



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**

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

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

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

**REGULAR MEETING**

**7 P.M.**

**SEPTEMBER 11, 2012**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
  - A. City Attorney
  - B. City Council
  - C. City Planner
  - D. City Public Works Director
  - E. City Deputy Administrator
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
  - A. Minutes of August 14, 2012, regular meeting.

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

A. Public Hearing

1. **Resolution Serial No. 12-15:** Request approval to clear more than 70 percent of lot for development to allow a new drive-through coffee stand on existing car wash site. (Generally located at the southwest corner of the Parks Highway and Palmer-Wasilla Highway)
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant
2. **Resolution Serial No. 12-16:** Recommending that the Wasilla City Council identify ways to encourage and assist the establishment of a chess club within the City of Wasilla.

IX. UNFINISHED BUSINESS

A. Public Hearing

1. **Resolution Serial No. 12-14 (continued from 8/14/12 meeting):** Supporting Wasilla City Council Ordinance Serial No. 12-30 that authorizes the City to file a Petition for annexation of Lots 3C and 3D of the Olympic Subdivision (Plat No. 2006-86), Lots 3B-1 and 3B-2 of the Olympic Subdivision (Plat No. 2007-82), and Waiver Parcel No. 2 (refile Waiver 94-5w) to the City of Wasilla subject to review by the Division of Community and Regional Affairs – Local Boundary Commission for the State of Alaska.
  - a. City Staff
  - b. Applicant
  - c. Private person supporting or opposing the proposal
  - d. Applicant

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

**SPECIAL MEETING**

**6 P.M.**

- I. Planning Commission Training

**REGULAR MEETING**

**7 P.M.**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM on Tuesday, August 14, 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

Staff in attendance were:

- Ms. Tina Crawford, City Planner
- Mr. Archie Giddings, Public Works Director
- Ms. Sandi Connolly, Public Works Clerk

**III. PLEDGE OF ALLEGIANCE**

- A. Chair Buswell led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

- A. City Deputy Administrator  
No report given.

B. City Public Works Director

Mr. Giddings stated that:

- The following items were discussed at the August 13, 2012 City Council meeting:
  - a. Rezone No. 12-01 was introduced at the August 13, 2012 City Council meeting; and
  - b. Funding sources for the new library.
- several City contracts were awarded, which included:
  1. Finish paving of Aviation Avenue (Quality Asphalt & Paving;
  2. Replacement of the metal roof at City Hall; and
  3. East Susitna strip paving (portion of Susitna Avenue located east of Knik-Goose Bay Road).

C. City Attorney

No report given.

D. City Planner

Ms. Crawford stated that there will not be a meeting on August 28th, due to the State Primary elections and that the next meeting will be September 11th.

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

No one present.

**VII. CONSENT AGENDA**

A. Minutes of July 24, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Public Hearing

1. **Resolution Serial No. 12-14:** Supporting Wasilla City Council Ordinance Serial No. 12-30 that authorizes the City to file a Petition for annexation of Lots 3C and 3D of the Olympic Subdivision (Plat No. 2006-86), Lots 3B-1 and 3B-2 of the Olympic Subdivision (Plat No. 2007-82), and Waiver Parcel No. 2 (refile Waiver 94-5w) to the City of Wasilla subject to review by the Division of Community and Regional Affairs – Local Boundary Commission for the State of Alaska.

a. City Staff

Ms. Crawford:

- introduced Resolution Serial No. 12-14 and explained the purpose of the map handouts; and
- stated that there was some discussion at the City Council meeting regarding contacting nearby property owners to determine if they are interested in being

included in this annexation request. She requested that this resolution be continued to the September 11, 2012 Planning Commission meeting to allow time to contact the property owners. .

Chair Buswell stated that he has done work with the applicant and asked if any of the Commissioners that this was a problem with him participating in the discussion of the Resolution for Mr. Gardner properties being annexed into the City.

No concerns raised by the Commissioners.

b. Applicant

Mr. Paul Gardner explained to the Commissioners the advantages of being a part of the City and that he hopes the City will encourage businesses to come into the City. He also stated that he thinks there are advantages to the businesses to have zoning.

c. Private person supporting or opposing the proposal

Chair Buswell opened the public hearing on Resolution Serial No. 12-14.

With no one present to speak, Chair Buswell closed the public hearing for Resolution Serial No. 12-14.

d. Applicant

No additional comments were provided by the applicant.

MOTION: Commissioner Kelly moved to postpone Resolution Serial No. 12-14 until the next meeting on September 11, 2012.

VOTE: The motion to postpone Resolution Serial No. 12-14 until September 11, 2012, 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**

No staff comments.

**XIV. COMMISSION COMMENTS:**

Commissioner Kelly suggested that the Commission support a resolution to the City Council requesting that they support the formation of a chess club and have them use the Sports Complex. He asked that this item be placed on the agenda for the next meeting.

Chair Buswell thanked everyone for attending tonight's meeting.

**XV. ADJOURNMENT**

The regular meeting adjourned at 7:25 PM.

ATTEST:

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

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

Adopted by the Wasilla Planning Commission -, 2012.

By: Planning  
Public Hearing: 09/11/12  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-15**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CLEARING OF MORE THAN 70 PERCENT OF THE VEGETATION FROM LOT 3, BLOCK 1, COTTONWOOD PARK SUBDIVISION PER WMC 16.33.050(A)(2). GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE PARKS HIGHWAY AND EAST OLD MATANUSKA ROAD.**

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WHEREAS, Mariah J. Mahoy, MKM LLC, applicant, submitted an application for a waiver/modification on August 21, 2012, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on September 4, 2012; and

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

NOW THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission, after due consideration of the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent information brought before them, grants a waiver with the following condition:

1. Landscaping on the site must be installed and maintained in perpetuity as shown on the site plan, date stamped August 21, 2012, as required in WMC 16.33.060.
2. The property owner and/or lessee of the site must ensure that the AKDOT right-of-way abutting the subject property along the Parks Highway is maintained with a vegetated ground cover in perpetuity consistent with the requirements in WMC 16.33.060 until such time that the AKDOT widens the Parks Highway and paves the vegetated area.

ADOPTED by the Wasilla Planning Commission on -,2012.

