



MAYOR
Verne E. Rupright

CITY PLANNER
Tina Crawford

WASILLA PLANNING COMMISSION

Vacant, 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.

DECEMBER 10, 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 November 12, 2013 regular meeting
- VIII. ELECTION OF OFFICERS
- IX. NEW BUSINESS *(five minutes per person)*

A. PUBLIC HEARING

1. Item: CUP 13-01/UP 13-05 (Reso. No. 13-14)
Petitioner: Lounsbury & Associates, Agent
Property Owner: Cascara, LLC
Request: Approval to construct an 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities.

Total Area: 1.6 acres±
Site Address: 1801 E. Palmer-Wasilla Highway
Tract A9, Olson 2003 Addition Subdivision

Zoning: Commercial
Future Land Use: Generally Commercial/Business
 - a. City Staff
 - b. Applicant
 - c. Private person supporting or opposing the proposal
 - d. Applicant

B. DISCUSSION

1. Parks Highway Alternate Corridor Update/Report (presentation by HDR and Alaska Department of Transportation & Public Facilities)

C. COMMITTEE OF THE WHOLE

1. 2014 Planning Commission Meeting Calendar – Discussion regarding whether to continue with one meeting per month or return to two meetings per month.
2. Planning Commission Meeting Format – Discussion regarding level of formality at future meetings.
3. 2014 Planning Commission Work/Training Calendar – Discussion to include desired training sessions, schedule to review remaining Comprehensive Plan chapters, and work priorities for 2014.

X. UNFINISHED BUSINESS

XI. COMMUNICATIONS

- A. Permit Information
- B. Enforcement Log

XII. AUDIENCE COMMENTS

XIII. STAFF COMMENTS

XIV. COMMISSION COMMENTS

XV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:00 PM, November 12, 2013, in Council Chambers of City Hall, Wasilla, Alaska by Daniel Kelly, Jr., Chairman.

II. ROLL CALL

Commissioners present and establishing a quorum were:

Vacant, 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

Commissioner absent and not excused was:

Mr. Jesse Sumner, Seat G

Staff in attendance were:

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

III. PLEDGE OF ALLEGIANCE

A. Chair Kelly led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator

Mr. Cottle provided a brief report on the upcoming legislative session and City priorities.

B. City Public Works Director

Mr. Giddings stated that the budget goals and initiatives will be discussed with the City Council on November 13, 2013.

C. City Attorney

No Report Given

E. City Planner

Ms. Crawford provided an overview of the agenda items for the upcoming December 10, 2013 Planning Commission meeting and gave an update on the status of the MEA appeal.

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

No one spoke.

VII. CONSENT AGENDA

A. Minutes of October 8, 2013, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

A. PUBLIC HEARING

1. Item: Rezone #13-01 (Reso. No. 13-13)
Petitioner: City of Wasilla
Property Owners: Olympic Investments LLC
George and Debbi Karatzas
Valley Real Estate LLC

Request: Assign Commercial (C) zoning designation to five parcels recently annexed into the City limits.

Total Area: 76.6 acres ±
Parcels: Lots 3C and 3D of Olympic Subdivision, Plat No. 2006-86, Lots 3B-1 and 3B-2 of Olympic Subdivision, Plat No. 2007-82, and Lot A16, Waiver Parcel No. 2, as described in the Refile Waiver 94-5W.

Location: Generally located at the southwest and southeast corners at the intersection of the Parks Highway and Lamont Circle and extending south around the western end of Jacobsen Lake.

a. City Staff

Ms. Crawford provided a report regarding the request to assign a Commercial zoning designation to five parcels that were recently annexed into the City limits.

b. Applicant

The City of Wasilla is the applicant.

c. Private person supporting or opposing the proposal

Chair Kelly opened the public hearing.

With no one seeking to provide comments, Chair Kelly closed the public hearing.

d. Applicant

No additional comments were provided.

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

VOTE: The motion to approved Resolution Serial No. 13-13, 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

Commissioner Dean and Chair Kelly both wished everyone a Happy Thanksgiving.

IVX. ADJOURNMENT

The regular meeting adjourned at 7:27 PM.

ATTEST:

DANIEL KELLY, JR., Chairman

Date

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2013.

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

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



PETCO
WASILLA, ALASKA

| | |
|----------------|----------|
| PROJECT NUMBER | 13-059 |
| DRAWN BY: | CBW |
| CHECKED BY: | TRA |
| SCALE: | 1" = 20' |

| | |
|-----------|-------------|
| SITE PLAN | |
| SHEET NO. | SHEET TOTAL |
| 1 | 1 |

- LEGEND**
- FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - SEWER MANHOLE
 - TRAFFIC SIGNAL CONTROL
 - ELECTRIC METER
 - LIGHTING JUNCTION BOX
 - TELEPHONE JUNCTION BOX
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - GUY ANCHOR
 - TELEPHONE LINE
 - SANITARY SEWER LINE
 - GAS LINE
 - OVERHEAD UTILITY
 - EDGE OF ASPHALT
 - TRAIL
 - TOP BACK OF CURB
 - CURB
 - TREE LINE
 - TOE
 - EDGE OF WATER
 - FENCE
 - BUILDING
 - SURFACE DRAINAGE PROPOSED

