



**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.**

**OCTOBER 9, 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 September 25, 2012, regular meeting.

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

A. Public Hearing

1. **Resolution Serial No. 12-17:** Approving Use Permit Number UP 12-03 to convert an existing 10-bed institutional home operated by Alaska Family Services to offices for Family Promise Mat-Su and an eight-bed facility to provide transitional housing for families with children, located on Lot 2, Block 1, Wasilla Airport Heights Subdivision, generally located on the north side of West Nelson across from the Iditapark.

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

IX. UNFINISHED BUSINESS

X. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

**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, September 25, 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 (via phone)  
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:

Mr. Bert Cottle, Deputy Administrator  
Mr. Archie Giddings, Public Work Director  
Ms. Tina Crawford, City Planner  
Ms. Tahirih Revet, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Brown led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**V. REPORTS**

A. City Deputy Administrator

Mr. Cottle stated the Lake Lucille Park property has been transferred from the State of Alaska and provided an update on the new Library site.

B. City Public Works Director

Mr. Giddings provided a summary of projects which included the airport access road, paving on East Susitna Road, the Library site and Lake Lucille dam.

C. City Attorney  
No report given.

D. City Planner  
Ms. Crawford provided a brief summary of what will be on future Planning Commission meetings.

**VI. PUBLIC PARTICIPATION** (*five minutes per person, for items not scheduled for public hearing*)  
No one spoke.

**VII. CONSENT AGENDA**

A. Minutes of September 11, 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 provided a brief summary of the area that is proposed to be annexed.

Discussion moved to the Commission.

b. Applicant

Mr. Paul Gardner, property owner, provided a history of his request to be annexed into the city limits.

Discussion moved to the Commission.

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 adopt Resolution Serial No. 12-14, as presented.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 12-14 as presented, passed unanimously.

**IX. UNFINISHED BUSINESS**

**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 Brown thanked the City staff for providing the acronym list for the permit and enforcement logs.

Chair Buswell thanked everyone for attending tonight's meeting.

**XV. ADJOURNMENT**

The regular meeting adjourned at 7:31 PM.

ATTEST:

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

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

Adopted by the Wasilla Planning Commission -, 2012.

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

Case # UP 12-03  
Planning Staff  
October 9, 2012

## **I. SUMMARY FACTS:**

Applicant: Family Promise Mat-Su

Owner: Alaska Family Services

Proposal: Convert an existing 10-bed institutional home operated by Alaska Family Services to offices for Family Promise Mat-Su and an eight-bed facility to provide transitional housing for families with children. (Note: Existing use was approved by Planning Commission Resolution Serial No. 07-19AM.)

Location: 561 W. Nelson  
Lot 2, Block 1, Wasilla Airport Heights Subdivision

Parcel Size: 0.92 Acres±

Existing Zoning Commercial

Comprehensive Plan: Commercial

Surrounding Land Use: North: Residential  
South: Iditapark  
East: Residential  
West: Residential

## **II. STAFF RECOMMENDATION:**

Approval with conditions.

## **III. ELEVATION OF PERMIT DECISION**

### **16.12.040 Elevation.**

***The planner may elevate any use permit decision to the planning commission at any time between the acceptance of the application and the close of the decision period. The elevation must be based on a written finding that the permit decision satisfies one or more of the following criteria:***

***A. The proposed use could have significant negative effects on or conflict with existing land uses adjoining the site in a manner or to a degree that warrants consideration by the commission;***

***B. The proposed use could have significant negative impacts on the utility system, traffic flow or city-provided services;***

**C. The proposed use could conflict with adopted city policies or raises a particular issue or set of issues in a manner or to a degree that warrants consideration by the commission;**

**D. A written request for elevation has been received from an official reviewing party. To be valid an objection from a reviewing party must cite conflict(s) with city policy or unusual negative impacts from the proposed use;**

**E. A request to elevate has been received from two or more members of the commission. The planner must determine that the request from the commission member satisfies one or more of the criteria above. (Prior code § 16.43.406)**

STAFF FINDING: Staff is elevating this request to the Planning Commission for their review based on Subsection A above.