APPROVED:

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A.C. Buswell, III, Chairman

ATTEST:

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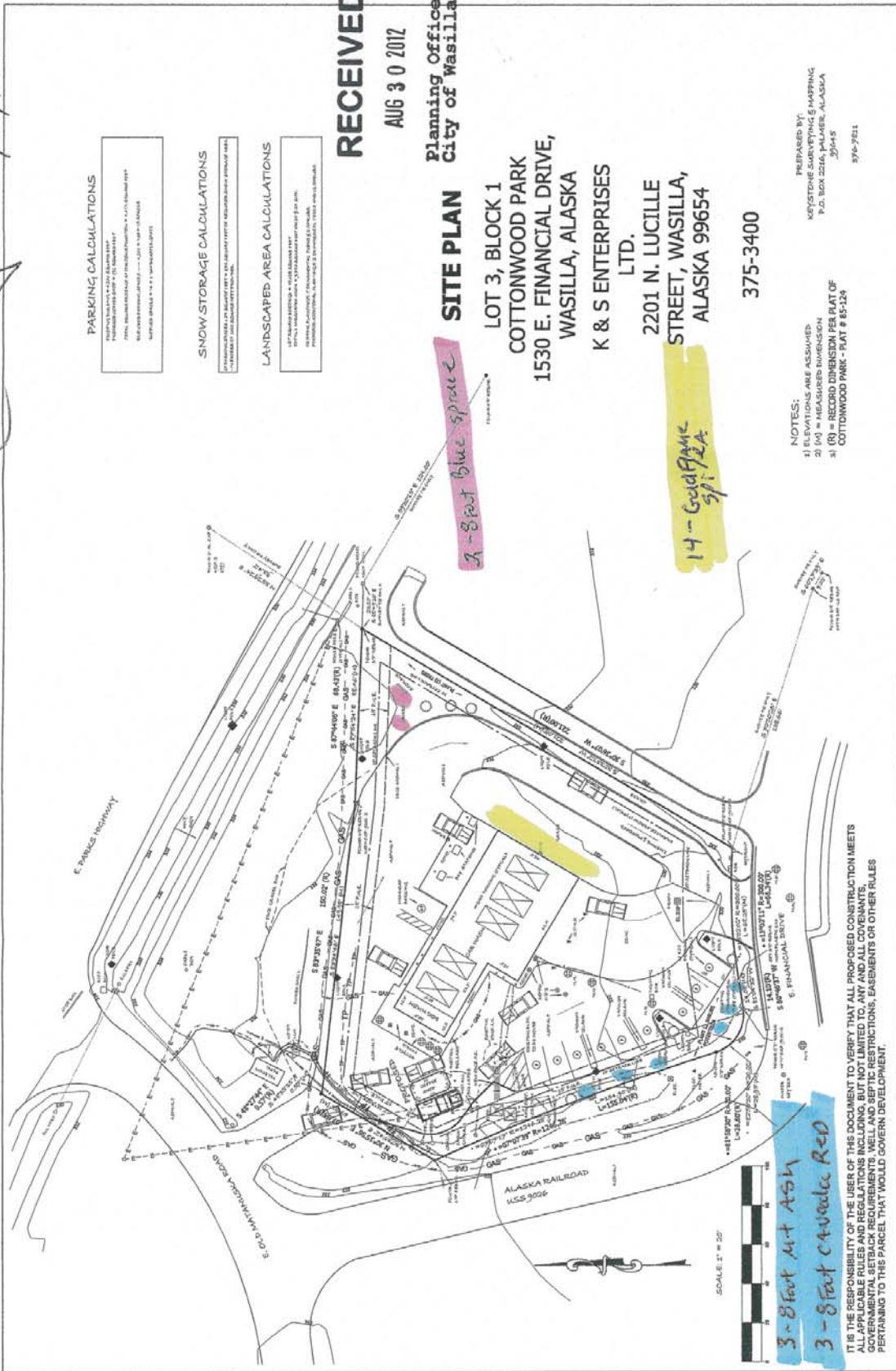
Tina Crawford, AICP, City Planner



EXHIBIT A

*Handwritten signature and date: 8/30/12*

*Handwritten note: All Landscaping completed on Aug 30th 2012*



**PARKING CALCULATIONS**  
 FEDERAL HIGHWAY ADMINISTRATION  
 FEDERAL HIGHWAY DEPARTMENT - 2008  
 FEDERAL HIGHWAY DEPARTMENT - 2008  
 FEDERAL HIGHWAY DEPARTMENT - 2008

**SNOW STORAGE CALCULATIONS**  
 FEDERAL HIGHWAY ADMINISTRATION  
 FEDERAL HIGHWAY DEPARTMENT - 2008  
 FEDERAL HIGHWAY DEPARTMENT - 2008

**LANDSCAPED AREA CALCULATIONS**  
 FEDERAL HIGHWAY ADMINISTRATION  
 FEDERAL HIGHWAY DEPARTMENT - 2008  
 FEDERAL HIGHWAY DEPARTMENT - 2008

**RECEIVED**  
 AUG 30 2012  
 Planning Office  
 City of Wasilla

**SITE PLAN**  
 LOT 3, BLOCK 1  
 COTTONWOOD PARK  
 1530 E. FINANCIAL DRIVE,  
 WASILLA, ALASKA  
 K & S ENTERPRISES  
 LTD.  
 2201 N. LUCILLE  
 STREET, WASILLA,  
 ALASKA 99654  
 375-3400

