



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Patrick Brown, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Doug Miller, Seat D
Glenda Ledford, Seat E
Vacant, Seat F
Vacant, Seat G

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

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

REGULAR MEETING

7 P.M.

DECEMBER 11, 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 November 13, 2012, regular meeting.

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

A. Public Hearing

1. **Resolution Serial No. 12-19:** Approving Use Permit Number U12-04 to allow a cattery at a personal residence in the Rural Residential (RR) zoning district, located on Lot 1, Block 8, Wasilla Estates Subdivision, generally located on east of Lucus Road on Holiday Drive.
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant
2. **Resolution Serial No. 12-20:** In support of the Alaska Department of Transportation's purpose and need to improve Knik-Goose Bay Road.

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, November 13, 2012, in Council Chambers of City Hall, Wasilla, Alaska by Doug Miller, Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Mr. Patrick Brown, Seat A
Mr. Daniel Kelly, Jr., Seat B
Vacant, Seat C
Mr. Doug Miller, Seat D
Ms. Glenda Ledford, Seat E
Vacant, Seat F
Mr. Robert Webb, Seat G

Staff in attendance were:

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

III. PLEDGE OF ALLEGIANCE

A. Commissioner Webb led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator
No report given.

B. City Public Works Director
No report given.

C. City Attorney
No report given.

D. City Planner

Ms. Crawford stated there will be one meeting in December and a Use Permit for a Cattery was submitted and will be on the agenda.

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

No public participation.

VII. CONSENT AGENDA

A. Minutes of October 23, 2012, meeting.

GENERAL CONSENT: Minutes were approved as presented.

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

A. Discussion

1. Main Street Couplet Update

Mr. Murph O'Brien, Project Manager of the consultant team with HDR Alaska, provided a presentation on the Main Street Couplet Update.

IX. UNFINISHED BUSINESS

No unfinished business.

X. COMMUNICATIONS

No statements made regarding the following items.

A. Permit Information

B. Enforcement Log

XI. AUDIENCE COMMENTS

No audience comments.

XII. STAFF COMMENTS

Mr. Giddings thanked Mr. O'Brien for providing the presentation.

XIII. COMMISSION COMMENTS:

Commissioner Kelly thanked Mr. O'Brien for providing a presentation and stated a Resolution should be forwarded to the City Council stating the Commission's support for the Main Street Couplet.

Commissioner Brown thanked Mr. O'Brien for providing a presentation. He also stated he attended the APA training and believed it was a great opportunity to meet other planners throughout the state and provided information on how other cities are dealing with similar issues.

Chair Miller thanked everyone for attending tonight's meeting and stated his support in addressing the design of the Main Street Couplet to make it a friendlier downtown for pedestrians.

XIV. ADJOURNMENT

The regular meeting adjourned at 8:04 PM.

ATTEST:

DOUG MILLER, Chairman

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2012.

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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-19**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING USE PERMIT NUMBER U12-04 TO ALLOW A CATTERY AT A PERSONAL RESIDENCE IN THE RURAL RESIDENTIAL (RR) ZONING DISTRICT, LOCATED ON LOT 1, BLOCK 8, WASILLA ESTATES SUBDIVISION, GENERALLY LOCATED ON EAST OF LUCUS ROAD ON HOLIDAY DRIVE.

WHEREAS, Taunnie Boothby, owner, submitted an application, Use Permit Number 12-04, to allow a private cattery to the City Planning Department on October 26, 2012; and

WHEREAS, the application included the narrative and site plan that addresses the criteria listed in WMC 16.16.040, 16.16.050, and 16.16.060(J); 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 Wasilla 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 City Planning Department mailed notices for the Wasilla Planning Commission public hearing to property owners within 1,200 radial feet of the subject property and to applicable agencies; and

WHEREAS, the Wasilla Planning Commission held a public hearing on this request on December 11, 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 a personal cattery on the property must be consistent with the revised site plan date stamped December 3, 2012, attached as Exhibit B.
2. No additional vegetation on the site may be removed without prior approval from the City Planner.
3. No more than eight cats over the age of six months may be housed or cared for on the property at any time.
4. All cats must be owned by the property owner and must be properly vaccinated at all times and have the required MSB animal licenses.
5. The cattery must comply with all other state or borough licensing or registration requirements.
6. No commercial cattery operations may occur on the property. This includes breeding, buying, selling, boarding, or offering for adoption any of the cats, whether for profit or not.
7. The cattery must comply with all of the following requirements:
 - a. The shelter for the cats must provide adequate air and ventilation and prevent exposure to inclement or adverse weather conditions,

overheating from sunlight, unsanitary conditions or dirty, wet and uncomfortable conditions that may endanger the health or welfare of the cat;

- b. The cats must be physically restrained at all times or confined within the premises of the home or cattery structure;
- c. The area used for the cattery must be free from bacteria, parasites, waste, filth, or other elements in amounts that would endanger the health or welfare of the cats;
- d. Sufficient amounts of wholesome and nutritious food and fresh water must be provided at all times to keep the cats in healthy physical condition;

8. The Wasilla Planning Commission reserves the right of review and may revoke this permit for noncompliance with the conditions of approval.

ADOPTED by the Wasilla Planning Commission on -, 2012.

APPROVED:

ATTEST:

Doug Miller, Chairman

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 12-19

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: Although this area is not part of an adopted neighborhood plan, numerous comments have been received from neighbors expressing concerns about the proposed cattery and the impact on the surrounding neighborhood.

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, "Generally Residential" and the Rural Residential zoning that implements the adopted Comprehensive Plan.

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

Finding: The proposed cattery complies with the specific approval criteria for a Cattery in WMC 16.16.060(J), which requires all cattery buildings, or other outside housing areas be separated from any residentially zoned lot line by a minimum of 50 feet. According to the revised site plan date stamped December 3, 2012, the cattery building and outside areas are 69± feet from the western property lot line (consisting of 19± feet and the 50 feet right-of-way for Cache) and more than 50 feet from the other residentially zoned lot lines.

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

Finding: The City mailed 145 notices to neighboring property owners within 1200', 25 review agencies, and the City Council and Planning Commission members. Staff received 12 comments from neighbors – eight were in opposition of the cattery and four expressed concerns whether the cats would be contained on the property at all times and the ability to enforce the conditions of the permit, and three comments from review agencies indicating no objections. Any additional comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

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

Finding: Fire safety and emergency access is currently available from Holiday Drive and Cache Drive.

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 cattery will not increase street traffic since it is a private cattery and will not generate any customer traffic.

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

Finding: The site plan for the cattery 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: Additional parking is not required for a private cattery.

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.

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: This criterion is not applicable since no construction is proposed.

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: Since the proposal is for a private cattery at a residence, the peak use characteristics will be the same as the surrounding 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: There should not be any significant off-site impacts since this is a private cattery for the resident's cats that will be housed in a detached accessory structure with a totally enclosed outdoor area.

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: No additional landscaping or vegetation will be removed to accommodate the private cattery. Additionally, since this is a private cattery, no additional landscaping is required by the 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: This criterion is not applicable since this is a private residence.

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: Adequate utilities are currently available at the single-family residence.

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 new development or clearing is proposed, there should not be any impact to historic resources. Also, no comments were received by the MSB Cultural Resources Office.

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.***

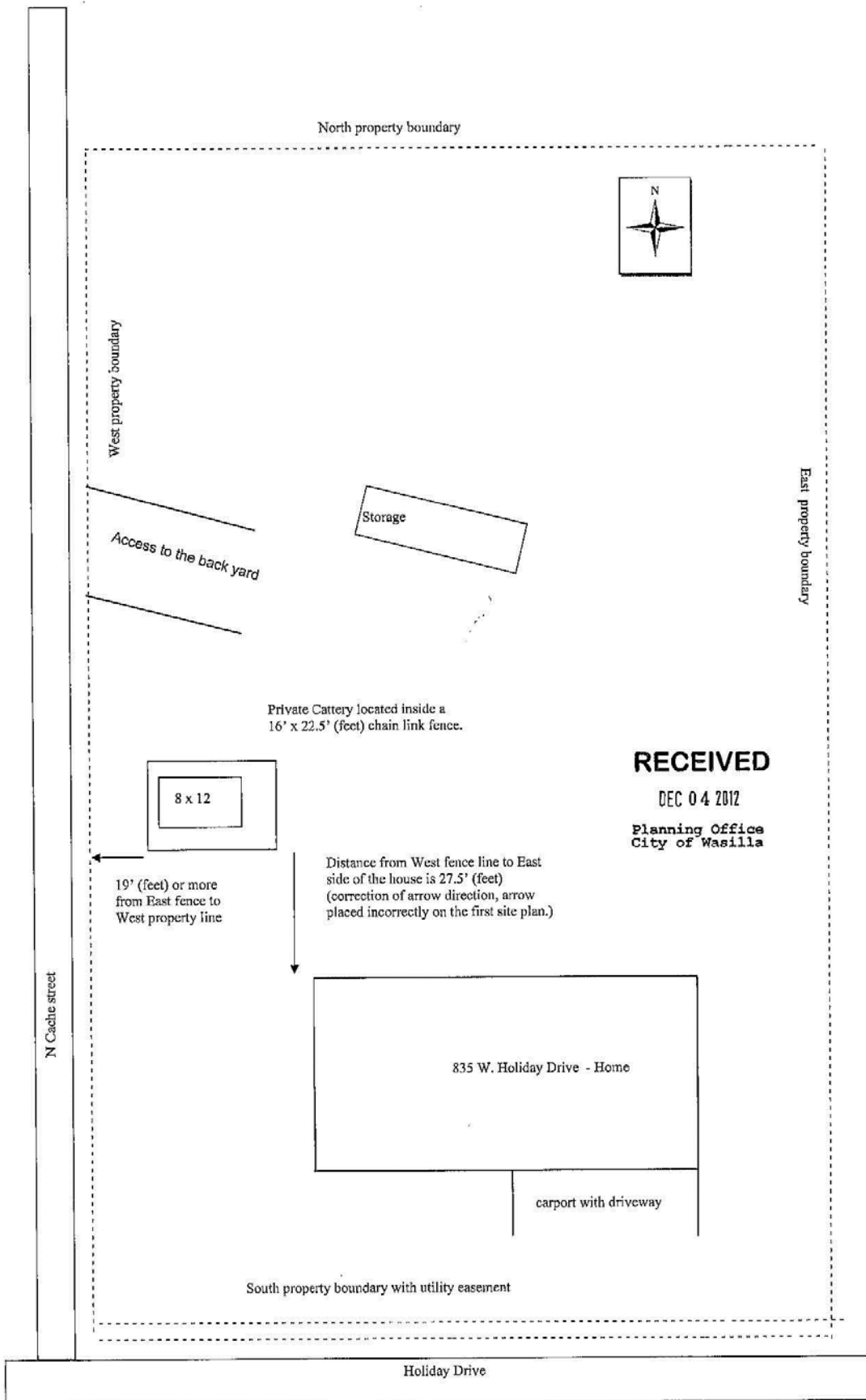
Finding: The site is approximately 1.5 acres, which appears sufficient for the proposed use. Additionally, there is significant vegetation that provides a buffer to the adjoining property owners to the east and north with roads along the south and west property lines.