LEGAL DESCRIPTION:
TRACT A9
OLSON SUBDIVISION ADDITION 2003

ADDRESS:
1801 E. PALMER-WASILLA HWY
WASILLA AK 99654

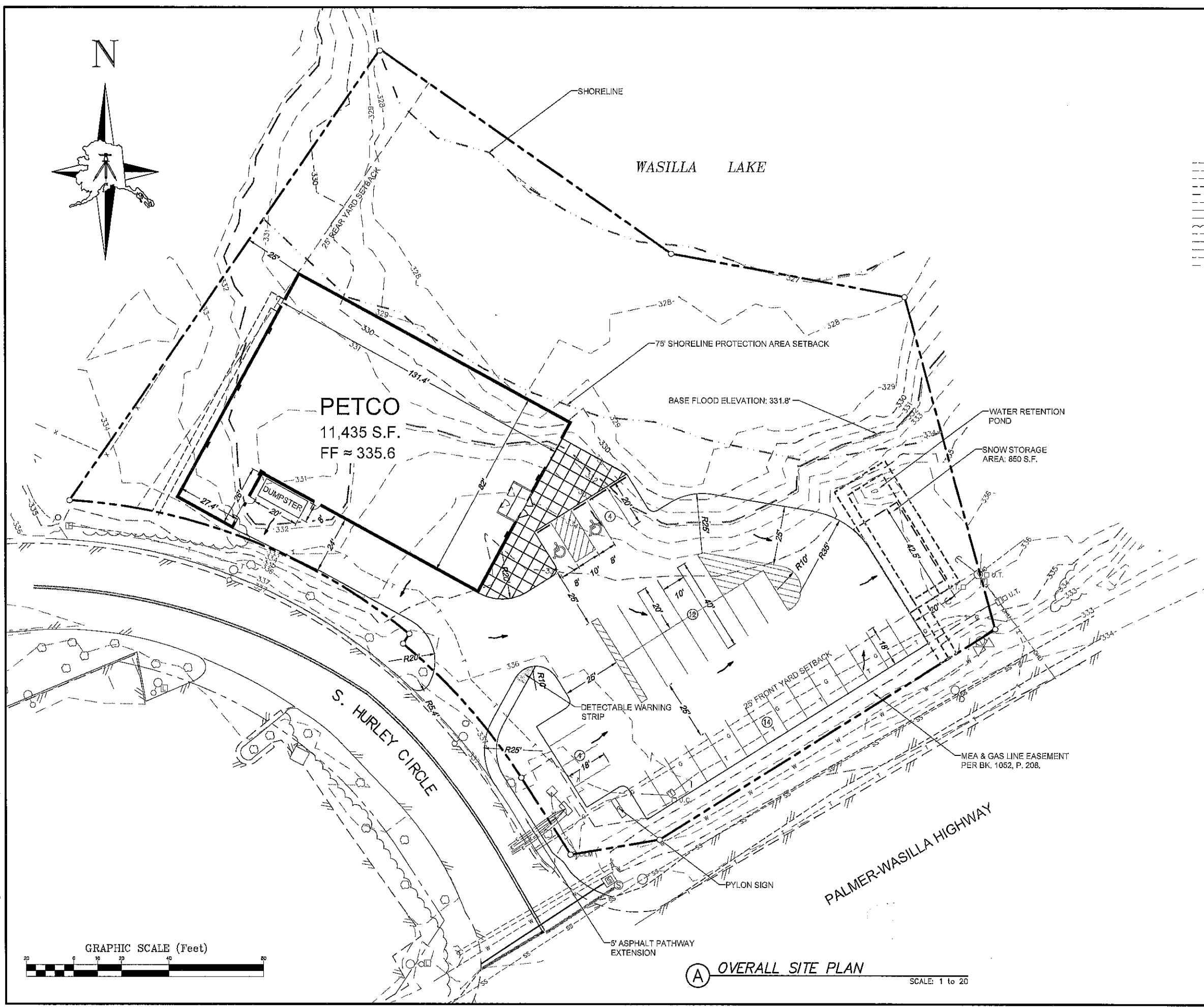
OWNER:
CASCARA LLC
20441 PTARMIGAN BLVD
EAGLE RIVER, AK 99677

PARKING REQUIREMENTS
VMC 16.24.040 E.
COMMERCIAL USES 1 PER 300 S.F. GFA
PROPOSED GFA = 11,435 S.F.
REQUIRED PARKING 39 SPACES
PROVIDED PARKING: 34 SPACES

SNOW STORAGE AREA
VMC 16.24.040 D
25 S.F. / STALL
REQUIRED: 850 S.F.

SETBACKS REQUIRED:
VMC 16.24.030 A
FRONT/REAR YARD = 25'
SIDE YARD = 10'/0'

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Planning Office
City of Wasilla



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DEC 03 2013

Planning Office
City of Wasilla

Planting Schedule

Evergreen Trees

| Qty. | Symbol | Label | Latin Name | Common Name | Size | Furnished | Notes |
|------|--------|-------|----------------------|-----------------------|-------|-----------|-----------|
| 8 | | PP | <i>Picea pungens</i> | Colorado Green Spruce | 8' HT | B&B | 5:3 Ratio |

Deciduous Trees

| Qty. | Symbol | Label | Latin Name | Common Name | Size | Furnished | Notes |
|------|--------|-------|--------------------------------------|--------------------|---------|-----------|-------------|
| 8 | | AR | <i>Acer rubrum</i> 'Autumn Spire' | Autumn Spire Maple | 2" Cal. | B&B | Single stem |

Shrubs

| Qty. | Symbol | Label | Latin Name | Common Name | Size | Furnished | Notes |
|------|--------|-------|----------------------------|-------------------|------|-----------|------------|
| 60 | | CL | <i>Cotoneaster lucidus</i> | Hedge Cotoneaster | #2 | CG | 24" height |

Perennials

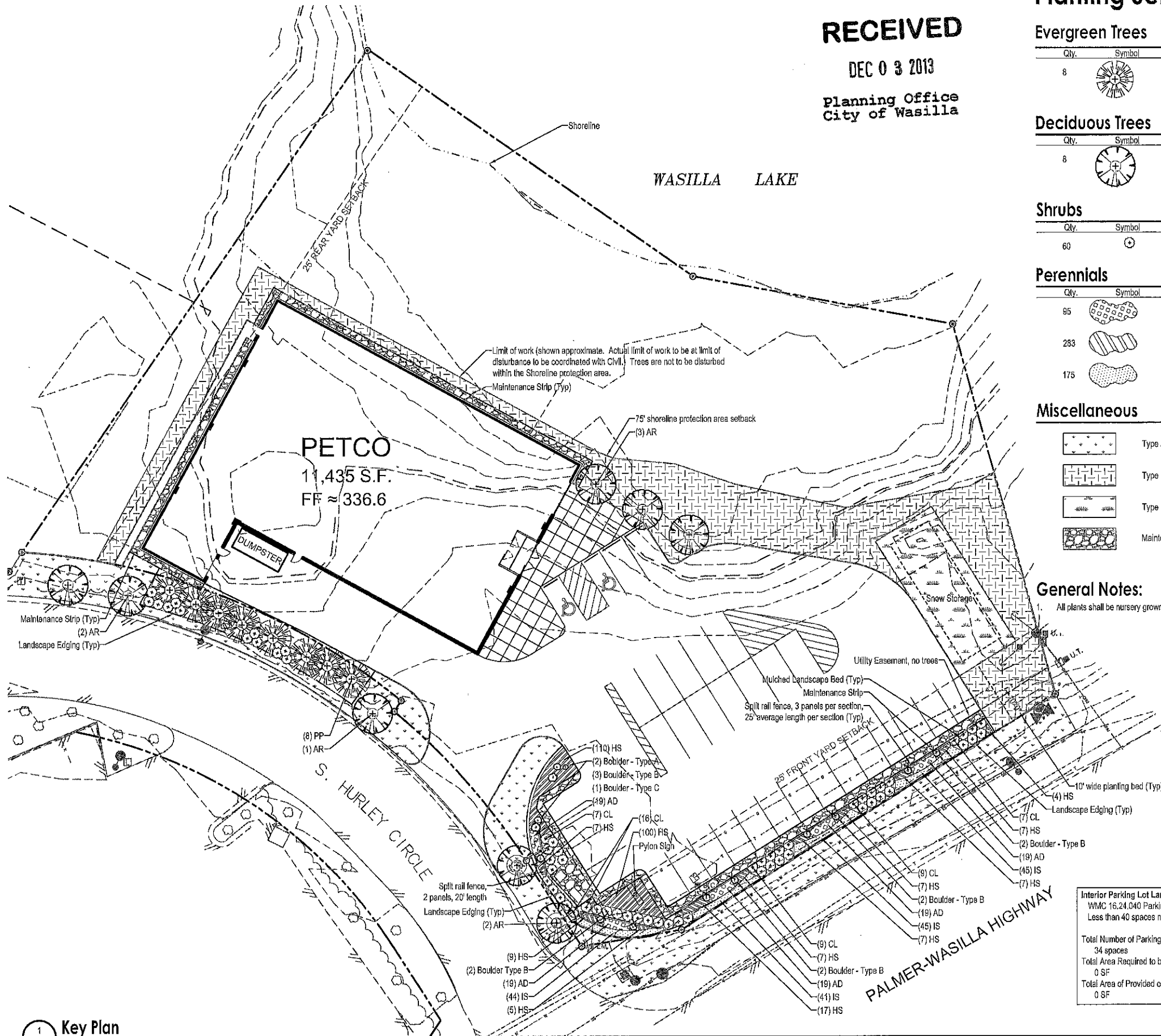
| Qty. | Symbol | Label | Latin Name | Common Name | Size | Furnished | Notes |
|------|--------|-------|--|-------------------------|------|-----------|---------------------------|
| 95 | | AD | <i>Aruncus dioicus</i> | Goatsbeard | #2 | CG | 18" OC Triangular spacing |
| 283 | | HS | <i>Hemerocallis</i> 'Stella de Oro' | Daylily 'Stella de Oro' | #2 | CG | 18" OC Triangular spacing |
| 175 | | IS | <i>Iris setosa</i> | Wild Iris | #2 | CG | 18" OC Triangular spacing |