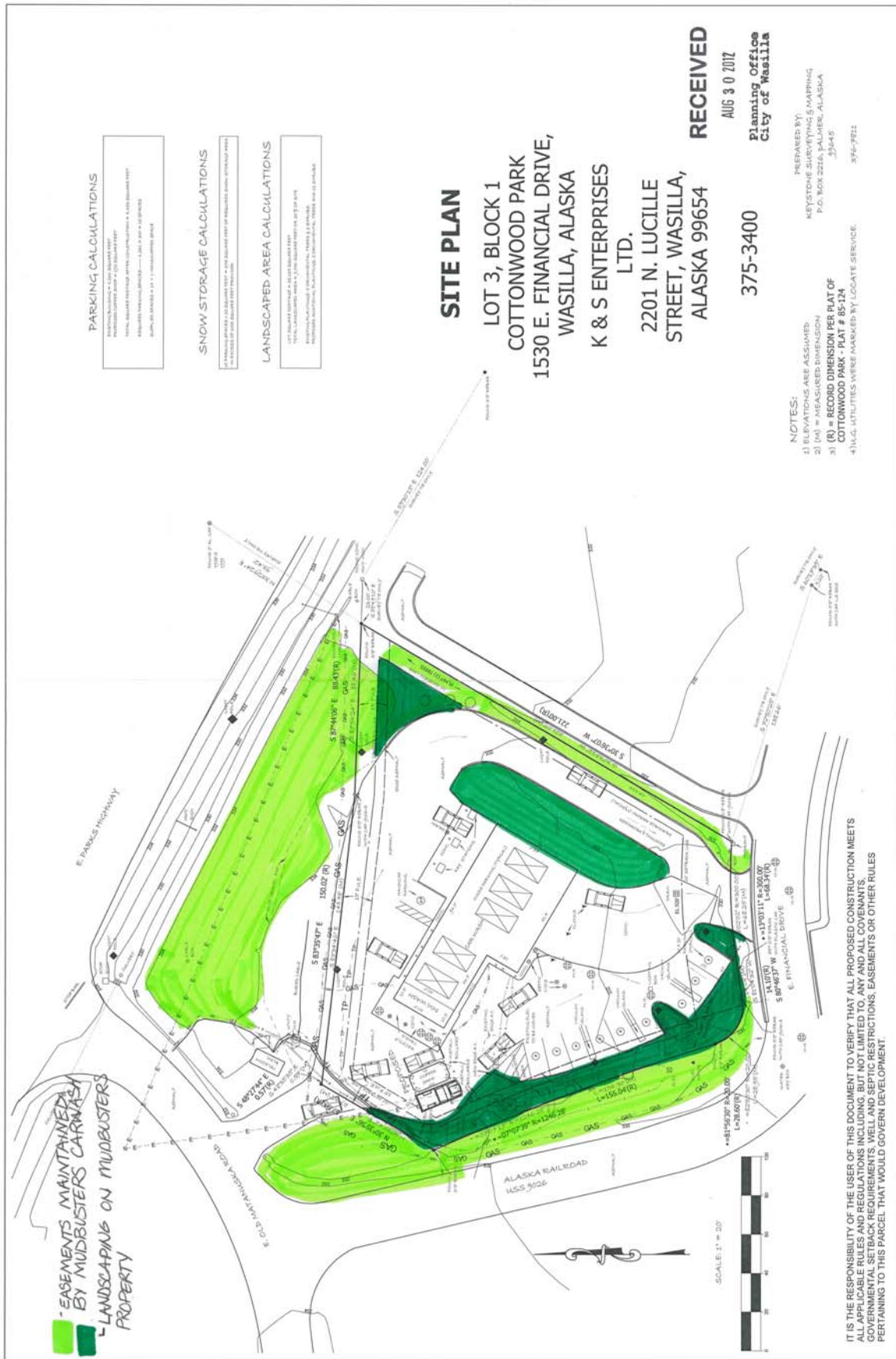
PREPARED BY:  
 KEYSTONE SURVEYING & MAPPING  
 P.O. BOX 2216, PALMER, ALASKA  
 99645  
 896-7811

NOTES:  
 1) ELEVATIONS ARE ASSUMED  
 2) (M) = MEASURED DIMENSION  
 3) (R) = RECORD DIMENSION PER PLAT OF  
 COTTONWOOD PARK - PLAT # 85-126

IT IS THE RESPONSIBILITY OF THE USER OF THIS DOCUMENT TO VERIFY THAT ALL PROPOSED CONSTRUCTION MEETS ALL APPLICABLE RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, ANY AND ALL COVENANTS, GOVERNMENTAL SETBACK REQUIREMENTS, WELL AND SEPTIC RESTRICTIONS, EASEMENTS OR OTHER RULES PERTAINING TO THIS PARCEL THAT WOULD GOVERN DEVELOPMENT.

SCALE: 1" = 20'  
 3-8 feet Mt Ash  
 3-8 feet Cavender Red

EXHIBIT A



**PARKING CALCULATIONS**  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space

**SNOW STORAGE CALCULATIONS**  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space

**LANDSCAPED AREA CALCULATIONS**  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space  
 1.000 sq ft per space

**SITE PLAN**  
 LOT 3, BLOCK 1  
 COTTONWOOD PARK  
 1530 E. FINANCIAL DRIVE,  
 WASILLA, ALASKA  
 K & S ENTERPRISES  
 LTD.  
 2201 N. LUCILLE  
 STREET, WASILLA,  
 ALASKA 99654

**RECEIVED**  
 AUG 3 0 2012  
 Planning Office  
 City of Wasilla

375-3400

NOTES:  
 1) ELEVATIONS ARE ASSUMED  
 2) (M) = MEASURED DIMENSION  
 3) (R) = RECORD DIMENSION PER PLAT OF COTTONWOOD PARK - PLAT # 85-124  
 4) ALL UTILITIES WERE MARKED BY LOCATE SERVICE

PREPARED BY:  
 KEYSTONE SURVEYING & MAPPING  
 P.O. BOX 2216, PALMER, ALASKA  
 99645  
 374-7922

EASEMENTS MAINTAINED BY MUDBUSTERS CARWASH  
 LANDSCAPING ON MUDBUSTERS PROPERTY

IT IS THE RESPONSIBILITY OF THE USER OF THIS DOCUMENT TO VERIFY THAT ALL PROPOSED CONSTRUCTION MEETS ALL APPLICABLE RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, ANY AND ALL COVENANTS, GOVERNMENTAL SETBACK REQUIREMENTS, WELL AND SEPTIC RESTRICTIONS, EASEMENTS OR OTHER RULES PERTAINING TO THIS PARCEL THAT WOULD GOVERN DEVELOPMENT.

By: Planning  
Public Hearing: 09/11/12  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-16**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THAT THE WASILLA CITY COUNCIL IDENTIFY WAYS TO ENCOURAGE AND ASSIST THE ESTABLISHMENT OF A CHESS CLUB WITHIN THE CITY OF WASILLA.**

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WHEREAS, the establishment of a chess club within the city will provide year round entertainment and competition opportunities for our youth and older chess players; and

WHEREAS, chess clubs and the associated chess competitions will attract in-state, out of state, and borough-wide tourism; and

WHEREAS, chess clubs are currently located in other parts of Alaska, including Anchorage, Dillingham, Kenai, Bethel, and Juneau; and

WHEREAS, the Planning Commission believes that the creation of a chess club within the City would provide an additional community activity, a positive impact for all participants, and the potential to increase utilization of the Curtis D. Menard Memorial Sports Complex.