#### **16.16.020 Procedure for elevations.**

**Once a permit approval has been elevated for review (see Section 16.12.040), the following procedures apply:**

**A. Public Notice. If the planners' approval is elevated the planner shall:**

**1. Place the application on the agenda of the next available meeting of the commission;**

**2. Publish the agenda item in a newspaper of general circulation or place public service announcements on radio or television. The published notice must set out the time, date and place of the hearing, the name of the applicant the address or general location of the property and subject or nature of the action;**

**3. Within five days of elevation issue a public hearing notice;**

**4. Mail or electronically transfer a copy of the public hearing notice to the applicant, the commission members, the neighborhood association if the neighborhood has an approved neighborhood plan and to appropriate reviewing parties;**

**5. The public hearing notice shall be sent to the owners of property, as listed on the Matanuska-Susitna Borough property tax rolls, located within a minimum of one thousand two hundred (1,200) feet of the lot lines of the development. The public notice shall be posted in city hall and on the site. Staff will allow a minimum of ten (10) days (fourteen (14) calendar days) from the date of public notice mailing before scheduling a public hearing on the request before the planning commission.**

**B. Decision. The commission shall review the planners draft recommendation, and may hear comment(s) from reviewing parties, the applicant and the public. The commission shall decide either to deny, approve or approve with conditions, or the commission may with concurrence of the applicant, return the approval to the planner for further review as a new use permit application. (Prior code § 16.43.502)**



#### IV. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

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

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

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

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

Staff Finding: The subject property is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Commercial."

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

Staff Finding: This criterion is not applicable since there are no specific approval criteria in WMC 16.16.060 for this type of use.

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

Staff Finding: The City mailed 87 notices to neighboring property owners within 1200', 25 review agencies, and the City Council and Planning Commission members. Staff did not receive any comments from the review agencies or the neighbors prior to packet preparation. Any comments received after distribution of the packet will be provided at the public hearing and can be addressed at that time.

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

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

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

Staff Finding:      The proposed use will not significantly increase street traffic.

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

Staff Finding:      The site complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Staff Finding:      The site plan shows adequate parking and snow storage areas.

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

Staff Finding:      Adequate utilities are available on this site (City water/septic)

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

Staff Finding:      Since no new structures or additions are proposed, the development of the site should not produce any additional runoff.

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

Staff Finding: This criterion is not applicable

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

Staff Finding: The proposed use will not generate significantly different peak use characteristics than the surrounding area since the area contains both commercial and residential zoning uses.

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

Staff Finding: The proposed use should not generate any off-site impacts.

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

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

Staff Finding: The proposed site plan shows landscaping that is consistent with the Wasilla Land Development Code.

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

Staff Finding: No new sidewalks or bike paths are required.

**16.16.050(17)** ***Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to***

**existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.**

Staff Finding: The existing structure is currently connected to City water but sewer is not available at this time.

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

Staff Finding: Since no changes are proposed to the existing structure or the lot, the use should not adversely impact a historic resource.

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

Staff Finding: The use will be located in an existing structure that is consistent with the uses in the surrounding area.

**16.16.050(20) Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public**

**use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...**

Staff Finding: This criterion is not applicable.

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

Staff Finding: No foreseeable problems associated with winter conditions are anticipated for the proposed use.

## **V. FINDINGS**

### Process Findings:

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

Public Notice: All public noticing requirements of WMC 16.16.040(B) have been met. Public notice was mailed September 24, 2012 to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040, notices were posted on the property, and an advertisement for the hearing ran in the October 2, 2012 edition of the Frontiersman.

Comment Period: The written comment period was appropriately given and comments received by mail have been included in the packet. Any comments received after distribution of the October 9, 2012 packet will be provided at the meeting.

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

Decision: Draft Findings of Fact are included as Exhibit A in the attached Planning Commission Resolution Serial No. 12-17 supporting the Commission's decision in compliance with WMC 16.16.040(6).

## **VI. CONCLUSION**

Staff recommends approval of this request with the following conditions:

1. The use of the property is limited to offices for Family Promise Mat-Su and an eight-bed transitional housing facility for families with children. Any future change to the use of the structure will require review by the Planning staff and may require an additional Planning Commission public hearing.
2. Dumpster must be within an enclosure that screens it from the right-of-way and shall be closed at all times except while depositing or removing refuse.