Miscellaneous

| | | | | |
|--|------------------------------|----|--|--|
| | Type A Seed Mix - Dry Mix | 2 | | Boulder Type A |
| | Type B Seed Mix - No-Mow Mix | 11 | | Boulder Type B |
| | Type C Seed Mix - Wet Mix | 1 | | Boulder Type C |
| | Maintenance Strip | | | Spill Rail Fence |
| | | | | Landscape Edging |
| | | | | Existing Deciduous to Remain and Protect |

General Notes:

1. All plants shall be nursery grown to ANSI Z60.1 or native transplants to ANSI Z60.1.



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

Total Site Area:
69,826 SF

Total Area to Remain Uncleared:
69,826 SF x 30% = 20,888 SF

Total Area of Greenspace:
22,334 SF Shoreline Protection Area +
14,477 SF Landscaped Areas = 36,811 SF

Minimum Landscape Requirements
WMC 16.33.030 Landscaping Standards:
Minimum planting of 8 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:
20,888 SF (30% of Site) = 0.5 Acres
Required Landscaping:
6 Trees x 0.5 Acres = 3 Trees
12 Shrubs x 0.5 Acres = 6 Shrubs

Landscaping Provided:
8 Trees
60 Shrubs
583 Perennials

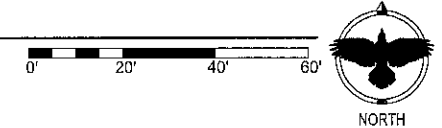
Interior Parking Lot Landscaping Requirement
WMC 16.24.040 Parking Landscaping:
Less than 40 spaces no islands required.

Total Number of Parking Spaces:
34 spaces

Total Area Required to be Interior Parking Lot Landscaping:
0 SF

Total Area of Provided of Interior Parking Lot Landscaping:
0 SF

Key Plan
L100 SCALE: 1"=20'-0" @ 22x34



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Corvus Design
Landscape Architecture
www.corvus-design.com
Anchorage - 907.222.2859
2608-B Fairbanks St. 99503
Juneau - 907.988.9000
119 Seward St. 99801

PETCO
WASILLA, ALASKA

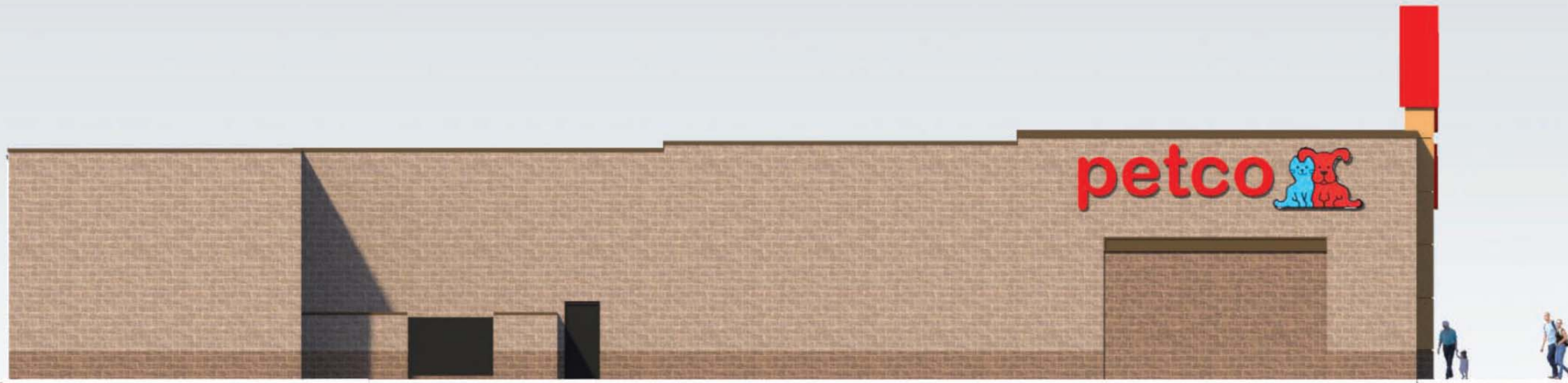
PROJECT NUMBER
13-059
DRAWN BY: NF
CHECKED BY: PB
SCALE: 1" = 20'

LANDSCAPE PLAN

SHEET NO. L100 | SHEET TOTAL

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PROPOSED ELEVATION DRAWINGS – WASILLA



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STAFF REPORT
Prepared by:
For the meeting of:

Case # CU 13-02/UP 13-05
Planning Staff
December 10, 2013

I. SUMMARY FACTS:

Applicant: Lounsbury & Associates

Land Owner: Cascara, LLC

Proposal: Construct an 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities.