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: The subject property is approximately one and one-half acres and is currently developed with one single-family dwelling and associated accessory structures. Additional open space, drainage, or parks is not necessary.

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: There are no foreseeable problems associated with winter conditions anticipated for the proposed cattery.





STAFF REPORT
Prepared by:
For the meeting of:

Case # U12-04
Planning Staff
December 11, 2012

I. SUMMARY FACTS:

Applicant/Owner: Taunnie Boothby, Owner
Proposal: Private cattery at personal residence
Location: 835 W. Holiday Drive
Lot 1, Block 8, Wasilla Estates Subdivision
Parcel Size: 1.5± Acres
Existing Zoning: Rural Residential
Comprehensive Plan: Generally Residential
Surrounding Land Uses: North: Residential
South: Residential
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 a public service announcement 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: Although this area is not part of an adopted neighborhood plan, numerous comments have been received from neighbors expressing concerns about the proposed cattery and the impact on the surrounding neighborhood.

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, "Generally Residential" and the Rural Residential zoning that implements the adopted Comprehensive Plan.

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

Staff Finding: The proposed cattery complies with the specific approval criteria for a Cattery in WMC 16.16.060(J), which requires all cattery buildings, or other outside housing areas be separated from any residentially zoned lot line by a minimum of 50 feet. According to the revised site plan date stamped December 3, 2012, the cattery building and outside areas are 69± feet (consisting of 19± feet from the western property lot line and the 50 feet right-of-way for Cache) and more than 50 feet from the other residentially zoned lot lines.

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

Staff Finding: The City mailed 145 notices to neighboring property owners within 1200', 25 review agencies, and the City Council and Planning Commission members. Staff received 10 comments from neighbors – six were in opposition of the cattery and four expressed concerns whether the cats would be contained on the property at all times and the ability to enforce the conditions of the permit, and three comments from review agencies indicating no objections. Any additional comments received after the compilation of the packet will be provided at the public hearing and can be addressed at that time.

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

Staff Finding: Fire safety and emergency access is currently available from Holiday Drive and Cache Drive.

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Staff Finding: The proposed cattery will not increase street traffic since it is a private cattery and will not generate any customer traffic.

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

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Staff Finding: Additional parking is not required for a private cattery.

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.

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: This criterion is not applicable since no construction is proposed.

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Staff Finding: There should not be any significant off-site impacts since this is a private cattery for the resident's cats that will be housed in a detached accessory structure with a totally enclosed outdoor area.

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- a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items.*
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Staff Finding: This criterion is not applicable since this is a private residence.

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: Adequate utilities are currently available at the single-family residence.

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 new development or clearing is proposed, there should not be any impact to historic resources. Also, no comments were received by the MSB Cultural Resources Office.

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 site is approximately 1.5 acres, which appears sufficient for the proposed use. Additionally, there is significant vegetation that provides a buffer to the adjoining property owners to the east and north with roads along the south and west property lines.

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: The subject property is approximately one and one-half acres and is currently developed with one single-family dwelling and associated accessory structures. Additional open space, drainage, or parks is not necessary.

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: There are no foreseeable problems associated with winter conditions anticipated for the proposed cattery.

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 November 12, 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 December 4, 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 December 11, 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- supporting the Commission's decision in compliance with WMC 16.16.040(6).

VI. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

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

1. The use of a personal cattery on the property must be consistent with the site plan date stamped October 26, 2012, attached as Exhibit B.
2. No additional vegetation on the site may be removed without prior approval from the City Planner.
3. No more than eight cats over the age of six months may be housed or cared for on the property at any time.
4. All cats must be owned by the property owner and must be properly vaccinated at all times and have the required MSB animal licenses.
5. The cattery must comply with all other state or borough licensing or registration requirements.
6. No commercial cattery operations may occur on the property. This includes breeding, buying, selling, boarding, or offering for adoption any of the cats, whether for profit or not.
7. The cattery must comply with all of the following requirements:
 - a. The shelter for the cats must provide adequate air and ventilation and prevent exposure to inclement or adverse weather conditions, overheating from sunlight, unsanitary conditions or dirty, wet and uncomfortable conditions that may endanger the health or welfare of the cat;
 - b. The cats must be physically restrained at all times or confined within the premises of the home or cattery structure;
 - c. The area used for the cattery must be free from bacteria, parasites, waste, filth, or other elements in amounts that would endanger the health or welfare of the cats;
 - d. Sufficient amounts of wholesome and nutritious food and fresh water must be provided at all times to keep the cats in healthy physical condition;
8. The Planning Commission reserves the right of review and may revoke this permit for noncompliance with the conditions of approval.

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Tahirih Revet

From: Bev Vadner <bvadner@gci.com>
Sent: Friday, November 30, 2012 4:08 PM
To: Planning
Subject: User permit Case U12-04

I am emailing in response to the notification I received today regarding Taunnie Boothby. I do not want a permit issued for a cattery in my neighborhood. She has not been known for keeping her residence in good shape, lots of junk accumulated, etc. I don't believe these animals will be well treated in an outdoor structure and believe they will get out.

The neighborhood has many stray cats that are feral and we do not need any more.

My vote is NO on this permit.

Beverly Vadner
1140 Snowflake Circle

NOTIFICATION OF PUBLIC HEARING
-ELEVATED USE PERMIT-

DATE: November 27, 2012
APPLICANT (S): Richard & Taunnie Boothby

CASE: U12-04

REQUEST: To obtain a Use Permit for a personal cattery. The proposed location is on Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.20.020(A) and 16.16.060 (J).

The applicant currently has four cats and would like to have up to eight cats on a permanent basis in a detached accessory structure in the rear yard. A cattery is defined as any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not.

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 Chapter 16.16.020.

A public hearing will be held on **December 11, 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. Your written comments on this project must reach the Planning Office on or before **December 4, 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.

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

Name Travis Tesar
Address 1101 Snowflake Circle
Lot 10 Block 2 Subdivision Terrace Manor

Comments:

People are letting Dogs & Cats out after dark, they're running all over now.
T/D



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

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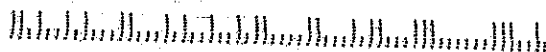
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TESAR TRAVIS C
1101 N SNOWFLAKE CIR
WASILLA, AK 99654-6327

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City of Wasilla

PUBLIC NOTICE 99654#6327 0004



NOTIFICATION OF PUBLIC HEARING
-ELEVATED USE PERMIT-

DATE: November 27, 2012
APPLICANT (S): Richard & Taunnie Boothby

CASE: U12-04

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

Name David + Bonnie Tesar
Address 1101 Snowflake Circle Wasilla 99654
Lot 9+10 Block 8 Subdivision Wasilla Estates

Comments: No - there are too many wild cats or homeless cats in the neighborhood. There is no structure on that property that is appropriate for a cattery.



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WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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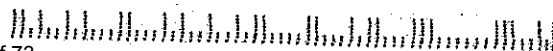
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TESAR DAVID J
TESAR BONITA G
1101 N SNOWFLAKE CIR
WASILLA, AK 99654-6327

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Planning Office
City of Wasilla



PUBLIC NOTICE

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: **October 26, 2012**
APPLICANT (S): **Richard & Taunnie Boothby**

CASE: **U12-04**

REQUEST: To obtain a Use Permit for a cattery, which means any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not, (the applicant currently has four cats and would like to have five or more) located on Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.16.060 (J).

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

Comments may be submitted in writing by filling in the spaces 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 to (907) 373-9021 or email comments to planning@ci.wasilla.ak.us. Comments on the land use permit must be received by **November 9, 2012**.

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

Name Shelly Latham-Steffen
Address 735 Holiday, Wasilla AK 99687
Lot 4 Block 8 Subdivision Wasilla EST.

Comments:

disagree, NO - ONE needs 5 cats
they will be using the whole
neighbor hood for a litter box
every garden on the block.
no thanks
not to mention my birds Shelly Latham
I feed



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290 E. HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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1104B08L004
LATHAM SHELLY K
PO BOX 422
CORDOVA, AK 99574-0422

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City of Wasilla

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99574-0422 8001

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: October 26, 2012
APPLICANT (S): Richard & Taunnie Boothby

CASE: U12-04

REQUEST: To obtain a Use Permit for a cattery, which means any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not, (the applicant currently has four cats and would like to have five or more) located on Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.16.060 (J).

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

Name James Hazlett
Address 1376 Cache Drive
Lot 2C Block 5 Subdivision Terrace Manor

Comments: I oppose a cattery as described in City Code. Currently no cap or maximum allowable number is defined.

James S. Hazlett 11/06/12



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290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: October 26, 2012
APPLICANT (S): Richard & Taunnie Boothby

CASE: U12-04

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

Name Stephanie Lindholm
Address 1050 N. BALSAM Cir.
Lot 8 Block 4 Subdivision Terrace Manor

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Comments: NO! The property for many years has the markings of a border. Already looks unclean & in need of help.



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290 E HERNING AVE
WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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LINDHOLM STEPHANIE L
1050 BALSAM CIR
WASILLA, AK 99654

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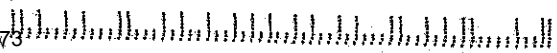


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99654#5553 C004



Tahirih Revet

From: loren means <plko56@yahoo.com>
Sent: Saturday, November 03, 2012 9:54 AM
To: Planning
Subject: Comments on case U12-04

Loren Means
1668 Pittman Rd
Wasilla, AK 99623
907 720-2817
Lot 14B Blk 4 Sub. 1357

Having had personal experience (bad) with a tenant that got arrested and prosecuted with 35 neglected cats and many dogs, and a trashed house that went with it, I would NOT like to see a cattery behind my house on Clinton Cr. I did stop by to talk with the applicant, and got no answer when I knocked on the door. The aroma of cat urine was there though. Loren Means

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: October 26, 2012
APPLICANT (S): Richard & Taunnie Boothby

CASE: U12-04

REQUEST: To obtain a Use Permit for a cattery, which means any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not, (the applicant currently has four cats and would like to have five or more) located on Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.16.060 (J).

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

Name Richard Simms
Address 1181 Snowflake Circle
Lot 8-7 Block 8 Subdivision Wasilla Estates

Comments: We have a problem with stray & wild cats in this area. I urge the planning staff to deny this permit. I strongly oppose!



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WASILLA, AK 99654
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SIMMS RICHARD P & JOSEPHINE B
1181 N SNOWFLAKE CIR
WASILLA, AK 99654

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99654\$6327 0004

Tahirih Revet

From: nlights234@aol.com
Sent: Thursday, November 08, 2012 7:30 PM
To: Planning
Subject: Comment on Case: U12-04 Cattery/Ricard & Taunnie Boothby

Date: 11/8/12
To: City of Wasilla-Planning Office
From: Lyle Le Bon 1326 N Cache Ave Wasilla, AK 99654
Email: planning@ci.wasilla.ak.us
RE Notice of Appliation for Use Permit-Cattery
Case: U12-04
Applicant: Richard & Tauunie Boothby

Comment for Submission

I have owned property and resided in Terrace manor Subdivision for fourteen years. My neighbors and I have referred to Lot 1 Block 8 Wasilla Estates, owned by the aforementioned, as the "Hoarders House." Some of the reasons for this are due to the refrigerator & truck muffler in the front yard, an abandoned Toyota Land Cruiser in backyard, a conex, and numerous other debris littering the property.

