



**MAYOR**  
Verne E. Rupright

**CITY PLANNER**  
Tina Crawford

**WASILLA PLANNING COMMISSION**

Patrick Brown, Seat A  
Daniel Kelly Jr., Seat B  
Jessica Dean, Seat C  
Vacant, Seat D  
Glenda Ledford, Seat E  
William Green, Seat F  
Jesse Sumner, Seat G

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

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

**REGULAR MEETING**

**7 P.M.**

**JUNE 11, 2013**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
  - A. Brad Swartz, MSB – Update on MSB road projects
  - B. City Deputy Administrator
  - C. City Public Works Director
  - D. City Attorney
  - E. City Planner
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
  - A. Minutes of May 14, 2013, regular meeting
  - B. Minutes of May 21, 2013, special meeting

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

A. PUBLIC HEARINGS

1. Item: Landscape Waiver (Reso. #13-09)  
Petitioner: Christina Sena, owner of The Perfect Start, LLC  
Request: Approval to allow 82% of the lot to remain cleared of vegetation, which is 12% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop a new drive-through coffee stand.  
Note: Prior to the applicant leasing the lot, 100% of the lot had been totally cleared of vegetation. The Applicant is proposing to add 18% of vegetation to the lot.  
  
Total Area: 1.13 acres±  
Site Address: 1501 W. Parks Highway  
Lot 15, Block 3, Wasilla Heights Subdivision  
  
Zoning: Commercial  
Future Land Use: Generally Commercial/Business
  
2. Item: Landscape Waiver (Reso. #13-10)  
Petitioner: Tom Adams, Lounsbury & Associates, Agent for Kendall Ford of Wasilla  
  
Owner: Corporate Way Properties  
Request: Approval to allow 77% of the lot to remain cleared of vegetation, which is 7% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to build an addition to the existing sales building.  
Note: Kendall Ford was developed prior to the adoption of the current landscape regulations. However, the expansion requires them to come into compliance with the regulations or request a waiver.  
  
Total Area: 12.07 acres±  
Site Address: 2701 E. Sun Mountain Avenue  
Lot 2, Sun Plaza Subdivision  
  
Zoning: Commercial  
Future Land Use: Generally Commercial/Business

B. COMMITTEE OF THE WHOLE

1. Discussion to identify revisions to draft Downtown Area Plan
2. Discussion of Planning Commission responsibilities and drafting of work plan for remainder of 2013

IX. UNFINISHED BUSINESS

- X. COMMUNICATIONS
  - A. Permit Information
  - B. Enforcement Log
- XI. AUDIENCE COMMENTS
- XII. STAFF COMMENTS
- XIII. COMMISSION COMMENTS
- XIV. ADJOURNMENT

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**REGULAR MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM, May 14, 2013, in Council Chambers of City Hall, Wasilla, Alaska by Daniel Kelly, Jr., Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

Mr. Patrick Brown, Seat A  
Mr. Daniel Kelly, Jr., Seat B  
Ms. Jessica Dean, Seat C  
Vacant, Seat D  
Ms. Glenda Ledford, Seat E  
Mr. William Green, Seat F  
Mr. Jesse Sumner, Seat G

Staff in attendance were:

Mr. Vern Rupright, Mayor  
Mr. Archie Giddings, Public Works Director  
Mr. Richard Payne, City Attorney  
Ms. Tina Crawford, City Planner  
Ms. Tahirih Revet, Planning Clerk

**III. PLEDGE OF ALLEGIANCE**

A. Commissioner Green led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as amended to remove the Downtown Area Plan and rescheduled as a Committee of the Whole item on June 11, 2013.

**VI. REPORTS**

A. City Deputy Administrator  
No report given.

B. City Public Works Director  
Mr. Giddings provided a brief summary of items that were approved in the CIP budget.

C. City Attorney  
No report given.

D. City Planner  
No report given.

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

**VIII. CONSENT AGENDA**

A. Minutes of April 9, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

**IX. NEW BUSINESS**

1. ~~Item: Proposed Downtown Area Plan (Reso. #13-07)~~  
~~Petitioner: City of Wasilla~~  
~~Request: Recommendation to Wasilla City Council to adopt the proposed Wasilla Downtown Area Plan as an amendment to the 2011 Comprehensive Plan so that it can serve as a document that the Wasilla Planning Commission, City Council, and City Staff can use and cite as a basis for making decisions, such as identifying capital project priorities, land use permits, and considering applications for rezoning.~~

2. Item: CU 13-01 (Reso. #13-08)  
Petitioner: Pat Eder, Agent for Russell and Pamela Burlingame  
Request: Permit to construct an 11,252 square feet medical building – Alyeska Physical Therapy.  
Total Area: 2.33 acres ±  
Site Address: 401 E. Bogard Road  
Lots C2 and C3, Section 3, Township 17 North, Range 1 West  
Zoning: Commercial  
Future Land Use: Generally Commercial/Business

a. Staff report  
Ms. Crawford provided a brief summary of the applicant's request.

b. Applicant's report  
Mr. Pat Eder, Agent for Russell and Pamela Burlingame  
Mr. Eder provided a brief description of the construction of the medical building.

c. Private person supporting or opposing the proposal  
Chair Kelly opened the public hearing.

Mr. Garvan Bucaria provided comments on the egress and ingress access and recommended that they have a one way traffic flow into the site from the Wasilla Fishhook and out onto the Bogard Road, with a stop sign, due to the traffic congestion, pedestrian traffic and school children.

With no other comments, Chair Kelly closed the public hearing.

d. Applicant

Mr. Eder stated he has spoken with the State regarding the driveways permit on Bogard Road and Wasilla-Fishhook Road.

MOTION: Commissioner Green moved to approve Resolution Serial No. 13-08, as presented for approval.

Discussion moved to the Commission.

VOTE: The motion to adopt Resolution Serial No. 13-08, as presented for approval, passed unanimously.

3. Item: AA 13-27 and UP 13-02 (Reso. #13-06)  
Petitioner: Matanuska Electric Association (MEA)  
Request: Permit to construct new 80-100 feet tall 115 kV double circuit transmission lines, including 100 feet wide right-of-way easement, extending from the new Eklutna generation station to the Herning substation at S. Denali Street located within the Wasilla city limits.  
Total Area: Approximately three miles  
Site Address: A corridor extending west from Seward-Meridian Highway on the north side of the Parks Highway and then crossing to the south side of the Parks Highway behind Creekside Plaza shopping center and then across to the north side of the palmer-Wasilla Highway extension an then west along the Palmer-Wasilla Highway Extension to just east of Glenwood Avenue and then north to the existing Herning substation (see transmission line corridor on attached drawings dated December 7, 2012.)  
Zoning: Commercial and Residential (R-2)  
Future Land Use: Generally Commercial/Business and Mixed Use  
**NOTE: Continuation meeting tentatively scheduled for May 21, 2013.**

a. City Staff

Ms. Crawford introduced the request and asked the Commission to extend the staff and applicant time limit to 20 minutes.

Mayor Rupright stated he is not taking a position on this item but provided information to the Commission regarding the quasi-judicial process and the Commission's responsibilities for reviewing and considering the applicant's request.

Ms. Crawford provided an overview of the background and intent of planning regulations, the State of Alaska's requirement for cities with planning powers to adopt comprehensive plans and implementing land use regulations and policies, and the City code criteria for approving permit requests. She then provided an overview of the requested transmission line project and stated that five options were provided by staff for the Commission to consider. The first option was to continue the meeting to allow staff time to work with other agencies to identify additional routes (staff recommended this option) and the other four options consisted of four different resolutions that the Commission could consider adopting.

*(The regular meeting recessed at 8:05 PM to allow the applicant time to set up their presentation. The meeting reconvened at 8:12 PM)*

b. Applicant

Mr. Dan Beardsley and Mr. Gary Kuhn provided a presentation regarding the request for transmission lines along the Parks Highway and Palmer-Wasilla Highway Extension.

*(The regular meeting recessed at 9:24 PM and reconvened at 9:30 PM)*

c. Private person supporting or opposing the proposal

Chair Kelly opened the public hearing to allow testimony from the public.

The following business and property owners along the Parks Highway spoke regarding their opposition to the proposed transmission lines along the route proposed by Matanuska Electric Association due to the potential negative impacts:

- Mr. Ronald Baird (attorney for Gloria M. Powell, trustee of the Leo J. Demers Testamentary Trust)
- Mr. Floyd Pederson (Creekside Plaza owner)
- Mr. Evangelos Lambernakis (Evangelos's Restaurant owner)
- Mr. Dean Pape (Kendall Ford representative)
- Mr. Stu Graham (The Alaska Club General Manager)
- Mr. William Imlach

The following City residents spoke in opposition to the proposed transmission lines along the route proposed by Matanuska Electric Association due to the potential negative impacts:

- Mr. Garvan Bucaria stated he is opposed to the suggested MEA route and development due to potential impacts to Cottonwood Creek.
- Mr. John Murphy, Naomi Drive resident, stated he is opposed to the suggested MEA route and development due to the impacts to the scenic views along the corridor.



- Mr. Jim Palin, Naomi Drive resident, stated he is opposed to the suggested MEA route and development and agrees with Mr. Murphy's comments.

Mr. Berkley Tilton, President of Knik Fairview Community Council, stated the Council approved a resolution opposing the proposed Fairview Loop. He also stated that Council was in favor of the Commission choosing Option #1 that was recommended by City Staff. However, he requested that they amend Option #1 to include a representative from the Knik Fairview Community Council.

Mr. Ken Ray stated he is not in favor of the Parks Highway route.

Ms. Anne Kilkenny stated her concerns with the proposed transmission lines and the preferred route suggested by MEA. She stated that she is opposed to the preferred route.

Mr. Patrick Johnson stated his support for underground lines by MEA so that they will be less intrusive.

Chair Kelly closed the public hearing.

d. Applicants response

Mr. Beardsley provided a brief summary of the comments made by the public.

Mr. Joe Griffith, MEA General Manager, briefly described the reason for the proposed route and asked that the Commission either approve or deny their request instead of approving the continuance proposed in Option #1.

MOTION: Commissioner Dean moved to continue the meeting past 11:00 PM.

VOTE: The motion to continue the meeting past 11:00 PM passed unanimously.

Discussion ensued.

MOTION: Commissioner Brown moved to adjourn the meeting to a date certain and continuance.

VOTE: The motion to adjourn was passed with Commissioner Brown, Dean, Green, Ledford and Chair Kelly in favor, and Commissioner Sumner in opposition.

## **X. ADJOURNMENT**

The regular meeting adjourned at 11:04 PM.

[CLERK'S NOTE: Items below were not discussed]

**XI. UNFINISHED BUSINESS**

No unfinished business.

**XII. COMMUNICATIONS**

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

**XIII. AUDIENCE COMMENTS**

No comments

**XIV. STAFF COMMENTS**

No comments

**XV. COMMISSION COMMENTS**

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DANIEL KELLY, JR., Chairman

ATTEST:

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TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2013.

**SPECIAL MEETING**

**I. CALL TO ORDER**

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM, May 21, 2013, in Council Chambers of City Hall, Wasilla, Alaska by Daniel Kelly, Jr., Chairman.

**II. ROLL CALL**

Commissioners present and establishing a quorum were:

- Mr. Patrick Brown, Seat A
- Mr. Daniel Kelly, Jr., Seat B
- Ms. Jessica Dean, Seat C
- Vacant, Seat D
- Ms. Glenda Ledford, Seat E
- Mr. Jesse Sumner, Seat G

Commissioners absent and unexcused were:

- Mr. William Green, Seat F

Staff in attendance were:

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

**III. PLEDGE OF ALLEGIANCE**

- A. Ms. Crawford led the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA**

GENERAL CONSENT: The agenda was approved as presented.

**IX. UNFINISHED BUSINESS**

*(Continued from May 14, 2013 regular meeting)*

- 1. Item: AA 13-27 and UP 13-02 (Reso. #13-06)  
Petitioner: Matanuska Electric Association (MEA)  
Request: Permit to construct new 80-100 feet tall 115 kV double circuit transmission lines, including 100 feet wide right-of-way easement, extending from the new Eklutna generation station to the Hering substation at S. Denali Street located within the Wasilla city limits.  
  
Total Area: Approximately three miles  
Site Address: A corridor extending west from Seward-Meridian Highway on the north side of the Parks Highway and then crossing to the

south side of the Parks Highway behind Creekside Plaza shopping center and then across to the north side of the Palmer-Wasilla Highway extension and then west along the Palmer-Wasilla Highway Extension to just east of Glenwood Avenue and then north to the existing Herning substation (see transmission line corridor on attached drawings dated December 7, 2012.)

Zoning: Commercial and Residential (R-2)  
Future Land Use: Generally Commercial/Business and Mixed Use

MOTION: Commissioner Brown moved to re-open the public hearing to provide additional opportunity for the public to give comments.

VOTE: The motion to re-open a public hearing passed unanimously.

Chair Kelly re-opened the public hearing.

Mr. Burley Tilton, Knik Fairview Community Council, stated he would like to suggest that the City of Wasilla include a member from the Knik Fairview Community Council when having a meeting with other organizations to discuss the best route for the public and Matanuska Electric Association for the transmission lines.

Mr. Joel Fuller, not a resident, indicated that he did not have an objection to the MEA transmission lines but that his business partners were opposed to the suggested route along the Parks Highway.

Mr. Chad Paulson, not a resident, President and CEO of Western Enterprises, Inc., stated that he has property and businesses located in the City and is not in favor of the proposed route.

Mr. Joe Griffith, representative of MEA, provided a brief summary of why MEA is proposing the transmission route along the Parks Highway and asked that the Planning Commission make a decision tonight.

Ms. Crawford reiterated that the City acknowledges that reliable power is necessary for the City but that it is the way that it is provided that matters. Any proposed route needs to be consistent with the City Comprehensive Plan and comply with the general approval criteria in the Land Development Code. She stated that there was conflicting information and that the Commission needed to be sure that they had all the information needed to make a decision regarding the proposed transmission lines. Additionally, she discussed briefly why staff was recommending Option #1.

Mr. Randy Hobbs stated that he didn't believe the transmission lines were necessary and that there were other alternatives that were less expensive and would have less impact on the community.

Mr. Tilton reiterated his previous statement.

Mr. Ken Ray stated he is against the Parks Highway route proposed by MEA and is in favor of them building along the Railroad right-of-way.

Chair Kelly closed the public hearing.

**MOTION:** Commissioner Ledford moved to adopt Option #1 with an amendment to add a representative from the Knik Fairview Community Council.

Discussion moved to the Commission.

**MOTION:** Commissioner Brown moved to amend the motion to continue the public hearing to July 9, 2013. He also proposed that the public, businesses and affected parties be allowed to participate in the meetings/workshops scheduled by staff.

**VOTE:** The amendment passed with Commissioner Brown, Ledford, Dean, and Kelly in favor and Commissioner Sumner opposed.

**VOTE:** The motion to adopt Option #1 as amended passed unanimously.

## **XII. AUDIENCE COMMENTS**

No comments

## **XV. ADJOURNMENT**

The regular meeting adjourned at 8:42 PM.

**ATTEST:**

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DANIEL KELLY, JR., Chairman

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TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2013.

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## **I. SUMMARY FACTS:**

Applicant: Christina Sena, Owner, The Perfect Start, LLC  
Land Owner(s): Timber LLC  
Proposal: Approval to allow 82% of the lot to remain cleared of vegetation, which is 12% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop a new drive-through coffee stand. Note: Prior to the applicant leasing the lot, 100% of the lot had been totally cleared of vegetation. The Applicant is proposing to add 18% of vegetation to the lot.  
Location: 1501 W. Parks Highway  
Lot 15, Block 3, Wasilla Heights Subdivision  
Parcel size: 1.13 acres±  
Zoning District: C – Commercial  
Future Land Use: Generally Commercial/Business  
Surrounding Zoning: North: Commercial  
South: Commercial  
East: Commercial  
West: Commercial

## **II. STAFF RECOMMENDATION:**

Staff recommends approval of this request with conditions.