Location: 1801 E. Palmer-Wasilla Highway
Tract A9, Olson 2003 Addition Subdivision

Parcel Size: 1.6 acres±

Existing Zoning: Commercial

Comprehensive Plan: Generally Commercial/Business

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

II. STAFF RECOMMENDATION:

Approval with Conditions

III. COMPLIANCE WITH WMC 16.16.050 – GENERAL APPROVAL CRITERIA

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

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

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

- 16.16.050(2)** *Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.*
- Staff Finding: The proposed use is consistent with the Comprehensive Plan's Generally Commercial/Business Future Land Use Map designation and the Commercial zoning district that implements the Comprehensive Plan.
- 16.16.050(3)** *Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.*
- Staff Finding: The specific approval criteria under 16.16.060 are not applicable since pet stores with boarding/training facilities are not one of the special uses with additional criteria.
- 16.16.050(4)** *Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties.*
- Staff Finding: The City mailed 41 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. At the time of packet preparation, only one comment was received that expressed concerns regarding ingress/egress of delivery truck traffic. To address potential conflicts, staff proposed Condition #2 that limits truck delivery hours. Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.
- 16.16.050(6)** *Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided.*
- Staff Finding: The MSB Fire Chief's office will review the plans for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction. One access point is proposed on Hurley Drive.
- 16.16.050(7)** *Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.*
- Staff Finding: The area is currently developed with a mix of commercial uses and the proposed use should have similar vehicular traffic. The restriction on truck delivery hours in Condition #2 will minimize dangers to pedestrians and other vehicles utilizing Hurley Drive.
- 16.16.050(8)** *Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.*
- Staff Finding: Staff finds that this criterion is met since the attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Staff Finding: WMC 16.24.040(E) does not specifically list pet stores in the table of parking requirements and allows the Planning Commission to determine the appropriate number of parking spaces. The applicant is requesting that the Planning Commission approve 34 parking spaces instead of the 39 parking spaces that would be required if utilizing the generic "commercial uses" category for this size building. This request exceeds the parking recommended in the Institute of Transportation Engineers' *Parking Generation, 3rd Edition*.

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

Staff Finding: The site is adequately served by water and sewer and other utilities are currently available in the area.

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

Staff Finding: The proposed drainage plan indicates on-site storage for runoff from the site. Additionally, in-depth review and approval of the plans will be required by the Public Works department prior to construction.

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

Staff Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. A 75' setback is required from the water's edge which will preserve sensitive or natural areas along the lake. Also, the site is located on the Palmer-Wasilla Highway, which is designated as an Arterial roadway and signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Staff Finding: There should not be different peak use characteristics than the surrounding uses or area since the surrounding area is developed and zoned commercial.

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

Staff Finding: The proposed use should not generate any negative impacts to the surrounding properties. No additional buffering is required since only commercially zoned land abuts the property lot lines.

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

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

Staff Finding: The site plan indicates the location of the enclosed dumpster and required landscaping. Additionally, the applicant will be required to provide a landscape bond/guaranty equal to the amount of the estimated cost of the required landscaping.

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

Staff Finding: A multi-purpose path is located along the Palmer-Wasilla Highway and a new sidewalk along Hurley will connect it to the site.

16.16.050(17)

Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Staff Finding:

This criterion is met since the Public Works Director has determined that City utilities are in the immediate area and sufficient capacity exists for the proposed use. The applicant will coordinate with the Public Works department to obtain all necessary City permits.

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

Staff Finding: At this time there are no known historic resources on the site. However, the Matanuska-Susitna Borough Cultural Resources Office was notified of the plans to develop this site.

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

Staff Finding: There is adequate spacing between the buildings and the proposed use will be compatible with the surrounding uses.

However, the building design shown by the applicant in the proposed elevation drawings is not consistent with the appearance and architecture of the commercial buildings in the surrounding area (see the drawings and photos at the end of the staff report.) As shown in the photos, the majority of the commercial businesses in this area, and all of the new buildings, have enhanced architectural design that includes three-color paint and/or stone work, cornices on the top of the walls, awnings, columns, windows, fenestration (building openings), articulated facades, and features that break up a continuous blank wall. To ensure that the proposed building blends with the businesses in the area, staff is proposing Condition #4, which requires the building design incorporate the enhanced design elements, including but not limited to, window awnings, columns, and cornices, that have been used by Petco in their other locations (see Petco store photos at the end of the staff report.)

16.16.050(20) **Open Space and Facilities.** The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...

Staff Finding: This criterion is not applicable.

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

Staff Finding: This criterion is met since no foreseeable problems associated with winter conditions are anticipated for the proposed use and all snow storage will be accommodated on site.

V. FINDINGS

- Application: Planning staff has determined that the application along with supporting data is complete and submission requirements were met in a timely manner.
- Public Notice: All public noticing requirements of WMC 16.16.040(B) have been met. Public notice was mailed to all properties within a 1,200' radius, allowing for the proper number of days in which to comment in accordance with 16.16.040, notices were posted on the property and at City, and an advertisement for the hearing ran in the December 3, 2013 edition of the Frontiersman.
- Comment Period: The written comment period was appropriately given and comments received by mail have been included in the packet. Any comments received after distribution of the packet will be provided at the meeting.
- Public Hearing: The public hearing is scheduled in compliance with the requirements of WMC 16.16.040(D).

VI. CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL:

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

1. Construction on the site must substantially comply with the site plan and landscape plans date stamped December 3, 2013, attached as Exhibit B. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
2. All tractor-trailer truck deliveries must be done between the hours of 10 PM – 8 AM to prevent conflicts with commercial traffic along Hurley Drive.
3. The Matanuska-Susitna Borough Fire Chief's Office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
4. Revised elevation drawings must be submitted to the Planning Department prior to construction that contains enhanced design elements, including but not limited to, window awnings, columns, and cornices, that have been used by Petco in their other store locations (as shown in the Petco store photos included in the packet as part of the staff report.)
5. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
6. An as-built survey must be submitted to the Planning Department after completion of the structure.