THEREFORE BE IT RESOLVED that the Wasilla Planning Commission hereby requests that the Wasilla City Council take steps to identify ways to encourage and assist in the establishment of a chess club within the city limits.

APPROVED by the Wasilla Planning Commission on -, 2012.

APPROVED:

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A.C. Buswell, III, Chairman

ATTEST:

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Tina Crawford, AICP, City Planner

By: Planning  
Public Hearing: 08/14/12  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-14**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION SUPPORTING WASILLA CITY COUNCIL ORDINANCE SERIAL NO. 12-30 THAT AUTHORIZES THE CITY TO FILE A PETITION FOR ANNEXATION OF LOTS 3C AND 3D OF THE OLYMPIC SUBDIVISION (PLAT NO. 2006-86), LOTS 3B-1 AND 3B-2 OF THE OLYMPIC SUBDIVISION (PLAT NO. 2007-82), AND WAIVER PARCEL NO. 2 (REFILE WAIVER 94-5W) TO THE CITY OF WASILLA SUBJECT TO REVIEW BY THE DIVISION OF COMMUNITY AND REGIONAL AFFAIRS – LOCAL BOUNDARY COMMISSION FOR THE STATE OF ALASKA.**

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WHEREAS, the property owners for the lots referenced above that border the City of Wasilla city limits have petitioned for annexation into the City; and

WHEREAS, the area proposed for annexation comprises approximately 76.60 acres; and

WHEREAS, City staff have been working with the Local Boundary Commission and other City departments; and

WHEREAS, City staff has prepared Wasilla City Council Ordinance Serial No. 12-30 to authorize the City to file a petition to annex those properties into the City of Wasilla; and

WHEREAS, once the Wasilla City Council has adopted Ordinance Serial No. 12-30, the City will submit a Petition for Annexation to the State of Alaska Local Boundary Commission using the Local Option Method by Unanimous Consent.

NOW, THEREFORE BE IT RESOLVED that the Wasilla Planning Commission supports Wasilla City Council Ordinance Serial No. 12-30, attached as Exhibit A,

authorizing the City to file a petition for annexation for the subject properties, totaling approximately 76.60 acres.

ADOPTED by the Wasilla Planning Commission on -, 2012.

APPROVED:

ATTEST:

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

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

Exhibit A

1 Non-Code Ordinance

By: Planning

2

Introduced: September 10, 2012

3

Public Hearing: September 24, 2012

4

Action:

5

Vote:

6

7

**CITY OF WASILLA  
ORDINANCE SERIAL NO. 12-30**

8

9

10 **AN ORDINANCE OF THE WASILLA CITY COUNCIL AUTHORIZING THE CITY TO**  
11 **FILE A PETITION FOR ANNEXATION OF LOTS 3C AND 3D OF THE OLYMPIC**  
12 **SUBDIVISION (PLAT NO. 2006-86), LOTS 3B-1 AND 3B-2 OF THE OLYMPIC**  
13 **SUBDIVISION (PLAT NO. 2007-82), AND WAIVER PARCEL NO. 2 (REFILE**  
14 **WAIVER 94-5W) TO THE CITY OF WASILLA SUBJECT TO REVIEW BY THE**  
15 **DIVISION OF COMMUNITY AND REGIONAL AFFAIRS – LOCAL BOUNDARY**  
16 **COMMISSION FOR THE STATE OF ALASKA.**

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17

18 WHEREAS, as 29.06.040(c)(4) provides that an area adjoining the municipality  
19 may be annexed by ordinance without an election if all property owners and voters in  
20 the area petition the governing body;

21 WHEREAS, the territory proposed for annexation exhibits a reasonable need for  
22 city government; and

23 WHEREAS, services determined to be essential city services under 3 AAC  
24 110.970 can be provided more efficiently and effectively by the City (Petitioner) than by  
25 another existing city or by an organized borough on an areawide basis or non-areawide  
26 basis, or through an existing borough service area; and

27 WHEREAS, the territory proposed for annexation is compatible in character with  
28 the annexing city; and

29 WHEREAS, the economy within the proposed expanded boundaries of the City  
30 include the human and financial resources necessary to provide services determined to  
31 be essential city services under 3 AAC 110.970 on an efficient, cost-effective level; and

32 WHEREAS, the population within the proposed expanded boundaries of the City  
33 is sufficiently large and stable to support the extension of city government; and

1           WHEREAS, the proposed expanded boundaries of the City include all land and  
2 water necessary to provide the development of services determined to be essential city  
3 services under 3 AAC 110.970 on an efficient, cost-effective level; and

4           WHEREAS, the territory proposed for annexation is contiguous to the existing  
5 boundaries of the City and would not create enclaves in the expanded boundaries of the  
6 City; and

7           WHEREAS, the proposed expanded boundaries of the City include only that  
8 territory comprising an existing local community, plus reasonably predictable growth,  
9 development, and public safety needs during the 10 years following the effective date of  
10 annexation; and

11           WHEREAS, the proposed expanded boundaries of the City do not include entire  
12 geographical regions or large unpopulated areas, except where justified by the  
13 application of the standards in 3 AAC 110.090 – 3 AAC 110.135; and

14           WHEREAS, if the Petition describes boundaries overlapping the boundaries of  
15 an existing organized borough, it will address the procedures and the brief will address  
16 the standards for either annexation of the enlarged city to the existing organized  
17 borough or annexation of the enlarged city from the existing organized borough; if the  
18 Petition describes boundaries overlapping the boundaries of another existing city, it will  
19 address the procedures and the brief will address the standards for annexation of  
20 territory from a city, merger of cities, or consolidation of cities; and

21           WHEREAS, annexation to the City is in the best interests of the State as required  
22 by AS 29.06.040(a) and 3 AAC 110.135; and

23           WHEREAS, the territory proposed for annexation meets the annexation  
24 standards specified in 3 AAC 110.090 – 3 AAC 110.135. Although not subject to the  
25 legislative review annexation standard set out in 3 AAC 110.140, the brief to accompany  
26 the Petition will also demonstrate with detailed facts and analysis any of the  
27 circumstances outlined in 3 AAC 110.140(1) – (9) that exist with respect to the  
28 annexation proposal; and