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 12-17**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER UP12-03 TO CONVERT AN EXISTING 10-BED INSTITUTIONAL HOME OPERATED BY ALASKA FAMILY SERVICES TO OFFICES FOR FAMILY PROMISE MAT-SU AND AN EIGHT-BED FACILITY TO PROVIDE TRANSITIONAL HOUSING FOR FAMILIES WITH CHILDREN, LOCATED ON LOT 2, BLOCK 1, WASILLA AIRPORT HEIGHTS SUBDIVISION, GENERALLY LOCATED ON THE NORTH SIDE OF WEST NELSON ACROSS FROM THE IDITAPARK.**

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WHEREAS, Laurie Kari, Executive Director for Family Promise Mat-Su, submitted an application, Use Permit Number 12-03, requesting to convert the existing 10-bed institutional home operated by Alaska Family Services to offices for Family Promise Mat-Su and an eight-bed facility to provide transitional housing for families with children, to the City Planning Department on September 24, 2012; and

WHEREAS, the application included the narrative and site plan that addresses the criteria listed in WMC 16.16.050; and

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

WHEREAS, the City Planner elevated the applicant's request to the Planning Commission per WMC 16.12.040 and 16.16.020; and

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

WHEREAS, the Wasilla Planning Office mailed notices for the Planning Commission Public Hearing to property owners within 1,200 radial feet of the subject property and to applicable agencies; and

WHEREAS, the Planning Commission held a public hearing on this request on October 9, 2012; 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 Land Development Code and 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

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby approves this application with the Findings of Fact, attached as Exhibit A and incorporated herein, with the following conditions:

1. The use of the property is limited to offices for Family Promise Mat-Su and an eight-bed transitional housing facility for families with children. Any future change to the use of the structure will require review by the Planning staff and may require an additional Planning Commission public hearing.
2. Dumpster must be within an enclosure that screens it from the right-of-way and shall be closed at all times except while depositing or removing refuse.

ADOPTED by the Wasilla Planning Commission on -, 2012.

APPROVED:

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

ATTEST:

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



**EXHIBIT A**  
**Wasilla Planning Commission Resolution 12-17**

**FINDINGS OF FACT – Section 16.16.050, General Approval Criteria**

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

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

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

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

Finding:                    The subject property is consistent with the Comprehensive Plan's *Expected Future Land Use Map* designation, "Commercial."

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

Finding:                    This criterion is not applicable since there are no specific approval criteria in WMC 16.16.060 for this type of use.

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

Finding:                    The City mailed 87 notices to neighboring property owners within 1200', 25 review agencies, and the City Council and Planning Commission members. Staff did not receive any comments from the review agencies or the neighbors prior to packet preparation. Any comments received after distribution of the packet will be provided at the public hearing and can be addressed at that time.

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

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

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

Finding:            The proposed use will not significantly increase street traffic.

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

Finding:            The site complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Finding:            The site plan shows adequate parking and snow storage areas.

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

Finding:            Adequate utilities are available on this site (City water/septic).

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

Finding:            Since no new structures or additions are proposed, the development of the site should not produce any additional runoff.

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

Finding: This criterion is not applicable.

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

Finding: The proposed use will not generate significantly different peak use characteristics than the surrounding area since the area contains both commercial and residential zoning uses.

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

Finding: The proposed use should not generate any off-site impacts.

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

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

Finding: The proposed site plan shows landscaping that is consistent with the Wasilla Land Development Code.

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

Finding: No new sidewalks or bike paths are required.

**16.16.050(17)** ***Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to***

**existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.**

Finding: The existing structure is currently connected to City water but sewer is not available at this time.

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

Finding: Since no changes are proposed to the existing structure or the lot, the use should not adversely impact a historic resource.

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

Finding: The use will be located in an existing structure that is consistent with the uses in the surrounding area.

**16.16.050(20) *Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public***

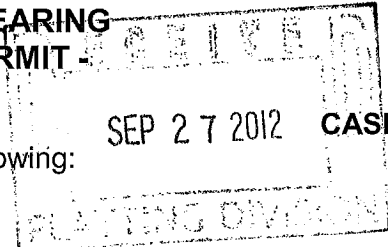
**use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...**

Finding: This criterion is not applicable.

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

Finding: No foreseeable problems associated with winter conditions are anticipated for the proposed use.