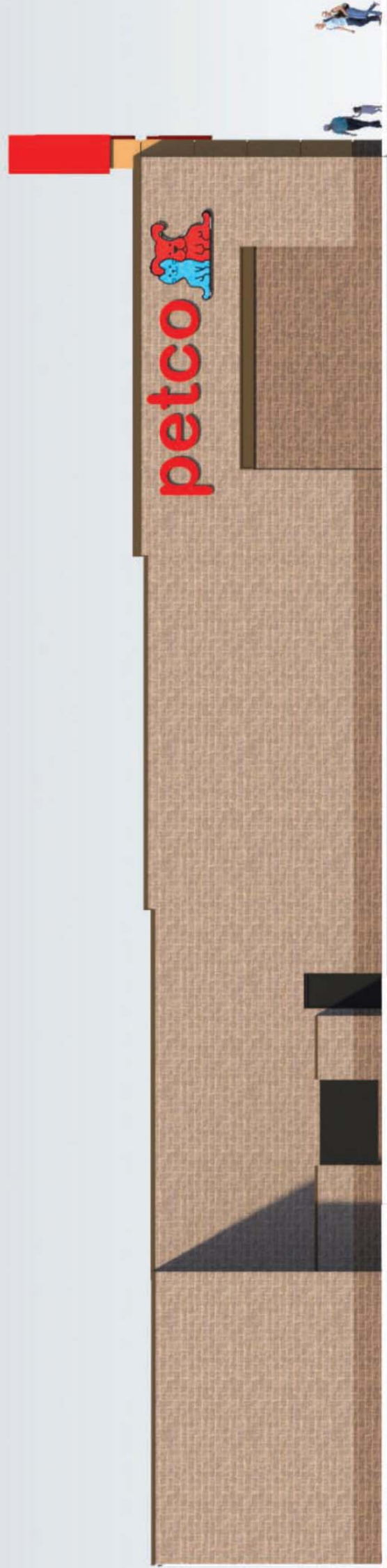
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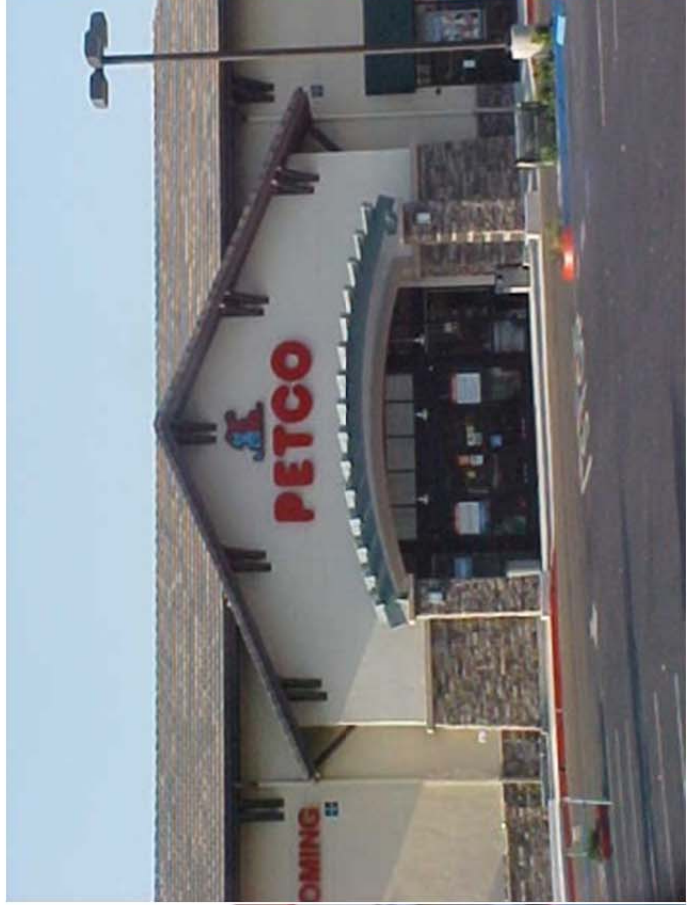
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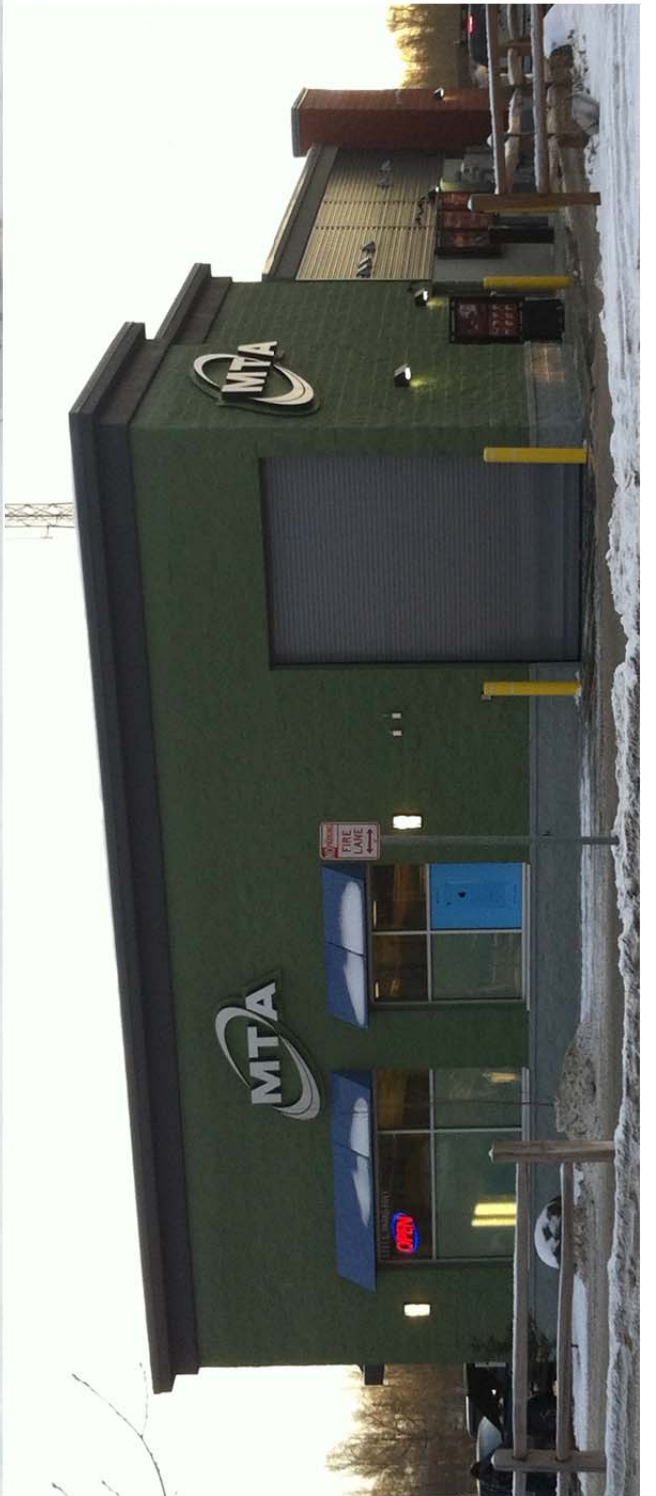
PROPOSED ELEVATION DRAWINGS – WASILLA



ANCHORAGE – MULDOON ROAD













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By: Planning
Public Hearing: 12/10/13
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 13-14**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NUMBER CU 13-02 AND USE PERMIT NUMBER 13-05 TO CONSTRUCT A 11,435 SQUARE FEET PETCO RETAIL PET STORE WITH OVERNIGHT BOARDING AND PET TRAINING FACILITIES, LOCATED ON TRACT A9, OLSON 2003 ADDITION SUBDIVISION IN THE COMMERCIAL ZONING DISTRICT; GENERALLY LOCATED AT THE NORTHWEST CORNER OF HURLEY DRIVE AND THE PALMER-WASILLA HIGHWAY.

