



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

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

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

REGULAR MEETING

7 P.M.

OCTOBER 8, 2013

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. REPORTS
 - A. City Deputy Administrator
 - B. City Public Works Director
 - C. City Attorney
 - D. City Planner
- VI. PUBLIC PARTICIPATION *(five minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Minutes of September 10, 2013 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. COMMITTEE OF THE WHOLE
 - 1. Review and discussion of Chapter 5, Downtown, of the City Comprehensive plan to determine if any updates/revisions as part of the requirement for the Planning Commission to annually review one or more elements of the City Comprehensive Plan (WMC 2.60.010.B).

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

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM, September 10, 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 (via telephone)
- 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. Archie Giddings, Public Works Director
- 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 presented.

V. REPORTS

- A. City Deputy Administrator
No Report Given

- B. City Public Works Director
Mr. Giddings provided a brief summary on the last City Council meeting and public works activities.

- C. City Attorney
No Report Given.

- E. City Planner
Ms. Crawford stated that the Alaska Chapter of the American Planning Association will be having a planning Conference this November and she will be sending an email with

information regarding the conference. She also stated that there was some money in the budget available for any Commissioners that wanted to attend. .

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

No one present.

VII. CONSENT AGENDA

A. Minutes of August 13, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

VIII. NEW BUSINESS

A. PUBLIC HEARINGS

1. Item: Landscape Waiver (Reso. #13-12)
Petitioner: Lithia Motors
Request: Approval to clear 77% of the vegetation on Lot 14, which is 7% more than the 70% clearing allowed in WMC 16.33.050(A)(2) in order to develop a new car dealership.

Total Area: 2.63 acres ±
Site Address: 2891 E. Sun Mountain Avenue
Zoning: Commercial
Future Land Use: Generally Commercial/Business

a. City Staff

Ms. Crawford provided a brief staff report regarding the landscape waiver request.

b. Applicant

Ms. LaQuita Chmielowski, PE for Enterprise Engineering, Inc., agent for Lithia Motors, provided a summary of the request by Lithia Motors.

c. Private person supporting or opposing the proposal

Chair Kelly opened the public hearing and with no one present closed the public hearing.

d. Applicant

MOTION: Commissioner Ledford moved to adopt Resolution Serial No. 13-12.

Discussion moved to the Commission.

VOTE: The motion to approve Resolution Serial No. 13-12 as presented, passed with unanimously.

2. Item: **Resolution Serial No. 13-11:** Supporting the goals and initiatives for the annual Capital Improvement Program.
Petitioner: City of Wasilla

- a. City Staff
- b. Applicant

Mr. Giddings provided a summary on the CIP projects.

Discussion moved to the Commission.

c. Private person supporting or opposing the proposal
No one present.

d. Applicant

MOTION: Commissioner Green moved to approve Resolution Serial No. 13-11, as presented.

VOTE: The motion to approve Resolution Serial No. 13-11, as presented, passed unanimously.

IX. UNFINISHED BUSINESS *(five minutes per person)*

No unfinished business.

X. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

No comments

XII. STAFF COMMENTS

No Comments.

XIII. COMMISSION COMMENTS

No Comments.

IVX. ADJOURNMENT

The regular meeting adjourned at 8:12 PM.

ATTEST:

DANIEL KELLY, JR., Chairman

TAHIRIH REVET, Planning Clerk
Adopted by the Wasilla Planning Commission -, 2013.

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CITY OF WASILLA

• Planning Office •

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

• Telephone 907-373-9020 •

MEMORANDUM

DATE: September 17, 2013

TO: Wasilla Planning Commission

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

RE: Review of City of Wasilla Comprehensive Plan, Chapter 5, Downtown

Per Section 2.60.010(B)(3), the Planning Commission is required to annually review one or more elements of the Comprehensive Plan to determine if any changes are needed. If the Commission identifies any revisions to the chapter, they are to forward the recommended changes to the City Council for their review and consideration.