NOTICE OF PUBLIC HEARING  
- ELEVATED USE PERMIT -



DATE: September 24, 2012

The City of Wasilla Planning Commission will consider the following:

APPLICANT (S): Family Promise Mat-Su

REQUEST: CONVERT THE EXISTING 10-BED INSTITUTIONAL HOME OPERATED BY ALASKA FAMILY SERVICES TO OFFICES FOR FAMILY PROMISE MAT-SU AND AN EIGHT-BED FACILITY TO PROVIDE TRANSITIONAL HOUSING FOR FAMILIES WITH CHILDREN. (NOTE: EXISTING USE WAS APPROVED BY PLANNING COMMISSION RESOLUTION SERIAL NO. 07-19AM.)

The City Planner has elevated the request for Use Permit under the provisions of WMC 16.12.040. You are being notified of this proposed action in accordance with WMC 16.16.020.

A public hearing will be held on **October 9, 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 your comments to (907) 373-9021 or email them to [planning@ci.wasilla.ak.us](mailto:planning@ci.wasilla.ak.us). Your written comments on this project must reach the Planning Office on or before **October 1, 2012** in order for them to be included in the meeting packet. Comments received after that date will be provided to the Planning Commission at the meeting.

For additional information or to review the application, please contact the Planning Office at (907) 373-9020.

Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Comments: *None as no platting action is requested*  
*Paul Anthony*



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

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ZIP 99654  
041L11222587

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OCT 01 2012

Planning Office  
City of Wasilla

FIRST CLASS

Matanuska-Susitna Borough

SEP 27 2012

RECEIVED

PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING  
- ELEVATED USE PERMIT -**

Matanuska - Susitna Borough  
Code Compliance

**DATE:** September 24, 2012

SEP 26 2012 USE: U12-03

The City of Wasilla Planning Commission will consider the following:

**APPLICANT (S):** Family Promise Mat-Su

Received

**REQUEST:** CONVERT THE EXISTING 10-BED INSTITUTIONAL HOME OPERATED BY ALASKA FAMILY SERVICES TO OFFICES FOR FAMILY PROMISE MAT-SU AND AN EIGHT-BED FACILITY TO PROVIDE TRANSITIONAL HOUSING FOR FAMILIES WITH CHILDREN. (NOTE: EXISTING USE WAS APPROVED BY PLANNING COMMISSION RESOLUTION SERIAL NO. 07-19AM.)

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Name \_\_\_\_\_

Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision 11083014002

Comments: FIRM 8080 Zone X

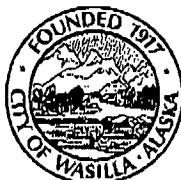
No Comments 10/1/12 [Signature]

neopost<sup>SM</sup>

**US POSTAGE \$00.45<sup>0</sup>**



ZIP 99654  
041L1122587



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

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

**FIRST CLASS**

Matanuska-Susitna Borough

SEP 27 2012

RECEIVED

**PUBLIC NOTICE**

9964566485 0001





## Tahirih Revet

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**From:** Robertson, Roy A (DEC) <roy.robertson@alaska.gov>  
**Sent:** Friday, September 28, 2012 10:28 AM  
**To:** Planning  
**Subject:** RE: Case U12-03

If this building is not connected to the City of Wasilla water system and is served by its own well it is a public water system, most likely a Class "C" water system which would require registration with the State of Alaska DEC. Contact the Alaska Department of Environmental Conservation, Environmental Health, Drinking Water Program with any questions concerning construction of a public water system. Additional information concerning drinking water regulations including the class "C" registration form can be found at <http://www.dec.alaska.gov/eh/dw/index.htm> .

**Roy Robertson, P.E.**

**Engineer I**

Drinking Water Program  
Alaska Department of Environmental Conservation  
1700 E. Bogard Rd., Bldg B, Suite 103  
Wasilla AK. 99654  
Tel: (907) 376-1862  
Fax: (907) 376-2382