1           WHEREAS, all property owners in the territory proposed for annexation, as  
2 defined by 3 AAC 110.990(12), and all registered voters in the territory proposed for  
3 annexation have petitioned the City Council for annexation in accordance with  
4 AS 29.06.040(c)(4); and

5           WHEREAS, the proposed annexation to the City will not deny any person the  
6 enjoyment of any civil or political right, including voting rights, because of race, color,  
7 creed, sex, or national origin; and

8           WHEREAS, the Petitioner has prepared a proper transition plan under 3 AAC  
9 110.900; and

10           WHEREAS, other constitutional principles are served by the annexation  
11 proposal, such as the equal-protection clause and the equal-responsibility clause of  
12 Article I, section 1 of the Constitution of the State of Alaska and the maximum local self-  
13 government clause and minimum of local government units clause of article X, section 1  
14 of the Constitution of the State of Alaska, and 3 AAC 110.981 – 982;

15           NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF  
16 WASILLA, as follows:

17           Section 1. Classification. This is a non-code ordinance.  
18

19           Section 2. Authorization. That the Wasilla Mayor is authorized to file a petition  
20 with the Alaska Local Boundary Commission for annexation using the method of  
21 annexation set out in AS 29.06.040(c)(4). The petition shall propose the annexation of  
22 the territory generally described as Lots 3C and 3D of the Olympic Subdivision (Plat No.  
23 2006-86), Lots 3B-1 and 3B-2 of the Olympic Subdivision (Plat No. 2007-82), and  
24 Waiver Parcel No. 2 (Refile Waiver 94-5W). The legal boundary description of the  
25 territory proposed to be annexed is attached hereto as "Attachment A" and shown on  
26 the map attached here as "Attachment B", both of which are hereby incorporated by  
27 reference.

28           Section 3. Petitioner's Representative. That the Wasilla Mayor is designated  
29 as the representative of the City for all matters relating to the annexation proceeding.

1           Section 4. Terms and Conditions. That the annexation will be on the following  
2 terms and conditions:

- 3           a) All municipal services, other than water and sewer, will go into effect  
4           immediately upon the effective date of annexation.  
5           b) Businesses located on the subject properties will be required to collect  
6           applicable City sales tax and obtain required City business licenses.  
7

8           Section 5. Effective date. This ordinance shall take effect upon adoption by  
9 the Wasilla City Council.

10           ADOPTED by the Wasilla City Council on -, 2012.  
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VERNE E. RUPRIGHT, Mayor

ATTEST:

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KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

# ATTACHMENT A

## Metes and Bounds Description

This is a metes and bounds description for annexation into the City of Wasilla, State of Alaska. This description includes the following parcels: Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision, Plat No. 2007-82, and Waiver Parcel No. 2 as described in the Refile Waiver 94-5W. Described by metes and bounds as follows:

A parcel of land located in the Northeast Quarter (NE¼) of Section 12, Township 17 North, Range 2 West, Seward Meridian, Alaska. More particularly described as follows:

Commencing at the Section Corner common to Section 1, 6, 7, and 12 marked with a 3" BLM aluminum cap monument;  
Thence S 00° 03' 00" E along the Section Line Common to Section 12 and 7 a distance of 392.62 ft. to the south right-of-way line for the W. Parks Highway;  
Thence along a curve to the left for the south right-of-way line of the W. Parks Highway, whose chord bears N 84° 57' 20" W, a chord distance of 1083.87 ft., a delta angle of 22° 20' 45", a radius of 2796.79 ft., and a curve length of 1090.77 ft. to the northeast corner of Parcel 2 and the True Point of Beginning;  
Thence S 00° 03' 00" E along the lot line common to Parcels 1 and 2, a distance of 282.55 ft.;  
Thence S 14° 01' 55" E a distance of 457.65 ft. to the north meander line for Jacobson Lake;  
Thence along the north meander line S 80° 30' 09" E a distance of 156.76 ft.;  
Thence S 80° 14' 20" E a distance of 134.95 ft.;  
Thence N 89° 23' 36" E a distance of 59.07 ft.;  
Thence S 66° 44' 04" E a distance of 188.71 ft.;  
Thence S 64° 14' 15" E a distance of 187.78 ft.;  
Thence S 81° 28' 39" E a distance of 87.13 ft.;  
Thence S 73° 57' 44" E a distance of 101.03 ft.;  
Thence S 57° 15' 23" E a distance of 67.97 ft.;  
Thence S 52° 42' 08" E a distance of 49.98 ft. to the section line common to Sections 12 and 7;  
Thence S 00° 03' 00" E along said Section line a distance of 1272.02 ft. to the North right-of-way line of the Alaska Railroad;  
Thence along the Alaska Railroad right-of-way N 63° 22' 00" W a distance of 1354.03 ft. to a point of curve;  
Thence continuing on said railroad right-of-way on a curve to the left, whose chord bears N 74° 00' 30" W, a chord distance of 777.35 ft., a delta angle of 21° 17' 00", a radius of 2104.75 ft., and a curve length of 781.84 ft. to a point of curve;  
Thence continuing along said railroad right-of-way N 84° 39' 00" W a distance of 681.42 ft. to the center quarter line of Section 12 and also the southwest corner of Lot 3C of Olympic Subdivision, Plat No. 2006-86;  
Thence along the west line of said Lot 3C N 00° 00' 58" W a distance of 871.66 ft. to the westerly corner of Lot 3D of Olympic Subdivision, Plat No. 2006-86 common with the southwest corner of Tract 2 of Naomi Subdivision, Plat No. 73-86;  
Thence N 89° 58' 32" E along the line common to said Tract 2 and Lot 3D a distance of 634.72 ft.;

1

Thence N 40° 10' 03" W along common line between said Tract 2 and Lot 3D a distance of 426.00 ft. to the northwesterly corner of said Lot 3D and the south right-of-way line of the W. Parks Highway;

Thence N 78° 37' 04" E along the right-of-way a distance of 637.00 ft. to the northwest corner of Waiver Parcel 2 of Refiled Waiver No. 94-5W;

Thence continuing along the right-of-way N 78° 37' 04" E a distance of 323.30 ft. to a point of curve;