Since the City Council approved the Downtown Area Plan last month, it appears appropriate for the Planning Commission to complete the review of Chapter 5, Downtown, of the Comprehensive Plan. This review is included on this month's agenda as a "Committee of the Whole" discussion item so that the Planning Commission can have a less formal discussion about this chapter. A copy of this chapter is included in the meeting packet for your review prior to the meeting.

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Chapter 5. Downtown

5.1 Current Conditions and Trends

What Downtown?

The City's Downtown does not have easily definable boundaries. Those not familiar with the City might wonder if there is a Downtown. For the purposes of describing the current conditions, the historic town site area is currently the "core" or heart of Downtown, surrounded by a larger area, which could eventually support a more defined Downtown (see Figure 7).



Wasilla's Original Post Office and Historic Town Site

Currently, Downtown has a variety of land uses including public facilities retail, housing, and offices. Public facilities include the historical museum and historic building complex, City Hall and offices, public library, parks, and the post office.

In 1917, a plat of small lots was auctioned off by the Alaska Railroad Commission, effectively creating what is now the Downtown district. From this beginning, a small crossroads commercial area has expanded east and west along the present Parks Highway to become the major commercial corridor of the Matanuska-Susitna Valley.

Until the population boom years of the last two decades, the City never had the opportunity to develop a traditional pedestrian-friendly mixed-use Downtown like older communities that grew during pre-automobile times. Instead, the recent period of growth followed the "suburban", highway-oriented development pattern classic to highway corridors in America. The original small lots of Downtown are not conducive to this development pattern and have been overlooked as development sites.

Creating a traditional town center is still possible for the City. The most important factor is that the market conditions are conducive for growth. There is significant room in the marketplace for retail, service and hospitality businesses.

Remnants of the original fabric of the crossroads Downtown includes several historic structures, the museum, and historic town site complex, City Hall, and post office to serve as Downtown anchors. The existing small lot sizes can even become an asset for developing small businesses if the zoning codes are amended to enable commercial uses. At a minimum, revisions are needed to the minimum required setbacks and parking requirements.

Community Input

A week-long planning charrette was conducted for the City's Downtown in late October 2009. This included meetings with City officials, business leaders, walking tours, and three evening planning workshops with the public. In between meetings, concepts for the Downtown were sketched for presentation at the planning workshops.

Figure 7. Downtown Study Area
2007 Aeromap Orthophoto



KEY

-  Downtown Historic Core
-  Greater Downtown Area



Current issues identified by workshop participants with Downtown include:

- Traffic congestion, especially related to vehicle stacking on Main Street for access to the Parks Highway.
- Poor pedestrian connectivity and a lack of sidewalks and crosswalks throughout the Downtown area.
- No identity as a Downtown district; looks like a strip mall and lacks personality.
- Appearance of buildings, streets, and sidewalks detract from economic development potential
- Lack of places to gather, learn, and enjoy arts and culture (need new Library and Valley Performing Arts Theater).
- Need a Downtown park as a gathering place and green area
- Need gateway entrances to town
- Identify Downtown boundaries

Opportunities identified by participants include:

- Market potential for growth
- Desire by the community to develop a vibrant Downtown
- Access and location
- Parks and open space

The planning charrette defined both the physical and built environment business owners and residents desired for Downtown. Rough sketches were produced during the charrette to communicate these ideas. These ideas would require extensive changes to the Downtown area. The concept plan features:

- **Pedestrian Focus:** Sidewalks should be constructed on both sides of all Downtown streets. Buildings are oriented to the sidewalk and street rather than parking lots and have minimal or no setbacks from the sidewalks. Crosswalks define safe pedestrian zones at intersections.



Several unique, historic and well-located buildings are already in place in the Downtown core, providing cornerstones for future development with a stronger identity.

Chapter 5



Major roadway projects, including a Yenlo and Main Street couplet system are needed to address Downtown's traffic issues at Main Street, Knik-Goose Bay Road, the railroad, and Parks Highway.