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PERMIT INFORMATION 2012										AS-BUILT SURVEY
APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	
ADMINISTRATIVE APPROVAL										
01/03/12	01/05/12	A12-01	CELL TOWER		2864B01L007A	CAREFREE ACS SUB	AT&T MOBILITY	1461 W SEW MER PKY	C	
01/19/12	01/10/12	A12-02	TENANT SPACE		1108B02L044	WASILLA ARPRT HTS	MC GINTY, CHRIS	935 W COMMERCIAL DR	C	
01/11/12	02/01/12	A12-03	COMM < 10,000 SQ FT	7,027	4653000L010	CREEKSIDE PLAZA	WASILLA AUTO ZONE	1621 E FINANCIAL DR	C	
01/20/12	01/27/12	A12-04	ACCESSORY USE		4359000L004A	LAKE LUCILLE LODGE	SECURED GOLD BUYERS	1300 LAKE LUCILLE DR	C	
01/23/12	01/25/12	A12-05	COFFEE SHOP	1,320	1108B02L045	WASILLA ARPRT HTS	CARROWAY, NANCY	897 W COMMERCIAL DR	C	
01/24/12	01/27/12	A12-06	SFD & ACC USE	295	1039B05L005	LAKE VIEW ADD #1	CARNEY, TED	1001 S FOREST ST	R-1	
01/27/12	01/30/12	A12-07	CELL CARE		5674B03L004	SILVERLEAF EST	ROGERS, JARED & NICOLE	2080 N ASHFORD BLVD	RR	
01/27/12	02/01/12	A12-08	CELL TOWER		4805B01L003A	OVERLOOK BUS PARK	AT&T MOBILITY	2251 E PARKS HWY	C	
02/06/12	02/09/12	A12-09	COMM, CAR SALES		106B05L018	WASILLA TWNST	BEST DEAL AUTO	160 E SWANSON AVE	C	
02/07/12	02/09/12	A12-10	TENANT SPACE		5682B03L003C-1	MTN VLG PLZ	BROWN JUG	2451 E SUN MTN AVE	C	
02/07/12	02/09/12	A12-11	TENANT SPACE		5797000L002A	IDITAPARCEL ADDN 1	BROWN JUG	509 W PARKS HWY	C	
02/13/12	02/13/12	A12-12	TENANT SPACE	1,070	4061B01L001A-1	CAREFREE ACS SUB	WILKINS, CHRIS	1265 SEWARD MERIDIAN	C	
02/14/12	05/01/12	A12-13	SFD / GARAGE	6,566	5868B04L004	SILVERLEAF EST PH V	THOMASON, ROBERT	2051 N ASHFORD BLVD	RR	
02/23/12	02/29/12	A12-14	TENANT SPACE	1,500	5797000L002A	IDITAPARCEL ADDN 1	POWELL, JANA	527 E PARK HWY	C	
02/23/12	02/29/12	A12-15	COMM < 10,000 SQ FT		1073000L010	OLSON EXT REV	MING TZE OHEIN	1875 PAL/WAS HWY	C	
02/27/12	04/09/12	A12-16	ADD TO OFF	480	2398B01L002	KOHRING SUB	MERTIN, SHAWN	1101 N LUCILLE ST	RR	
03/02/12	03/06/12	A12-17	CELL TOWER		1113B02L013	WASILLA ACRES	DSC TOWER SUB, LLC	630 N SOUTHWAY	RR	
03/08/12	03/13/12	A12-18	COMM < 10,000 SQ FT	1,200	2638B07L003A	WASILLA TWNST	PAYNE, TYAN	344 MAIN ST	C	
03/09/12	03/14/12	A12-19	TENANT SPACE		1046000T005-1	OLSON	CHERI'S CLOSET	1451 E PARKS HWY	C	
04/05/12	04/09/12	A12-20	TENANT SPACE		1550B01L001	CRESTE FORIS	HENNY, CAROLINE	1450 CRESTE FORIS ST	C	
04/11/12	04/12/12	A12-21	TENANT SPACE	1,728	9108000U001	WASILLA CENTER CONDO	DONEY, CARMELA	705 S KNIK GOOSE BAY	C	
04/11/12	04/12/12	A12-22	TENANT SPACE	250	1010B01L006	CARTER	GAINES, RACHEL	220 E PARK AVE	C	