Through the years we have all noticed law enforcement and fire department staff on site, for reasons I can only assume were safety related. The fire department has recently been on site cutting tops off trees in the front yard prior to a utility subcontractor clearing utility lines.

However, because she is a quiet and peaceful neighbor, we saw no reason to complain. Although great effort has been expended in cleaning up this property, I wonder if granting the permit is validated. As of today's date, November 8, 2012, a cattery building is already placed as if preapproved by the planning department.

Code 16.16.060 is open ended and liberal, with no limit to quantity of cats allowed. I highly suspect animal control officers and borough facilities will be used to their fullest extent monitoring this property for compliance at the tax payer's expense, which is all of us. There is a great level of responsibility involved in granting or denying this permit and caution should be used exercised.

Some of the other codes that may be a problem with the cattery are:

- 7.04.030 Animal annoyance
- 7.04.040 Sanitary enclosures
- 7.04.050 Diseased animals
- 7.04.080 Humane animal care

Does the city have confidence that all codes can be met?

Sincerely, Lyle Le Bon

Tahirih Revet

From: Doris Hagedorn <flodoris@mtaonline.net>
Sent: Monday, December 03, 2012 6:56 PM
To: Planning
Subject: Re cattery plan

Re. Lot 1, Block 8, Wasilla Estates Subdivision.....

The permit should be withdrawn if they are **unable** to:
keep the cats from wondering the neighborhoods around them
keep them healthy and cared for; free of disease.

We live on Crestwood, and didn't submit form in time. Thank you. D & F

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: **October 26, 2012**
APPLICANT (S): **Richard & Taunnie Boothby**

CASE: **U12-04**

REQUEST: To obtain a Use Permit for a cattery, which means any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not, (the applicant currently has four cats and would like to have five or more) located on Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.16.060 (J).

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

Name DAVID ARRANTS
Address 836 W CACHE DR
Lot 1 Block 5 Subdivision TERRACE MANOR

Comments: I have seen a cat on my property a couple of times this past year. I wonder if they might have come from this place. I have a dog that I make sure doesn't go on other people's property. It seems most cat owners don't worry about that. I have a bird feeder, and don't want cats coming around.



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WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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ARRANTS DAVID L & IRMA M
836 W CACHE DR
WASILLA, AK 99654

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99654\$5500 0004

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: October 26, 2012
APPLICANT (S): Richard & Taunnie Boothby

CASE: U12-04

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

Name Kathy Swartz
Address 966 W. Holiday Dr.
Lot 7 Block 2 Subdivision Wasilla Estates

Comments: Suggest permit consists of requirement that cats do not roam free around neighborhood. We have had issues with a cat peeping in our childrens' sand box and hunting song birds at feeders. Otherwise, no issues with this.



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PLANNING OFFICE
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WASILLA, AK 99654
PHONE 373-9020 FAX 373-9021

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1104B02L007
SWARTZ JEFFREY A & KATHRYN J
966 W HOLIDAY DR
WASILLA, AK 99654

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City of Wasilla

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- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: October 26, 2012
APPLICANT (S): Richard & Taunnie Boothby

CASE: U12-04

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

Name _____

Address _____

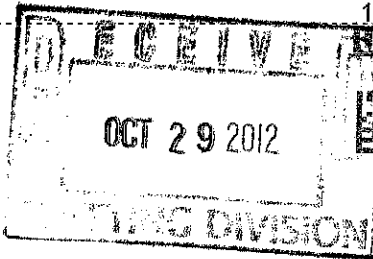
Lot _____ Block _____ Subdivision _____

Comments: No comment - no platting action
proposed/required



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



10/26/2012
POSTAGE \$00.45⁰⁰
ZIP 99654
041L11222587

Matanuska-Susitna Borough

OCT 29 2012

FIRST CLASS

RECEIVED

NOV 05 2012

PUBLIC NOTICE 99645-96488 C001

- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: **October 26, 2012**
APPLICANT (S): **Richard & Taunnie Boothby**

Code Compliance

OCT 29 2012

CASE: U12-04

REQUEST: To obtain a Use Permit for a cattery, which means any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not, (the applicant currently has four cats and would like to have five or more) located on Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.16.060 (J).

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

Comments may be submitted in writing by filling in the spaces 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 to (907) 373-9021 or email comments to planning@ci.wasilla.ak.us. Comments on the land use permit must be received by **November 9, 2012**.

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

Name _____
Address _____
Lot _____ Block _____ Subdivision 1104B08L001

Comments:

no comments FIRM# 8080E x zone
11/5/12 [Signature]



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

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

10/26/2012
US POSTAGE \$00.45⁰⁰
ZIP 99654
041L11222587

FIRST CLASS
Matanuska-Susitna Borough
OCT 29 2012
RECEIVED

PUBLIC NOTICE

99645\$6489 0001

NOTIFICATION OF PUBLIC HEARING
-ELEVATED USE PERMIT-

DATE: November 27, 2012
APPLICANT (S): Richard & Taunnie Boothby
REQUEST: To obtain a *Use Permit* for a personal cattery. The proposed location is on

CASE: U12-04

Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.20.020(A) and 16.16.060 (J).

The applicant currently has four cats and would like to have up to eight cats on a permanent basis in a detached accessory structure in the rear yard. A cattery is defined as any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not.

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 Chapter 16.16.020.

A public hearing will be held on **December 11, 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. Your written comments on this project must reach the Planning Office on or before **December 4, 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.

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

Name _____
Address _____
Lot _____ Block _____ Subdivision _____

Comments: *None no platting action required*



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

11/27/2012
US POSTAGE \$00.45⁰⁰

ZIP 99654
041L11222587

NOV 28 2012
FIRST CLASS
RECEIVED
NOV 28 2012

PUBLIC NOTICE 9964536488 0001



CITY OF WASILLA PLANNING OFFICE
 290 E. HERNING AVE.
 WASILLA, AK 99654-7091
 PHONE: (907) 373-9020
 FAX: (907) 373-9021

Date: 10-26-12
 Case No. U 12-04

USE PERMIT APPLICATION

<p>Type of application (check all that apply)</p> <p><input type="checkbox"/> Single Family Dwelling (SFD) <input type="checkbox"/> Garage/Shed</p> <p><input type="checkbox"/> Addition to SFD <input checked="" type="checkbox"/> Accessory Use</p> <p><input type="checkbox"/> Commercial under 10,000 sq.ft.</p> <p><input checked="" type="checkbox"/> Other (please specify) <u>CATTERY (PRIVATE)</u></p> <p>Project Name and Description:</p> <p><u>PRIVATE CATTERY</u></p> <hr/> <p>Subdivision Name:</p> <p><u>WASILLA EST</u></p> <hr/> <p>MSB Tax Account ID#:</p> <p><u>1104B08L001</u></p> <hr/> <p>Street Address of project:</p> <p><u>835 W. HOLIDAY DR WASILLA</u></p> <hr/> <p>Zoning Designation: <u>RR</u></p>	<p>Property Owner:</p> <p><u>TAWNIE Boothby</u></p> <hr/> <p>Applicant Name:</p> <p><u>TAWNIE Boothby</u></p> <hr/> <p>Mailing Address:</p> <p><u>790 W. Hickory St</u> <u>PALMER, AK 99645</u></p> <hr/> <p>Phone: <u>907-355-3101 or</u> <u>907-373-8676</u></p> <hr/> <p>Fax #:</p> <hr/> <p>Email:</p> <p><u>boothby@mtaonline.net</u></p>
---	--

The following items must be shown on the Site Plan:

- Scale (for example 1 inch = 10 feet, etc.), north arrow;
- Property boundary, streets, existing and proposed public utility easements;
- Setbacks or buffering features;
- Existing and proposed improvements;
- Trash receptacles/fuel storage facilities; snow storage area; N/A
- Street access, driveway and parking areas; lighting; N/A
- Location of any sensitive or hazardous areas; N/A
- Landscape plan; not required for single-family dwelling and accessory uses on a lot containing no more than one dwelling unit or all uses located within the Wasilla Municipal Airport; (WPC 16.33) N/A
- Any other applicable requirements of the Wasilla Development Code
- Other applicable information related to the activity.

Applicant Certification:

I certify that the information contained in this application is true and correct to the best of my knowledge, and that I understand that any false statements made by me on this application, may be subject to revocation or denial of the Land Use Permit. I further certify that I am the property owner or that I have been designated by the property owner to act on their behalf. I understand that the City of Wasilla will not be held liable for any improvements made to this property if an appeal is filed or if other types of permits for this property are required by another agency. I further understand that no activity may be made to this property until a Land Use Permit is valid.

Signature of Applicant: [Signature] **Date:** 10/26/12

* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

For Official Use Only:

Filing Fee Paid:

- \$100 for Use Permit
- Receipt #: 9672 - 10/26/12
- Copy sent to Owner/Applicant

Minimum setback requirements: Front 25' Rear 25' Side 10

Maximum building height 35'

Number of parking spaces _____ Paving Required? No Yes Waiver attached?

Snow storage area _____
(25 s.f. for each required parking space)

Flood Lights _____
(1 for every 25 parking spaces)

Conditions of approval? No Yes

Conditions for approval:

City Planner Approval:

This Land Use Permit is valid for twelve months after City Planner’s signature. You may begin work, however please remember that if an appeal is filed within five days of permit approval, all activity must cease on this property until the appeal is resolved.

Approval of City Planner: _____ Date: _____

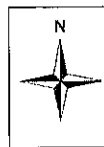
* All activity regulated or permitted under this title must comply with applicable borough, state & federal laws & regulations. (WMC 16.04.030)

16.16.050

Narratives for use permit for a private cattery at 835 W. Holiday Dr., Wasilla

1. We have strived to design a building that is appealing and fits comfortably within the neighborhood feel and environment.
2. A private cattery will not require additional traffic patterns, parking, or any other impacts to the city or other residents and to the best of my knowledge is consistent with city plans.
3. This private cattery is to allow for an additional amount of cats above the current limit of four at this location.
4. I will be happy to address comments and recommendations when received.
5. I will be happy to address comments and recommendations when received.
6. It is my understanding from the MSB Wasilla-Lakes Fire Code Official that review is not required because the structure is less than a total of 120 square feet. All portions of the building are accessible as required by the 2006 international fire code section 503.
7. This is a private cattery for the contentment and joy of the resident of the home, with no traffic impact above that of an anticipated subdivision level. This is not a business or a non-profit.
8. The cattery is an 8 x 12 x 8 2x4 wood frame outbuilding with a pitched roof located inside a chain linked fenced area.
9. Parking, lighting, snow storage, is currently adequate.
10. The building is heated and has lighting. There is no need for water and sewer into this structure. The home located on the lot will provide water for the animals and sanitary needs.
11. Primary road access is Holiday drive with secondary access on Cache Street and both are residential streets.
12. This private cattery will not generate additional traffic, parking, or any other impacts to the city or other residents.
13. This private cattery will not produce off site impacts.
14. Not Applicable
15. Not Applicable
16. Not Applicable
17. No, this property or building is not a historic site.
18. The building is appealing and fits comfortably within the neighborhood feel and environment.
19. Not Applicable
20. Not Applicable
21. Not Applicable

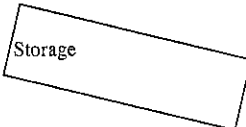
North property boundary



Scale is approximately 1" = 10'

West property boundary

East property boundary



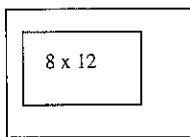
Access to the back yard

Private Cattery located inside a 16' x 22.5' (feet) chain link fence.