- **Improved Traffic Flows:** A one-way couplet should be constructed to improve traffic flows around Downtown. The Yenlo and Main Street couplet is a key project to move forward. On-street parking is essential for Downtown and must be included the project.
- **Town Square:** Residents liked the idea of a town square to add green space and a place for gatherings and celebrations in Downtown. There are two possible locations for the town square as shown in the concepts.
- **Building Form:** Two- and three-story commercial buildings should be developed in a zero lot line form, right up to the sidewalk. Private parking lots can be constructed in the rear of the buildings. Retail and service businesses should be located on the ground level, with office and residential use on upper floors. A 2009 Retail, Office and Lodging Study completed by the Gibbs Planning Group for this planning effort demonstrates that the City could add considerable retail, office and lodging development, some of which may be captured in the Downtown area.
- **Parking:** On-street parking throughout Downtown will serve to calm traffic and support business development. This will add a considerable parking inventory to Downtown and is sufficient for the development conceptualized. Additional parking may be located at the rear of buildings. Larger developments may require the construction of parking structures.
- **Landscaping:** Landscaped areas will add beauty and visual interest to Downtown. Gateway landscaping treatments at the intersections of Yenlo, Boundary and Main streets and the Parks Highway will attract attention to the Downtown.
- **Streetscape:** Clean, attractive sidewalks and pedestrian scale lighting fixtures will enhance the business district and appeal to pedestrians and shoppers. Fancy and expensive streetscape treatments are not necessary.

In October 2010 a final public meeting was held where residents were asked to articulate priorities for enhancing Downtown. Residents' input requested that the City focus at first in the core area of Downtown, and preserve and build on pre-statehood historical elements. Most residents expressed support for creating a "Main Street U.S.A" atmosphere, with some support for whole block re-development and taller structures in key locations to create more interest and energy Downtown.

As a tool for implementing what was envisioned in the charrette, this Plan recommends that the City and key Downtown interests explore "Overlay Zoning" to include land use provisions and specific design standards that are compatible with community needs. A general area to consider for the overlay is the Greater Downtown Area (see Figure 7).



Downtown sidewalks, on-street parking, and streetscape adds appeal for pedestrians and shoppers.

5.2 Desired Future Conditions

The City has a definable Downtown based around the historic town site with these attributes:

- It is pedestrian friendly, with sidewalks and crosswalks at street intersections.
- The area is attractive, with landscaping and good architecture that represents an Alaskan image and fits in with the spectacular natural surroundings.
- Downtown has convenient, on-street parking and easy access.
- Mixed uses are present, combining ground-level retail with office and housing in upper stories of buildings, as market conditions allow.
- The area is vibrant, attracting residents and tourists with a variety of specialty shops and activities, at all hours of the day and evening and in all seasons.

City of Wasilla Resident Opinions Regarding Downtown	
✓	<p>Residents are generally supportive of "Redevelopment of the Downtown Area to strengthen its role as a town center":</p> <p><i>33% residents - Very Supportive</i> <i>34% residents - Somewhat Supportive</i> <i>16% residents - Not Sure</i> <i>17% residents - Not Supportive</i></p>
✓	<p>Many residents believe that Wasilla "should strengthen small city identity":</p> <p><i>24% residents - Strongly Agree</i> <i>31% residents - Agree</i> <i>30% residents - Neutral</i> <i>10% residents - Disagree</i> <i>6% residents - Strongly Disagree</i></p>
✓	<p>Residents have mixed views about "developing physical enhancements in the Downtown (e.g. gateways, streetscapes)":</p> <p><i>24% residents - Very Supportive</i> <i>34% residents - Somewhat Supportive</i> <i>17% residents - Not Sure</i> <i>25% residents - Not Supportive</i></p>

Source: 2010 Community Survey (see page 1-4)

5.3 Goals, Objectives, and Actions

Goal 1. Promote and encourage development and redevelopment within the Downtown area.