WHEREAS, Lounsbery & Associates, agent for Cascara, LLC, owner, submitted Conditional Use Permit Number 13-02 and Use Permit No. 13-05, requesting approval to construct a 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities on November 4, 2013; and

WHEREAS, the application included the required site plan and narrative that addresses the general approval criteria in §16.16.050 of the Wasilla Municipal Code; and

WHEREAS, notice of the application was mailed to all property owners within a 1,200 feet radius, the appropriate review agencies, the Wasilla Planning Commission, and the Wasilla City Council as required by §16.16.040(A)(2) of the Wasilla Municipal Code; and

WHEREAS, a notice of the public hearing was published in the Frontiersman on December 3, 2013; and

WHEREAS, the Planning Commission held a public hearing on this request on December 10, 2013; and

WHEREAS, the Wasilla Planning Commission deliberated on this request taking into account the information submitted by the applicants, evaluation and recommendations of staff contained in the staff report, public testimony - both written and verbal comments, the applicable provisions of the Wasilla Land Development Code and Comprehensive Plan, and other pertinent information brought before them; and

WHEREAS, the Wasilla Planning Commission adopted Findings of Fact, attached as Exhibit A, summarizing basic facts and reasoning of the Commission; and

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

1. Construction on the site must substantially comply with the site plan and landscape plans date stamped December 3, 2013, attached as Exhibit B. Any changes to the site plan must be submitted to the City Planner for review. Substantial modifications will require submittal of an amended conditional use permit application, including application fee and Planning Commission review and approval.
2. All tractor-trailer truck deliveries must be done between the hours of 10 PM – 8 AM to prevent conflicts with commercial traffic along Hurley Drive.
3. The Matanuska-Susitna Borough Fire Chief's Office must review this proposal for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction.
4. Revised elevation drawings must be submitted to the Planning Department prior to construction that contains enhanced design elements, including but not limited to, window awnings, columns, and cornices, that have been used by Petco in

their other store locations (as shown in the Petco store photos included in the packet as part of the staff report.)

5. A landscape bond or guaranty, consistent with the requirements in §16.44.040 of the Wasilla Municipal Code, must be submitted to the Planning Department prior to any clearing or construction on the site.
6. An as-built survey must be submitted to the Planning Department after completion of the structure.

ADOPTED by the Wasilla Planning Commission on -, 2013.

APPROVED:

ATTEST:

Daniel Kelly, Jr., Chairman

Tina Crawford, AICP, City Planner

EXHIBIT A
Wasilla Planning Commission Resolution 13-14
FINDINGS OF FACT – Section 16.16.050, General Approval Criteria

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

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

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

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

Finding: The proposed use is consistent with the Comprehensive Plan's Generally Commercial/Business Future Land Use Map designation and the Commercial zoning district that implements the Comprehensive Plan.

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

Finding: The specific approval criteria under 16.16.060 are not applicable since pet stores with boarding/training facilities are not one of the special uses with additional criteria.

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

Finding: The City mailed 41 notices to neighboring property owners within 1200' and the 25 review agencies that are typically provided with the opportunity to comment. At the time of packet preparation, only one comment was received that expressed concerns regarding ingress/egress of delivery truck traffic. To address potential conflicts, staff proposed Condition #2 that limits truck delivery hours. Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

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

Finding: The MSB Fire Chief's office will review the plans for compliance with all applicable fire codes, building codes and emergency access as related to the public health, safety and welfare prior to construction. One access point is proposed on Hurley Drive.

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

Finding: The area is currently developed with a mix of commercial uses and the proposed use should have similar vehicular traffic. The restriction on truck delivery hours in Condition #2 will minimize dangers to pedestrians and other vehicles utilizing Hurley Drive.

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

Finding: Staff finds that this criterion is met since the attached site plan submitted by the applicant complies with the minimum setbacks and maximum height requirements of §16.24.010.

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

Finding: WMC 16.24.040(E) does not specifically list pet stores in the table of parking requirements and allows the Planning Commission to determine the appropriate number of parking spaces. The applicant is requesting that the Planning Commission approve 34 parking spaces instead of the 39 parking spaces that would be required if utilizing the generic "commercial uses" category for this size building. This request exceeds the parking recommended in the Institute of Transportation Engineers' *Parking Generation, 3^d Edition*.

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

Finding: The site is adequately served by water and sewer and other utilities are currently available in the area.

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

Finding: The proposed drainage plan indicates on-site storage for runoff from the site. Additionally, in-depth review and approval of the plans will be required by the Public Works department prior to construction.

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

Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. A 75' setback is required from the water's edge which will preserve sensitive or natural areas along the lake. Also, the site is located on the Palmer-Wasilla Highway, which is designated as an Arterial roadway and signage will be reviewed for consistency with Title 16 at time of submittal of sign permit.

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

Finding: There should not be different peak use characteristics than the surrounding uses or area since the surrounding area is developed and zoned commercial.

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

Finding: The proposed use should not generate any negative impacts to the surrounding properties. No additional buffering is required since only commercially zoned land abuts the property lot lines.

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

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

Finding: The site plan indicates the location of the enclosed dumpster and required landscaping. Additionally, the applicant will be required to provide a landscape bond/guaranty equal to the amount of the estimated cost of the required landscaping.

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

Finding: A multi-purpose path is located along the Palmer-Wasilla Highway and a new sidewalk along Hurley will connect it to the site.

16.16.050(17)

Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply

the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

Finding: This criterion is met since the Public Works Director has determined that City utilities are in the immediate area and sufficient capacity exists for the proposed use. The applicant will coordinate with the Public Works department to obtain all necessary City permits.

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

Finding: At this time there are no known historic resources on the site. However, the Matanuska-Susitna Borough Cultural Resources Office was notified of the plans to develop this site.

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

Finding: There is adequate spacing between the buildings and the proposed use will be compatible with the surrounding uses.

However, the building design shown by the applicant in the proposed elevation drawings is not consistent with the appearance and architecture of the commercial buildings in the surrounding area (see the drawings and photos at the end of the staff report.) As shown in the photos, the majority of the commercial businesses in this area, and all of the new buildings, have enhanced architectural design that includes three-color paint and/or stone work, cornices on the top of the walls, awnings, columns, windows, fenestration (building openings), articulated facades, and features that break up a continuous blank wall. To ensure that the proposed building blends with the businesses in the area, staff is proposing Condition #4, which requires the building design incorporate the enhanced design elements, including but not limited to, window awnings, columns, and cornices, that have been used by Petco in their other locations (see Petco store photos at the end of the staff report.)