## **III. SUMMARY OF REQUEST**

The applicant is requesting approval to allow 82% of lot to be cleared of vegetation, which is 12% more than is allowed in WMC 16.33.050(A)(2). Although the lot was already cleared of vegetation prior to the applicant leasing the parcel, WMC 16.33.050(B) states the following:

“The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter.”

However, WMC 16.33.050(A)(2) allows the Planning Commission to approve clearing vegetation from more than 70 percent of the lot area.

As stated above, the lot is currently cleared of all vegetation and is covered with gravel. The applicant has been approved to locate a drive-through coffee stand on the middle of the lot. They are proposing to add approximately 9,000 square feet of grass along the southern portion of the lot along the Parks Highway, will have hanging flower baskets on the structure, and flower pots for the employee parking area. However, even with the additional landscaping and vegetation, the lot will still have 82% of the lot cleared of vegetation and the code only allows 70% of the lot to be cleared of vegetation.

#### **IV. APPLICABLE PROVISIONS:**

##### **WMC 16.33.050, Land Clearing Restrictions:**

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.**
  - 2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.**

#### **V. ISSUES REGARDING CODE**

Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

#### **VI. CONCLUSION AND RECOMMENDATION**

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is consistent with the intent of the landscaping requirements in Title 16 and recommends that the Planning Commission approve the requested waiver to the land clearing requirements with the following condition:

1. Landscaping on the site must be installed and maintained in perpetuity as shown on the site plan, date stamped April 26, 2013, as required in WMC 16.33.060.
2. Any future development on this site, other than the proposed coffee stand, must comply with all applicable landscaping standards in WMC Chapter 16.33.



By: Planning  
Public Hearing: 06/11/13  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 13-09**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A COMMERCIAL SITE TO REMAIN CLEARED OF UP TO 82 PERCENT OF THE VEGETATION FOR LOT 15, BLOCK 3, WASILLA HEIGHTS SUBDIVISION PER WMC 16.33.050(A)(2). GENERALLY LOCATED NORTH OF THE PARKS HIGHWAY AND WEST OF LUCAS ROAD.**

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WHEREAS, Christina Sena, The Perfect Start, LLC, owner/applicant, submitted a request for a waiver/modification on April 26, 2013, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on June 4, 2013; and

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

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

1. Landscaping on the site must be installed and maintained in perpetuity as shown on the site plan, date stamped April 26, 2013 and attached as Exhibit A, as required in WMC 16.33.060.
2. Any future development on this site, other than the proposed coffee stand, must comply with all applicable landscaping standards in WMC Chapter 16.33.

ADOPTED by the Wasilla Planning Commission on -, 2013.

APPROVED:

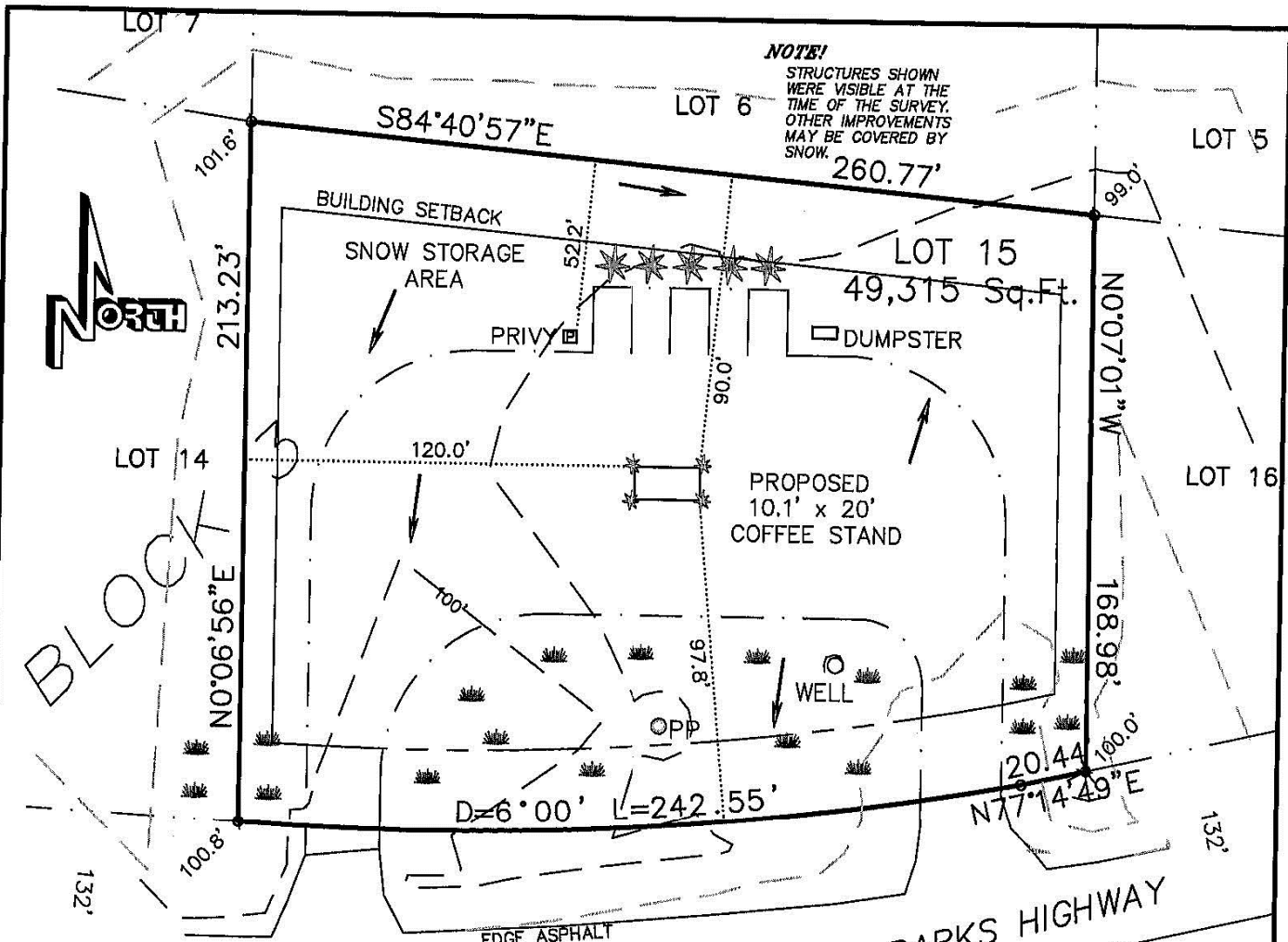
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Daniel Kelly, Jr., Chairman

ATTEST:

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Tina Crawford, AICP, City Planner



**RECEIVED**  
APR 26 2013  
Planning Office  
City of Wasilla

STATE OF ALASKA  
49th  
Terry L. Nicodemus  
No. 9106-S  
REGISTERED PROFESSIONAL LAND SURVEYOR

<b>SITE PLAN</b>		<b>ACUTEK</b> GEOMATICS		600 OUTLET VIEW DR WASILLA, AK 99654 (907) 376-8800 FAX (907) 376-9629 ACUTEKSURVEY.COM	
SCALE: 1" = 50'	DRAWN: TAN	CHECKED: TLN	DATE: 4/26/13	JOB No. 13+07.03	2013©

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**New Business:** The Perfect Start, LLC

10x20 Drive-thru Espresso Stand, 100% New custom fabricated building

**Address in question:** 1501 W. Parks Hwy, Wasilla, AK 99654

**Quick reference:** The open lot in front of "Aesthetic Family Dentistry" across the street from "Spenard Builders Supply", in Wasilla.

**Land Owner:** Scott Methvan, Timber, LLC

**Tenant:** Christina Sena, The Perfect Start, LLC

***To Whom:***

I'm requesting for a partial landscaping/vegetation waiver. The location in question is a 1.13 acre gravel pit lot located on the parks highway, approx. 242' frontage. Lot 15, block 3, of Wasilla Heights #1 is also completely surrounded by other empty gravel parcels. I have included a picture of the property and all adjacent lots.

I have also attached my site-plan which shows the large amounts of landscaping/vegetation improvements I will be doing to the lot. Not only will my 10x20 structure be decorated with decorative flower baskets every summer season, I will be putting in approx. 9000 sq. ft. of grass. The grass will be located right along the parks highway and will come back towards the building approx. 40 ft., as the site-plan shows. The grass will be on both sides of both drive ways. The grass will also be bordered by landscaping rocks to keep it from being damaged by all customer traffic. Along with these landscaping/vegetation features I will also include decorative flower pots to indicate employee parking, also shown on the site-plan.

With all this being said I'm asking that you waive some of my landscaping/vegetation requirements. I believe my site-plan is fair and reasonable considering the surrounding open commercial gravel pit lots. My brand new building along with all my landscaping/vegetation plans will be a great new addition to the city of Wasilla. I also want to thank you for your time and consideration and let you know I am very excited about opening my new business in the city of Wasilla, and being able to help improve its appearance by improving one more gravel pit lot located on the busy Parks Hwy.

Sincerely,

*Christina Sena*

**Christina Sena**

[tntsena@yahoo.com](mailto:tntsena@yahoo.com)

907-841-3042

15650 W. Beaver Tail Dr.

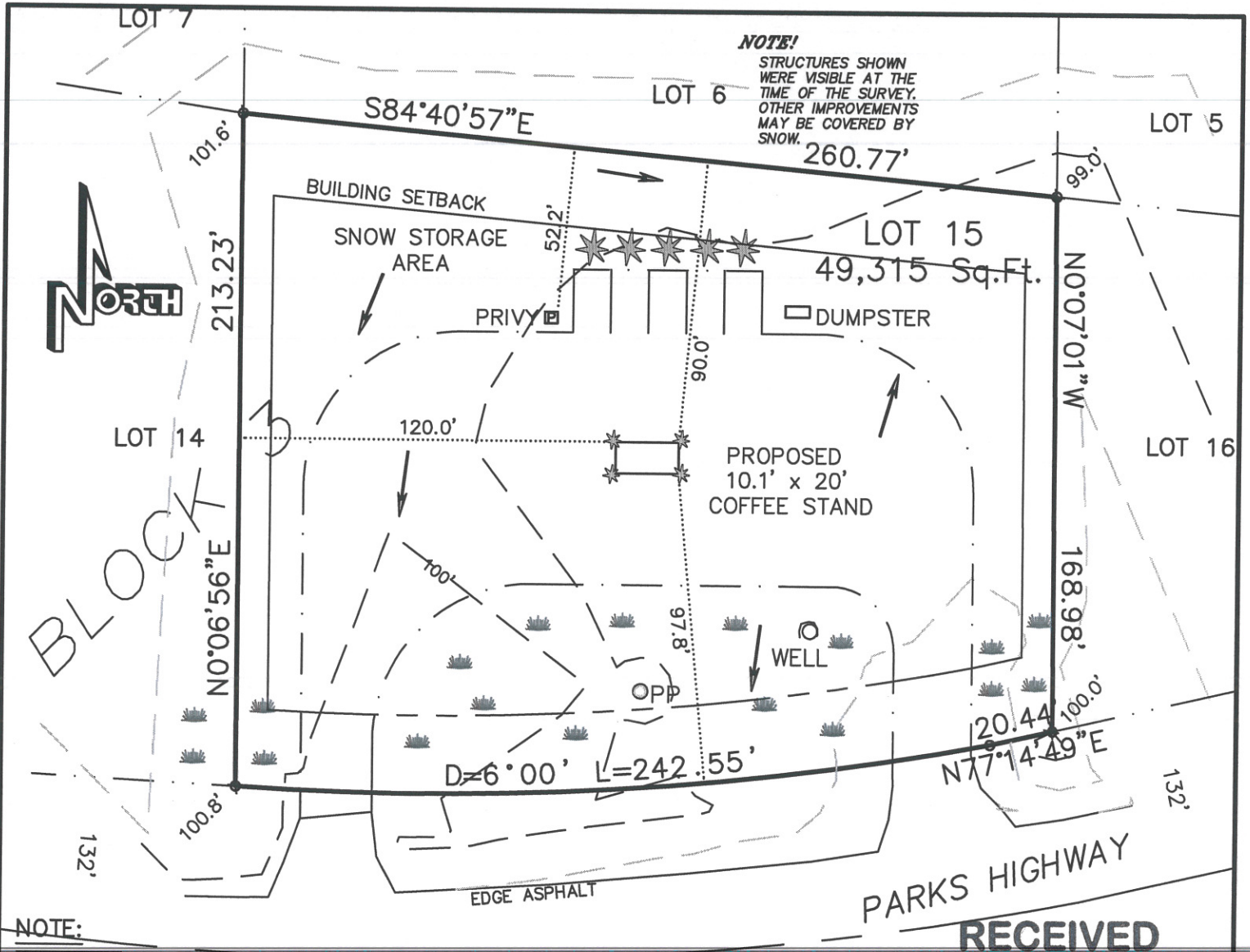
Wasilla, AK 99623

**RECEIVED**

APR 26 2013

Planning Office  
City of Wasilla





**NOTE!**  
STRUCTURES SHOWN WERE VISIBLE AT THE TIME OF THE SURVEY. OTHER IMPROVEMENTS MAY BE COVERED BY SNOW.

**NOTE:**

ALL BEARINGS AND DISTANCES SHOWN ARE RECORD, UNLESS NOTED OTHERWISE. ELEVATIONS ARE BASED ON AN ASSUMED DATUM OF 100' AND ARE INTENDED ONLY TO SHOW A GENERAL DRAINAGE PATTERN FOR THE SUBJECT PROPERTY.

**EXCLUSION NOTE:**

IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, COVENANTS, OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT. A REGISTERED AND LICENSED ENGINEER SHOULD BE CONSULTED TO ESTABLISH THE EXACT LOCATION OF THE SOIL ABSORPTION SYSTEM AND WELL.

**SITE PLANCERTIFICATE:**

I HEREBY CERTIFY THAT I, OR SOMEONE UNDER MY DIRECT SUPERVISION, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOT 15 BLOCK 3 WASILLA HEIGHTS ADDITION No. 1

AND THAT NO ENCROACHMENTS EXIST EXCEPT AS INDICATED.

**RECEIVED**

APR 26 2013

Planning Office  
City of Wasilla



SITE PLAN



600 OUTLET VIEW DR  
WASILLA, AK 99654  
(907) 376-8800 FAX (907) 376-9629  
ACUTEKSURVEY.COM

SCALE: 1"=50'

DRAWN: TAN

CHECKED: TLN

DATE: 4/26/13

JOB No. 13+07.03

2013©



G LOCATION

DATE TIME

LAYOUT

SCALE

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## **I. SUMMARY FACTS:**

Applicant: Tom Adams, Lounsbury & Associates, Agent for Kendall Ford of Wasilla

Land Owner(s): Corporate Way Properties

Proposal: Approval to allow 77% of the lot to remain cleared of vegetation, which is 7% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop a new drive-through coffee stand. Note: Kendall Ford was developed prior to the adoption of the current landscape regulations. However, the expansion requires them to come into compliance with the regulations or request a waiver.

Location: 1501 W. Parks Highway  
Lot 15, Block 3, Wasilla Heights Subdivision

Parcel size: 12.07 acres±

Zoning District: C – Commercial

Future Land Use: Generally Commercial/Business

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

## **II. STAFF RECOMMENDATION:**

Staff recommends approval of this request with conditions.

## **III. SUMMARY OF REQUEST**

The applicant is requesting approval to allow 77% of lot to be cleared of vegetation, which is 7% more than is allowed in WMC 16.33.050(A)(2). Although approximately 75% of the lot was already cleared of vegetation prior to adoption of the current landscaping regulations, WMC 16.33.050(B) states the following:

“The entire area of vegetation cleared from a lot contrary to the requirements of subsection A of this section shall be replaced with ground cover within twelve (12) months. This section shall apply to all lot areas cleared prior to or subsequent to the adoption of this chapter.”

However, WMC 16.33.050(A)(2) allows the Planning Commission to approve clearing vegetation from more than 70 percent of the lot area.

Kendall Ford is proposing an addition to the existing dealership. As part of the permit approval process, they are required to comply with current landscaping and land clearing requirements in Title 16. They are able to meet all of the requirements except the land clearing provision in WMC 16.33.050(A)(2), which only allows 70% of the lot to be cleared of vegetation unless the Commission approves a greater percentage.