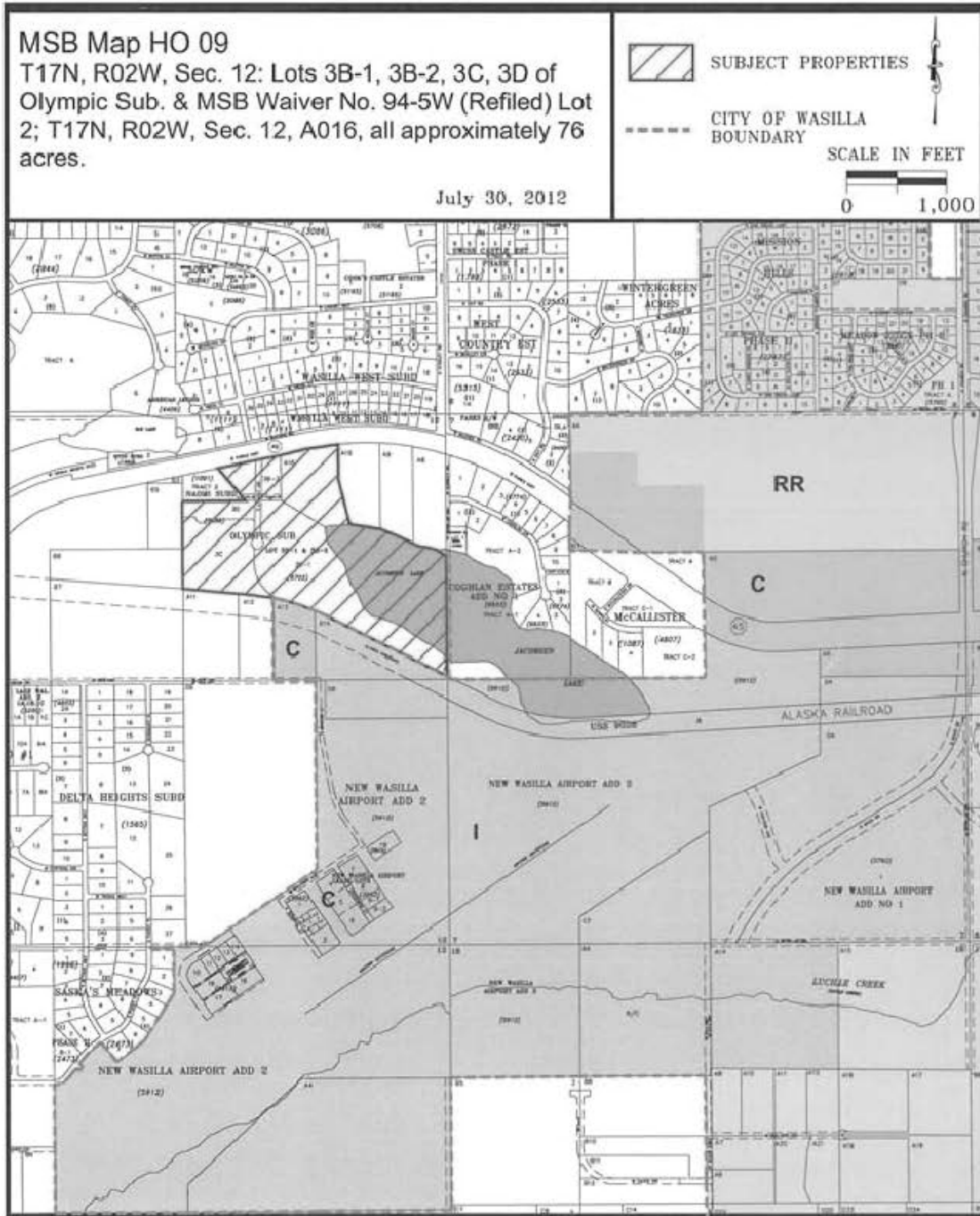
Thence continuing along the south right-of-way line on a curve to the right, whose chord bears N 81° 14' 41" E, a chord distance of 256.36 ft., a delta angle of 5° 15' 13", a radius of 2796.79 ft., and a curve length of 256.44 ft. to the True Point of Beginning. Also being the northeast corner of Waiver Parcel No. 2 of Refiled Waiver 94-5W. Containing 76.60 acres more or less.

NOTE: This legal also includes a portion of Jacobson Lake as shown on the Olympic Subdivision plats. The basis of bearing is the same as the Olympic plats.