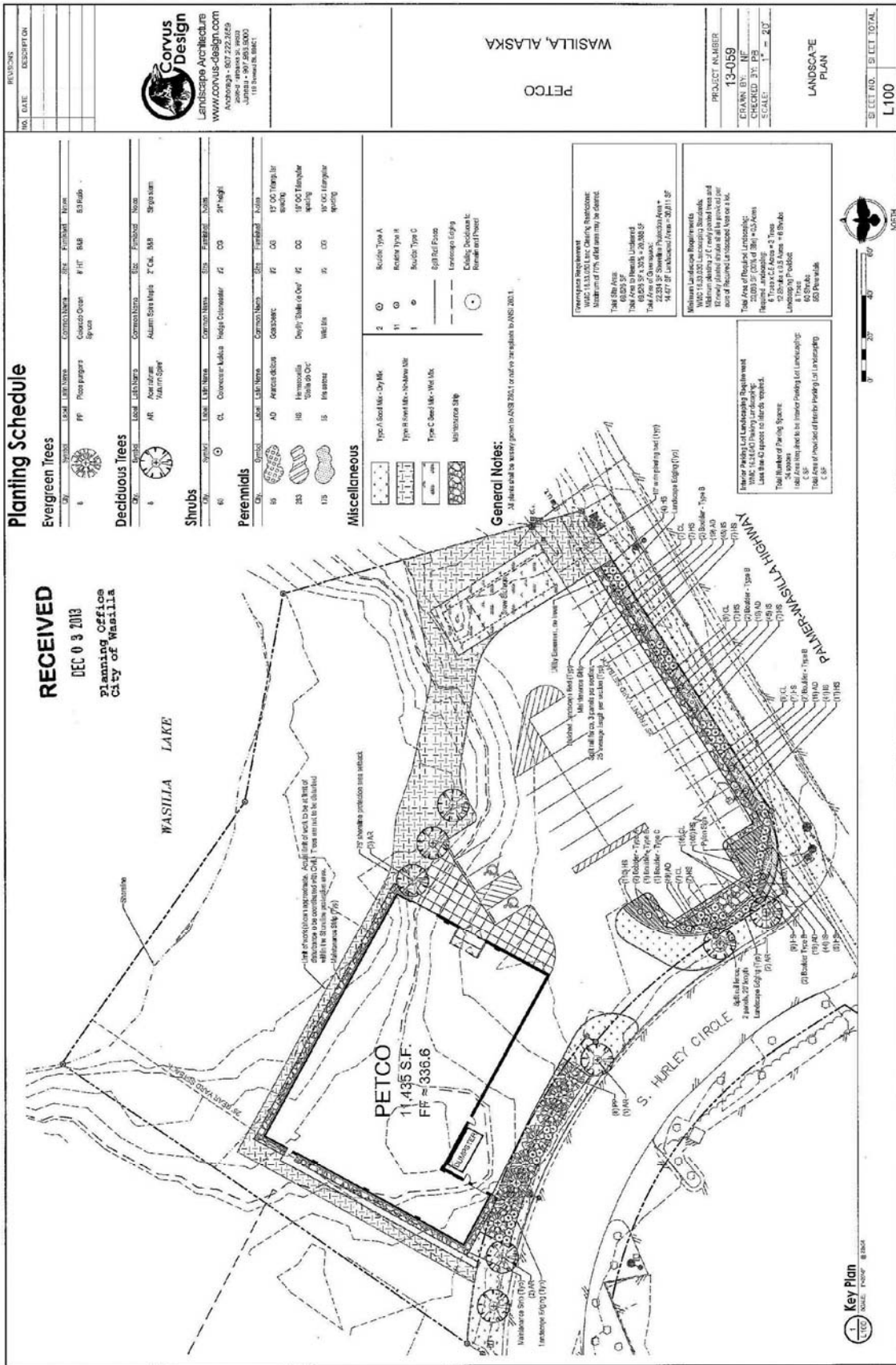
16.16.050(20) **Open Space and Facilities.** The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication...

Finding: This criterion is not applicable.

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

Finding: This criterion is met since no foreseeable problems associated with winter conditions are anticipated for the proposed use and all snow storage will be accommodated on site.

EXHIBIT B



Planting Schedule

Evergreen Trees

| SY | SYMBOL | LOCAL | GEN. NOTES | COMMON NAME | HT | FINISH | FORM |
|----|----------|-------|---------------|-----------------|--------|--------|-----------|
| 1 | (Symbol) | PF | Picea pungens | Colorado Spruce | 15' HT | RAM | 5.5' Wide |

Deciduous Trees

| SY | SYMBOL | LOCAL | GEN. NOTES | COMMON NAME | HT | FINISH | FORM |
|----|----------|-------|--------------|-------------|---------|--------|---------|
| 1 | (Symbol) | AR | Acer glabrum | Red Maple | 2" Cal. | MB | 5' High |
| 1 | (Symbol) | AR | Acer glabrum | Red Maple | 2" Cal. | MB | 5' High |

Shrubs

| SY | SYMBOL | LOCAL | GEN. NOTES | COMMON NAME | HT | FINISH | FORM |
|----|----------|-------|-----------------|--------------|---------|--------|---------|
| 1 | (Symbol) | CL | Coreopsis lutea | Golden Aster | 2' Cal. | MB | 5' High |

Perennials

| SY | SYMBOL | LOCAL | GEN. NOTES | COMMON NAME | HT | FINISH | FORM |
|----|----------|-------|-------------------|---------------------|--------|--------|---------|
| 1 | (Symbol) | AD | Aster multiflorus | Many-flowered Aster | 15" HT | MB | 5' High |
| 1 | (Symbol) | AD | Aster multiflorus | Many-flowered Aster | 15" HT | MB | 5' High |

Miscellaneous

| SY | SYMBOL | LOCAL | GEN. NOTES | COMMON NAME | HT | FINISH | FORM |
|----|----------|-------|-------------------|---------------------|--------|--------|---------|
| 1 | (Symbol) | AD | Aster multiflorus | Many-flowered Aster | 15" HT | MB | 5' High |

General Notes:

- All trees shall be planted in accordance with the specifications in the 2003 A.S.P.
- All trees shall be planted in accordance with the specifications in the 2003 A.S.P.
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City of Wasilla

Corvus Design
Landscape Architecture
WWW.CORVUS-DESIGN.COM
2004 - 2013
2004 - 2013
2004 - 2013

WASILLA, ALASKA

PETCO

PROJECT NUMBER
13-009

DATE
11/19/2013

CHECKED BY
[Signature]

SCALE
1" = 20'

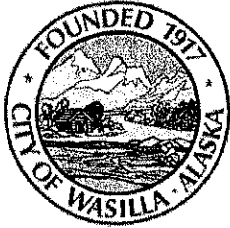
LANDSCAPE PLAN

SHEET NO. 10
SHEET TOTAL 100

Key Plan
SCALE: 1" = 20'

DATE
11/19/2013 2:12:22 PM

DRAWING FILE NAME
Corvus-Shield-Plan-13-009.dwg



CITY OF WASILLA
 • Planning Office •
290 East Herring Avenue • Wasilla • Alaska • 99654-7091
 • Telephone 907-373-9020 •

APPLICATION FOR CONDITIONAL USE CU# 13-02

| PROPERTY OWNER* | OWNER'S REPRESENTATIVE (If Any) |
|--|--|
| Name: Cascara, LLC | Name: Lounsbury & Associates |
| Mailing Address: 20441 Ptarmigan Blvd | Mailing Address: 3050 E Cottle Loop |
| Eagle River, AK 99577 | Wasilla, AK 99654 |
| Contact Phone: Day _____ Night _____ | Contact Phone: Day _____ Night 907-357-9132 |
| FAX: _____ | FAX: 907-357-9140 |
| E-mail: _____ | E-mail: t.adams@lounsburyinc.com |

*Attach list of additional owners if any.

| PROPERTY INFORMATION |
|---|
| Size of property: 1.599 acres |
| Property tax # 5590000T00A9 |
| Street Address: 1801 E. Palmer-Wasilla Highway |
| Legal Description: Lot(s) <u>Tract A9</u> Block _____ Subdivision <u>Olson Addition 2003</u> |
| OR Parcel/Tract _____ Section _____ Township _____ Range _____ |
| [Attach additional page if necessary.] |
| Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/> |
| Requested Use: Light commercial animal food store |

AUTHORITY TO APPLY FOR CONDITIONAL USE :

I hereby certify that I am (I am authorized to act for the) owner of the property and that I am applying for a Conditional Use in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use.