As stated above, 75% of the lot is currently cleared of all vegetation. Once the proposed landscaping is installed, an additional 2% of the lot will be clear of vegetation. However, the applicant is proposing enhanced landscaping along the E. Sun Mountain Avenue and Alpine Street frontage areas. They are also agreeing to maintain the grass within the rights-of-way along these two roadways. If this landscaped/vegetated area were included in the calculations, the vegetated area would equal approximately 26%.

#### **IV. APPLICABLE PROVISIONS:**

##### **WMC 16.33.050, Land Clearing Restrictions:**

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.**
  - 2. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.**

#### **V. ISSUES REGARDING CODE**

Staff reviewed this request for a waiver to the land clearing standards required in WMC 16.33.050(A)(2). Since, this section of the Code does not list specific criteria for the Planning Commission to consider, staff reviewed the request to determine whether it appeared to be consistent with the intent of the landscaping requirements in Title 16.

#### **VI. CONCLUSION AND RECOMMENDATION**

Based on the landscape plan and supporting information submitted by the applicant, staff has determined that the request is consistent with the intent of the landscaping requirements in Title 16 and recommends that the Planning Commission approve the requested waiver to the land clearing requirements with the following conditions:

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the eight landscape sheets and drawings, attached as Exhibit A to Resolution Serial No. 13-10, as required in WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along E. Sun Mountain Avenue and Alpine Street is maintained with a vegetated ground cover in perpetuity consistent with the requirements in WMC 16.33.060.
3. Prior to beginning redevelopment of the subject parcel, the applicant must provide the landscape guarantee required in WMC 16.33.040.

By: Planning  
Public Hearing: 06/11/13  
Adopted:

**WASILLA PLANNING COMMISSION  
RESOLUTION SERIAL NO. 13-10**

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING A COMMERCIAL SITE TO REMAIN CLEARED OF UP TO 77 PERCENT OF THE VEGETATION FOR LOT 2, SUN PLAZA SUBDIVISION PER WMC 16.33.050(A)(2). GENERALLY LOCATED AT THE NORTHEAST CORNER OF E. SUN MOUNTAIN AVENUE AND ALPINE STREET.**

---

WHEREAS, Tom Adams, Lounsbury & Associates, agent for Kendall Ford of Wasilla, submitted a request for a waiver/modification on May 21, 2013, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on June 4, 2013; and

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

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

1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the eight landscape sheets and drawings attached as Exhibit A, as required in WMC 16.33.060.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along E. Sun Mountain Avenue and Alpine Street is maintained with a vegetated ground cover in perpetuity consistent with the requirements in WMC 16.33.060.
3. Prior to beginning redevelopment of the subject parcel, the applicant must provide the landscape guarantee required in WMC 16.33.040.

ADOPTED by the Wasilla Planning Commission on -, 2013.

APPROVED:

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

ATTEST:

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



6300A 62nd  
 Kennewick, WA 98581  
 (817) 271-5437 Fax: 271-5297  
 3050 E. Collins Blvd.  
 Vancouver, WA 98684  
 (877) 352-0129 Fax: 352-0148



KENDALL FORD OF WASSILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
**12-025**  
 DRAWN BY: SR  
 CHECKED BY: KMD  
 KENDALL FORD

Landscape Plan

06/11/2013  
 SHEET NO. **L1.0** SHEET TOTAL



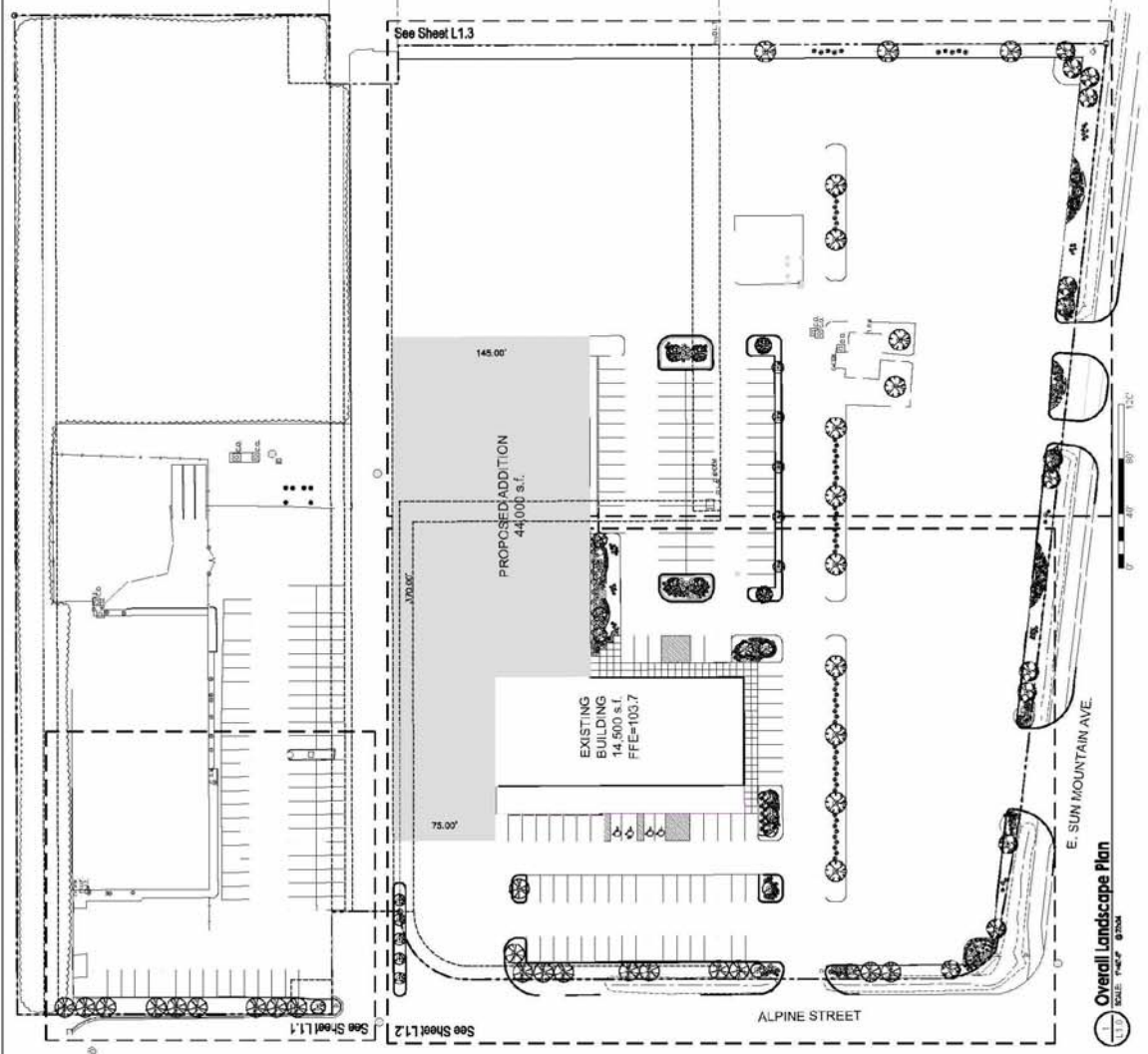
6300A 62nd  
 Kennewick, WA 98581  
 (817) 271-5437 Fax: 271-5297  
 3050 E. Collins Blvd.  
 Vancouver, WA 98684  
 (877) 352-0129 Fax: 352-0148

**CODE REQUIREMENTS:**

**GreenSpace Requirement**  
 Minimum 10% of total area must be green space.  
 Total Area: 145,000 s.f.  
 Total GreenSpace: 14,500 s.f.  
 Total Area to remain unchanged: 130,500 s.f.  
 Total Area to be landscaped: 14,500 s.f.

**Interior Parking Lot Landscaping Requirement**  
 Minimum 5% of total area must be landscaped.  
 Total Area of Interior Parking Lot: 103,841 s.f.  
 Total Area to be landscaped: 5,192 s.f.  
 Total Area to remain unchanged: 98,649 s.f.

**Minimum Landscape Requirement:**  
 Minimum 10% of total area must be landscaped.  
 Minimum planting of 10 trees per acre and 12 new y-palmed shrubs shall be provided per acre of required landscaped area on a lot.  
 30% GreenSpace Requirement  
 535,628 s.f. x .30% = 160,688 s.f.  
 Required Landscaping:  
 160,688 s.f. / 13,000 s.f./acre = 12.36 acres  
 4 acres x 6 trees = 24 trees required  
 4 acres x 12 shrubs = 48 shrubs required  
 Landscaping Provided throughout site:  
 80 trees  
 200 shrubs





5300A STATE ST.  
 SUITE 200  
 (817) 277-5477 FAX: 272-0092  
 9805 E. CASH CREEK  
 VICTORIA, TEXAS 77904  
 (817) 367-0101 FAX: 367-0140



KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
**12-025**  
 DRAWN BY: SS  
 CHECKED BY: KMD  
 KENDALL FORD  
**Landscape Plan**

00 11.2013  
 SHEET NO. **L1.1** | SHEET TOTAL



Corvus Design  
 Landscape Architecture  
 2500B Barrows St. #9993  
 Dallas, TX 75243  
 T: 972.382.1100  
 F: 972.382.1101

### Planting Schedule

Qty.	Symbol	Label	Latin Name	Common Name	Size	Finished	Notes
14	AK	AK	Acacia saligna 'Narrow Spine'	Adelaide Spine Wattle	2' Dia.	IMB	Single stem
18	PTE	PTE	Podocarpus totara 'Crest'	Columbian Redwood	2' Dia.	IMB	Single stem
12	MS	MS	Melia 'Yellow'	'Yellow' Cassia	2' Dia.	IMB	Single stem
8	PM	PM	Prunus masonii	Amur chokeberry	2' Dia.	IMB	Multiple stem
20	SA	SA	Sarcococca angustata	European Mountain Ash	2' Dia.	IMB	Single stem
13	SP	SP	Betula papyrifera	Paper Birch	2' Dia.	IMB	Single stem

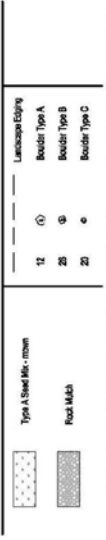
### Shrubs

Qty.	Symbol	Label	Latin Name	Common Name	Size	Finished	Notes
34	PKU	PKU	Pinus nigra 'Purpurea'	Italian Blue Pine	24" Spread	IMB	Planted
7	SPA	SPA	Syringa patula 'Miss Dix'	Miss Dix Lilac	18" HL	IMB	Planted
7	VTS	VTS	Viburnum tinifolium 'Tulley'	American Cranberry	18" HL	IMB	Planted
88	PF	PF	Photinia fraxinea	Burn Cherry	18" HL	IMB	Planted
104	BJ	BJ	Begonia japonica 'Chatterbox'	Chatterbox Begonia	18" HL	IMB	Planted
28	CS	CS	Cornus sericea 'Siniyaf'	Red Dogwood	18" HL	IMB	Planted
84	CL	CL	Colocasia bicolor	Hedge Colocasia	18" HL	IMB	Planted

### Perennials

Qty.	Symbol	Label	Latin Name	Common Name	Spacing	Size	Finished	Notes
110	CAK	CAK	Chamaenerion sicutifolium	Fireweed	As Shown	1 Gal Pot	18" height	at rear plant mass.
24	IS	IS	Impatiens	Impatiens	18" x 18"	1 Gal Pot	12" height	
40	BC	BC	Begonia cordifolia	Begonia	18" x 18"	1 Gal Pot	6" height	

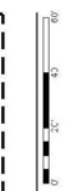
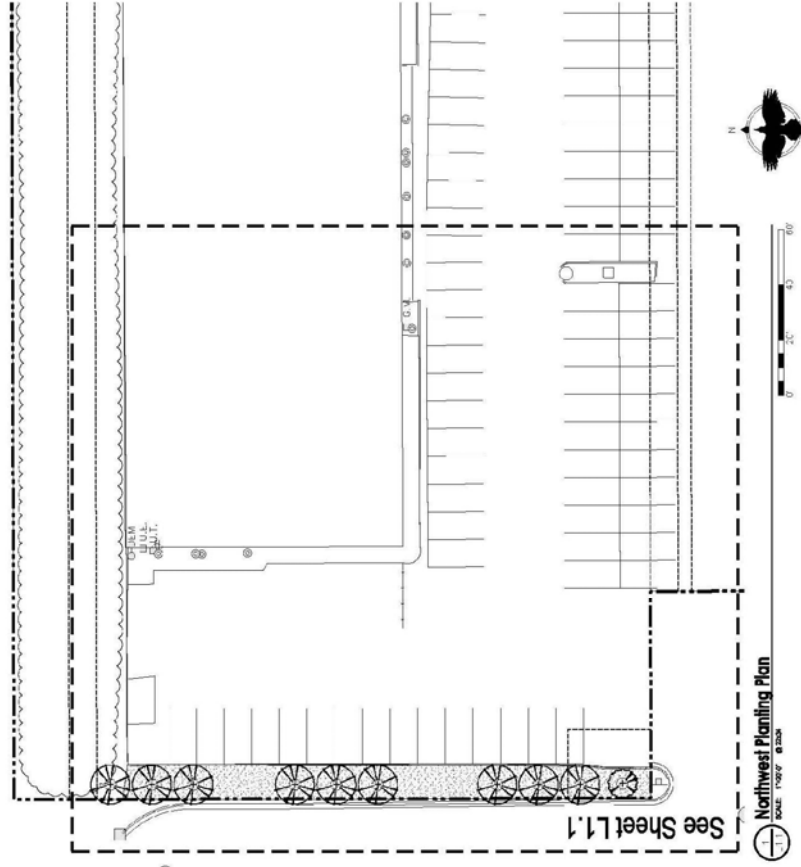
### Miscellaneous



Note: quantities shown for new, main, plants, boulders, and edging are provided for verification purposes only. Contractor is still responsible for checking their own take off.

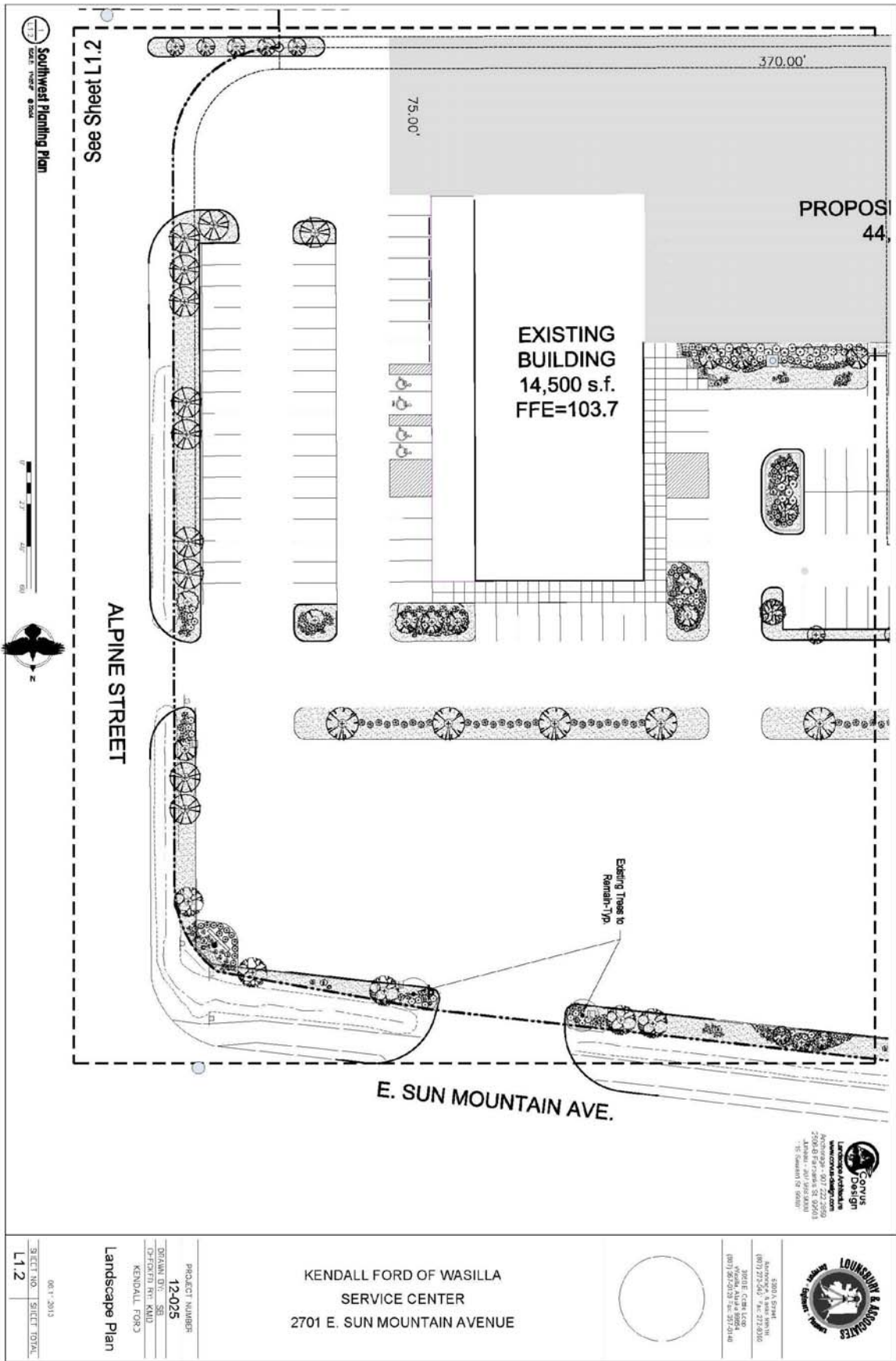
**General Notes:**

1. See schedule for details.
2. All plants shall be nursery grown to ANSI Z602.1 or suitable equivalent to ANSI Z602.1.
3. Perennial beds shall include mulch and main perennials.
4. All trees and shrubs shall be well established and ready for planting.
5. All edging shall be installed with 1/2" x 1/2" x 1/2" concrete blocks.