RECEIVED

OCT 26 2012

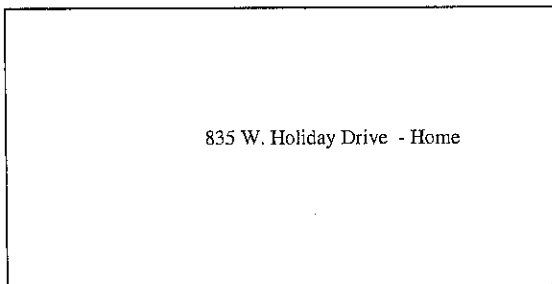
Planning Office
City of Wasilla



19' (feet) or more from East fence to West property line

Distance from West fence line to East side of the house is 27.5' (feet)

N Cache street



carport with driveway

South property boundary with utility easement

Holiday Drive

Tahirih Revet

From: boothby@mtaonline.net
Sent: Monday, December 03, 2012 12:39 PM
To: Tahirih Revet
Subject: RE: Use Permit for a Cattery
Attachments: Use Permit site drawing for Cattery - revised.pdf

Hello Tahirah,
Please find attached revised site drawing with the corrected arrow direction.

Yes, Nicholas Uphus, Deputy Animal Care and Regulation Officer, MSB Animal Care and Regulation Division stated, "An individual within the City of Wasilla, or Palmer and Houston, does not have any MSB animal licensing requirements pursuant to our code (Title 24)."

In the e-mail listed below (Nov 21, 2012); I requested copies of any further comments that had not already been provided to me. I have not recieved a response to that request. Can you provide a status on that request?

Thank you,
Taunnie Boothby

--- trevet@ci.wasilla.ak.us wrote:

From: "Tahirih Revet" <trevet@ci.wasilla.ak.us>
To: <boothby@mtaonline.net>
Subject: RE: Use Permit for a Cattery
Date: Wed, 28 Nov 2012 15:56:54 -0900

Email is fine. Also did you check with the Borough to see if you need to get a cattery license from them as well?

From: boothby@mtaonline.net [mailto:boothby@mtaonline.net]
Sent: Wednesday, November 28, 2012 3:50 PM
To: Tahirih Revet

Subject: RE: Use Permit for a Cattery

Sorry, I did not realize this was still needed.

I guess when I spoke with you and described the arrow drawn in the wrong direction, I did not realize you still needed that coorrected.

I will correct the site plan. Is e-mail ok or do you still need a hard copy?

Thank you,

Taunnie Boothby

--- trevet@ci.wasilla.ak.us wrote:

From: "Tahirih Revet" <trevet@ci.wasilla.ak.us>
To: <boothby@mtaonline.net>
Subject: RE: Use Permit for a Cattery
Date: Wed, 28 Nov 2012 14:03:21 -0900

I will send you the couple comments but we are still waiting for an updated site plan with the correct measurements.
Tahirih

From: boothby@mtaonline.net [mailto:boothby@mtaonline.net]

Sent: Wednesday, November 21, 2012 9:05 AM

To: Tahirih Revet

Subject: RE: Use Permit for a Cattery

Good Morning Tahirih,

Could you please provide a copy of any comments received by the city that I did not receive in the November 6 e-mail? If the planning commission denies the permit what is the appeal process?

Happy Thanksgiving!

Taunnie Boothby

--- trevet@ci.wasilla.ak.us wrote:

From: "Tahirih Revet" <trevet@ci.wasilla.ak.us>

To: <boothby@mtaonline.net>

Subject: RE: Use Permit for a Cattery

Date: Fri, 16 Nov 2012 08:15:13 -0900

Yes, you are correct

From: boothby@mtaonline.net [mailto:boothby@mtaonline.net]

Sent: Thursday, November 15, 2012 8:31 PM

To: Tahirih Revet

Subject: Re: Use Permit for a Cattery

I presume that I should be at the meeting, correct?

Thank you!

Taunnie

--- trevet@ci.wasilla.ak.us wrote:

From: "Tahirih Revet" <trevet@ci.wasilla.ak.us>

To: <boothby@mtaonline.net>

Subject: Use Permit for a Cattery

Date: Thu, 15 Nov 2012 16:02:22 -0900

Hi Taunnie,

The City Planner is going to elevate your request for a cattery to the Planning Commission, the public hearing will be on Dec. 11th at 7:00 pm in the City Council Chambers. Another notice will be mailed out.

Tahirih

Planning Clerk

Tina Crawford

From: Tahirih Revet
Sent: Friday, November 09, 2012 9:59 AM
To: Tina Crawford
Subject: FW: Use Permit for Cattery

From: boothby@mtaonline.net [mailto:boothby@mtaonline.net]
Sent: Friday, November 09, 2012 9:46 AM
To: boothby@mtaonline.net
Cc: Tahirih Revet
Subject: RE: Use Permit for Cattery

Good Morning Tahirih,
Regarding the measurement that is in question: the direction of the line and arrow are 90 degrees off on my drawing. The measurement is from the southeast corner of the fence proceeding south to the northwest corner of the house is 27.5 feet.

Thank you,
Taunnie Boothby

--- boothby@mtaonline.net wrote:

From: <boothby@mtaonline.net>
To: "Tahirih Revet" <trevet@ci.wasilla.ak.us>
Subject: RE: Use Permit for Cattery
Date: Wed, 7 Nov 2012 14:35:42 -0800

Tina and Tahirih,

Thank you for the opportunity to address the concerns and answer your questions.

My mother has always has a heart for animals, and her desire would be that none of them would suffer or be euthanized. In the past her desires to save the least of these has run head into my desire to maintain a quality of life and a reasonable equity in my property value. This effort is to meet a middle ground, with the cattery it will provide her the ability to give eight cats a loving home to the end of their life.

We agree that there is an uncontrolled wild and stray cat population in the area. Due to this we found ourselves facilitating a trip to North Pole with cats that were in need of homes, this past summer. We were able to deliver the additional cats to a no-kill sanctuary and adoption facility.

Following that experience it was explained to my mom that she would need a cattery license for eight cats. She is aware that if the permit is not approved then she would only be allowed four cats. All of her cats are indoor cats and have never been allowed to roam free outside the confines of her home.

The cattery building is the 96 square foot out building (four walls and a roof with a man door, window, electrical and heating) located inside the fence in the backyard. The fenced area was a dog yard, in the past. The cats are indoor cats along with their cat litters for restroom accommodations.

--- trevet@ci.wasilla.ak.us wrote:

From: "Tahirih Revet" <trevet@ci.wasilla.ak.us>
To: <boothby@mtaonline.net>
Subject: RE: Use Permit for Cattery
Date: Fri, 26 Oct 2012 13:54:20 -0800

Hi,

I only received the drawing (twice)

Tahirih

From: boothby@mtaonline.net [mailto:boothby@mtaonline.net]

Sent: Friday, October 26, 2012 1:14 PM

To: Tahirih Revet

Cc: Mom - Shawna Jerman

Subject: RE: Use Permit for Cattery

Tahirih,

I understand my Mom came in and paid the fee. Please find attached the Use Permit application and a separate pdf document for the site plan. The site plan prints on legal paper.

I presume by your response earlier this morning you can start the mailing using the e-mail application. Please let me know if I am missing anything or need to clarify information. I will bring the original application in after work today.

Thank you very much for being so helpful,

Taunnie Boothby

--- trevet@ci.wasilla.ak.us wrote:

From: "Tahirih Revet" <trevet@ci.wasilla.ak.us>
To: <boothby@mtaonline.net>
Subject: RE: Use Permit for Cattery
Date: Fri, 26 Oct 2012 10:06:27 -0800

Good Morning Taunnie,

If you submit it via e-mail we would still need the original mailed in or dropped off before it can be approved.

Tahirih

From: boothby@mtaonline.net [mailto:boothby@mtaonline.net]

Sent: Friday, October 26, 2012 10:05 AM

To: Tahirih Revet

Cc: Mom - Shawna Jerman

Subject: Use Permit for Cattery

Good Morning Tahirih,

Can you tell me if you are able to accept the use permit via e-mail. If so I can send it and ask my Mom to come down and pay the fee.

Thank you,

Taunnie Boothby

355-3101

PAGE

INTENTIONALLY

LEFT

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CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 27 day of November, 2012, I mailed 174 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
Elevated use permit, Boothby
Land Use Permit # UP

Residents within 1,200'	<u>145</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>181</u>

DATED at Wasilla, Alaska, November 27, 2012

CITY OF WASILLA

Tahiri Revet
TAHIRIH REVET
Planning Clerk

Attest:
Tina Crawford
TINA CRAWFORD
City Planner

90030000000 910 NUGGET LLC PO BOX 870070 WASILLA, AK 99687-0070	1104B03L013 ALLRED SCOTT V & ANGELA 801 W WINTER AVE WASILLA, AK 99654	1118B02L009 ALVARO NARINO FRAMING INC 3121 N ALMA DR WASILLA, AK 99623-0822
1104B04L029 ANDREWS LINDA L 105 SANDSTONE DR APT 217 WALKERSVILLE, MD 21793	1357B05L001 ARRANTS DAVID L & IRMA M 836 W CACHE DR WASILLA, AK 99654	2382B04L015B BAKER BRIAN D & ASHLEY 1250 N CLINTON CIR WASILLA, AK 99654-5550
1104B05L003 BANK OF AMERICA N A BAC HOME LOANS SERVICING LP 400 NATIONAL WAY SIMI VALLEY, CA 93065-6414	1357B04L021 BAYLE TRACY M BETHEL LAWRENCE C 2301 W MYSTERY AVE WASILLA, AK 99654-6107	1104B02L008 BAYSIDE SERVICE CO 1830 E PARKS HWY STE 113A PMB 302 WASILLA, AK 99654-7377
1104B08L017 BERNARDEZ-FU ROBT & GLORIA HAYES ROBT D & BERNICE D 15404 3RD PL W LYNWOOD, WA 98087	2287000L008B BLACK PETER A & MARY A 536 W CRESTWOOD AVE WASILLA, AK 99654	1357B04L020 BLACKMER FRANK G & RUFELIA B 1301 N CACHE DR WASILLA, AK 99654-5508
1104B02L005 BONDAREV VASILYI & IRENA 1036 W HOLIDAY DR WASILLA, AK 99654	1104B04L030 BONEY SARAH E 2527 SIESTA AVE LAS VEGAS, NV 89121	1104B08L001 BOOTHBY RICHARD D & TAUNNIE 790 N HICKORY ST PALMER, AK 99645
1118B02L013 BOSCH MICHAEL H JR & PATRICIA L 1425 N GRUBSTAKE TRL WASILLA, AK 99654-5514	1104B02L003 BOY MICHAEL G 1100 W HOLIDAY DR WASILLA, AK 99654	1118B02L020 BRADLEY ETTA Y 900 W CACHE DR WASILLA, AK 99654-5500
1118B01L009 BROOKS TIMOTHY T PO BOX 870636 WASILLA, AK 99687-0636	1357B05L005 BUNNIS DALE J & TYRA A 1200 N CACHE DR WASILLA, AK 99654	2434B05L002A BURNS LISA E 401 S WASILLA ST UNIT 46 WASILLA, AK 99654-8174
1118B02L018 BURT HUNTER LES 974 W CACHE DR WASILLA, AK 99654-5500	1104B08L014 BUSH SUSAN L BUSH ERIC A 673 W HOLIDAY DR WASILLA, AK 99654	1357B04L007 BYRNE KIMBERLY L 1000 N BALSAM CIR WASILLA, AK 99654-5553
2288B06L005A CARPENTER JACKIE F 751 CRESTWOOD AVE WASILLA, AK 99654	1104B04L022 CASTO HENRY N & KIMBERLY 900 N GAMBIT CIR WASILLA, AK 99654	1357B04L017 CHAMP DUANE JOHN & FAITH K 650 CRESTWOOD AVE WASILLA, AK 99654
1118B02L011 CHAMPAGNE PHILLIP A 1375 N GRUBSTAKE DR WASILLA, AK 99654-5513	1118B01L008 CHIPMAN PATRICK A 1300 N DREDGE PL WASILLA, AK 99654-5516	1118B01L001 CHRISTIANSON JAS R & BRENDA PO BOX 871183 WASILLA, AK 99687-1183