Objective	Actions
<p>1.1 Adopt land use policies that encourage a mix of land uses in the Downtown area that create and establish a more vibrant town center, create a gathering place for residents and visitors, and a focus for business and cultural activities.</p>	<ul style="list-style-type: none"> 1.1.1 Create a Downtown overlay zoning district that incorporates Wasilla’s historic center (see Downtown overlay concept map). Develop land use regulations and development standards that encourage new development/redevelopment, appropriate land use patterns, and a cohesive town center. 1.1.2 Consider developing an incentive based policy or other solutions to help reduce lot fragmentation of potentially valuable commercial sites. 1.1.3 Support developer’s efforts to reconsolidate Downtown lots for high-quality development that will enhance the historic Downtown district. 1.1.4 Adopt land use policies that allow development of multi-story buildings with street-level commercial and office uses with upper-story residential units in the Downtown area.
<p>1.2 Identify opportunities to develop civic investments that revitalize the Downtown area and reinforce its identity as an attractive civic center.</p>	<ul style="list-style-type: none"> 1.2.1 Support partnership approaches that leverage funding and community support to help build a new library, expanded Valley Performing Arts Theater, town square, streetscape, sidewalks, and lighting in the Downtown core. 1.2.2 Design and improve Downtown streets to encourage walking, on-street parking, covered walkways, and additional curbs and gutters. 1.2.3 Work closely with ADOT&PF on major road projects, including the Yenlo Street Extension/Main Street Couplet and the Parks Highway Alternative Route development, to ensure that roadway’s are upgraded to re-shape core area circulation for walkability, on-street parking, and to include streetscape design opportunities.
<p>1.3 Improve pedestrian access in the Downtown area.</p>	<ul style="list-style-type: none"> 1.3.1 Work with roadway facility designers and community members to define basic functional and aesthetic parameters for streetscape improvements in the Downtown area. 1.3.2 Dedicate city, state, and federal resources as available to developing Downtown’s streetscape infrastructure, including wide sidewalks and pedestrian amenities. 1.3.3 Partner with Downtown business and property owners on improvement and management issues related to improving the Downtown pedestrian environment (parking needs, sidewalk upgrades, and regular snow clearing and maintenance).

Goal 2. Build the partnerships and develop the community capacity required to transform Downtown.

Objective	Actions
2.1 Bring key stakeholders together to help mobilize implementation of a Downtown overlay zoning district.	2.1.1 Engage key stakeholders and involve them in creating and assisting with the implementation of the Downtown overlay zoning district, potentially through a Downtown Development committee.
2.2 Create public-private partnerships that can leverage resources to implement the Downtown overlay zoning district.	2.2.1 Encourage the creation of a business improvement district among core area businesses to supplement city services and invest in the Downtown’s maintenance, marketing, and the common improvements that help attract residents and visitors.



Wasilla’s business district in 1974 (aerial, above) was focused in a “node” at the major crossroads. Today, much of the main business activity has become linear in nature, and spread along the highway corridor, making it harder to identify Wasilla’s “Downtown.”

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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 TWINST	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 TWINST	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 TWINST	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		4359000L004A	LAKE LUCILLE LDG	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 & L005	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	06/11/13	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	06/06/13	A13-36	TUP-SOLTICE PARTY		2789B01L003A	WASILLA ARPRK IND	THOMPSON, KIRA	300 W SWANSON AVE	C	
05/31/13	06/06/13	A13-37	SFD W/ GARAGE	4,112	7039000L010A	CENTER POINT	BYLER CONSTRUCTION	485 GOLDENWOOD ST	RM	
05/31/13	PENDING	A13-38	TENANT SPACE	1,400	2186B02L005	GVC II DIV I	ROBINSON, BEN	1051 E BOGARD RD	C	
06/04/13	PENDING	A13-39	COMM<10,000 SQ FT	25,112	1408B03L013	MOUNTAIN VLG PLZ	LITHIA REAL EST	2901 S MOUNTAIN VLG DR	R-2	
08/30/12	06/10/13	A13-40	COMM<10,000 SQ FT		7026000T00A	RILEY SUB	AK LIVE STEAMERS INC	400 W RILEY AVE	R-2	
06/07/13	06/28/13	A13-41	COMM<10,000 SQ FT	6,800	5221000L001	HALEY HILLS SUB	CRITERON PROP	1080 N WASILLA-FISHHOOK	C	