Northwest Planting Plan  
 SCALE: 1/8" = 1'-0"

See Sheet L1.1



PROJECT NUMBER:  
12-025

DRAWN BY: SBI  
CHECKED BY: SBI  
KENDALL FORD

Landscape Plan

06/1/2013

SHEET NO.	SHEET TOTAL
L1.2	

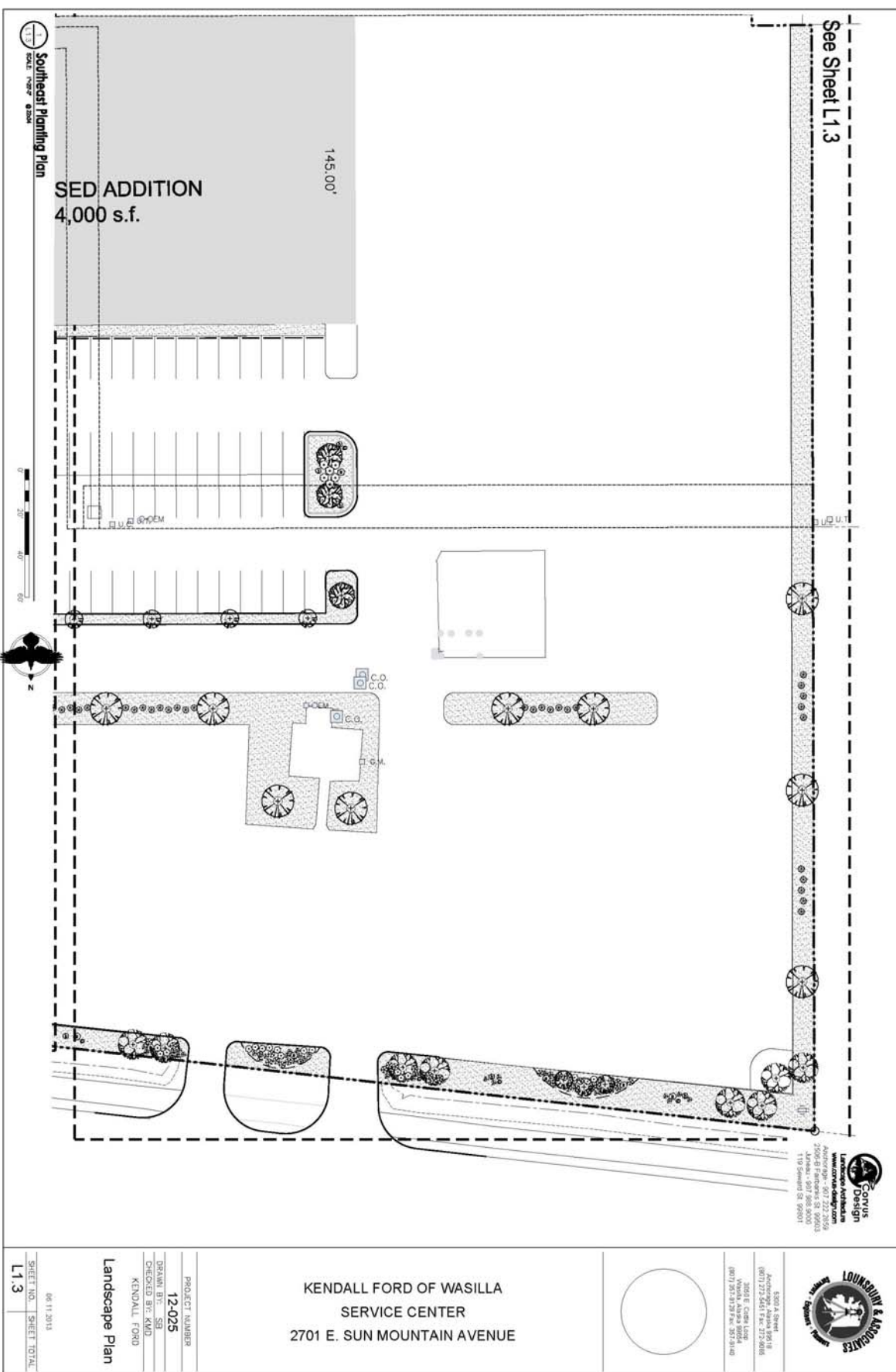
KENDALL FORD OF WASILLA  
SERVICE CENTER  
2701 E. SUN MOUNTAIN AVENUE



2020 L. Grant  
Landscape & Site Work  
(907) 273-5449 Fax: 272-8926

3016 CROWN LANE  
SUITE 200  
(907) 262-0229 Fax: 262-0148

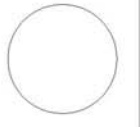
**CONUS Design**  
Landscape Architecture  
www.conus-design.com  
2020 L. Grant  
(907) 273-5449 Fax: 272-8926  
3016 Crown Lane  
(907) 262-0229 Fax: 262-0148  
15 Columbia St. 94507







6309 A Street  
 Anchorage, Alaska 99518  
 (907) 777-6414 F.A. 772-8955  
 3906 E. Cohen Loop  
 Anchorage, Alaska 99515  
 (907) 337-2127 F.A. 357-8140



KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

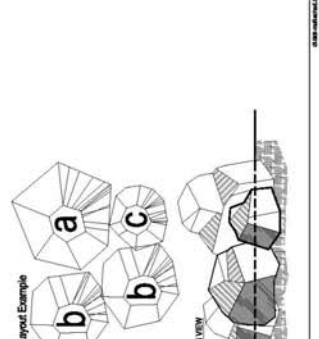
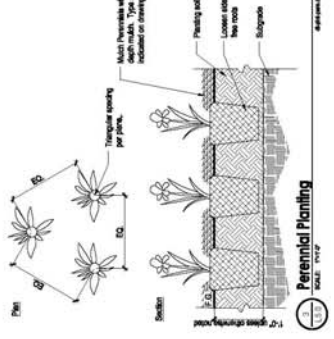
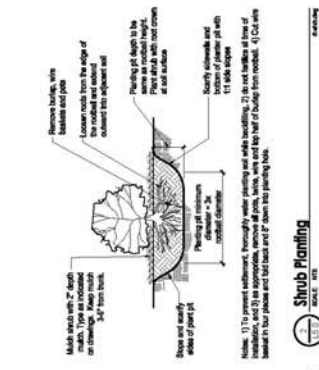
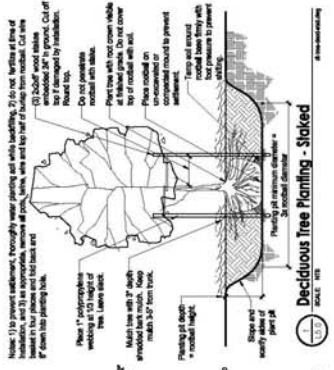
PROJECT NUMBER  
**12-025**  
 DRAWN BY: SEI  
 CHECKED BY: RMD  
 KENDALL FORD

Landscape Details

06/11/2013  
 SHEET NO. | SHEET TOTAL  
**L5.0**



Corvus Design  
 Landscape Architecture  
 www.corvusdesign.com  
 2505 B Parkside St. #2003  
 Anchorage, Alaska 99503  
 Anchorage - 907.886.9000  
 119 Seward St. 99501





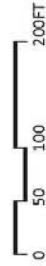


**Code Requirements:**  
 MMC 16.33.050 Land Clearing Restrictions:  
 Maximum of 70% of lot area may be cleared.

Total Site Area:	525,623 SF
Required Greenspace Retention (30%)	157,687 SF
Total Provided Greenspace (26%)	137,155 SF

**Legend:**

- █ Existing & Proposed Greenspace
  - █ Greenspace in Right-of-Way
- |            |
|------------|
| 123,555 SF |
| 13,600 SF  |
| 137,155 SF |



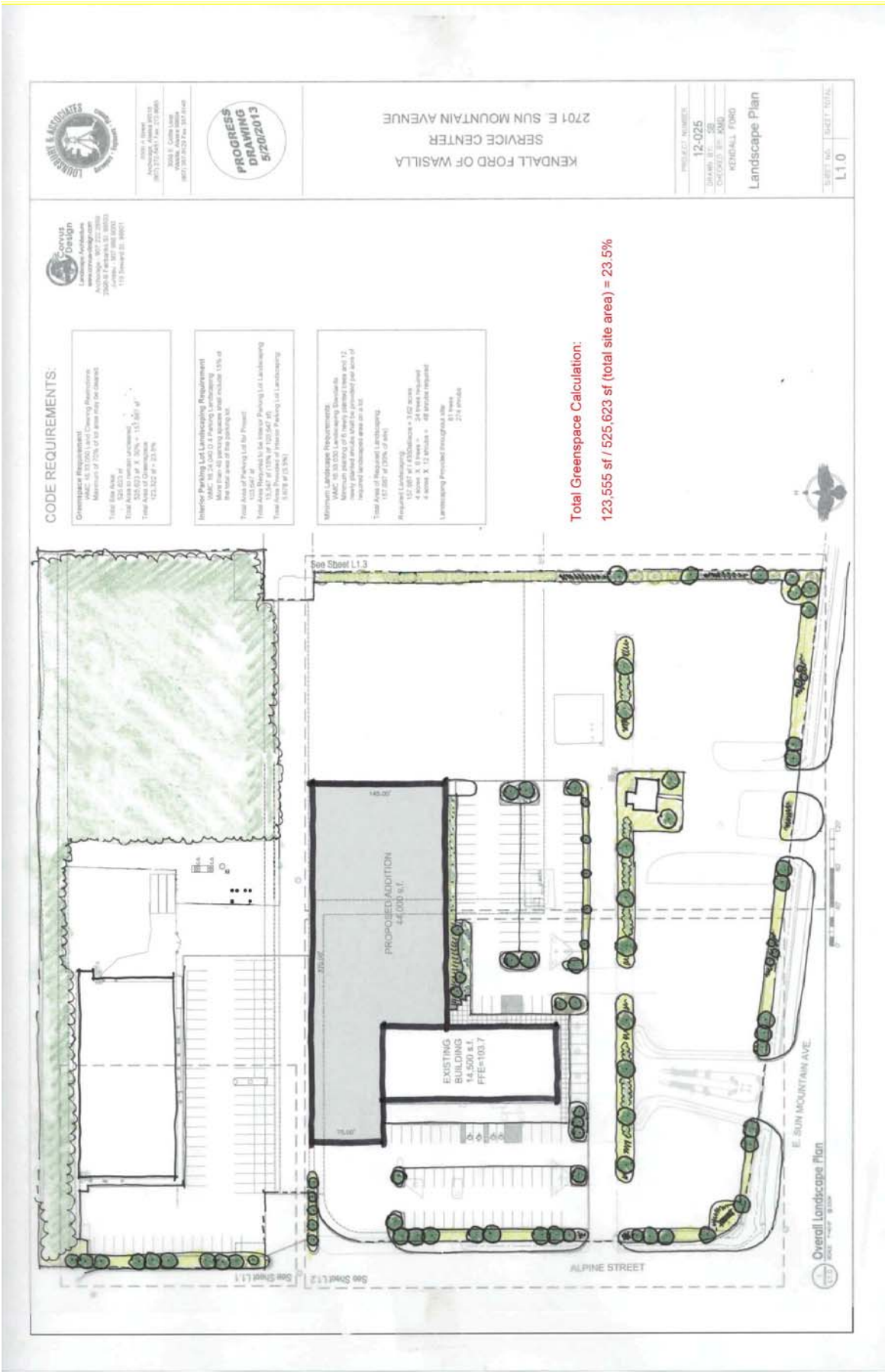
# Kendall Ford: Development Greenspace

Wasilla, AK



June 4, 2013





**LANDSCAPE ARCHITECTS**  
 LANDSCAPE ARCHITECTS  
 1179 SW 2nd Ave, Suite 200  
 Portland, OR 97204  
 Phone: 503.227.2888  
 Fax: 503.227.2889  
 www.landscapedesign.com

**CONVUS DESIGN**  
 LANDSCAPE ARCHITECTS  
 1179 SW 2nd Ave, Suite 200  
 Portland, OR 97204  
 Phone: 503.227.2888  
 Fax: 503.227.2889  
 www.convusdesign.com

PROJECT NUMBER: 12-025  
 DRAWN BY: JMB  
 CHECKED BY: JMB  
 KENDALL FORD  
 Landscape Plan

KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E SUN MOUNTAIN AVENUE

SHEET NO. L10  
 SHEET TOTAL

**CODE REQUIREMENTS:**

**Greenhouse Requirements**  
 WAC 52.03.0201 Land Covering Requirements  
 Minimum of 75% of lot area may be developed  
 Total Site Area: 525,623 s.f.  
 Total Area of Greenhouse: 123,555 s.f.  
 Total Area of Development: 123,555 s.f. = 23.5%

**Interior Parking Lot Landscaping Requirement**  
 WAC 16.24.0203 A Parking Landscaping  
 More than 10 parking spaces shall include 15% of the total area of the parking lot  
 Total Area of Parking Lot for Project: 13,847 s.f.  
 Total Area of Landscaping: 2,077 s.f.  
 Total Area of Interior Parking Lot Landscaping: 2,077 s.f. (15% of 13,847 s.f.)

**Minimum Landscape Requirements**  
 WAC 16.24.0203 A Parking Landscaping  
 Minimum density of 6 trees per acre and 12 shrubs per acre shall be provided per acre of interior development area as follows:  
 Total Area of Required Landscaping: 107,287 s.f. (20% of 525,623 s.f.)  
 Required Landscaping: 2,077 s.f.  
 4 trees X 12 inches = 48 trees required  
 4 shrubs X 12 inches = 48 shrubs required  
 Landscaping Provided through this site:  
 81 trees  
 274 shrubs

**Total Greenspace Calculation:**  
 123,555 sf / 525,623 sf (total site area) = 23.5%

# Lounsbury & Associates, Inc.

ESTABLISHED 1949

May 21, 2013

City of Wasilla Planning Department  
290 East Herning Avenue  
Wasilla, AK 99654

Attention: Tina Crawford, AICP  
City Planner

Regarding: **Request for Waiver of Land Clearing Restrictions**  
Kendall Ford of Wasilla – Service Center

**RECEIVED**

MAY 21 2013

Planning Office  
City of Wasilla

Dear Ms. Crawford:

The project site was originally developed prior to adoption of WMC 16.33.050. Our analysis indicates greater than 70% of the property has been cleared for development. Therefore, we are submitting this request for modification of those standards. We understand the modification must be approved by the Planning Commission.