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## ATTACHMENT B



1

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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	
		TENANT SPACE							
01/10/12	A12-02			1108B02L044	WASILLA ARPRT HTS	MCGINTY, CHRIS	935 W COMMERCIAL DR	C	
		COMM <							
02/01/12	A12-03	10,000 SQ FT	7,027	4653000L010	CREEKSIDE PLAZA	WASILLA AUTO ZONE	1621 E FINANCIAL DR	C	
		ACCESSORY USE							
01/27/12	A12-04			4359000L004A	LAKE LUCILLE LODGE	SECURED GOLD BUYERS	1300 LAKE LUCILLE DR	C	
		COFFEE SHOP							
01/25/12	A12-05		1,320	1108B02L045	WASILLA ARPRT HTS	CARROWAY, NANCY	897 W COMMERCIAL DR	C	
		SFD & ACC USE							
01/27/12	A12-06		295	1039B05L005	LAKE VIEW ADD #1	CARNEY, TED	1001 S FOREST ST	R-1	
		DAY CARE							
01/30/12	A12-07			5674B03L004	SILVERLEAF EST.	ROGERS, JARED & NICOLE	2080 N ASHFORD BLVD	RR	
		CELL TOWER							
02/01/12	A12-08			4805B01L003A	OVERLOOK BUS PARK	AT&T MOBILITY	2251 E PARKS HWY	C	
		COMM, CAR SALES							
02/09/12	A12-09			106B05L018	WASILLA TWNST	BEST DEAL AUTO	160 E SWANSON AVE	C	
		TENANT SPACE							
02/09/12	A12-10			5682B03L003C-1	MTN VLG PLZ	BROWN JUG	2451 E SUN MTN AVE	C	
		TENANT SPACE							
02/09/12	A12-11			5797000L002A	IDITAPARCEL ADDN 1	BROWN JUG	509 W PARKS HWY	C	
		TENANT SPACE							
02/13/12	A12-12		1,070	4061B01L001A-1	CAREFREE ACS SUB	WILKINS, CHRIS	1265 SEWARD MERIDIAN	C	
		SFD / GARAGE							
05/01/12	A12-13		6,566	5868B04L004	SILVERLEAF EST PH V	THOMASON, ROBERT	2051 N ASHFORD BLVD	RR	
		TENANT SPACE							
02/29/12	A12-14		1,500	5797000L002A	IDITAPARCEL ADDN 1	POWELL, JANA	527 E PARK HWY	C	
		COMM <							
02/29/12	A12-15	10,000 SQ FT		1073000L010	OLSON EXT REV	MING TZE OHEIN	1875 PAL/WAS HWY	C	
		ADD TO OFF							
04/09/12	A12-16		480	2398B01L002	KOHRING SUB	MERTIN, SHAWN	1101 N LUCILLE ST	RR	
		CELL TOWER							
03/06/12	A12-17			1113B02L013	WASILLA ACRES	DSC TOWER SUB, LLC	630 N SOUTHWAY	RR	
		COMM <							
03/13/12	A12-18	10,000 SQ FT	1,200	2638B07L003A	WASILLA TWNST	PAYNE, TYAN	344 MAIN ST	C	
		TENANT SPACE							
03/14/12	A12-19			1046000T005-1	OLSON	CHERI'S CLOSET	1451 E PARKS HWY	C	
		TENANT SPACE							
04/09/12	A12-20			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	527 W PARKS HWY	C
05/08/12	A12-36	COMM< 10,000 SQ FT	6,000	17N01W12D007		TRIPLETS INC DBA LOCALS	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	2,040	WASILLA WOODS	WILLIAMS, PIA	1201 N LUCILLE ST	C
PENDING	A12-48	SIGN	260	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	900	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	856	NELSON FRED RSB	MAT SU MEDICAL LAB	224 N YENLO ST	C
07/03/12	A12-54	TENANT SPACE	1,600	THE MEADOWS	AK MARBLE & STONE	1301 W GLENKERRY DR	RR
07/24/12	A12-55	HORSE & PEN	2121000L004A	MORRIE	MENZIES, ANNETTE	1591 N MORRIE CIR	RR
07/22/12	A12-56	TENANT SPACE	966	COTTONWOOD CRK PL	CELEBRITY NAILS & SPA	1771 E PARKS HWY	C
07/22/12	A12-57	TENANT SPACE	984	COTTONWOOD CRK PL	SPORTSCLIPS	1771 E PARKS HWY	C
07/20/12	A12-58	ATT GARAGE TO SFD	480	LAKESHORE	FERRIS, KEVIN	491 WESTCOVE	RM
07/24/12	A12-59	DUPLEX	2,300	WASILLA EST	COOK, THOMAS	1051 TURK CIRCLE	RR
07/24/12	A12-60	SUBD	17N01W08A007		NEWCOMB, KURT	NO SITE ADDRESS	RR
PENDING	A12-61	SUBD TUP -	17N01W04B003		KNIK TRIBAL COUNCIL	NO SITE ADDRESS	RR
08/02/12	A12-62	OUTDOOR MARKET	1046000T005-1	OLSON	BARRETT, JACK	1451 E PARKS HWY	C
08/03/12	A12-63	ADD TO GARAGE	888	THE MEADOWS	STONEKING, GERALD & SHIRLEY	1730 N LUCAS RD	RR
PENDING	A12-64	TENANT SPACE	1,100	CRESTE FORE	THE ALASKAINA CAFÉ	1591 CRESTE FORIS RD	RR
08/17/12	A12-65	HOME OCC	500	WASILLA EST	WALDEN, SONYA	924 W WINTER	RR
08/09/12	A12-66	SIGN PERSONAL	1116B01L005	OVERLOOK BUS PARK	GUMLEY, ANDREW	2341 W SUN MTN AVE	C
08/20/12	A12-67	SHOP/ CARPORT	1,152	PINECREST	CHAPMAN, SHANE	367 W PONDEROSA LP	R-1
08/17/12	A12-68	TUP	3250000L002	CENTRAL WASILLA	ANDERSON, TED	251 W PARKS HWY	C

08/21/12	A12-69	SIGN	87	1108B02L047	WASILLA ARPRT HTS	FULLER, NORM	833 W COMMERCIAL DR	C
08/21/12	A12-70	SIGN COMM <	54	5294B01L007-C	RADON DEV	CENTENNIAL PLAZA LLC	892 E USA CIR	C
PENDING	A12-71	10,000 SQ FT	200	3099B01L003	COTTONWOOD PARK	MKM, LLC	1530 E FINANCIAL DR	C
08/24/12	A12-72	SFD	2,600	2513B02L010	RICHMOND HILLS #2	PAVLUS, DMITRY	1331 E WOODCREST DR	R-1
08/24/12	A12-73	SFD	2,400	6957B02L004B	WASILLA WOODS	LESHCHINSKIY, DAN	350 E SPRUCE AVE	RR
08/28/12	A12-74	SFD	2,112	1038B02L004	LAKE VIEW	BOND, CARL	337 W LAKE VIEW AVE	R-1
PENDING	A12-75	SUBD		7034000T004A	ERINWOOD	MCNEIL, SUSAN		RR
PENDING	A12-76	TENANT SPACE	1,000	17N01W16D015		BOGARDUS, CAROLINE	1800 S KGB RD	C
<b>USE PERMITS</b>								
PENDING	U12-01	4-PLEX	4,200	2548B02L001	RICHMOND HILLS I	PAVLUS, DMITRY	930 E OLD MATANUSKA	C
<b>CONDITIONAL USE PERMITS</b>								
		COMM >						
06/12/12	C12-01	10,000 SQ FT	10,400	1116B01L005	OVERLOOK BUSINESS PK	GUMLEY, ANDREW	2341 E SUN MTN AVE	C
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>								
<b>REZONE</b>								
PENDING	R12-01	RR - C	10 AC		PIONEER BLUFF	NIESEN, GREG & LENORA		RR
<b>LEGAL NON-CONFORMING USE</b>								
<b>SHORELINE SETBACK</b>								
<b>AMNESTY</b>								
<b>VARIANCE</b>								
03/27/12	V12-01	SIDE SET BACK		6791B01L067	PRIMROSE POINTE	FENDICH, VIKTOR	251 RIVERDANCE	RR
05/22/12	V12-02	SIGN		2398B01L002	KOHRING	MERTIN, SHAWN	1101 N LUCILLE ST	RR