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
			RESTURANT/FOOD STAND	200	1901B01L005D	SNIDERS	CONRAD, CHARLES	201 W PARKS HWY	C	
06/10/13	06/27/13	A13-42	ADD TO SFD	1,200	1021B05L010	FREDRICKS	LLOYD, SAM	1715 W LAKE LUCILLE DR	RR	
06/10/13	06/12/13	A13-43	TENANT SPACE	380	1116B02L001	OVERLOOK BUSINESS	FISCHER, DAWN	2200 E PARKS HWY	C	
06/19/13	06/24/13	A13-45	TUP - TENT SALE	17N01W13A006			LITHA CJD OF ANCH	1350 S SEWARD MERIDIAN	RR	
06/20/13	PENDING	A13-46	ADD (PORCH, SHED)	440	1104B04L011	WASILLA EST	MARTIN, JAMES II	874 N PINEHURST CIR	RR	
07/09/13	07/10/13	A13-47	TENANT SPACE	1,408	2523B01L005A	NELSON FRED	MCDONALD, WILLIAM	290 N YENLO ST	C	
07/11/13	07/15/13	A13-48	TENANT SPACE	6,080	5482B05L001A	WASILLA TWNST	MY HOUSE	300 N WILLOW	C	
07/11/13	07/11/13	A13-49	COMM<10,000 SQ FT	5,000	1024T04L004	HAGAN AVE	MCULLIAN, JAMES	751 E RAILROAD	C	
07/16/13	07/30/13	A13-50	TUP	17N01W09A006			MUG HOT SALOON	251 W PARKS HWY	C	
07/24/13	07/24/13	A13-51	ATTACHED DECK	432	1113B02L012	WASILLA ACRES	SIMONSON, DAN & NANCY	2020 VAUNDA AVE	RR	
07/26/13	08/01/13	A13-52	SFD	2,078	1039B08L002	LAKE VIEW ADD #1	SINCHUK, VASILY	530 W LAKEVIEW AVE	R-1	
07/30/13	07/31/13	A13-53	DUPLEX	2,200	1113B05L018	WASILLA ACRES	COLVER, JIM	761 N KIMBERLY	RR	
08/13/13	08/13/13	A13-54	SIGN	30	7090B01L015A	PARKS MANOR	FAMILY CENTERED SVC OF AK	301 E DANNA AVE	C	
08/14/13	08/16/13	A13-55	DUPLEX	5,020	1113B02L001	WASILLA ACRES	HUBBARD, BOBBY & SILESIA	351 N KIMBERLY	RR	
08/14/13	08/16/13	A13-56	DUPLEX	3,750	1113B02L002	WASILLA ACRES	HUBBARD, BOBBY & SILESIA	375 N KIMBERLY	RR	
08/16/13	PENDING	A13-57	TENANT SPACE	1,728	9108000U006	CONDOS	LEARNING SYSTEMS	617 S KNIK GOOSE BAY RD	C	
08/16/13	08/22/13	A13-58	TENANT SPACE	920	1004B01L005	WASILLA TWNST	RANKIN, JOHANNA	472 N MAIN ST	C	
08/19/13	08/20/13	A13-59	ADDITION	40	2323B03L020	GPC II DIV IV	KNIK TRIBAL COUNCIL	1075 E DELLWOOD ST	RR	
08/24/13	PENDING	A13-60	SUBD	17N01W08A007			NEWCOMB, KURT	1501 W NICOLA AVE	RR	