We are submitting this modification request by the May 21, 2013, deadline for a June 11, 2013, Planning Commission hearing.

We look forward to your review of this application. Please contact my office directly with any questions.

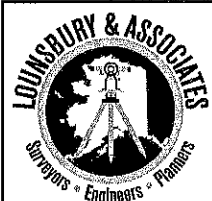
Sincerely,  
**Lounsbury & Associates, Inc.**



Tom Adams, P.E.  
Vice President

Enclosures

Request for Modification of Land Clearing Restrictions  
Landscape Plan (5 sheets)  
Development Greenspace Exhibit



5300 A Street Anchorage, Alaska 99518 T: 907-272-5451 F: 907-272-9065  
3050 E. Cottie Loop, Wasilla, Alaska 99654 T: 907-357-9129 F: 907-357-9140

[WWW.LOUNSBURYINC.COM](http://WWW.LOUNSBURYINC.COM)



Request for Modification of Land Clearing Restrictions  
Kendall Ford of Wasilla – Service Center  
May 21, 2013

WMC 16.33.050, Land Clearing Restrictions:

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.
- B. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.

The WMC 16.33.050 Land Clearing Restrictions section of the code notes that a maximum of 70% of the lot area may be cleared for development, leaving 30% as native vegetation or greenspace. Our plan does not meet that requirement, with 23.5% being greenspace. This 23.5% of greenspace, on our landscape plan, combines the existing greenspace in the northeast corner of the site, the existing vegetation in the easement on the north side of the site, the perimeter landscaping on all four sides of the site, and the interior parking lot landscaping. The applicant is seeking a waiver to this requirement based on the enhanced perimeter landscaping provided and on the fact that most of the site is inventory for this vehicle dealership. The attached graphic shows the areas being calculated for this greenspace calculation.

As per WMC 16.33.030 Landscaping Standards, a minimum of 24 newly planted trees and 48 newly plants shrubs (4 acres of required landscaping times 6 trees & 12 shrubs) are required for this site. Our landscape plan exceeds this standard and has included 81 trees and 274 shrubs. Along with the interior parking lot landscaping, the perimeter of the property plays a key role in the appearance of a site. Our landscape plan provides visual enhancement of the site boundary while at the same time strikes a balance for displaying the vehicle inventory to the public. ~~We have exceeded code requirements in this area to supplement the 6.5% deficit for the 30% greenspace requirement.~~

Request for Waiver of Land Clearing Restrictions  
*Kendall Ford Wasilla Addition*  
May 20, 2013

WMC 16.33.050, Land Clearing Restrictions:

- A. No lot with an area equal to or greater than seven thousand two hundred (7,200) square feet may be cleared of native vegetation, except as permitted in this subsection.
- B. After the issuance of a permit for a use of a lot under this title, up to seventy (70) percent of the lot area may be cleared for development, with the clearing of any larger area being subject to prior commission approval.

The WMC 16.33.050 Land Clearing Restrictions section of the code notes that a maximum of 70% of the lot area may be cleared for development, leaving 30% as native vegetation or greenspace. Our plan does not meet that requirement, with 23.5% being greenspace. This 23.5% of greenspace, on our landscape plan, combines the existing greenspace in the northeast corner of the site, the existing vegetation in the easement on the north side of the site, the perimeter landscaping on all four sides of the site, and the interior parking lot landscaping. The applicant is seeking a waiver to this requirement based on the enhanced perimeter landscaping provided and on the fact that most of the site is inventory for this vehicle dealership. The attached graphic shows the areas being calculated for this greenspace calculation.

As per WMC 16.33.030 Landscaping Standards, a minimum of 24 newly planted trees and 48 newly plants shrubs (4 acres of required landscaping times 6 trees & 12 shrubs) are required for this site. Our landscape plan exceeds this standard and has included **81 trees and 274 shrubs**. Along with the interior parking lot landscaping, the perimeter of the property plays a key role in the appearance of a site. Our landscape plan provides visual enhancement of the site boundary while at the same time strikes a balance for displaying the vehicle inventory to the public. We have exceeded code requirements in this area to supplement the 6.5% deficit for the 30% greenspace requirement.

## Tahirih Revet

---

**From:** Tina Crawford  
**Sent:** Wednesday, June 05, 2013 12:00 PM  
**To:** Tahirih Revet  
**Subject:** FW: Kendall Ford of Wasilla

**From:** Kevin Doniere [mailto:kdoniere@corvus-design.com]  
**Sent:** Thursday, May 23, 2013 9:10 AM  
**To:** Tina Crawford  
**Cc:** Tom Adams (t.adams@lounsburyinc.com)  
**Subject:** Kendall Ford of Wasilla

Hi Tina,

I wanted to pass along the following information regarding the existing vegetative cover on site.

**Vegetative Cover - Existing vs. Proposed**

- Existing greenspace = 129,465 sf/525,623 sf (total site area) ----- 24.6%
- Proposed greenspace = 123,322 sf/525,623 sf (total site area) ----- 23.5%

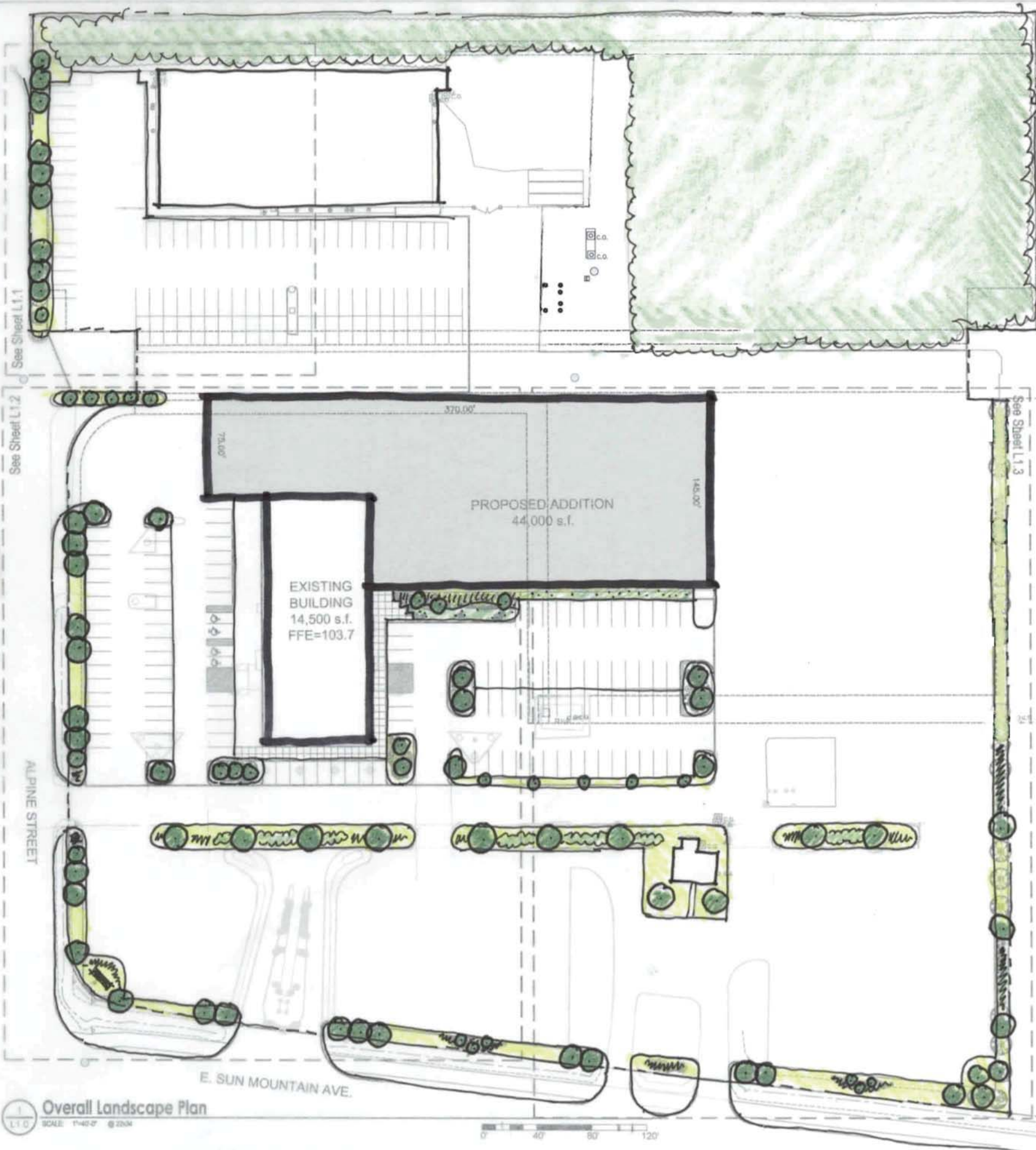
So, we are decreasing it by 1%. However, we have added a significant amount of landscaping along the perimeter. I will follow up with a call to you.

Thanks,  
Kevin

---

Kevin Doniere: Corvus Design | [Website](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Blog](#) | [Architizer](#) | 907.222.2859





Overall Landscape Plan  
L1.0 SCALE: 1/4" = 1'-0" © 2013

**CODE REQUIREMENTS:**

**Greenspace Requirement**  
WMC 16.33.050 Land Clearing Restrictions:  
Maximum of 70% of lot area may be cleared.

Total Site Area:  
525,623 sf  
Total Area to remain uncleared:  
525,623 sf X 30% = 157,687 sf  
Total Area of Greenspace:  
123,322 sf = 23.5%

**Interior Parking Lot Landscaping Requirement**  
WMC 16.24.040 D-4 Parking Landscaping  
More than 40 parking spaces shall include 15% of the total area of the parking lot.

Total Area of Parking Lot for Project:  
103,647 sf  
Total Area Required to be Interior Parking Lot Landscaping:  
15,547 sf (15% of 103,647 sf)  
Total Area Provided of Interior Parking Lot Landscaping:  
5,678 sf (5.5%)

**Minimum Landscape Requirements:**  
WMC 16.33.030 Landscaping Standards  
Minimum planting of 6 newly planted trees and 12 newly planted shrubs shall be provided per acre of required landscaped area on a lot.

Total Area of Required Landscaping:  
157,687 sf (30% of site)

Required Landscaping:  
157,687 sf / 4350 sf/acre = 3.62 acres  
4 acres X 6 trees = 24 trees required  
4 acres X 12 shrubs = 48 shrubs required

Landscaping Provided throughout site:  
81 trees  
274 shrubs

**Total Greenspace Calculation:**  
123,555 sf / 525,623 sf (total site area) = 23.5%



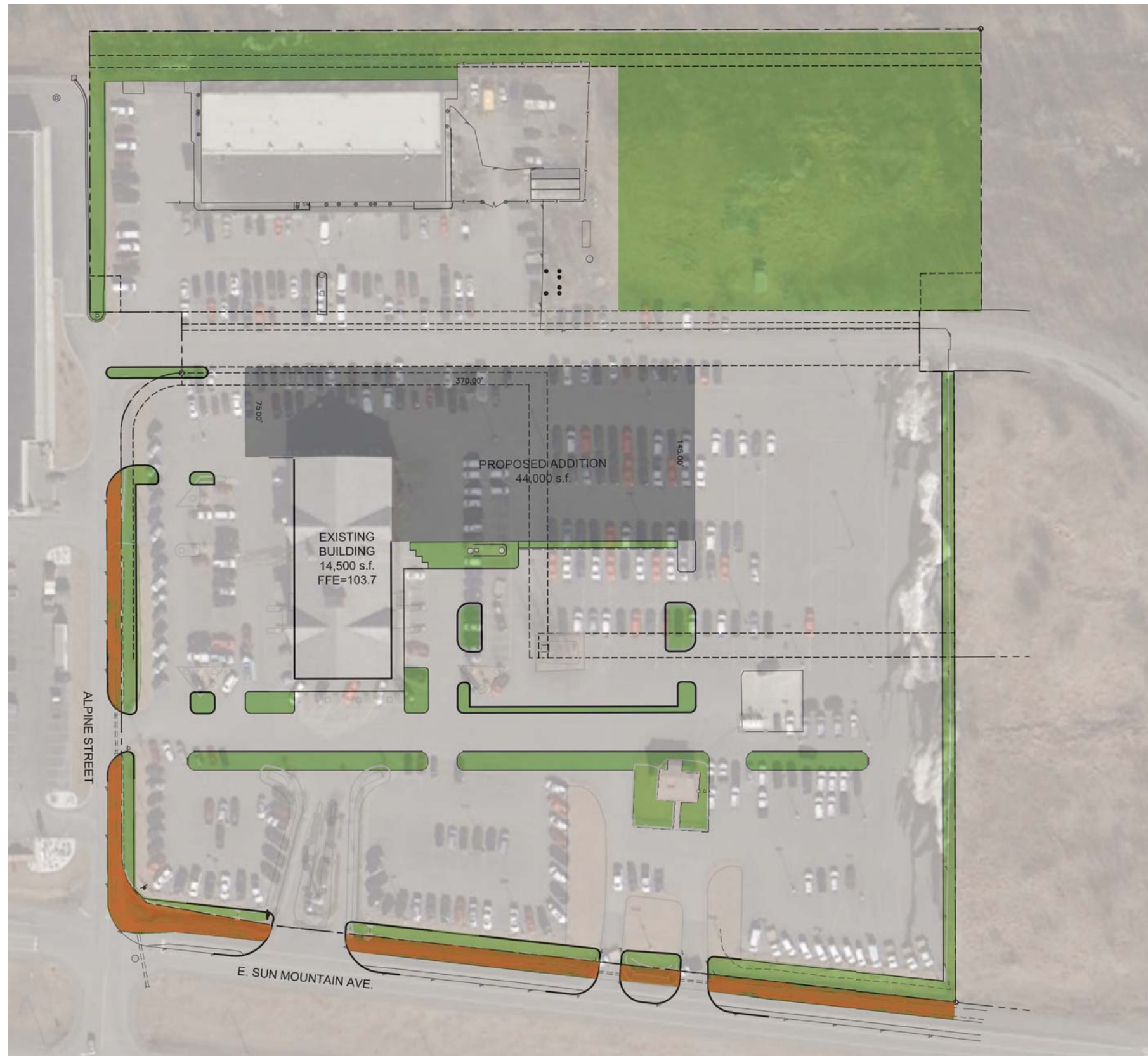
KENDALL FORD OF WASILLA  
SERVICE CENTER  
2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
12-025  
DRAWN BY: SB  
CHECKED BY: KMD  
KENDALL FORD

Landscape Plan

SHEET NO. SHEET TOTAL  
L1.0







### Code Requirements:

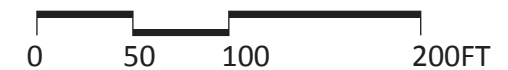
WMC 16.33.050 Land Clearing Restrictions:

Maximum of 70% of lot area may be cleared.