2382B04L015A
IRWIN JOEL S
EYLER JESSICA C
574 W PONDEROSA LOOP
WASILLA, AK 99654

1104B02L006
IVANCHUK PETR P & VERA I
233 BEACON POINT LN
WILDWOOD, MO 63040

1118B02L010
JENSEN JONATHAN R
1351 N DREDGE PL
WASILLA, AK 99654-5518

1104B08L018
JOHNSON CASEY F
PO BOX 142372
ANCHORAGE, AK 99514-2372

1118B01L011
JOHNSON TODD ELLIS
1061 W NUGGET AVE
#2
WASILLA, AK 99654

1104B03L015
JOHNSTON JENNIE L
865 WINTER AVE
WASILLA, AK 99654

1104B04L034
JONES CHAD C & LEAH M
654 W HOLIDAY DR
WASILLA, AK 99654

1104B04L028
KAMHOLZ GUY R II & ANGELA
901 N GAMBIT CIR
WASILLA, AK 99654

1118B01L003
KANE CHARLES E & TERRI D
PO BOX 873260
WASILLA, AK 99687-3260

1118B02L003
KHOKHORINA TATIANA J
10600 STROGANOF DR
ANCHORAGE, AK 99507

1104B02L002
KIM POK & MI C
3766 ARCTIC BLVD
ANCHORAGE, AK 99503

2333B04L013C
KINCANNON JEFF M & TODDI E
570 PONDEROSA LOOP
WASILLA, AK 99654

1104B08L004
LATHAM SHELLY K
PO BOX 422
CORDOVA, AK 99574-0422

1104B01L002
LAWRENCE GEO R & CHARITY D
1135 W HOLIDAY DR
WASILLA, AK 99654-6316

1357B04L022
LAYTON STEVE T
1201 N CACHE AVE
WASILLA, AK 99654

2434B05L002D
LEBON LYLE & KAREN L
1326 CACHE DR
WASILLA, AK 99654

1104B08L005
LENTZ PAUL B & JEANNE M
1100 N SNOWFLAKE CIR
WASILLA, AK 99654

1104B05L002
LEONI ANTHONY V
701 LONE CUB DR
WASILLA, AK 99654

1357B04L004
LEWELLYN TODD J & CINDY L
850 BALSAM CIR
WASILLA, AK 99654

2434B05L002B
LEWIS ERIK C & CHANDRA L
1400 N CACHE DR
WASILLA, AK 99654

1357B04L008
LINDHOLM STEPHANIE L
1050 BALSAM CIR
WASILLA, AK 99654

1104B04L020
LOYER ANDREW G & SHEILA A
PO BOX 871586
WASILLA, AK 99687-1586

2333B04L013D
MARTONE SHERRIE L
1201 N CLINTON CIR
WASILLA, AK 99654

1104B02L009
MAURER ANDREW R & SARAH M
1001 W WINTER AVE
WASILLA, AK 99654

1104B04L031
MCCOMBS MAUREEN K
736 WINTER AVE
WASILLA, AK 99654

1104B01L003
MCELROY MARCELLA
15524 LINDEN
OAK FOREST, IL 60452

2284B04L014B
MEANS LOREN ALONZO III
1668 N PITTMAN RD
WASILLA, AK 99623-0829

1104B04L019
MENARD L & DUNLAP A
PETERSON S & ROBERTS T
901 N PINEHURST CIR
WASILLA, AK 99654

1104B04L018
MENARD LEONARD J & FELIPA P
875 PINEHURST CIR
WASILLA, AK 99654

5520B02L014A
MEYER DOUG & SUSANNE L
1451 N GRUBSTAKE DR
WASILLA, AK 99654

1104B08L007
SIMMS RICHARD P & JOSEPHINE B
1181 N SNOWFLAKE CIR
WASILLA, AK 99654

1104B04L025
SMITH BRYON K&KATHERINE L
824 N GAMBIT CIR
WASILLA, AK 99654-6332

1104B01L005
SMITH D M & JESSICA
1035 W HOLIDAY DR
WASILLA, AK 99654

2288B06L003A
SMITH DALE E
661 W CRESTWOOD AVE
WASILLA, AK 99654

1104B03L001
SMITH JACK M & ISMENIA G
PO BOX 870164
WASILLA, AK 99687-0164

1104B08L016
SONNABAND LORRAINE D EST
655 W HOLIDAY DR
WASILLA, AK 99654

1118B01L002
SPEER STEPHANIE A
1486 N GRUBSTATE DR
WASILLA, AK 99654

1118B01L012
STURE LINDA L DEC TR TRE
STURE LINDA WESSELS MAXWELL
LESLIE L
3632 CARLETON AVE
ANCHORAGE, AK 99517-1541

1104B02L007
SWARTZ JEFFREY A & KATHRYN J
966 W HOLIDAY DR
WASILLA, AK 99654

1104B08L009
TESAR DAVID J
TESAR BONITA G
1101 N SNOWFLAKE CIR
WASILLA, AK 99654-6327

1357B04L011
TESAR TRAVIS C
1101 N SNOWFLAKE CIR
WASILLA, AK 99654-6327

1104B03L012
TINGSTAD RICHARD W & K L
765 W WINTER AVE
WASILLA, AK 99654

1104B04L009
TURNER NICHOLAS F
TURNER ELICIA D
1830 E PARKS HWY
STE A-113 PMB 588
WASILLA, AK 99654-7374

1104B02L013
US DEPT HSG & URBAN DEV
34 CIVIC CENTER PLAZA
ROOM 7015
SANTA ANA, CA 92701-4003

1104B08L006
VADNER BEVERLY J
PO BOX 870262
WASILLA, AK 99687-0262

2434B05L002E
WADE ERICK H & PATRICIA A
1300 N CACHE DR
WASILLA, AK 99654-5505

1357B02L004
WAHL ROY E & INGRID K
567 PONDEROSA LOOP #33
WASILLA, AK 99654

1104B08L011
WALLIS JACK M & LISA M
2028 E NORTHERN LGTS BLVD
ANCHORAGE, AK 99508

1104B08L012
WALLIS JACKIE M & LISA M
2028 E NORTHERN LGTS BLVD
ANCHORAGE, AK 99508

1357B06L001
WEDEKIND BRENT W & HEIDI A
601 W CRESTWOOD AVE
WASILLA, AK 99654

1357B02L006
WEICHERT CYNTHIA L
585 W PONDEROSA LOOP
WASILLA, AK 99654-5548

1104B04L024
WELDON PHILIP R
1500 E TIERRA GRANDE DR
WASILLA, AK 99654-3529

1357B04L016
WENDT JEFFREY A & JULIE A
22481 W POINT MACKENZIE RD
WASILLA, AK 99654-4942

1357B04L009
WOLFE ROBT L & MARY C
PO BOX 870924
WASILLA, AK 99687-0924

1118B02L017
YOUNKINS JEFFEREY SCOTT
1000 W CACHE DR
WASILLA, AK 99654-5501

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

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

Richard Boothby
EMS/Central Mat-Su Fire Dept
Fire Code Official Captain
101 W. Swanson Ave
Wasilla, AK 99654

ENSTAR
PO Box 190288
Anchorage, AK 99519-0288

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

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

DATE: November 27, 2012

CASE: U12-04

APPLICANT (S): Richard & Taunnie Boothby

REQUEST: To obtain a *Use Permit* for a personal cattery. The proposed location is on Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.20.020(A) and 16.16.060 (J).

The applicant currently has four cats and would like to have up to eight cats on a permanent basis in a detached accessory structure in the rear yard. A cattery is defined as any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not.

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 Chapter 16.16.020.

A public hearing will be held on **December 11, 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. Your written comments on this project must reach the Planning Office on or before **December 4, 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.

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

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: _____



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

FIRST CLASS

USE PERMIT #12-04

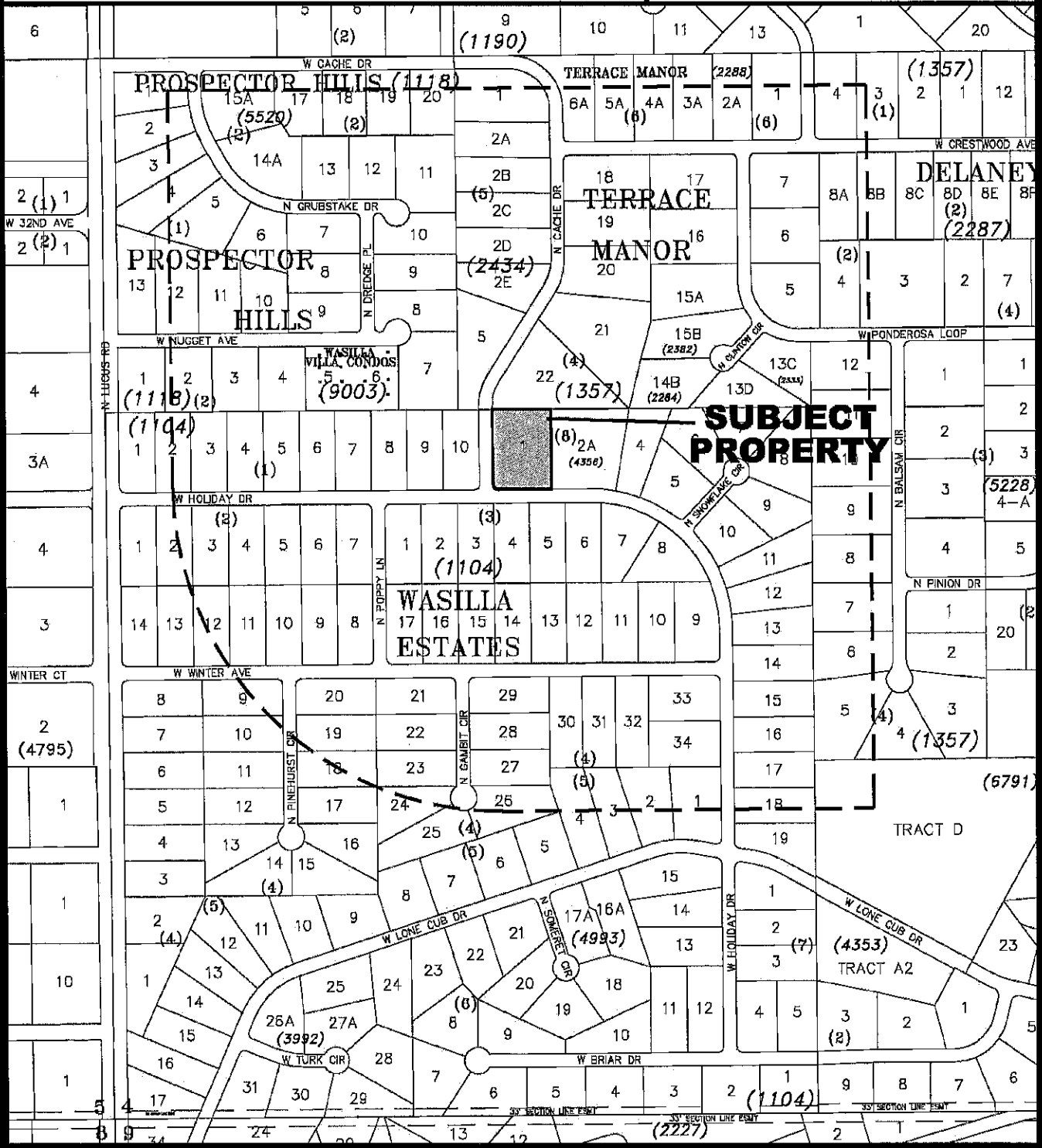
LOCATED IN
WASILLA ESTATES, BLOCK 8, LOT 1
Sec. 4, T17N, R01W, S.M., AK.



