME/ADDRESS | INF. CON. | LTR. ISS? | CASE STATUS | NOTES | |
|-----------|-------------------|-----------------------|-----------|-----------|-------------|--------------------------------|----------------------------|
| 4/2/2012 | S | 113 W Herning | | N | N | Security check | 12-19889 |
| 4/3/2012 | FUP | 1200 Pinecone | | Y | N | RAL dog | 12-18294 verbal warning |
| 4/3/2012 | D | 780 Rosewood | | Y | N | RAL dog | 12-20070 impound |
| 4/4/2012 | C | 881 Goldendale | | Y | N | RAL dog | 12-20245 verbal warning |
| 4/4/2012 | D | Lowes | | Y | N | RAL dog | 12-20246 impound |
| 4/5/2012 | D | 700 Shadowood | | Y | N | RAL dog | 12-20408 unable to locate |
| 4/6/2012 | FUP | Kenai Supply | | N | N | RAL dog | 12-17526 unable to catch |
| 4/5/2012 | C | 1800 Dorothea | | Y | N | RAL cat | 12-20762 provide live trap |
| 4/10/2012 | D | Wasilla High School | | Y | N | Dog bite | 12-21537 unfounded |
| 4/10/2012 | D | 1401 Courtland | | Y | N | RAL dog | 12-21561 verbal warning |
| 4/10/2012 | D | Bailey & Lake Lucille | | N | N | Assist patrol | 12-21566 |
| 4/10/2012 | FUP | Wasilla Concrete | | N | N | RAL dog | 12-17526 unable to catch |
| 4/11/2012 | FUP | Wasilla Concrete | | N | N | RAL dog | 12-17526 unable to catch |
| 4/12/2012 | FUP | Wasilla Concrete | | N | N | RAL dog | 12-17526 unable to catch |
| 4/12/2012 | FUP | 468 Ravenswood | | Y | N | Dog bite | 12-18164 |
| 4/13/2012 | D | Peck & Snohomish | | N | N | RAL dog | 12-22199 unable to locate |
| 4/13/2012 | D | Wonderland Park | | Y | N | RAL dog | 12-22220 verbal warning |
| 4/13/2012 | S | Wonderland Park | | Y | N | ATV violation | 12-22247 verbal warning |
| 4/13/2012 | D | Tommy Moe | | Y | Y | Parking complaints | 12-22259 unfounded |
| 4/16/2012 | S | Herning & Willow | | Y | N | ATV violation | 12-23180 verbal warning |
| 4/17/2012 | S | Target | | Y | N | HCP parking violation | 12-23295 verbal warning |
| 4/17/2012 | D | Iditarod Elementary | | Y | N | Vehicle on bike path | 12-23320 unable to locate |
| 4/17/2012 | S | MUSC | | N | N | Facility/security check | 12-23338 |
| 4/17/2012 | S | Carrs | | Y | N | HCP parking violation- misuse | 12-23370 citation |
| 4/17/2012 | D | Carrs | | Y | N | Shoplift | 12-23374 citation |
| 4/17/2012 | D | 1001 Snohomish | | Y | N | Rabbit problem | 12-23379 |
| 4/17/2012 | S | Nelson & Lucille | | N | N | Abandoned vehicle in ROW | 12-23382 48 hour red tag |
| 4/18/2012 | S | Carrs | | Y | N | ATV violation | 12-23557 verbal warning |
| 4/18/2012 | S | Wonderland Park | | N | N | Facility/security check | 12-23563 |
| 4/18/2012 | D | AK USA | | Y | N | RAL dog | 12-23594 verbal warning |
| 4/19/2012 | PAT | 17470 Maud | | Y | N | Assist patrol with stolen bike | 12-23740 |
| 4/19/2012 | D | 1201 Melanie | | Y | N | Trash complaint | 12-23753 verbal warning |
| 4/19/2012 | S | Wonderland Park | | N | N | Facility/security check | 12-23794 |