Total Site Area:	525,623 SF
Required Greenspace Retention (30%)	157,687 SF
Total Provided Greenspace (26%)	137,155 SF

### Legend:

 Existing & Proposed Greenspace	123,555 SF
 Greenspace in Right-of-Way	13,600 SF
	<hr/> 137,155 SF



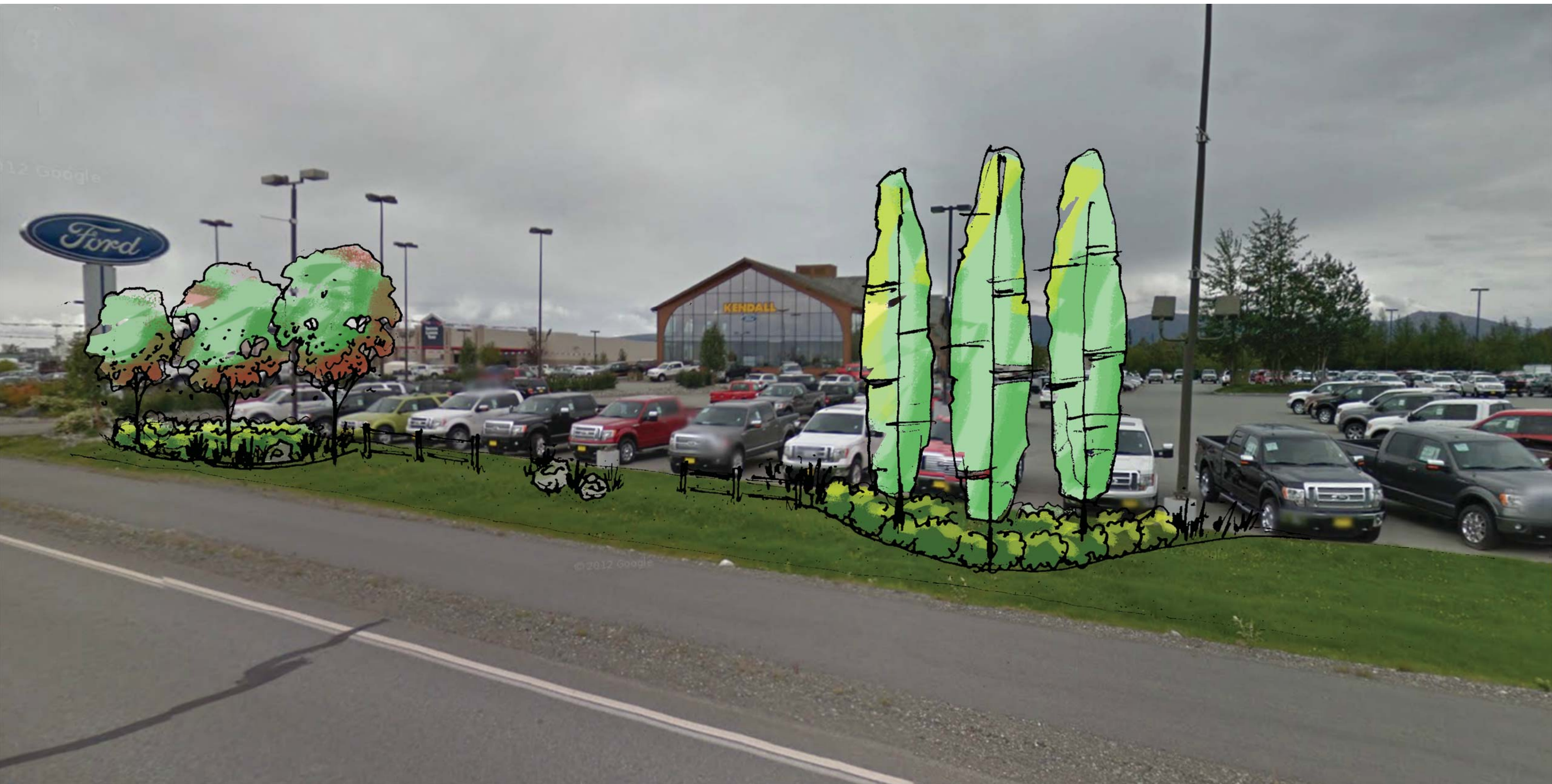
# Kendall Ford: Development Greenspace

Wasilla, AK

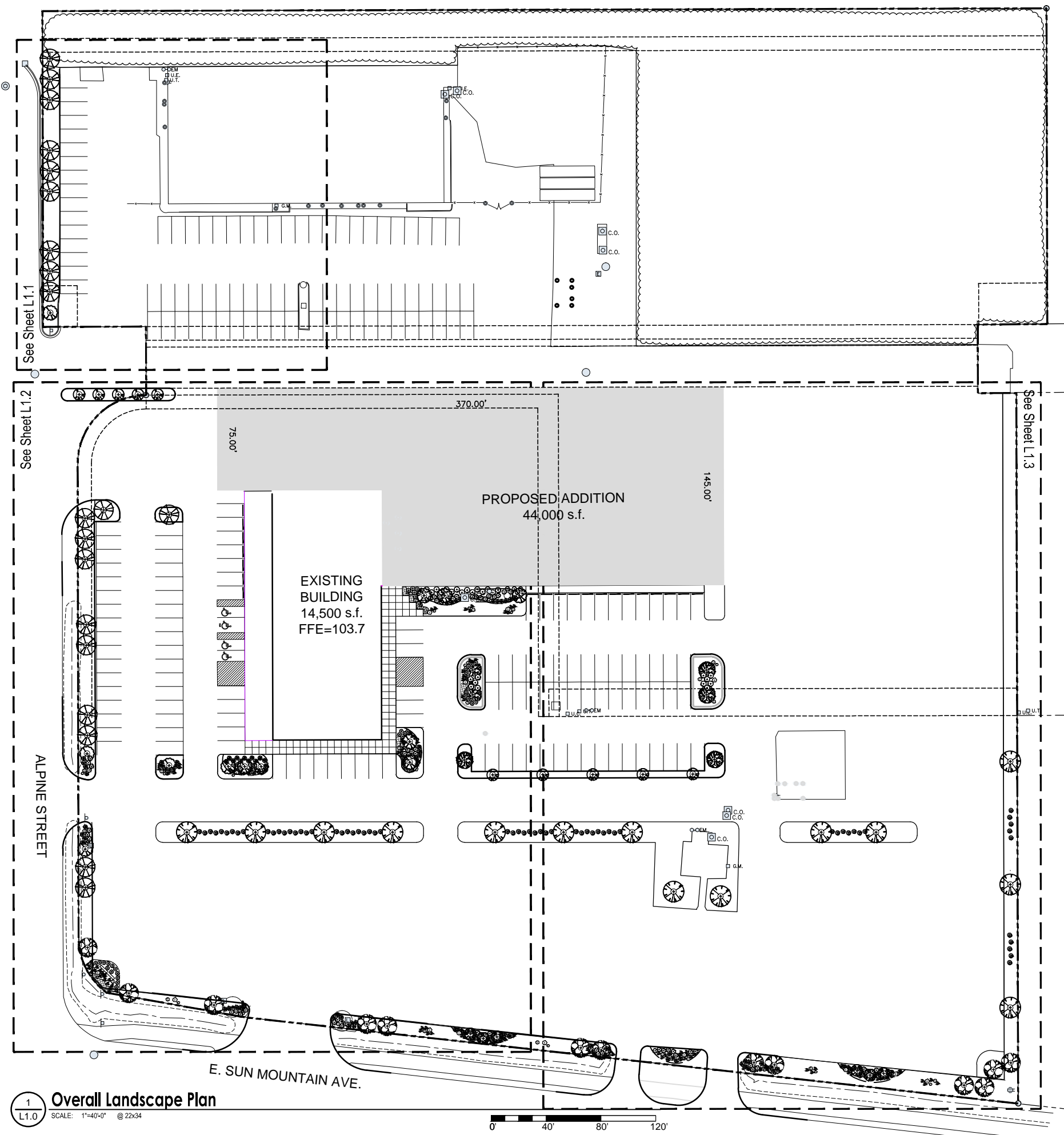
June 4, 2013











**CODE REQUIREMENTS:**

**Greenspace Requirement**  
 WMC 16.33.050 Land Clearing Restrictions:  
 Maximum of 70% of lot area may be cleared.

Total Site Area:  
 525,623 sf

Total Area to remain uncleared:  
 525,623 sf X 30% = 157,687 sf

Total Area of Greenspace:  
 123,555 sf = 23.5%

**Interior Parking Lot Landscaping Requirement**  
 WMC 16.24.040 D.4 Parking Landscaping  
 More than 40 parking spaces shall include 15% of the total area of the parking lot.

Total Area of Parking Lot for Project:  
 103,647 sf

Total Area Required to be Interior Parking Lot Landscaping:  
 19,995 sf (15% of 133,295 sf)

Total Area Provided of Interior Parking Lot Landscaping:  
 14,320 sf (10.7%)

**Minimum Landscape Requirements:**  
 WMC 16.33.030 Landscaping Standards  
 Minimum planting of 6 newly planted trees and 12 newly planted shrubs shall be provided per acre of required landscaped area on a lot.

30% Greenspace Requirement:  
 525,623 sf X 30% = 157,687 sf

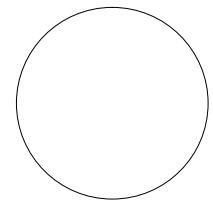
Required Landscaping:  
 157,687 sf / 43,560sf/acre = 3.62 acres  
 4 acres X 6 trees = 24 trees required  
 4 acres X 12 shrubs = 48 shrubs required

Landscaping Provided throughout site:  
 81 trees  
 308 shrubs



5300 A Street  
 Anchorage, Alaska 99518  
 (907) 272-5451 Fax: 272-9065

3050 E. Cottle Loop  
 Wasilla, Alaska 99654  
 (907) 357-9129 Fax: 357-9140



KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

1 Overall Landscape Plan  
 L1.0

SCALE: 1"=40'-0" @ 22x34



PROJECT NUMBER

12-025

DRAWN BY: SB

CHECKED BY: KMD

KENDALL FORD

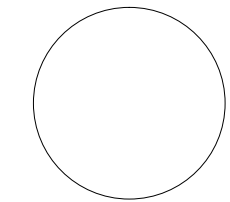
Landscape Plan

06.11.2013

SHEET NO.

L1.0

SHEET TOTAL



KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER

12-025

DRAWN BY: SB

CHECKED BY: KMD

KENDALL FORD

Landscape Plan

06.11.2013

SHEET NO. SHEET TOTAL

L1.1

## Planting Schedule

### Deciduous Trees

Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
14		AR	Acer rubrum 'Autumn Spire'	Autumn Spire Maple	2" Cal.	B&B	Single stem
16		PTE	Populus tremula 'Erecta'	Columnar Swedish Aspen	2" Cal.	B&B	Single stem
12		MS	Malus 'Radiant'	'Radiant' Crabapple	2" Cal.	B&B	Single stem
6		PM	Prunus maackii	Amur chokecherry	2" Cal.	B&B	Multiple stem
20		SA	Sorbus aucuparia	European Mountain Ash	2" Cal.	B&B	Single stem
13		BP	Betula papyrifera	Paper Birch	3" Cal.	B&B	Single stem

### Shrubs

Qty.	Symbol	Label	Latin Name	Common Name	Size	Furnished	Notes
34		PMU	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	24" Spread	Potted	
7		SPA	Syringa patula 'Miss Kim'	Miss Kim Lilac	18" Ht.	Potted	
7		VTB	Viburnum trilobum 'Bailey Compact'	American Cranberry	18" Ht.	Potted	
66		PF	Potentilla fruticosa	Bush Cinquefoil	18" Ht.	Potted	
104		SJ	Spiraea japonica 'Goldflame'	Goldflame spirea	18" Ht.	Potted	
26		CS	Cornus sericea 'Bailey'	Red-twig Dogwood	18" Ht.	Potted	
64		CL	Cotoneaster lucidus	Hedge Cotoneaster	18" Ht.	Potted	

### Perennials

Qty.	Symbol	Label	Latin Name	Common Name	Spacing	Size	Furnished	Notes
110		CAK	Calamagrostis x acutiflora 'Overdam'	Feather Reed Grass	As Shown	1 Gal Pot		18" height of main plant mass.
24		IS	Iris setosa	Blue Flag Iris	18" o.c.	1 Gal Pot		12" height
40		BC	Bergenia cordifolia	Bergenia	18" o.c.	1 Gal Pot		6" height

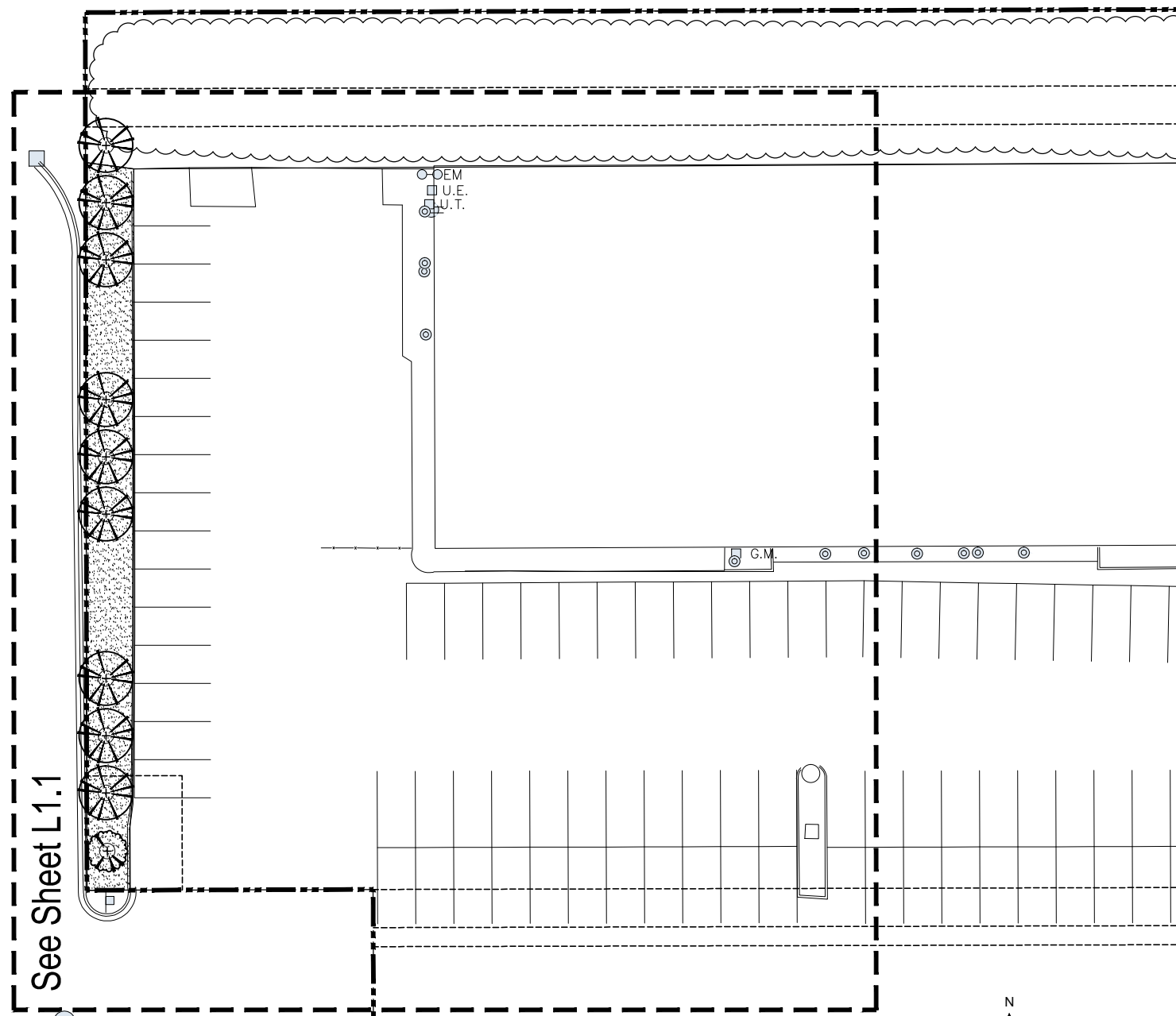
### Miscellaneous

	Type A Seed Mix - mown		Landscape Edging
12		Boulder Type A	
28		Boulder Type B	
20		Boulder Type C	

Note - quantities shown for seed, mulch, plants, boulders, and edging are provided for verification purposes only. Contractor is still responsible for developing their own take-offs.

### General Notes:

- Refer to sheet L501 for planting details.
- All plants shall be nursery grown to ANSI Z60.1 or native transplants to ANSI Z60.1.
- Perennial beds shall receive topsoil and mulch per details.
- All shrub and tree beds shall receive topsoil and mulch per details.
- 4" depth topsoil and seed all disturbed areas with seed type noted on plans.