08/26/13	08/26/13	A13-61	SFD W GARAGE	3,700	6815B02L006	EST AT LAKE LUCILLE	CALL, KATHERINE	1931 W LAKE LUCILLE DR	RR	
08/28/13	08/28/13	A13-62	CARPORT	456	1628B04L005	N COUNTRY EST	ROUNDS, MAURICE & KATHY	1800 W HARVEST LP	R-1	
08/28/13	08/28/13	A13-63	SUBD	1113B05L018		WASILLA ACRES	COLVER, JAMES	2000 W MELANIE AVE	RR	
08/28/13	08/28/13	A13-64	DUPLEX	3,460	4908B06L006A	WASILLA ACRES	BOCHKOVSKY, ANATOLY	1631 W MELANIE AVE	RR	
08/26/13	08/28/13	A13-65	SIGN	75	5996000L001	CAREFREE ACRES ADDN 1	LITHIA MOTORS	3700 E PARKS HWY	C	
08/28/13	08/29/13	A13-66	TENANT SPACE	720	9108000U006	WASILLA CENTER	MOSELEY, DANIELLE	617 S KNIK GOOSE BAY RD	C	
08/29/13	08/29/13	A13-67	TENANT SPACE	1,900	2959000T00A1	WASILLA MALL RSB	NGUYEN, DYTRUONG	591 E PARKS HWY	C	
09/03/13	09/13/13	A13-68	REVISED SITE PLAN	1408B03L014		MOUNTAIN VLG PLZ	LITHIA MOTORS	2891 S MTN VLG DR	C	
09/03/13	09/09/13	A13-69	COMM<10,000 SQ FT	1,748	1557000L010A	WASILLA HTS	ROGERS, MELISSA	1201 W NICOLA	RR	
09/05/13	09/06/13	A13-70	TENANT SPACE	490	1046000T007-2	OLSON	BULLARD, KOREY	1365 E PARKS HWY	C	
09/06/13	09/10/13	A13-71	TENANT SPACE	2,800	7095000L003A	CREEKSIDE PLAZA	COLE, CHARLES	1830 E PARKS HWY	C	
09/13/13	PENDING	A13-72	SMOKE SHOP	288	1032B03L010	KENNEDY ADDN		529 S KNIK-GOOSE BAY RD	C	
09/16/13	09/17/13	A13-73	TENANT SPACE	4,478	2523B01L005A	NELSON FRED	HAWKINGS, CYNTHIA	290 N YENLO ST	C	
USE PERMITS										
02/19/13	03/14/13	UP13-01	IN HOME DAYCARE		2767B08L004	MISSION HILLS PH II	KOONCE, CARMEL	1040 SAM SNEAD LP	R-1	
04/03/13	08/13/13	UP13-02	TRANSMISSION LINE				MEAS			
07/29/13	08/16/13	UP13-03	2 PORTABLE BLDG	2	3541000T003A	LAKEBROOK RSB	WASILLA LK CHURCH OF NAZERENE	2001 E PAL-WAS HWY	C	
08/01/13	08/16/13	UP13-04	DETACHED 4 PLEX	6,300	2548B01L011	RICHMOND HILLS	BYLER CONSTRUCTION	1000 S ENTERPRISE ST	R-2	
CONDITIONAL USE PERMITS										
04/23/13	05/14/13	CU13-01	COMM > 10,000 SQ FT	11,252	17N01W03C002 & C003		BURLINGAME, RUS & PAMI	401 E BOGARD RD	C	
PLANNED UNIT DEVELOPMENT (PUD)										
REZONE										
LEGAL NON-CONFORMING USE										
SHORELINE SETBACK										