SCALE IN FEET



WA 12 MSB Tax Map



CERTIFICATE OF SERVICE

1. I am the Planning Clerk for the City of Wasilla.
2. I certify on this 26 day of October, 2012, I mailed 174 notices of: _____ via first class U.S. Mail and by hand delivery regarding the following:
UP 12-04, Certifying
Land Use Permit # 12-04.

Residents within 1,200'	<u>145</u>
Review Agencies	<u>25</u>
Planning Commissioners & City Council Members	<u>11</u>
Total	<u>181</u>

DATED at Wasilla, Alaska, October 26, 2012

CITY OF WASILLA

Tahirih Revet
TAHIRIH REVET
Planning Clerk

Attest:

Tina Crawford
TINA CRAWFORD
City Planner

9003000000
910 NUGGET LLC
PO BOX 870070
WASILLA, AK 99687-0070

1104B03L013
ALLRED SCOTT V & ANGELA
801 W WINTER AVE
WASILLA, AK 99654

1118B02L009
ALVARO NARINO FRAMING INC
3121 N ALMA DR
WASILLA, AK 99623-0822

1104B04L029
ANDREWS LINDA L
105 SANDSTONE DR
APT 217
WALKERSVILLE, MD 21793

1357B05L001
ARRANTS DAVID L & IRMA M
836 W CACHE DR
WASILLA, AK 99654

2382B04L015B
BAKER BRIAN D & ASHLEY
1250 N CLINTON CIR
WASILLA, AK 99654-5550

1104B05L003
BANK OF AMERICA N A BAC
HOME LOANS SERVICING LP
400 NATIONAL WAY
SIMI VALLEY, CA 93065-6414

1357B04L021
BAYLE TRACY M
BETHEL LAWRENCE C
2301 W MYSTERY AVE
WASILLA, AK 99654-6107

1104B02L008
BAYSIDE SERVICE CO
1830 E PARKS HWY STE 113A
PMB 302
WASILLA, AK 99654-7377

1104B08L017
BERNARDEZ-FU ROBT & GLORIA
HAYES ROBT D & BERNICE D
15404 3RD PL W
LYNWOOD, WA 98087

2287000L008B
BLACK PETER A & MARY A
536 W CRESTWOOD AVE
WASILLA, AK 99654

1357B04L020
BLACKMER FRANK G & RUFELIA B
1301 N CACHE DR
WASILLA, AK 99654-5508

1104B02L005
BONDAREV VASILYIY & IRENA
1036 W HOLIDAY DR
WASILLA, AK 99654

1104B04L030
BONEY SARAH E
2527 SIESTA AVE
LAS VEGAS, NV 89121

1104B08L001
BOOTHBY RICHARD D & TAUNNIE
790 N HICKORY ST
PALMER, AK 99645

1118B02L013
BOSCH MICHAEL H JR & PATRICIA L
1425 N GRUBSTAKE TRL
WASILLA, AK 99654-5514

1104B02L003
BOY MICHAEL G
1100 W HOLIDAY DR
WASILLA, AK 99654

1118B02L020
BRADLEY ETTA Y
900 W CACHE DR
WASILLA, AK 99654-5500

1118B01L009
BROOKS TIMOTHY T
PO BOX 870636
WASILLA, AK 99687-0636

1357B05L005
BUNNIS DALE J & TYRA A
1200 N CACHE DR
WASILLA, AK 99654

2434B05L002A
BURNS LISA E
401 S WASILLA ST
UNIT 46
WASILLA, AK 99654-8174

1118B02L018
BURT HUNTER LES
974 W CACHE DR
WASILLA, AK 99654-5500

1104B08L014
BUSH SUSAN L
BUSH ERIC A
673 W HOLIDAY DR
WASILLA, AK 99654

1357B04L007
BYRNE KIMBERLY L
1000 N BALSAM CIR
WASILLA, AK 99654-5553

2288B06L005A
CARPENTER JACKIE F
751 CRESTWOOD AVE
WASILLA, AK 99654

1104B04L022
CASTO HENRY N & KIMBERLY
900 N GAMBIT CIR
WASILLA, AK 99654

1357B04L017
CHAMP DUANE JOHN & FAITH K
650 CRESTWOOD AVE
WASILLA, AK 99654

1118B02L011
CHAMPAGNE PHILLIP A
1375 N GRUBSTAKE DR
WASILLA, AK 99654-5513

1118B01L008
CHIPMAN PATRICK A
1300 N DREDGE PL
WASILLA, AK 99654-5516

1118B01L001
CHRISTIANSON JAS R & BRENDA
PO BOX 871183
WASILLA, AK 99687-1183

2382B04L015A
IRWIN JOEL S
EYLER JESSICA C
574 W PONDEROSA LOOP
WASILLA, AK 99654

1104B08L018
JOHNSON CASEY F
PO BOX 142372
ANCHORAGE, AK 99514-2372

1104B04L034
JONES CHAD C & LEAH M
654 W HOLIDAY DR
WASILLA, AK 99654

1118B02L003
KHOKHORINA TATIANA J
10600 STROGANOF DR
ANCHORAGE, AK 99507

1104B08L004
LATHAM SHELLY K
PO BOX 422
CORDOVA, AK 99574-0422

2434B05L002D
LEBON LYLE & KAREN L
1326 CACHE DR
WASILLA, AK 99654

1357B04L004
LEWELLYN TODD J & CINDY L
850 BALSAM CIR
WASILLA, AK 99654

1104B04L020
LOYER ANDREW G & SHEILA A
PO BOX 871586
WASILLA, AK 99687-1586

1104B04L031
MCCOMBS MAUREEN K
736 WINTER AVE
WASILLA, AK 99654

1104B04L019
MENARD L & DUNLAP A
PETERSON S & ROBERTS T
901 N PINEHURST CIR
WASILLA, AK 99654

1104B02L006
IVANCHUK PETR P & VERA I
233 BEACON POINT LN
WILDWOOD, MO 63040

1118B01L011
JOHNSON TODD ELLIS
1061 W NUGGET AVE
2
WASILLA, AK 99654

1104B04L028
KAMHOLZ GUY R II & ANGELA
901 N GAMBIT CIR
WASILLA, AK 99654

1104B02L002
KIM POK & MI C
3766 ARCTIC BLVD
ANCHORAGE, AK 99503

1104B01L002
LAWRENCE GEO R & CHARITY D
1135 W HOLIDAY DR
WASILLA, AK 99654-6316

1104B08L005
LENTZ PAUL B & JEANNE M
1100 N SNOWFLAKE CIR
WASILLA, AK 99654

2434B05L002B
LEWIS ERIK C & CHANDRA L
1400 N CACHE DR
WASILLA, AK 99654

2333B04L013D
MARTONE SHERRIE L
1201 N CLINTON CIR
WASILLA, AK 99654

1104B01L003
MCELROY MARCELLA
15524 LINDEN
OAK FOREST, IL 60452

1104B04L018
MENARD LEONARD J & FELIPA P
875 PINEHURST CIR
WASILLA, AK 99654

1118B02L010
JENSEN JONATHAN R
1351 N DREDGE PL
WASILLA, AK 99654-5518

1104B03L015
JOHNSTON JENNIE L
865 WINTER AVE
WASILLA, AK 99654

1118B01L003
KANE CHARLES E & TERRI D
PO BOX 873260
WASILLA, AK 99687-3260

2333B04L013C
KINCANNON JEFF M & TODDI E
570 PONDEROSA LOOP
WASILLA, AK 99654

1357B04L022
LAYTON STEVE T
1201 N CACHE AVE
WASILLA, AK 99654

1104B05L002
LEONI ANTHONY V
701 LONE CUB DR
WASILLA, AK 99654

1357B04L008
LINDHOLM STEPHANIE L
1050 BALSAM CIR
WASILLA, AK 99654

1104B02L009
MAURER ANDREW R & SARAH M
1001 W WINTER AVE
WASILLA, AK 99654

2284B04L014B
MEANS LOREN ALONZO III
1668 N PITTMAN RD
WASILLA, AK 99623-0829

5520B02L014A
MEYER DOUG & SUSANNE L
1451 N GRUBSTAKE DR
WASILLA, AK 99654

1104B08L007
SIMMS RICHARD P & JOSEPHINE B
1181 N SNOWFLAKE CIR
WASILLA, AK 99654

1104B04L025
SMITH BRYON K&KATHERINE L
824 N GAMBIT CIR
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1035 W HOLIDAY DR
WASILLA, AK 99654

2288B06L003A
SMITH DALE E
661 W CRESTWOOD AVE
WASILLA, AK 99654

1104B03L001
SMITH JACK M & ISMENIA G
PO BOX 870164
WASILLA, AK 99687-0164

1104B08L016
SONNABAND LORRAINE D EST
655 W HOLIDAY DR
WASILLA, AK 99654

1118B01L002
SPEER STEPHANIE A
1486 N GRUBSTATE DR
WASILLA, AK 99654

1118B01L012
STURE LINDA L DEC TR TRE
STURE LINDA WESSELS MAXWELL
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ANCHORAGE, AK 99517-1541

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SWARTZ JEFFREY A & KATHRYN J
966 W HOLIDAY DR
WASILLA, AK 99654

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TESAR DAVID J
TESAR BONITA G
1101 N SNOWFLAKE CIR
WASILLA, AK 99654-6327

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TESAR TRAVIS C
1101 N SNOWFLAKE CIR
WASILLA, AK 99654-6327

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TINGSTAD RICHARD W & K L
765 W WINTER AVE
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TURNER ELICIA D
1830 E PARKS HWY
STE A-113 PMB 588
WASILLA, AK 99654-7374

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ROOM 7015
SANTA ANA, CA 92701-4003

1104B08L006
VADNER BEVERLY J
PO BOX 870262
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2434B05L002E
WADE ERICK H & PATRICIA A
1300 N CACHE DR
WASILLA, AK 99654-5505

1357B02L004
WAHL ROY E & INGRID K
567 PONDEROSA LOOP #33
WASILLA, AK 99654

1104B08L011
WALLIS JACK M & LISA M
2028 E NORTHERN LGTS BLVD
ANCHORAGE, AK 99508

1104B08L012
WALLIS JACKIE M & LISA M
2028 E NORTHERN LGTS BLVD
ANCHORAGE, AK 99508

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WEDEKIND BRENT W& HEIDI A
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WEICHERT CYNTHIA L
585 W PONDEROSA LOOP
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1500 E TIERRA GRANDE DR
WASILLA, AK 99654-3529

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Anchorage, AK 99519-0288

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

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- NOTICE OF APPLICATION FOR USE PERMIT -

DATE: **October 26, 2012**
APPLICANT (S): **Richard & Taunnie Boothby**

CASE: U12-04

REQUEST: To obtain a Use Permit for a cattery, which means any premises used for breeding, buying, selling, keeping or boarding five or more cats over the age of six months, whether for profit or not, (the applicant currently has four cats and would like to have five or more) located on Lot 1, Block 8, Wasilla Estates Subdivision, Section 4, Township 17 North, Range 1 West, consisting of approximately 1.51 acres, more commonly known as 835 W. Holiday Drive. The subject parcel is zoned RR--Rural Residential, which requires a Use Permit for a cattery in accordance with WMC 16.16.060 (J).