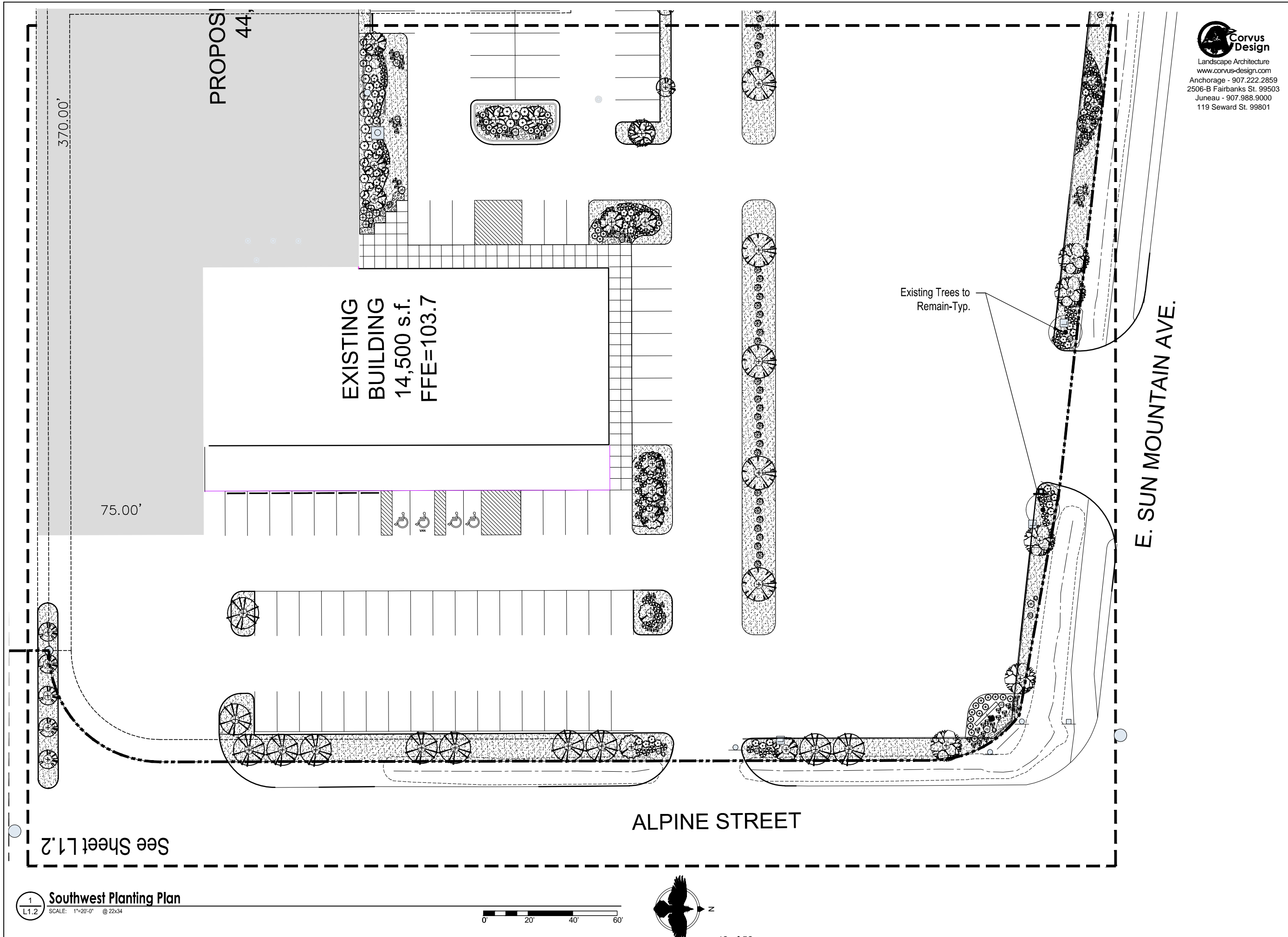


See Sheet L1.1

1 Northwest Planting Plan  
 L1.1 SCALE: 1"=20'-0" @ 22x34

0' 20' 40' 60'



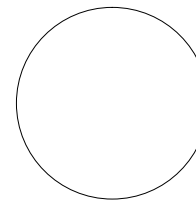


**Corvus Design**  
Landscape Architecture  
www.corvus-design.com  
Anchorage - 907.222.2859  
2506-B Fairbanks St. 99503  
Juneau - 907.988.9000  
119 Seward St. 99801



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KENDALL FORD OF WASILLA  
SERVICE CENTER  
2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER

12-025

DRAWN BY: SB

CHECKED BY: KMD

KENDALL FORD

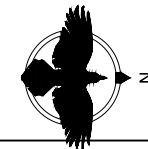
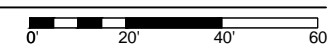
Landscape Plan

06.11.2013

SHEET NO. SHEET TOTAL

L1.2

1 Southwest Planting Plan  
L1.2 SCALE: 1"=20'-0" @ 22x34



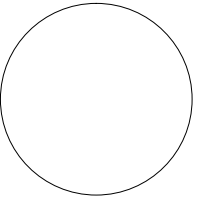
See Sheet L1.3

**Corvus Design**  
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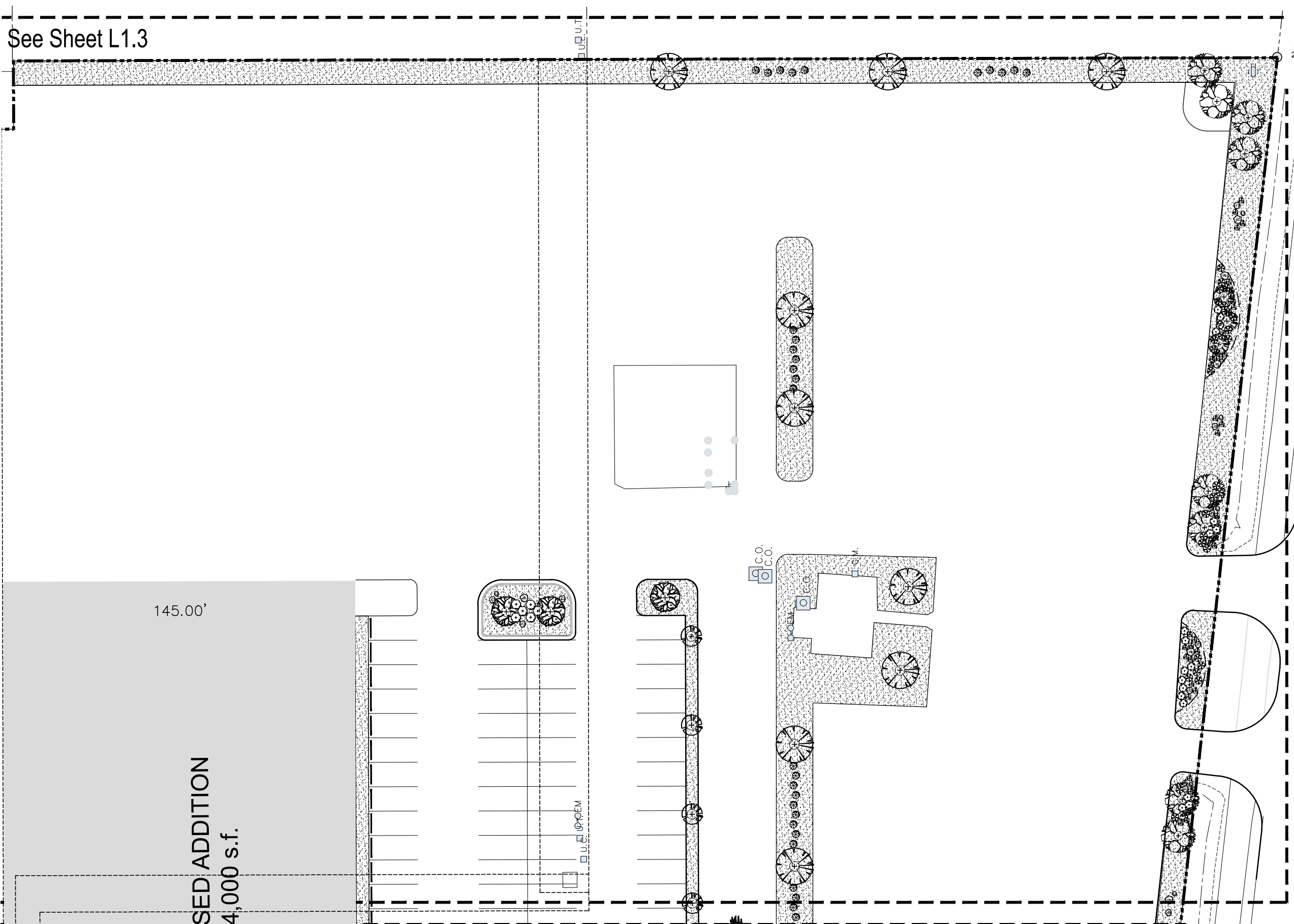
KENDALL FORD OF WASILLA  
SERVICE CENTER  
2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
**12-025**  
DRAWN BY: SB  
CHECKED BY: KMD  
KENDALL FORD

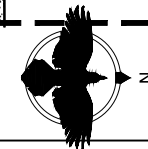
Landscape Plan

06.11.2013

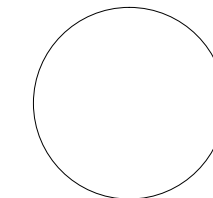
SHEET NO. SHEET TOTAL  
**L1.3**



**1** Southeast Planting Plan  
L1.3 SCALE: 1"=20'-0" @ 22x34







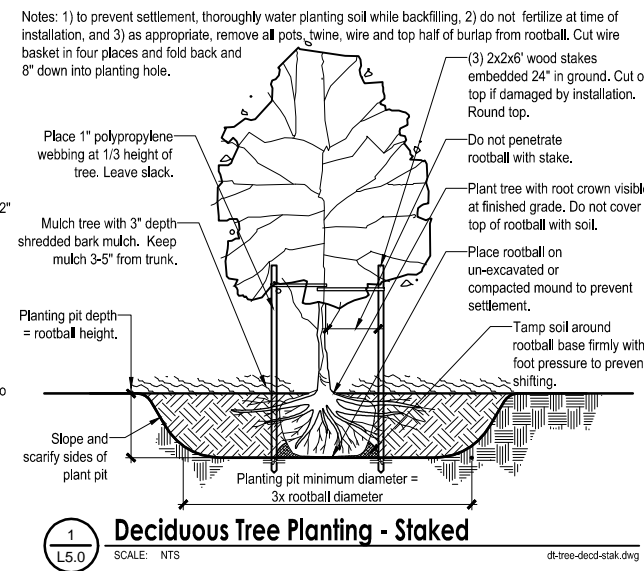
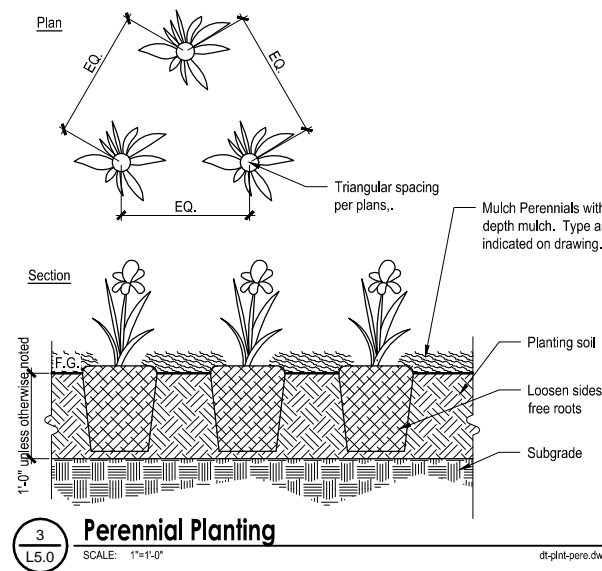
KENDALL FORD OF WASILLA  
 SERVICE CENTER  
 2701 E. SUN MOUNTAIN AVENUE

PROJECT NUMBER  
**12-025**  
 DRAWN BY: SB  
 CHECKED BY: KMD  
 KENDALL FORD

**Landscape Details**

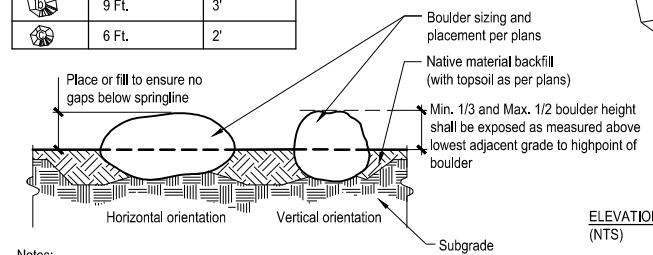
06.11.2013

SHEET NO.	SHEET TOTAL
<b>L5.0</b>	



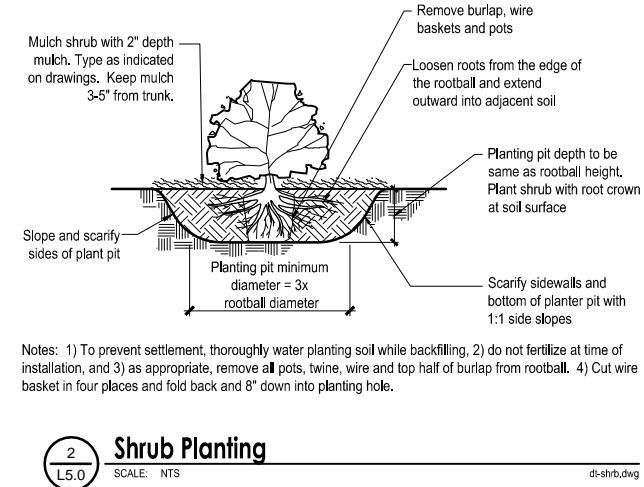
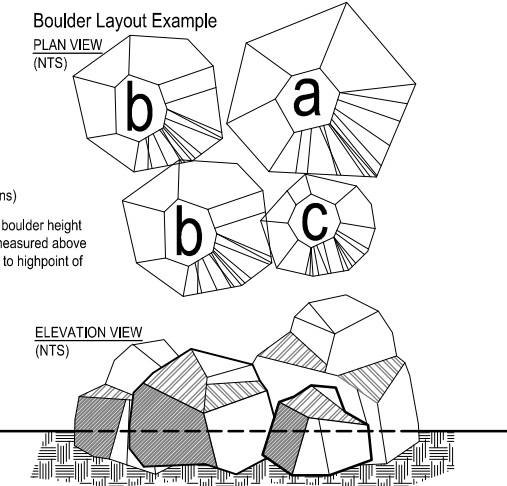
Landscape boulder sizing schedule

boulder symbol	circumference (± 2 ft.)	height (± 0.5 ft.)
	12 Ft.	4'
	9 Ft.	3'
	6 Ft.	2'



- Notes:
- 1) Location and orientation of placed rocks shall be field approved by owner's representative.
  - 2) Boulders should be no higher than 30" above any adjacent grade.
  - 3) Circumference refers to the largest circumference of the boulder.
  - 4) Height is measured perpendicular to axis used for determining circumference.

**6 Landscape Boulders**  
 SCALE: 1"=1'-0"  
 dt-blkr-mult-sched.dwg







# CITY OF WASILLA

• Planning Office •

290 East Herning Avenue • Wasilla • Alaska • 99654-7091

• Telephone 907-373-9020 •

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## MEMORANDUM

**DATE:** June 5, 2013

**TO:** Planning Commissioners

**FROM:** Tina Crawford, AICP  
City Planner

**RE:** Supplemental information for Item #2 under Committee of the Whole

---

Attached is a table outlining the duties, responsibilities, and authority delegated to the Planning Commission in the Wasilla Code of Ordinances.

In addition to discussing the Commission's responsibilities, the Commission will identify issues that need to be scheduled for future meetings. This includes discussing and creating a work plan for the remaining meetings this year.