04/13/12	04/13/12	A12-23	TENANT SPACE	864	9108000U001	WASILLA CENTER CONDO	GIOVANNI, ANTHONY	705 S KNIK GOOSE BAY	C	
04/23/12	04/24/12	A12-24	TUP-TENT SALE		17N01W13A006		LITHIA CJD OF ANCH	1350 S SEWARD MERIDIAN	C	
04/23/12	04/24/12	A12-25	SFD	2,224	5945B03L009	MEADOW RIDGE PH 2	SELWAY CORP	543 N PINE RIDGE LP	R-1	
04/23/12	04/24/12	A12-26	SFD	2,087	5945B03L002	MEADOW RIDGE PH 2	SELWAY CORP	771 N PINE RIDGE LP	R-1	
04/25/12	04/26/12	A12-27	TENANT SPACE	1,200	2638B07L003A	WASILLA TWNST	LEDFORD, GLENDA	344 N MAIL ST	C	
04/27/12	04/30/12	A12-28	TENANT SPACE	367	7041B04L003A	WASILLA TWNST	MILLINE, CHERYL	165 E PARKS HWY	C	
04/30/12	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	
05/01/12	05/02/12	A12-30	TUP		2705000L0014A-1	SNIDER #4 RSB	CHEPOS	731 W PARKS HWY	C	
05/02/12	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	
05/02/12	05/04/12	A12-32	OFFICE	169	1046000T007-2	OLSON TRACT	SUSTAINABLE DESIGN	1365 E PARKS HWY	C	
05/04/12	05/07/12	A12-33	COMM < 10,000 SQ FT	480	4229B01L001A	WASILLA TWNST	MARTIN, RANDALL	212 N BOUNDARY ST	C	
05/07/12	05/08/12	A12-34	SIGN		17N01W12D007	IDITAPARCEL ADDN 1	EMMI, ERNIE & JOHN	3100 E PARKS HWY	C	
05/07/12	05/07/12	A12-35	TENANT SPACE	1,500	5797000L002A	IDITAPARCEL ADDN 1	OUTDOORS & MORE	527 W PARKS HWY	C	
05/07/12	05/08/12	A12-36	COMM < 10,000 SQ FT	6,000	17N01W12D007	PRIMROSE POINTE	TRIPLETS INC DBA LOCALS	3100 E PARKS HWY	C	
05/11/12	05/14/12	A12-37	SFD	2,000	6791B01L074	CREEKSIDE PLAZA	PAVLUS, IGOR	230 RIVERDANCE	RR	
05/07/12	05/07/12	A12-38	SIGN		4653000L010, 1056B02L019 & L020	CREEKSIDE PLAZA	OF TACO BELL	1621 E FINANCIAL DR	C	
05/23/12	05/24/12	A12-39	TENANT SPACE	3,900	1342B02L007	SNIDER #3	HARRELL, BEN	340 N LUCILLE ST	C	
05/23/12	05/23/12	A12-40	SFD	2,080	1342B02L006	HAPPY MTN	GREENSTREET, DARREL	3200 TAMARAK	R-1	
05/23/12	05/23/12	A12-41	SFD	2,090	1342B02L006	HAPPY MTN	GREENSTREET, DARREL	3166 TAMARAK	R-1	
05/23/12	05/23/12	A12-42	SFD	2,178	1342B01L002	HAPPY MTN	GREENSTREET, DARREL	3033 TAMARAK	R-1	
05/23/12	05/23/12	A12-43	ADD - GARAGE	900	2333B04L013C	TERRACE MNR	KINCANNAN, JEFF	570 PONDEROSA LP	R-1	
05/21/12	05/24/12	A12-44	COMM < 10,000 SQ FT		7027000L001	DISCOVERY HILLS	NORTHERN ENCLOSURES	1446 W MYSTERY AVE	I	
05/25/12	05/30/12	A12-45	TUP-HAVEN		1056B02L019	SNIDER #3	MCCANN, GERI	340 N LUCILLE ST	C	
05/25/12	05/30/12	A12-46	TENANT SPACE	2,040	1353000L008D	WASILLA WOODS	WILLIAMS, PIA	1201 N LUCILLE ST	C	
05/29/12	05/30/12	A12-47	TENANT SPACE	2,040	1353000L008D	WASILLA WOODS	WILLIAMS, PIA	1201 N LUCILLE ST	C	