You are being notified of this proposed action in accordance with Chapter 16.12 of the Wasilla Municipal Code, as you own property within 1,200 feet of the subject parcel.

Comments may be submitted in writing by filling in the spaces 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 to (907) 373-9021 or email comments to planning@ci.wasilla.ak.us. Comments on the land use permit must be received by **November 9, 2012.**

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

Name _____
Address _____
Lot _____ Block _____ Subdivision _____

Comments: _____



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

FIRST CLASS

USE PERMIT #12-04

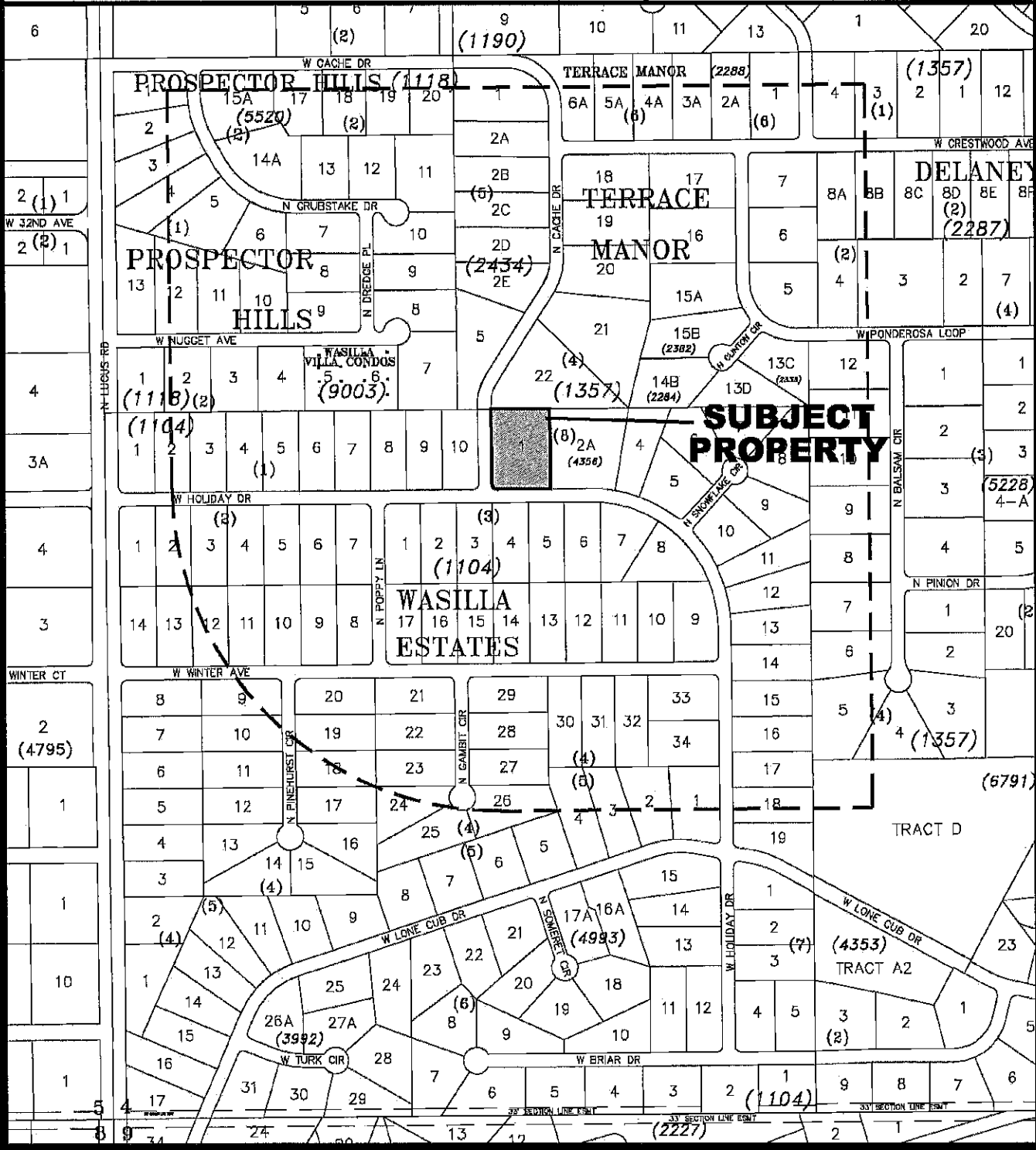
LOCATED IN
WASILLA ESTATES, BLOCK 8, LOT 1
Sec. 4, T17N, R01W, S.M., AK.



SCALE IN FEET



WA 12 MSB Tax Map



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

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 12-20**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION IN SUPPORT OF THE
ALASKA DEPARTMENT OF TRANSPORTATION'S PURPOSE AND NEED TO
IMPROVE KNIK-GOOSE BAY ROAD.**

WHEREAS, the Alaska Department of Transportation and Public Facilities (ADOT&PF) in cooperation with the Federal Highway Administration is soliciting comments and information on a proposed project to reconstruct Knik-Goose Bay Road from Centaur Avenue to Vine Road; and

WHEREAS, the ADOT&PF's stated purpose and need of the project is to improve mobility for people and freight and to enhance access management; and

WHEREAS, the Wasilla Planning Commission has the following comments, concerns and recommendations:

- 1) The project should be extended to Settler's Bay Drive beyond the planned terminus at Vine Road to better serve the community;
- 2) Alternate access needs to be provided to the Smith ball fields from Endeavor Drive to eliminate massive U-turn movements entering and leaving the ball fields;
- 3) Revise the preliminary plans to show Fern Street as a four-way intersection as planned by the City with a public use easement existing across from Fern Street; the preliminary plans show this as a three-way intersection;
- 4) Residential and commercial access from Centaur Avenue to Mack Drive needs to be provided with minimal U-turn movements.

THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission hereby supports the purpose and need of the project to reconstruct Knik-Goose Bay Road from Centaur Avenue to Vine Road; and

BE IT FURTHER RESOLVED, that the Wasilla Planning Commission requests that the ADOT&PF consider the stated recommendations above during the Preliminary Engineering and Environmental Assessment for the project and present the preferred alternative to the Planning Commission for their review and recommendation when it has been identified through the Preliminary Engineering and Environmental Assessment process.

APPROVED by the Wasilla Planning Commission on -, 2012.

APPROVED:

Doug Miller, Chairman

ATTEST:

Tina Crawford, AICP, City Planner

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, P/A	1201 N LUCILLE ST	C	
05/29/12	05/30/12	A12-47	TENANT SPACE	2,040	1353000L008D	WASILLA WOODS	WILLIAMS, P/A	1201 N LUCILLE ST	C	

