

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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-15(AM)**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING THE CLEARING OF UP TO 75 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.

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

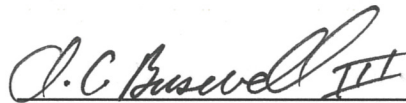
WHEREAS, the Wasilla Planning Commission conducted a public hearing taking into account the information submitted by the applicant, the information contained in the staff report, written and verbal testimony, the applicable provisions of the Wasilla Municipal Code and Comprehensive Plan, and other pertinent 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 and vegetation on 25 percent of the site must be installed and maintained in perpetuity as shown on the sites plan, date stamped August 21 and 31, 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.

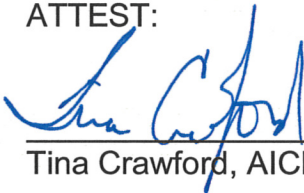
ADOPTED by the Wasilla Planning Commission on September 11, 2012.

APPROVED:



A.C. Buswell, III, Chairman

ATTEST:



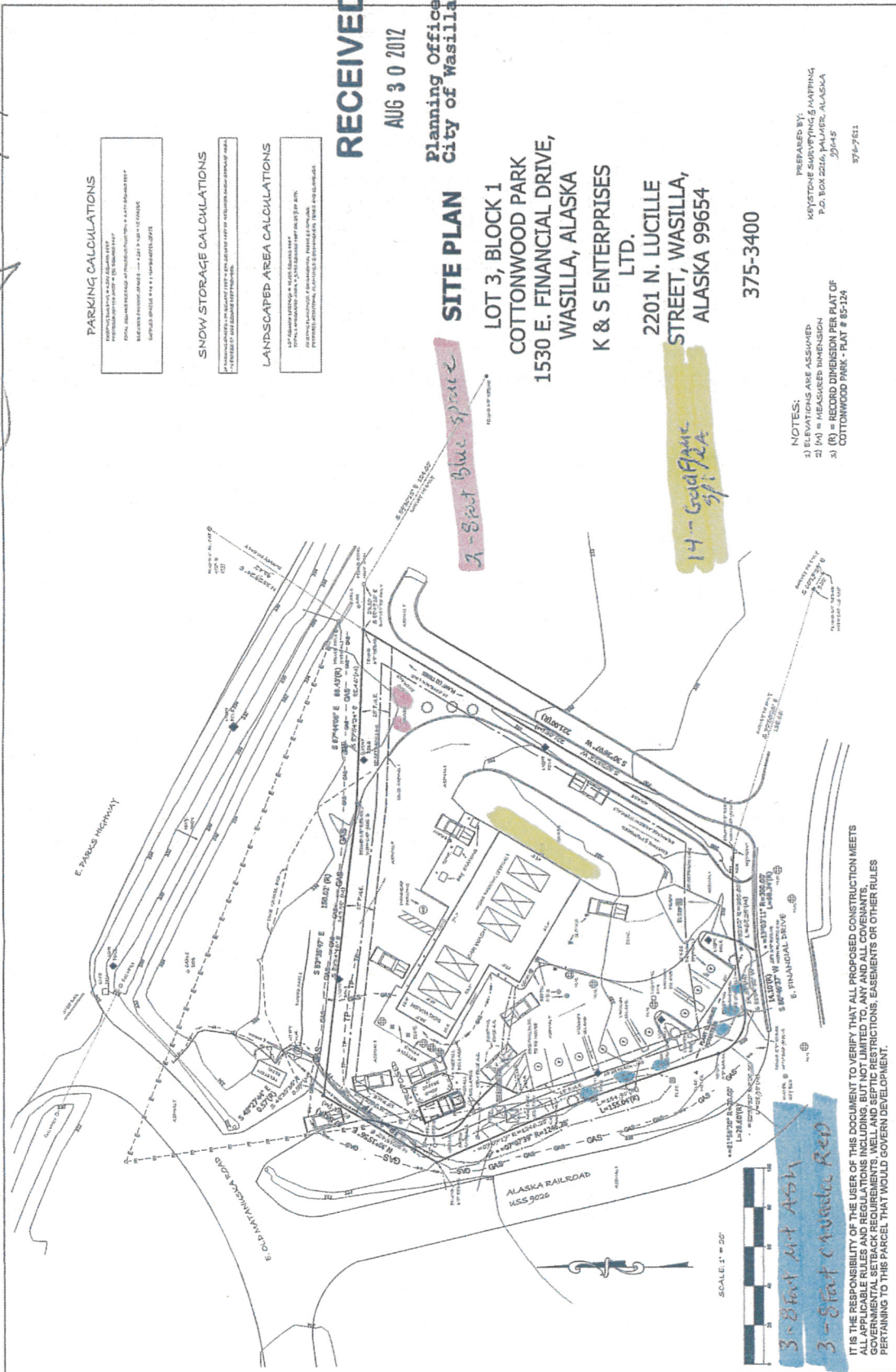
Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously

EXHIBIT A

Handwritten signature and date: [Signature] 8/30/12

Handwritten note: All Landscaping completed on Aug 30th 2012



PARKING CALCULATIONS
 1. 1000 sq ft of parking space is required for every 1000 sq ft of building area.
 2. 1000 sq ft of parking space is required for every 1000 sq ft of building area.
 3. 1000 sq ft of parking space is required for every 1000 sq ft of building area.

SNOW STORAGE CALCULATIONS
 1. 1000 sq ft of snow storage space is required for every 1000 sq ft of building area.
 2. 1000 sq ft of snow storage space is required for every 1000 sq ft of building area.
 3. 1000 sq ft of snow storage space is required for every 1000 sq ft of building area.

LANDSCAPED AREA CALCULATIONS
 1. 1000 sq ft of landscaped area is required for every 1000 sq ft of building area.
 2. 1000 sq ft of landscaped area is required for every 1000 sq ft of building area.
 3. 1000 sq ft of landscaped area is required for every 1000 sq ft of building area.

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

NOTES:
 1) ALL DIMENSIONS ASSUMED
 2) (A) = MEASURED DIMENSION
 3) (B) = RECORD DIMENSION PER PLAT OF COTTONWOOD PARK - PLAT # 85-124

PREPARED BY:
 KESTON SURVEYING & MAPPING
 P.O. BOX 2226, PALMER, ALASKA
 99646
 974-2611

SCALE: 1" = 20'

3 - Start Ant Ash
 3 - Start Concrete Red

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, EASEMENTS, RESTRICTIONS, EASEMENTS OR OTHER RULES PERTAINING TO THIS PARCEL THAT WOULD GOVERN DEVELOPMENT.

EXHIBIT A



PARKING CALCULATIONS
 BUILDING NUMBER AND NUMBER OF STORIES: 14
 TOTAL SQUARE FOOTAGE OF BUILDING: 140,000 SF
 TOTAL SQUARE FOOTAGE OF PARKING: 140,000 SF
 REQUIRED PARKING SPACES: 140 (1 SPACE PER 1,000 SF)

SNOW STORAGE CALCULATIONS
 TOTAL SQUARE FOOTAGE OF BUILDING: 140,000 SF
 SNOW STORAGE REQUIREMENT: 140,000 SF
 SNOW STORAGE AREA: 140,000 SF

LANDSCAPED AREA CALCULATIONS
 TOTAL SQUARE FOOTAGE OF BUILDING: 140,000 SF
 LANDSCAPED AREA REQUIREMENT: 140,000 SF
 LANDSCAPED AREA: 140,000 SF

SITE PLAN

LOT 3, BLOCK 1
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 ALASKA 99654

RECEIVED

AUG 9 2017

Planning Office
 City of Wasilla

375-3400

- NOTES:
- ELEVATIONS ARE ASSUMED
 - (M) = MEASURED DIMENSION
 - (R) = RECORD DIMENSION PER PLAT OF COTTONWOOD PARK - PLAT # 85-124
 - UTILITIES WERE MARKED BY LOCATE SERVICE
- PREPARED BY:
 KSP/PLANNING & MAPPING
 700 10th Avenue, ALASKA
 99501
 907-272-1111

EASEMENTS MAINTAINED BY MUDBUSTERS CARRIES LANDSCAPING ON MUDBUSTERS PROPERTY

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