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
05/30/12	06/07/12	A12-48	SIGN	260	5970000T00A	ROCK CENTER PH I	SOUTHCENTRAL FOUND	1001 KNKIK-GOOSE BAY	C	
05/30/12	06/04/12	A12-49	TUP-RELAY FOR LIFE TUP - AK SALES & SVC VALLEY		2095000T00A-1	WASILLA JR & SR HS	ENGBRETSEN, ANDREA	701 E BOGARD RD	C	
06/11/12	06/11/12	A12-50	TENANT SPACE	900	17N01W13A006	FLOYD 2010	AK SALES & SERVICE VALLEY	1350 S SEWARD MERIDIAN	C	
06/04/12	06/05/12	A12-51	TUP - LITHIA OF ANC	856	7011BB80000	NELSON FRED RSB	STUDIO 9/QUDELL	741 E SUSITNA AVE	C	
06/25/12	06/26/12	A12-52	TENANT SPACE	1,600	17N01W13A006	THE MEADOWS	LITHIA CSD OF ANCHORAGE	1350 S SEWARD MERIDIAN	C	
07/02/12	07/03/12	A12-53	TENANT SPACE	966	2523B01L001A	MORRIE	AK SU MEDICAL LAB	224 N YENLO ST	C	
07/03/12	07/03/12	A12-54	TENANT SPACE	984	1095B01L003	COTTONWOOD CRK PL	AK MARBLE & STONE	1301 W GLENKERRY DR	RR	
07/17/12	07/24/12	A12-55	TENANT SPACE	2,300	2121000L004A	WASILLA EST	MENZIES, ANNETTE	1591 N MORRIE CIR	RR	
07/19/12	07/22/12	A12-56	TENANT SPACE	480	6799000T005	LAKESHORE	CELEBRITY NAILS & SPA	1771 E PARKS HWY	C	
07/19/12	07/22/12	A12-57	TENANT SPACE	480	6799000T005	COTTONWOOD CRK PL	SPORTSCLIPS	1771 E PARKS HWY	C	
07/20/12	07/20/12	A12-58	ATT GARAGE TO SFD	2,300	2246B02L007	OLSON	FERRIS, KEVIN	491 WESTCOVE	RM	
07/24/12	07/24/12	A12-59	DUPLEX	888	3992B06L0026A	THE MEADOWS	COOK, THOMAS	1051 TURK CIRCLE	RR	
07/24/12	07/24/12	A12-60	SUBD	1,100	17N01W08A007	CRESTE FORE	NEWCOMB, KURT	NO SITE ADDRESS	RR	
07/25/12	09/05/12	A12-61	SUBD	500	17N01W04B003	WASILLA EST	KNIK TRIBAL COUNCIL	NO SITE ADDRESS	RR	
07/26/12	08/02/12	A12-62	TUP - OUTDOOR MARKET	500	1046000T005-1	OVERLOOK BUS PARK	BARRETT, JACK	1451 E PARKS HWY	C	
08/02/12	08/03/12	A12-63	ADD TO GARAGE	1,152	3947B01L005B	THE MEADOWS	STONEKING, GERALD & SHIRLEY	1730 N LUCAS RD	RR	
08/09/12	PENDING	A12-64	TENANT SPACE	87	1550B02L003	CRESTE FORE	THE ALASKAINA CAFE	1591 CRESTE FORIS RD	RR	
08/09/12	08/17/12	A12-65	HOME OCC	54	1104B04L021	WASILLA EST	WALDEN, SONYA	924 W WINTER	RR	
08/09/12	08/09/12	A12-66	PERSONAL SHOP/ CARPORT	200	1116B01L005	PINECREST	GUMLEY, ANDREW	2341 W SUN MTN AVE	C	
08/13/12	08/20/12	A12-67	TUP	2,600	1787000L005A	CENTRAL WASILLA	CHAPMAN, SHANE	367 W PONDEROSA LP	R-1	
08/15/12	08/17/12	A12-68	SIGN	87	3250000L002	WASILLA ARPR HTS	ANDERSON, TED	251 W PARKS HWY	C	
08/02/12	08/21/12	A12-69	SIGN	54	1108B02L047	RADON DEV	FULLER, NORM	833 W COMMERCIAL DR	C	
08/16/12	08/21/12	A12-70	SIGN	200	5294B01L007-C	COTTONWOOD PARK	CENTENNIAL PLAZA LLC	892 E USA CIR	C	
08/21/12	09/11/12	A12-71	COMM < 10,000 SQ FT	2,400	3099B01L003	RICHMOND HILLS #2	MKM, LLC	1530 E FINANCIAL DR	C	