APPLICATION RCVD	APPROVAL DATE	PERMIT #	TYPE	SQ FTG	TAX ID	SUBDIVISION	APPLICANT	SITE ADDRESS	ZONE	AS-BUILT SURVEY
AMNESTY										
VARIANCE										
WAIVERS										
04/26/13	06/11/13	LW13-01	LANDSCAPE	1065B02L015	WASILLA HTS #1	SENA, CHRISTINA	1501 W PARKS HWY	C		
05/21/13	06/11/13	LW13-02	LANDSCAPE	4802000L002	SUN PLAZA	KENDALL FORD OF WASILLA	2701 E SUN MTN AVE	C		
08/26/13	09/10/13	LW13-03	LANDSCAPE	1408B03L014	MOUNTAIN VLG PLZ	LITHIA MOTORS	2891 E SUN MTN AVE	C		



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
6/1/2013	S	Wonderland Park		N	Facility/security check	13-33429
6/1/2013	S	Lake Lucille Park		N	Facility/security check	13-33536
6/1/2013	S	Wasilla Lake Park		N	Facility/security check	13-33576
6/1/2013	D	McDonalds		N	Dog welfare check	13-33605 unfounded
6/1/2013	S	Post Office		N	Lewd conduct	13-33619
6/5/2013	D	1721 Hurley		Y	RAL cat	13-34123 UTC
6/5/2013	C	1150 Arnold Palmer		Y	Land use violation	13-34345 unfounded
6/5/2013	S	Lucille & Bridgestone		Y	RAL dog	13-34370 verbal warning
6/5/2013	S	Nelson & Graybark		Y	ATV violation	13-34395
6/5/2013	S	Nelson & Graybark		Y	ATV violation	13-34397
6/5/2013	FUP	322 Main		Y	Liquor license violation	13-34386 unfounded
6/5/2013	S	Wasilla Lake Park		N	Facility/security check	13-34422
6/5/2013	D	1721 Hurley		Y	Moose in yard	13-34449
6/6/2013	FUP	1721 Hurley		Y	RAL cat	13-34123 impound
6/6/2013	D	Lacy Loop		N	RAL dog	13-34579 UTL
6/6/2013	S	Wal Mart		N	Facility/security check	13-34611
6/6/2013	ADM	MSRH		Y	Public appearance- bike rodeo	13-34628
6/6/2013	FUP	500 Ravenswood		Y	RAL dog	13-34189 verbal warning
6/6/2013	S	Lake Lucille Park		N	Facility/security check	13-34688
6/7/2013	C	City wide		N	Illegal sign sweep	13-34814
6/7/2013	PAT	Wasilla Lake Park		N	Welfare check	13-34815 unfounded
6/7/2013	C	240 Pioneer		N	Abandoned vehicles	13-34864
6/7/2013	D	1580 Centurian		Y	RAL dog	13-34909 verbal warning
6/7/2013	S	Bumpus		N	Facility/security check	13-34979
6/12/2013	S	Lake Lucille Park		N	Facility/security check	13-36113
6/12/2013	S	Wonderland Park		N	Facility/security check	13-36241
6/12/2013	PAT	920 Dellwood		Y	Found bicycle	13-36249
6/12/2013	S	Lake Lucille Park		N	Facility/security check	13-36267
6/13/2013	D	Nelson & Julie		N	Animal annoyance- barking	13-36408 UTL
6/13/2013	C	Nelson & Lucille		Y	Public assist	13-36428
6/13/2013	D	Wasilla Lake Park		Y	Assist Park Ranger	13-36447 citation
6/13/2013	D	Skate Park		Y	Assist Park Ranger	13-36466