# Code Compliance Log July 2012



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
7/2/2012	C	1801 Harvest Loop		Y	RAL cat complaint	12-41730 provide cat trap
7/2/2012	S	Nelson & Weber		N	ATV violation	12-41744 unable to locate
7/2/2012	PAT	Skate Park		Y	Assist patrol with warrant arrest	12-41780
7/3/2012	ADM	Mile 1 Big Lake rd.		N	Radar cart function test	12-41897
7/3/2012	D	Wal Mart		Y	HCP parking complaint	12-41926 unfounded
7/3/2012	FUP	961 Dellwood		N		12-38498
7/3/2012	S	Nelson & Lucille		Y	ATV violation/warrant arrest	12-42019
7/9/2012	TRN	City Hall			Training	
7/9/2012	FUP	Primrose Point		Y	Dog bite	12-42037 accidental bite
7/9/2012	FUP	1520 Chattaroy		Y		12-42877
7/9/2012	S	Snohomish & Chattaroy		Y	ATV violation x2	12-43613 verbal warning x2
7/9/2012	FUP	1001 Snowhill		Y	Animal annoyance (rooster)	12-43472 verbal warning
7/9/2012	S	Lake Lucille Park		N	Facility/security check	12-43619
7/10/1012	D	Target		N	Found bicycle	12-43683 report
7/10/1012	PAT	Wonderland		N	Facility/security check	12-43807
7/10/1012	S	Lake Lucille Park		N	Facility/security check	12-43826
7/11/2012	D	City Hall		N	Found stroller	12-43959 report
7/11/2012	D	Peck & Seneca		N	Found bicycle	12-43968 report
7/11/2012	D	920 Shohomish		Y	RAL dog	12-44004 verbal warning
7/11/2012	FUP	1520 Chattaroy		Y		12-42877
7/12/2012	PAT	Glenwood		N	Speeding vehicle complaints	12-44009 deploy radar cart
7/13/2012	S	Car Quest		Y	HCP parking violation	12-44472 verbal warning
7/13/2012	S	McDonalds		Y	HCP parking violation	12-44478 citation
7/13/2012	D	Wonderland		N	Patrol request	12-44531
7/13/2012	D	Vaunda & Southway		Y	RAL dog	12-44535 unable to catch
7/16/2012	PAT	Parks & Church		N	Traffic control	12-45123
7/16/2012	FUP	Parks & Lucas		N	Abandoned vehicle in ROW	12-44109 impound
7/16/2012	S	Lake Lucille Park		N	Facility/security check	12-45228
7/17/2012	D	Wal Mart		Y	Dog welfare check	12-45339 unfounded
7/17/2012	S	Brown Jug		Y	HCP parking violation	12-45350 citation
7/17/2012	FUP	1761 Vaunda		Y		12-44535 verbal warning
7/17/2012	S	Skate Park		Y	Trespass	12-45407 assist patrol



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
7/17/2012	D	Wasilla Lake Park		Y	Duck welfare check	12-45424 verbal warning
7/17/2012	S	Lake Lucille Park		N	Facility/security check	12-45447
7/18/2012	D	Carrs		N	HCP parking violation	12-45582 unfounded
7/18/2012	FUP	160 E Swanson		Y	Land use violation	12-36805 citation
7/18/2012	S	Wonderland		Y	Business/vending license check	12-45621
7/18/2012	S	1101 Nelson		N	Facility/security check	12-45627
7/18/2012	S	Spruce & Lucille		Y	ATV violation	12-45644 verbal warning
7/18/2012	S	Value Village		Y	HCP parking violation	12-45654 verbal warning
7/18/2012	S	Wasilla Lake Park		Y	Disturbance	12-45662 verbal warning x2
7/19/2012	D	Smith Ballfields		N	ATV complaint	12-45867 unfounded
7/19/2012	S	Wonderland		Y	ATV violation	12-45904 verbal warning
7/20/2012	D	McDonalds		Y	Public assist	12-46090
7/20/2012	D	Parks & Weber		Y	RAL dog	12-46101 citation
7/20/2012	D	WPD		Y	RAL dog	12-46125 return to owner
7/20/2012	FUP	Majestic View Cir		Y	Illegal dumping	12-46164
7/20/2012	S	Lake Lucille Park		N	Facility/security check	12-46185
7/20/2012	PAT	Quincy & Century		Y	Assist patrol with burglary	12-46193
7/23/2012	C	209 S Vix		Y	Dog bite	12-46761 dog euthanized
7/23/2012	FUP	1205 Jack Nicklaus		Y	Dog vs dog fight	12-46733
7/23/2012	C	1251 Mystery		Y	Animal annoyance	12-46809 verbal warning
7/23/2012	S	Lake Lucille Park		N	Facility/security check	12-46839
7/24/2012	C	100 Heritage		Y	Encroachment complaint	12-47006 unfounded
7/24/2012	C	1632 Lucille		Y	Encroachment complaint	12-47008 unfounded
7/24/2012	FUP	Majestic View Cir		Y	Illegal dumping	12-46164
7/24/2012	S	Bogard & Peck		Y	Off premise sign violation x2	12-47038 verbal warning x2
7/24/2012	D	Lucille & Aspen		N	RAL dog	12-47047 unable to locate
7/24/2012	S	Bumpus		N	Facility/security check	12-47057
7/24/2012	FUP	Spruce & Centurian		N	RAL dog	12-47047 unable to catch
7/24/2012	S	Lake Lucille Park		N	Facility/security check	12-46839
7/25/2012	FUP	609 Cindy Cir		Y	Dog vs chickens	12-47152
7/25/2012	ADM	Mat Su Narcs			Evidence destruction	12-47224
7/25/2012	D	1101 Dellwood		N	RAL dog	12-47233 unable to locate



## Code Compliance Log July 2012



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
7/26/2012	PAT	Bumpus		N	Assist patrol with burglary	12-47471
7/26/2012	FUP	801 Nelson		Y		12-47152 citation
7/26/2012	S	Wonderland		N	Facility/security check	12-47532
7/26/2012	D	Parks & Financial		N	RAL dog	12-47543
7/30/2012	PAT	501 E Herning		N	Found bicycle	12-48315 transport for patrol
7/30/2012	FUP	Majestic View Cir		Y	Illegal dumping	12-46164
7/31/2012	S	Wasilla Lake Park		N	Facility/security check	12-48584
7/31/2012	PAT	Carrs		N	Suspicious person	12-48639
7/31/2012	S	Bumpus		N	Facility/security check	12-48676
7/31/2012	S	Fishhook & Kalli		Y	ATV violation	12-48676 verbal warning