08/23/12	08/24/12	A12-72	SFD	2,112	2513B02L010	WASILLA WOODS	PAVLUS, DMITRY	1331 E WOODCREST DR	R-1	
08/24/12	08/24/12	A12-73	SFD	2,112	6957B02L004B	LAKE VIEW	LESHCHINSKIY, DAN	350 E SPRUCE AVE	RR	
08/27/12	08/28/12	A12-74	SFD	1,000	1038B02L004	ERINWOOD	BOND, CARL	337 W LAKE VIEW AVE	R-1	
08/30/12	09/04/12	A12-75	TENANT SPACE	1,749	7034000T004A	MEADOW RIDGE PH 2	MCNEIL, SUSAN		RR	
08/30/12	PENDING	A12-76	SFD	3,000	17N01W16D015	MORTGAGE PK	BOGARDUS, CAROLINE	1800 S KGB RD	C	
09/04/12	09/06/12	A12-77	SFD	2,716	5945B02L007	MEADOW RIDGE PH 2	HALL QUALITY HOMES	738 N PINE RGE LP	R-1	
09/06/12	09/07/12	A12-78	SFD	1,720	3108B01L006	PARKS MANOR	PAVLUS, SVYATOSLAV	460 N PINE RGE LP	RR	
09/06/12	09/06/12	A12-80	TENANT SPACE	1,200	1048B02L028	MOUNTAIN VLG PLZ	MARTINEZ, RITA	245 E NELSON AVE	C	
09/07/12	09/07/12	A12-81	TENANT SPACE	2,025	1551B03L002A	FREDERICK	CRUZ, SAMUEL	901 S HERMON RD	C	
09/07/12	09/10/12	A12-82	SIGN	1,750	1584B01L003	COTTONWOOD PARK	FOSTER, GARY	1216 W LAKE LUCILLE DR	R-1	
09/07/12	09/07/12	A12-83	TENANT SPACE	1,976	3099B01L001	COTTONWOOD CRK PL	FERGUSON, LANNA	1590 E FINANCIAL DR	C	
09/10/12	09/12/12	A12-84	SFD	2,386	6799000T005	MEADOW RIDGE PH 2	STARBUCKS	1771 E PARKS HWY	C	
09/18/12	09/19/12	A12-85	SFD	256	5945B03L016	FOLLETT INDUSTRIAL TR	HALL QUALITY HOMES	2535 W SHADOW LEAF	R-1	
09/18/12	09/19/12	A12-86	SFD	5,000	5945B03L012	THOMAS SUB #2	HALL QUALITY HOMES	2568 W SHADOW LEAF	R-1	
09/19/12	PENDING	A12-87	TENANT SPACE	3,000	1919000T00B	MEADOW RIDGE PH 2	A-1 LAWN & LANDSCAPING	101 E SWANSON AVE	C	
09/19/12	09/19/12	A12-88	GAZEBO	256	17N01W03C015	MEADOW RIDGE PH 2	GOOD SHEPARD LUTHERAN	501 E BOGARD RD	C	
09/21/12	09/21/12	A12-89	TENANT SPACE	5,000	2641B02L004	MEADOW RIDGE PH 2	PADUA, RUTH	260 NELSON AVE	C	
09/21/12	09/24/12	A12-90	SFD	4,200	5945B01L007	MEADOW RIDGE PH 2	MUZECHUK, ANATOLY	648 N PINE RIDGE LP	R-1	
<b>USE PERMITS</b>										
06/18/12	07/25/12	U12-01	4-PLEX	4,200	2548B02L001	RICHMOND HILLS II	PAVLUS, DMITRY	930 E OLD MATANUSKA	C	
08/22/12	09/17/12	U12-02	CHURCH	25,000	17N01W10D007 & D008		VALLEY CHURCH OF CHRIST	1125 E MAJESTIC VIEW	RR	

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
09/24/12	PENDING	U12-03	OFFICE & TRANSITIONAL HOUSING	1,750	1108B01L002	WASILLA AIRPORT HTS	ALASKA FAMILY SERVICES	561 W NELSON	C	
<b>CONDITIONAL USE PERMITS</b>										
05/22/12	06/12/12	C12-01	COMM > 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>										
06/27/12	09/11/12	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>										
02/21/12	03/27/12	V12-01	SIDE SET BACK		6791B01L067	PRIMROSE POINTE	FENDICH, VIKTOR	251 RIVERDANCE	RR	
04/03/12	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

