

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

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

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.

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.
3. Allows applicant to wait to install the required landscaping until the Parks Highway right-of-way acquisition process is completed.

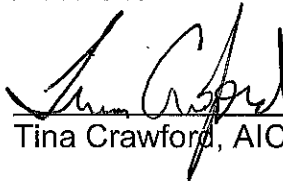
ADOPTED by the Wasilla Planning Commission on June 11, 2013.

APPROVED:



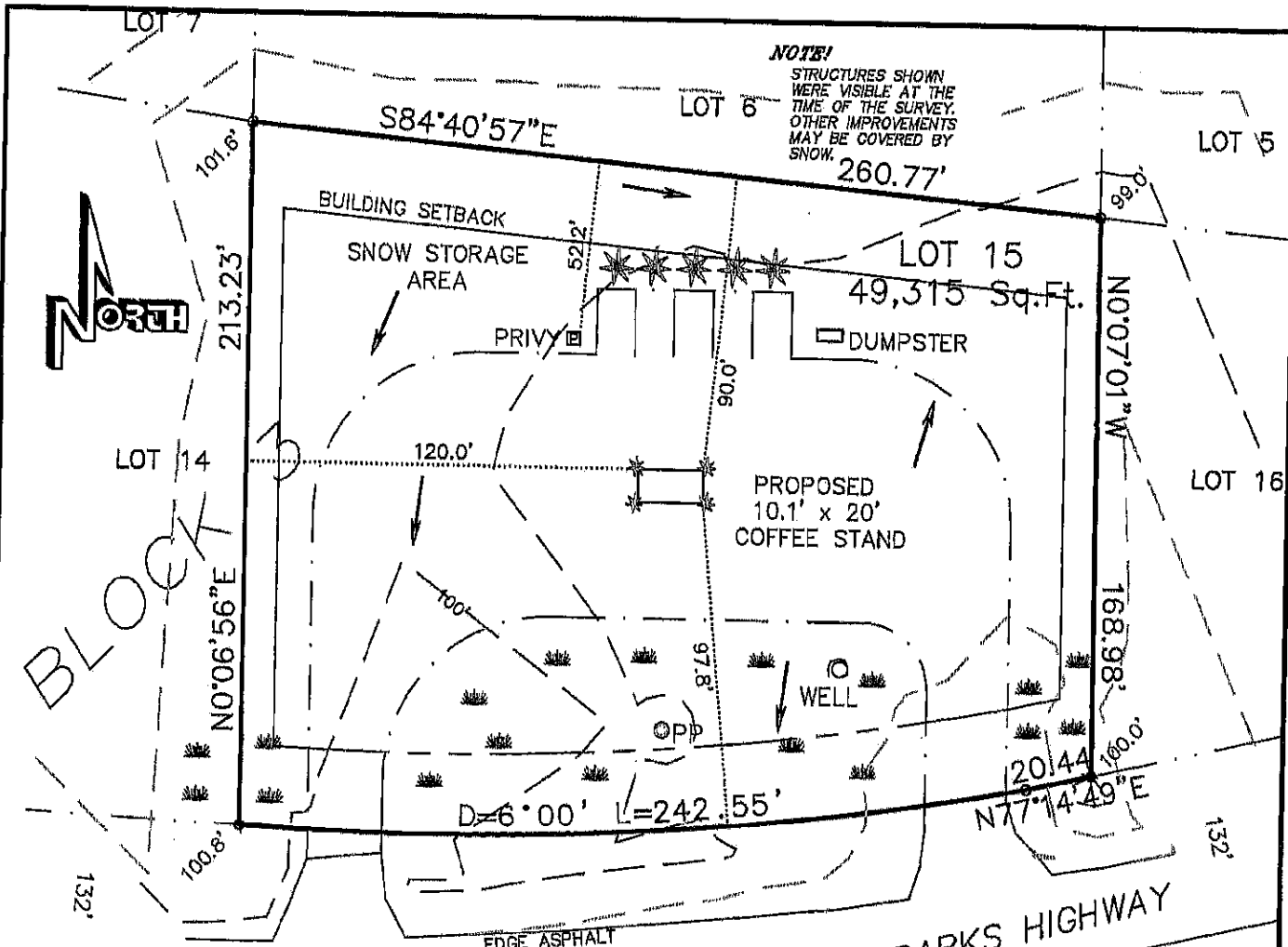
Daniel Kelly, Jr., Chairman

ATTEST:



Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously



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:

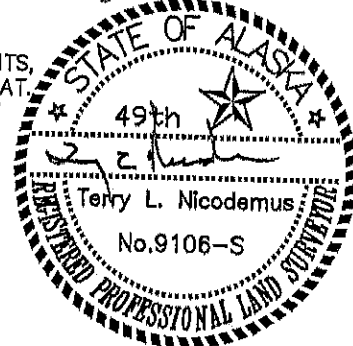
LOT 15 BLOCK 3 WASILLA HEIGHTS ADDITION No. 1

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) 376-9829
ACUTEKSURVEY.COM

SCALE: 1"=50'	DRAWN: TAN	CHECKED: TLN	DATE: 4/26/13	JOB No. 13+07.03
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