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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	888	3947B01L005B	THE MEADOWS	STONEKING, GERALD & SHIRLEY	1730 N LUCAS RD	RR	
08/09/12	PENDING	A12-64	TENANT SPACE	1,100	1550B02L003	CRESTE FORE	THE ALASKAINA CAFE	1591 CRESTE FORIS RD	RR	
08/09/12	08/17/12	A12-65	HOME OCC	500	1104B04L021	WASILLA EST	WALDEN, SONYA	924 W WINTER	RR	
08/09/12	08/09/12	A12-66	PERSONAL SHOP/ CARPORT	1,152	1116B01L005	OLSON	GUMLEY, ANDREW	2341 W SUN MTN AVE	C	
08/13/12	08/20/12	A12-67	TUP	87	1787000L005A	PINECREST	CHAPMAN, SHANE	367 W PONDEROSA LP	R-1	
08/15/12	08/17/12	A12-68	SIGN	54	3250000L002	CENTRAL WASILLA	ANDERSON, TED	251 W PARKS HWY	C	
08/02/12	08/21/12	A12-69	SIGN	200	1108B02L047	WASILLA ARPR HTS	FULLER, NORM	833 W COMMERCIAL DR	C	
08/16/12	08/21/12	A12-70	SIGN	2,600	5294B01L007-C	RADON DEV	CENTENNIAL PLAZA LLC	892 E USA CIR	C	
08/21/12	09/11/12	A12-71	COMM < 10,000 SQ FT	2,400	3099B01L003	COTTONWOOD PARK	MKM, LLC	1530 E FINANCIAL DR	C	
08/23/12	08/24/12	A12-72	SFD	2,112	2513B02L010	RICHMOND HILLS #2	PAVLUS, DMITRY	1331 E WOODCREST DR	R-1	
08/24/12	08/24/12	A12-73	SFD	2,112	6957B02L004B	WASILLA WOODS	LESHCHINSKIY, DAN	350 E SPRUCE AVE	RR	
08/27/12	08/28/12	A12-74	SFD	2,112	1038B02L004	LAKE VIEW	BOND, CARL	337 W LAKE VIEW AVE	R-1	
08/30/12	09/04/12	A12-75	SUBD	7034000T004A	7034000T004A	ERINWOOD	MCNEIL, SUSAN		RR	
08/30/12	PENDING	A12-76	TENANT SPACE	1,000	17N01W16D015	MEADOW RIDGE PH 2	BOGARDUS, CAROLINE	1800 S KGB RD	C	
09/04/12	09/06/12	A12-77	SFD	1,749	5945B02L007	MEADOW RIDGE PH 2	HALL QUALITY HOMES	738 N PINE RGE LP	R-1	
09/04/12	09/06/12	A12-78	SFD	2,716	5945B02L007	MORTGAGE PK	HALL QUALITY HOMES	460 N PINE RGE LP	R-1	
09/06/12	09/07/12	A12-79	SFD	3,000	3108B01L006	PARKS MANOR	PAVLUS, SVYATOSLAV	2791 E JUDE DR	RR	
09/06/12	09/06/12	A12-80	TENANT SPACE	1,720	1048B02L028	MOUNTAIN VLG PLZ	MARTINEZ, RITA	245 E NELSON AVE	C	
09/07/12	09/07/12	A12-81	TENANT SPACE	1,200	1551B03L002A	FREDERICK	CRUZ, SAMUEL	901 S HERMON RD	C	
09/07/12	09/10/12	A12-82	SIGN	2,025	1584B01L003	COTTONWOOD PARK	FOSTER, GARY	1216 W LAKE LUCILLE DR	R-1	
09/07/12	09/07/12	A12-83	TENANT SPACE	1,750	3099B01L001	COTTONWOOD CRK PL	FERGUSON, LANNA	1590 E FINANCIAL DR	C	
09/10/12	09/12/12	A12-84	SFD	1,976	5945B03L016	MEADOW RIDGE PH 2	STARBUCKS	1771 E PARKS HWY	C	
09/18/12	09/19/12	A12-85	SFD	2,386	5945B03L016	MEADOW RIDGE PH 2	HALL QUALITY HOMES	2535 W SHADOW LEAF	R-1	
09/18/12	09/19/12	A12-86	SFD	2,260	5945B03L012	FOLLETT INDUSTRIAL TR	HALL QUALITY HOMES	2568 W SHADOW LEAF	R-1	
09/19/12	PENDING	A12-87	TENANT SPACE	256	17N01W03C015	THOMAS SUB #2	A-1 LAWN & LANDSCAPING	101 E SWANSON AVE	C	
09/19/12	09/19/12	A12-88	GAZEBO	5,000	17N01W03C015	MEADOW RIDGE PH 2	GOOD SHEPARD LUTHERAN	501 E BOGARD RD	C	
09/21/12	09/21/12	A12-89	TENANT SPACE	3,000	2641B02L004	MEADOW RIDGE PH 2	MUZECHUK, ANATOLY	260 NELSON AVE	C	
09/21/12	09/24/12	A12-90	SFD	3,401	5945B01L007	ADVENTURE EST	AK USA CREDIT UNION	648 N PINE RIDGE LP	R-1	
09/27/12	PENDING	A12-91	COMM PARKING LOT	2,260	3118B01L002	INDIAN HILLS #1	FENDICH, ANATOLY	973 E USA CIR	C	
10/02/12	10/02/12	A12-92	DUPLEX	2,260	1190B02L024	BUENA VISTA	PLATINUM BUILDERS	1601 CENTURIAN PL	RR	
10/15/12	10/15/12	A12-93	SFD	2,260	2602B02L006	MISSION HILLS PH I	DIETZ, TIM	1200 N INJUN JOE CIR	RR	
10/15/12	10/15/12	A12-94	HOME OCC	280	1006000L011	CAREFREE ACS SUB	WEBER, JOAN	2244 W LAKE LUCILLE DR	R-1	
10/24/12	10/25/12	A12-95	ADDITION TO HOME	280	2669B1L001	CAREFREE ACS SUB	VELOCK, ROBERT	1150 N ARNOLD PALMER ST	R-1	
10/24/12	10/25/12	A12-96	CRAFT BAZAAR	280	2864B01L006A	CAREFREE ACS SUB	WEBER, JOAN	1401 S SEWARD MERIDIAN	C	

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10/25/12	10/25/12	A12-97	TENANT SPACE	1,200	1015B2EL005	EAST WASILLA	SWANSON, CYNTHIA	500 E SWANSON AVE	C	
10/25/12	10/30/12	A12-98	SIGN	144	1032B13L009	KENNEDY ADD	HESSMER, GARY & LINDA	490 E RAILROAD	C	
10/31/12	PENDING	A12-99	TENANT SPACE	6,100	495600T00A4	OLSON 1999 ADD	QUALO REAL EST LLC	1511 E PARKS HWY	C	
11/20/12	11/27/12	A12-100	TENANT SPACE	1,100	4653000L003	CREEKSIDE PLAZA	MCDONNELL, JESSICA	1830 E PARKS HWY	C	
11/26/12	11/28/12	A12-101	TENANT SPACE	3,400	17N01W13A006	BAYVIEW GARDENS	BROWN JUG	1350 S SEWARD MERIDIAN	C	
11/27/12	11/30/12	A12-102	ADD TO SFD & SHED	984	1277B02L009		WHALEY, WAYNE	1931 CHILLIGAN	RR	
11/27/12	PENDING	A12-103	TRANSMISSION LINE				MEA			
12/03/12	PENDING	A12-104	PERSONAL OFFICE	320	1056B02L007	SNIDER #3	JOHNSON, MARIO	175 W HERNING	C	
11/30/12	12/04/12	A12-105	TENANT SPACE	950	9089000U002	NELSON AVE COMM	THREE START ENT	185 E NELSON AVE	C	
12/03/12	12/04/12	A12-106	TENANT SPACE	1,152	5682B03L003B-1	MTN VLG PLZ	MENAGE, PETER	2521 E MT VILLAGE DR	C	
USE PERMITS										
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 OFFICE & TRANSITIONAL HOUSING	25,000	17N01W10D007 & D008		VALLEY CHURCH OF CHRIST	1125 E MAJESTIC VIEW	RR	
09/24/12	10/09/12	U12-03	HOUSING	1,750	1108B01L002	WASILLA AIRPORT HTS	ALASKA FAMILY SERVICES	561 W NELSON	C	
10/26/12	PENDING	U12-04	CATTERY		1104B08L001	WASILLA EST	BOOTHBY, TAUNNIE	835 W HOLIDAY DR	RR	
11/27/12	PENDING	U12-05	TRANSMISSION LINE				MEA			
CONDITIONAL USE PERMITS										
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	
PLANNED UNIT DEVELOPMENT (PUD)										
REZONE										
06/27/12	09/11/12	R12-01	RR - C	10 AC		PIONEER BLUFF	NIESEN, GREG & LENORA		RR	
LEGAL NON-CONFORMING USE										
SHORELINE SETBACK										
AMNESTY										
VARIANCE										
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	



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9/4/2012	D	1981 Swathmore		Y	N	RAL dog	12-57515 verbal warning
9/4/2012	C	Wal Mart		N	N	Shoplift	12-57550 unfounded
9/4/2012	S	Lake Lucille Park		N	N	Facility/security check	12-57563
9/5/2012	PAT	Carrs		N	N	Assist patrol locate shoplifter	12-57453
9/5/2012	C	201 W Herning		Y	N	Business license violation	12-57692 verbal warning
9/5/2012	D	671 Yakima		Y	N	RAL dogs x2	12-57730 UTL
9/5/2012	PAT	Fred Meyer		Y	N	Public Assist	12-57721
9/6/2012	D	Wasilla Vet		Y	N	RAL dog	12-57877 impound
9/6/2012	S	Carrs		Y	N	HCP parking violation	12-57925 verbal warning
9/7/2012	S	Lake Lucille Park		N	N	Facility/security check	12-58057
9/7/2012	D	Lake Lucille Park		N	N	Missing person locate	12-58053 UTL
9/7/2012	D	3100 Whispering Woods		Y	N	RAL dog	12-58061 verbal warning
9/10/2012	S	Lake Lucille Park		N	N	Facility/security check	12-58867
9/10/2012	FUP	KGB & Endeavor		N	N	Abandoned veh in ROW	12-58417 impound
9/10/2012	D	Target		Y	N	Aggressive dog complaint	12-58937 unfounded
9/10/2012	S	Target		N	N	HCP parking violation	12-58947 UTL
9/11/2012	S	Lake Lucille Park		N	N	Facility/security check	12-59063
9/11/2012	S	Target		Y	N	HCP parking violation	12-59094 citation
9/11/2012	S	Carrs		Y	N	HCP parking violation	12-59153 verbal warning
9/12/2012	C	619 KGB		Y	N	Off premise sign violation	12-59323 verbal warning
9/12/2012	S	705 KGB		Y	N	Off premise sign violation	12-59323 verbal warning
9/13/2012	FUP	Wasilla Chamber		Y	N		12-59323
9/13/2012	S	Lake Lucille Park		N	N	Facility/security check	12-59494
9/13/2012	D	Church & Mission Hills		N	N	ATV violation	12-59496 UTL
9/13/2012	S	Fred Meyer		N	N	HCP parking violation	12-59547 unfounded
9/14/2012	D	Carrs		N	N	HCP parking violation	12-59678 UTL
9/14/2012	PAT	Value Village		Y	N	HCP parking violation	12-59675 citation
9/14/2012	C	Cache & Nugget		N	N	RAL dog	12-59712 UTL
9/14/2012	S	KFC		Y	N	HCP parking violation	12-59736
9/17/2012	FUP	1541 Centurian		Y	N	RAL dog	12-60240 return to owner
9/17/2012	S	Lake Lucille Park		N	N	Facility/security check	12-60383
9/17/2012	S	Wasilla Lake Park		N	N	Facility/security check	12-60388



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9/17/2012	S	MUSC		N	Facility/security check	12-60394
9/18/2012	S	Post Office		Y	HCP parking violation	12-60520 citation
9/18/2012	S	AK USA		Y	HCP parking violation	12-60531 verbal warning
9/18/2012	S	Sports Authority		Y	HCP parking violation	12-60553 citation
9/18/2012	S	Target		Y	HCP parking violation	12-60559 verbal warnings x2
9/18/2012	S	Carrs		Y	HCP parking violation- misuse	12-60564
9/18/2012	S	Lake Lucille Park		N	Facility/security check	12-60586
9/19/2012	S	Target		Y	HCP parking violation	12-60758 citation
9/19/2012	S	Lake Lucille Park		N	Facility/security check	12-60792
9/20/2012	C	490 Railroad		Y	Flashing sign violations x2	12-60898 verbal warnings x2
9/20/2012	FUP	Wasilla Chamber		Y		12-59323
9/24/2012	PAT	Carrs		Y	Disturbance	12-61824
9/24/2012	S	Woodcrest		N	Smoke investigation	12-61864 unfounded
9/24/2012	S	Lake Lucille Park		N	Facility/security check	12-61871
9/24/2012	S	Valley Cinema		N	Facility/security check	12-61883
9/25/2012	S	Mile 51 Parks		Y	DOA dog	12-62023 return to owner
9/25/2012	S	1625 Centurian		Y	Land use violation	12-62060
9/25/2012	S	Holiday Station		Y	HCP parking violation- misuse	12-62096 citation
9/26/2012	C	Bumpus		Y	Horse complaint	12-62282 unfounded
9/26/2012	S	Spruce & Rockside		Y	RAL dog	
9/26/2012	FUP	2651 Quiet Cir		N		12-62096
9/26/2012	S	Wasilla Lake Park		N	Facility/security check	12-62317
9/27/2012	D	NAPA		Y	Dog bite	12-62470 unfounded
9/27/2012	D	171 E Danna		Y	Abandoned veh	12-62471 unfounded
9/27/2012	D	2356 W Spruce		Y	RAL dogs x2	12-62479 citations x2
9/27/2012	C	1150 Jack Nicklaus		Y	Land use violation	12-62510 refer to planner
9/28/2012	S	Lake Lucille Park		N	Facility/security check	12-62625
9/28/2012	S	Charter College		Y	HCP parking violation	12-62648 citation
9/28/2012	S	Walgreens		Y	HCP parking violation/warrant arrest	12-62701 citation