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
6/13/2013	C	1254 Glenwood		Y	RAL dog	13-20255 verbal warning
6/13/2013	D	1360 Woodcrest		N	RAL dog	13-36548 UTL
6/13/2013	S	Lake Lucille Park		N	Facility/security check	13-36560
6/14/2013	D	635 Nelson		Y	Animal annoyance- barking	13-36689 verbal warning
6/14/2013	D	Lucus & Spruce		N	RAL horse	13-36708
6/14/2013	S	Carter Park		Y	Assist Park Ranger	13-36715 citation
6/14/2013	PAT	Parks & Lucille		N	MVA traffic control	13-36776
6/14/2013	S	McDonalds		Y	HCP parking violation	13-36836
6/14/2013	S	Wasilla Lake Park		Y	Park rule violation	13-36841 verbal warning
6/14/2013	S	Wasilla Lake Park		N	Facility/security check	13-36844
6/14/2013	S	Carrs		Y	HCP parking violation	13-36848 verbal warning
6/14/2013	D	226 Graybark		Y	RAL dog	13-36859 verbal warning
6/15/2013	D	Target		Y	Dog welfare check	13-37051 unfounded
6/15/2013	FUP	1731 Harvest Loop		Y	HCP parking violation- misuse	13-36863 citation
6/15/2013	S	Lake Lucille Park		N	Facility/security check	13-37102
6/15/2013	S	Wasilla Lake Park		N	Facility/security check	13-37183
6/15/2013	D	Parks & Main		N	HCP parking violation	13-37184 UTL
6/19/2013	FUP	2573 Shadow Leaf		Y	RAL dog	13-37395 verbal warning
6/19/2013	S	Holiday & Lucus		Y	RAL dog	13-38227 verbal warning
6/19/2013	S	Lone Cub & Turk		Y	ATV violation	13-38235 verbal warning
6/19/2013	PAT	WPD		N	Found property	13-38331
6/20/2013	D	Wasilla Lake Park		Y	Disturbance	13-38461
6/20/2013	D	Carrs		N	Dog welfare check	13-38546 UTL
6/20/2013	PAT	435 Kimberly		Y	Suspicious circumstances	13-38568
6/20/2013	S	1251 Pinecone		Y	Land use violation	13-38592 verbal warning
6/21/2013	D	MatSu Family Restaurant		N	HCP parking violation	13-38764 unfounded
6/21/2013	FUP	117 Lakeview		N	Animal annoyance- barking	13-38639
6/21/2013	C	766 Wilder		Y	RAL dog	13-38811 verbal warning
6/21/2013	C	300 Swanson		Y	Facility/security check	13-38910
6/21/2013	D	860 Craig Stadler		Y	ATV violation	13-38925 verbal warning
6/22/2013	D	Home Depot		N	Dog welfare check	13-39102 UTL
6/22/2013	S	Nelson & Lucille		N	ATV violation	13-39113 UTL



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DATE	COMPL. DISP. SELF	NAME/ADDRESS	INF. CON.	LTR. ISS?	CASE STATUS	NOTES
6/22/2013	FUP	240 Pioneer		N		13-34864
6/22/2013	S	Lucille & Crestwood		Y	ATV violation	13-39238 verbal warning
6/26/2013	D	1651 Lacy Loop		N	RAL dog	13-40026 UTL
6/26/2013	PAT	MVFCU		N	Found bicycle	13-40029
6/26/2013	D	960 Nugget		Y	ATV violation	13-40090 verbal warning
6/26/2013	ADM	231 Herning		Y	Land use violation	13-40119 citation
6/26/2013	C	2852 Millsite		Y	Land use violation	13-40148 refer to planner
6/26/2013	S	Bumpus		N	Facility/security check	13-40171
6/26/2013	D	Carrs		N	Dog welfare check	13-40181 unfounded
6/26/2013	FUP	117 Lakeview		N	Animal annoyance- barking	13-38639 verbal warning
6/26/2013	FUP	240 Pioneer		N		13-34864
6/26/2013	FUP	Wasilla Lake Park		Y	Facility/security check	13-40200
6/27/2013	ADM	Wonderland Park		Y	Public appearance- bike rodeo	13-40305
6/27/2013	D	1460 Grubstake		N	Dog welfare check/barking	13-40339 unfounded
6/27/2013	D	Wasilla Lake Park		N	Dog welfare check	13-40389 unfounded
6/27/2013	S	Bumpus		N	Facility/security check	13-40404
6/27/2013	D	Wasilla Lake Park		Y	Facility/security check	13-40394
6/27/2013	D	Target		N	HCP parking violation	13-40405 UTL
6/27/2013	D	610 Holiday		Y	RAL dog	13-40436 return to owner
6/27/2013	S	Wonderland Park		Y	ATV violation	13-40454 verbal warnings x2
6/28/2013	D	Lowe's		Y	HCP parking issues	13-40575 unfounded
6/28/2013	S	WalMart		N	HCP parking violation	13-40597 unfounded
6/28/2013	C	WalMart		Y	Trespassing	13-40606 verbal warning
6/28/2013	S	Carrs		Y	HCP parking violation	13-40632 citation