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## WASILLA PLANNING COMMISSION DUTIES AND AUTHORITY

Code Citation	Description of Duties/Authority
2.60.010(B)(1)	Periodically review the Land Development Code and make recommendations to the Council for amendments
2.60.010(B)(2)	Undertake a general review of the Comprehensive Plan at least once every two years and make recommendations to the Council for amendments
2.60.010(B)(3)	Annually, review one or more elements of the Comprehensive Plan and make recommendations for amendment to the Council
2.60.010(B)(4)	Review and make determinations on state construction projects in accordance with AS 35.30.010 and may impose conditions or modifications on these projects. If the Commission determines the project should be disapproved or that modification should be made to which the state disagrees, the Commission shall immediately notify the Council and recommend disapproval by Council resolution pursuant to AS 35.30.010(c)
2.60.010(B)(5)	Make recommendations to the Council on all proposed rezoning, indicating compliance with the applicable provisions of the Land Development code and the Comprehensive Plan
2.60.010(B)(6)	Hear and decide all permit applications that require a public hearing, including but not limited to applications for variances, rezones, and other procedures that may be required by the Land Development Code
2.60.010(B)(7)	Hear and decide appeals of permit decisions made by the City Planner
2.60.010(B)(8)	Investigate and prepare on an annual basis recommendations on a capital improvement program
2.60.010(B)(9)	Investigate and prepare reports on the availability of public lands for city purposes
2.60.010(B)(10)	At the request of the Mayor or Council, investigate and prepare reports on the location and establishment of public facilities
2.64.010	Review and recommend approval of site locations and general development plans for parks and recreation facilities
5.32.060(B)	Consider and make recommendation to City Council regarding any sale, lease, or exchange of city land
5.32.090(C)	Consider and make recommendation to City Council regarding renewal of any lease of city land
5.32.120	Review and make recommendation to City Council regarding airport leases with buildings greater than 10,000 square feet or the lease is for more than 10 years
12.04.020	Review and make recommendation to City Council regarding street classifications within City
12.08.030	Conduct public hearing and submit recommendation to City Council for proposed street name changes
16.08.010(A)(2)	May place limits on the duration of an approval or establish a longer duration
16.08.010(A)(3)	May place conditions upon issuance of any approval which are necessary or desirable to ensure that a rule, policy, standard, or intent will be implemented in a manner consistent with Title 16, the Comprehensive Plan, and any rule, policy, or standard implementing them

<b>Code Citation</b>	<b>Description of Duties/Authority</b>
16.08.015(D)(2)	May waive the site plan requirement for an application after considering the recommendations of the Public Works Director and City Planner
16.08.040	Identify parties to be included in review of certain proposed actions under this title by resolution
16.08.060	Establish a schedule of fees for actions under this chapter by resolution
16.08.070(C)	May establish by resolution an enforcement priority for violations described in Subsection A (A. No person may erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any structure, or use of land or a structure, or cause or permit the same to be done in violation of this title, the terms and conditions of any rezoning, commission approval, or administrative approval.)
16.08.095(A)	Interpret Title 16 as it applies to a particular person or property when requested by an applicant
16.08.130(A)(7)	Interpret zoning map boundaries when circumstances are not covered in 16.08.130(A)(1-6)
16.08.140	Recommend appropriate zoning district to City Council after property is annexed into City
16.16.020(D)	Conduct public hearing and make decision regarding permit approvals elevated to the Commission by the City Planner
16.16.040(A)(6)	Review, conduct public hearing, and make decision to deny, approve, or approve with conditions all variances, conditional uses, and rezonings (rezonings are forwarded to Council for decision)
16.16.070(A)	May initiate a request for a rezoning
16.16.070(D)	Conduct public hearing and make recommendation regarding rezoning requests to City Council
16.20.030(F)	May grant one six-month extension of the deadline for final PUD overlay district plan submittal
16.24.030(A)(6)	Approve heights greater than 35' in the Commercial and Industrial zoning districts
16.24.040(E)	Determine parking requirements for uses not listed in Table of Parking Requirements
16.28.110	Review and approve variances to setbacks, height, or sign standards
16.32.260	May prescribe conditions and safeguards to any sign variance to assure conformity with the purpose and intent of this chapter and consistency with the City Comprehensive Plan and any other applicable adopted city plans
16.33.050(A)(2)	May approve clearing of more than 70% of the vegetation from a lot for development
16.33.070(A)	May waive or modify a requirement regarding density, location, or height of required landscaping
16.34.030	Conduct public hearing and decide regarding appeals of City Planner decision or order

PERMIT INFORMATION 2013										AS-BUILT SURVEY
APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	
ADMINISTRATIVE APPROVAL										
01/09/13	01/10/13	A13-01	SHED & RESI GARAGE	768	1055000L037-1	SNIDER ADD#1	COTTLE, BERT	455 PIONEER DR	R-1	
01/14/13	01/14/13	A13-02	TENANT SPACE	1,800	2959000T00B1	WASILLA MALL RSB	AK DIVERSIFIED PROP	701 E PARKS HWY	C	
01/23/13	01/23/13	A13-03	TENANT SPACE	1,273	2705000B014A-1	SNIDER #4	FOXGLOVE, MELISSA	711 W PARKS HWY	C	
02/01/13	02/14/13	A13-04	TENANT SPACE	2,100	2186B02L005	GVC II DIV I	PHOMMASOUK, NORASITH	1051 E BOGARD RD	C	
02/04/13	02/06/13	A13-05	TENANT SPACE	360	1010B01L006	CARTER SUB	THE SHIRT LADY	220 E PARK AVE	C	
02/04/13	02/13/13	A13-06	SUBD		17N01W03C002 & C003		BURLINGAME, RUSSELL & PAM	401 & 490 E BOGARD RD	C	
02/05/13	02/12/13	A13-07	TENANT SPACE	1,200	1066B06L008 & L007	WASILLA TWNST	MATTHEWS, CURTIS	231 E HERNING AVE	C	
02/11/13	02/12/13	A13-08	TENANT SPACE		4359000L004A	LAKE LUCILLE LDG	SECURED GOLD BUYERS	1300 W LAKE LUCILLE DR	C	
02/19/13	02/20/13	A13-09	TENANT SPACE	832	1066B01L009-11	WASILLA TWNST	IMLACH, THOMAS	281 N MAIN ST	C	
02/21/13	02/22/13	A13-10	COMM<10,000 SQ FT	4,800	4758000L003	SHORT ACRES #2	JOHNSTON, DAVID	540 W HJELLEN	RR	
02/21/13	02/22/13	A13-11	TENANT SPACE	1,500	1261B01L004	CENTURY PARK	ROGERS, JAMES	990 S CHECK ST	RR	
01/25/13	01/25/13	A13-12	TENANT SPACE	500	2072000L013B	SNIDER #4	AREHART, TRACY	285 E PARKS HWY	C	
03/04/13	03/04/13	A13-13	TUP		17N01W13A006		LITHIA CSO OF ANCHORAGE	1350 SEWARD MERIDIAN	C	
03/05/13	03/05/13	A13-14	TENANT SPACE	508	9010000UB002	LAKEVIEW PROF BLD	AK MEDICAL CODING SVS LLC	851 E WESTPOINT DR	C	
03/08/13	03/08/13	A13-15	COMM<10,000 SQ FT	1,600	1066B03L002	WASILLA TWNST	BOWERS, BEN	285 E PARKS HWY	C	
03/08/13	03/08/13	A13-16	TENANT SPACE	1,400	4653000L003	CREEKSIDE PLAZA	JOHNSON, MONICA	1830 E PARKS HWY	C	
03/08/13	03/21/13	A13-17	SUBD		17N01W08B004		LUNDGREN, GARY		RR & C	
03/11/13	03/12/13	A13-18	TENANT SPACE		17N01W08B005		SECURED GOLD BUYERS	1300 LAKE LUCILLE DR	C	
03/12/13	03/12/13	A13-19	DOCK	150	1035000L003	LAKE LUCILLE	BREDBERG, WAYNE	1436 LAKE LUCILLE	R-1	
03/13/13	03/14/13	A13-20	TENANT SPACE	1,800	3224B03L001B	MOUNTAIN VLG PLZ	FEE, ANNETTE	991 N HERMON RD	C	
03/14/13	03/14/13	A13-21	TUP - AUCTION		3395000T00B1	CARTER/CENTURY	WEBB, ROBERT	301 E LAKE VIEW	C	
03/20/13	03/20/13	A13-22	SFD	3,000	1342B02L002	HAPPY MTN EST	NORTHERN QUALITY HOMES	3032 TAMARAK DR	R-1	
04/01/13	04/03/13	A13-23	HORSE		1113B05L020	WASILLA ACRES	MASON, JANA	1930 W MELANIE AVE	RR	
03/29/13	04/04/13	A13-24	TENANT SPACE	600	1046000T007-2	OLSON SUB ADD	ARBET, TONYA	1365 E PARKS HWY	C	
04/08/13	PENDING	A13-25	TENANT SPACE	1,100	1550B01L001	CRESTE FORIS	CALUGAY, CECILIO	1450 CRESTE FORIS	C	
04/09/13	04/10/13	A13-26	COMM LAUNDRY	2,660	1032B13L003 & L004	KENNEDY ADDN	HERITAGE FAM INVES LLC	450 S TALKEETNA	C	
04/03/13	PENDING	A13-27	TRANSMISSION LINE				MEA			
04/23/13	04/24/13	A13-28	SFD	2,500	6975000L001	GOLDEN LEAF	IVANOV, VALENTIN	1921 N ASHFORD BLVD	RR	
04/26/13	05/14/13	A13-29	COMM<10,000 SQ FT	200	1065B03L015	WASILLA HEIGHTS	SENA, CHRISTINA	1501 W PARKS HWY	C	
05/06/13	05/28/13	A13-30	COMM<10,000 SQ FT		1038B01L004	LAKE VIEW	SMITH, CAROL & RICHARD	235 W LAKEVIEW DR	R-1	
05/14/13	05/13/13	A13-31	DUPLEX	4,000	7158B02L001	ERINWOOD	FLETCHER, CAREY	1190 S ISLAND ST	RR	
05/17/13	05/17/13	A13-32	SFD	1,879	6791B01L079	PRIMROSE POINT	WILKEN, KURT	140 RIVERDANCE	RR	
05/20/13	05/21/13	A13-33	TUP-MARKET		1046000T005-1	OLSON SUB ADD	NELSON, SUE	1451 E PARKS HWY	C	
05/21/13	05/21/13	A13-34	SFD ADDITION	624	1277B05L003	BAYVIEW GARDEN	RANDALL, NICK	2050 S BAYVIEW DR	RR	
05/21/13	PENDING	A13-35	COMM<10,000 SQ FT	44,000	4802000L002	SUN PLAZA	KENDALL FORD OF WASILLA	2701 E SUN MTN AVE	C	
05/30/13	PENDING	A13-36	TUP-SOLTICE PARTY		2789B01L003A	WASILLA ARPRK IND	THOMPSON, KIRA	300 W SWANSON AVE	C	
05/31/13	PENDING	A13-37	SFD W/ GARAGE	4,112		CENTER POINT	BYLER CONSTRUCTION	485 GOLDENWOOD ST	RM	
<b>USE PERMITS</b>										
02/19/13	03/14/13	UP13-01	IN HOME DAYCARE			MISSION HILLS PH II	KOONCE, CARMIL	1040 SAM SNEAD LP	R-1	
04/03/13	PENDING	UP13-02	TRANSMISSION LINE		2767B08L004		MEA			

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
<b>CONDITIONAL USE PERMITS</b>										
04/23/13	05/14/13	CU13-01	COMM > 10,000 SQ FT	11,252	17N01W03C002 & C003		BURLINGAME, RUS & PAM	401 E BOGARD RD	C	
<b>PLANNED UNIT DEVELOPMENT (PUD)</b>										
<b>REZONE</b>										
<b>LEGAL NON-CONFORMING USE</b>										
<b>SHORELINE SETBACK</b>										
<b>AMNESTY</b>										
<b>VARIANCE</b>										



# Code Compliance Log March 2013



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/1/2013	D	Kashim Motel		N	Cat welfare check	13-12069 unfounded
3/1/2013	ADM	Whispering Woods area		Y	Document service per city planner	13-12134
3/4/2013	S	Walgreens		Y	HCP parking violation	13-12907 verbal warning
3/4/2013	S	Target		Y	HCP parking violation	13-12911 citation
3/4/2013	C	Carrs		Y	Dog welfare check	13-12930 unfounded
3/4/2013	D	Main & Swanson		N	ATV violation	13-12967 UTL
3/4/2013	S	Carrs		Y	HCP parking violation	13-12971 verbal warning
3/5/2013	D	881 Century		Y	RAL dogs x2	13-12864
3/5/2013	FUP	881 Century		Y	RAL dogs x2	13-12864 verbal warning
3/5/2013	S	Riley & Check		Y	RAL dog	13-13192 verbal warning
3/5/2013	C	Glenkerry		N	Business license violation	13-13205 unfounded
3/5/2013	PAT	1401 Glenkerry		Y	Assist patrol	13-13196
3/6/2013	ADM	609 KGB Beaders Paradise		Y	Business license violation	13-13302 verbal warning
3/6/2013	S	Value Village		Y	HCP parking violation	13-13344 citation
3/6/2013	S	Target		Y	HCP parking violation	13-13364 verbal warning
3/6/2013	S	Walmart		Y	HCP parking violation	13-13409 citation
3/7/2013	D	1051 Snohomish		Y	RAL dog	13-13449 verbal warning
3/7/2013	S	Walmart		Y	HCP parking violation	13-13566 verbal warning
3/7/2013	S	Target		Y	HCP parking violation	13-13583 citation
3/7/2013	S	Target		Y	HCP parking violation	13-13597 citation
3/8/2013	S	Lake Lucille Park		N	Facility/security check	13-13765
3/8/2013	S	Target		Y	HCP parking violation	13-13786 citation
3/8/2013	S	Starbucks		Y	HCP parking violation	13-13827 verbal warning
3/11/2013	S	Walmart		Y	HCP parking violation	13-14468 citation
3/11/2013	S	Fred Meyer		Y	HCP parking violation	13-14475 verbal warning
3/12/2013	S	Carrs		Y	HCP parking violation	13-14635 unfounded
3/12/2013	S	Walmart		Y	HCP parking violation- misuse	13-14666 citation
3/12/2013	S	Target		Y	HCP parking violation	13-14682 verbal warning
3/13/2013	S	Lake Lucille Park		N	Facility/security check	13-14853
3/13/2013	PAT	Walmart		Y	Shoplift	13-14866 citation
3/13/2013	D	Parks & Seward Meridian		N	Traffic hazard	13-14871
3/14/2013	FUP	Mystery & Church		N	DOA dog	13-14943 UTL





# Code Compliance Log March 2013



DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
3/14/2013	PAT	Carrs		Y	N	Assist patrol with prisoner's dog 13-14979
3/14/2013	S	Target		Y	N	HCP parking violation 13-15011 verbal warning
3/14/2013	S	Carrs		Y	N	HCP parking violation 13-15047 verbal warning
3/14/2013	S	Taco Bell		Y	N	HCP parking violation 13-15060 verbal warning
3/14/2013	D	241 Kalli Cir.		Y	N	Dispute over dog ownership 13-15078 unfounded/civil
3/15/2013	PAT	Carrs		N	N	Assist patrol with parking issue 13-15267
3/15/2013	C	1400 Vaunda		N	N	Abandoned veh in ROW 13-15291 red tag
3/15/2013	FUP	1051 Snohomish		Y	N	RAL dog 13-13449 verbal warning
3/20/2013	D	656 Yakima		N	N	On street parking complaint 13-16480 unfounded
3/20/2013	D	701 Crestwood		Y	N	RAL dogs x2 13-16501 verbal warning
3/22/2013	ADM	Parks & Lamont		N	N	Document service/posting 13-16759
3/26/2013	D	Pitman area		N	N	Animal welfare questions 13-17418 refer to MSB AC
3/26/2013	D	Kashim Motel		Y	N	Abandoned cat & kittens 13-17434 turn over to rescue
3/26/2013	D	193 Kalli Cir.		Y	N	RAL dog complaint 13-17487 extra patrol
3/28/2013	ADM	2031 Gina Cir		N	N	WPD range trailer project 13-17756 transport
3/28/2013	D	1651 Lacy Loop		Y	N	RAL dogs x3 13-17725 verbal warnings x3
3/28/2013	D	401 Wasilla St.		N	N	Snow encroachment 13-17762 unfounded
3/28/2013	S	WalMart		Y	N	HCP parking violation 13-17803 verbal warning
3/29/2013	S	Carrs		Y	N	HCP parking violation- misuse 13-18052 citation
3/29/2013	S	WalMart		N	N	Assist patrol suspicious circ. 13-18073
3/29/2013	S	Knik & Herning		Y	N	Medic assist 13-18089
3/29/2013	D	1200 Century Cir		Y	N	Strange scary animal in house 13-18103 unfounded