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| DATE | COMPL. DISP. SELF | NAME/ADDRESS | INF. CON. | LTR. ISS? | CASE STATUS | NOTES | |
|-----------|-------------------|-----------------------|-----------|-----------|-------------|--------------------------------|---------------------------|
| 4/19/2012 | S | Carrs | | Y | N | HCP parking violation | 12-23796 citation |
| 4/19/2012 | S | Wonderland Park | | Y | N | ATV violation | 12-23824 verbal warning |
| 4/23/2012 | FUP | 965 Wilder | | Y | N | Dog bite | 12-24557 report 12-630 |
| 4/23/2012 | S | Nelson & Knik | | Y | N | ATV violation | 12-24907 verbal warning |
| 4/23/2012 | S | Winter & Pinehurst | | Y | N | ATV violation | 12-24947 verbal warning |
| 4/23/2012 | S | Charter College | | Y | N | HCP parking violation | 12-24952 verbal warning |
| 4/23/2012 | D | Peck & WFH | | N | N | ATV violation | 12-24953 unable to locate |
| 4/24/2012 | S | North Country Estates | | N | N | ATV complaints | 12-25077 extra patrol |
| 4/24/2012 | S | Lake Lucille Park | | N | N | Facility/security check | 12-25087 |
| 4/24/2012 | PAT | Taco Bell | | N | N | Assist patrol with DUI impound | 12-25111 |
| 4/24/2012 | S | Value Village | | Y | N | HCP parking violation | 12-25130 citation |
| 4/24/2012 | D | 1575 Fanciful | | Y | N | RAL dog | 12-25624 verbal warning |
| 4/25/2012 | C | Wasilla Airport | | N | N | Misuse of dumpster complaint | 12-25249 unfounded |
| 4/25/2012 | D | Susitna & Wasilla | | N | N | DOA cat | 12-25265 disposal |
| 4/25/2012 | C | MUSC | | Y | N | Illegal dumping | 12-25287 citation |
| 4/25/2012 | S | Carrs | | Y | N | HCP parking violation | 12-25312 verbal warning |
| 4/25/2012 | D | 1052 Dellwood | | Y | N | RAL dog | 12-25124 verbal warning |
| 4/25/2012 | FUP | 1575 Fanciful | | Y | N | RAL dog | 12-25624 verbal warning |
| 4/25/2012 | S | Cache & Crestwood | | Y | N | ATV violation | 12-25362 verbal warning |
| 4/26/2012 | S | Lake Lucille Park | | N | N | Facility/security check | 12-25475 |
| 4/26/2012 | D | Parks & Weber | | N | N | RAL dog | 12-25474 unable to locate |
| 4/26/2012 | C | North Country Estates | | N | N | ATV complaints | 12-25482 extra patrol |
| 4/26/2012 | D | Dellwood & Peck | | N | N | RAL dog | 12-25484 unable to locate |
| 4/26/2012 | D | Lucille & Forest | | N | N | ATV violation | 12-25498 unable to locate |
| 4/27/2012 | D | 210 E Spruce | | Y | N | Dog welfare check | 12-25655 |
| 4/27/2012 | C | 925 Gambit | | Y | N | Trash complaint | 12-25729 verbal warning |
| 4/30/2012 | C | 302 Pioneer | | N | N | Illegal dumping | 12-26509 no suspect info |
| 4/30/2012 | S | Parks & Church | | N | N | Abandoned vehicle in ROW | 12-26541 48 hour red tag |
| 4/30/2012 | C | 210 E Spruce | | Y | N | Animal complaint | 12-26489 unfounded |
| 4/30/2012 | FUP | 1780 Neil Cir | | Y | N | Dog bite | 12-26137 accidental |
| 4/30/2012 | S | North Country Estates | | N | N | ATV complaints | 12-26589 extra patrol |
| 4/30/2012 | S | Lake Lucille Park | | N | N | Facility/security check | 12-26593 |