DATE: 11/4/13

SIGNATURE:

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 City of Wasilla

| Comprehensive Plan Information | | | |
|--|-------------------------------------|----------------------|--------------------------|
| Expected Future Land Use Map shows property as : | | | |
| Generally Residential | <input type="checkbox"/> | Parks | <input type="checkbox"/> |
| | | Mixed Use Area | <input type="checkbox"/> |
| Generally Commercial/Business | <input checked="" type="checkbox"/> | Generally Industrial | <input type="checkbox"/> |
| | | Public/Institutional | <input type="checkbox"/> |

| Land Use | |
|--|------------------------|
| Describe current use of property covered by this application: <p style="text-align: center;">Vacant</p> | |
| Surrounding property: (Describe how land adjacent to the property is currently being used.) | |
| North: | Wasilla Lake |
| South: | Palmer-Wasilla Highway |
| East: | Restaurant |
| West: | Restaurant |

| Attach a written narrative addressing the following Criteria – | |
|--|--|
| 16.16.050 | |
| A. | An administrative approval, use permit, elevated administrative approval, elevated use permit or conditional use may be granted if the following general approval criteria and any applicable specific approval criteria of Section <u>16.16.060</u> are complied with. The burden of proof is on the applicant to show that the proposed use meets these criteria and applicable specific criteria for approval. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood. Such findings and conditions of approval shall be in writing and become part of the record and the case file. |
| 1. | Neighbors. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan. |
| 2. | Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans. |
| 3. | Special Uses. The proposal is substantially consistent with the specific approval criteria of Section <u>16.16.060</u> . |
| 4. | Reviewing Parties. Due deference has been given to the comments and recommendations of reviewing parties. |
| 5. | Neighborhoods. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan. |
| 6. | Fire Safety and Emergency Access. The proposal shall not pose a fire danger as determined by the State Fire Marshal or the fire chief of the district in which the proposed use is located. Adequate access for emergency and police vehicles must be provided. |
| 7. | Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians. |
| 8. | Dimensional Standards. The dimensional requirements of Section <u>16.24.010</u> are met. |
| 9. | Parking. The parking, loading areas and snow storage sites for the proposal shall be adequate, safe and properly designed. The developer may be required to install acceptable lighting at pedestrian or vehicular access points. |

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|---|
| 10. Utilities. The proposed use shall be adequately served by water, sewer, electricity, on-site water or sewer systems and other utilities. |
| 11. Drainage. The proposed use shall provide for the control of runoff during and after construction. All roads and parking areas shall be designed to alleviate runoff into public streets, adjoining lots and protect rivers, lakes and streams from pollution. Uses may be required to provide for the conservation of natural features such as drainage basins, watersheds, and land stability. |
| 12. Large Developments. Residential development of more than four units or nonresidential development of more than ten thousand (10,000) square feet gross floor area may be required to provide a site plan showing measures to be taken for the preservation of open space, sensitive areas and other natural features; provision of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles. Nonresidential large developments must be located with frontage on one of the following classes of streets: interstate, minor arterial, major collector or commercial. |
| 13. Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district. |
| 14. Off-Site Impacts. The proposal shall not significantly impact surrounding properties with excessive noise, fumes or odors, glare, smoke, light, vibration, dust, litter, or interference in any radio or television receivers off the premises, or cause significant line voltage fluctuation off the premises. Radio transmitters and any electronic communications equipment regulated by the Federal Communications Commission is specifically excluded from regulation by this section. Welding, operation of electrical appliances or power tools, or similar activities that cause off-site impacts as described above are specifically regulated by this subsection. Buffering may be required to ameliorate impacts between residential and nonresidential uses. The owner of the property upon which the buffer is constructed is responsible for the maintenance of the buffer in a condition that will meet the intent of this criteria. |
| 15. Landscaping. The proposed use shall be designed in a manner that minimizes the removal of trees and vegetative cover, and shall conform to the standards in this title concerning the provision and maintenance of landscaping, and any landscaping plan that is required for the proposed use under this title. The approval authority also may condition approval on the provision of the following: a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items. b. Adequately sized, located and screened trash receptacles and areas. |
| 16. Walkways, Sidewalks and Bike Paths. Pedestrian walkways or bicycle paths may be required where necessary to provide reasonable circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities. Improvements must be constructed to standards adopted by the engineer. |
| 17. Water, Sewage and Drainage Systems. If a proposed use is within five hundred (500) feet of an existing, adequate public water system, the developer may be required to construct a distribution system and the connection to the public system. A developer may be required to increase the size of existing public water, sewer or drainage lines or to install a distribution system within the development. The commission may require any or all parts of such installation to be oversized. The developer must submit to the engineer an acceptable plan that shows that if within ten (10) years an increase in capacity will be required to serve other areas, how these needs will be met by oversized facilities. When installation of oversized facilities is required, the developer shall install such facilities at their own expense. The developer shall be reimbursed the amount determined by the engineer to be the difference in cost between the installed cost of the oversized utility lines and the installed cost of the utility lines adequate to serve both the development concerned and all other land to be served by the lines which is owned or under the control of the developer, provided the developer may not be required to install facilities unless funds for such oversizing have been appropriated for the purpose by the city and there is a sufficient unencumbered balance in the balance in the appropriation. No reimbursement may be made unless the |

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developer has entered into such agreement with the city, including conveyances of personal property including lines, lift stations and valves and conveyances of land or rights in land, as the city determines may be necessary to ensure complete control by the city of its sewer, drainage and water lines when they are extended to serve the property of the developer. Notwithstanding the requirement that the developer construct improvements to existing systems, the commission may elect to accomplish the design or construction, or both, of improvements to be made to existing public systems. In such a case, the commission may require advance payment to the city of the estimated cost of work to be accomplished by the city. The developer shall reimburse the city for all expenses of such design or construction not paid in advance. A public system is adequate if, in the judgment of the engineer, it is feasible for the developer to make improvements to the public system which will provide the increased capacity necessary to serve the existing users and the new development at the same level as is being provided to the existing users. Prior to approval of a use for which a community water system is required, the developer must submit evidence showing that there is available a satisfactory source of water. A source of water is satisfactory only if it can be shown that the proposed source will produce water sufficient in quality and quantity to supply the development. The water system and the connection between such distribution systems and the source must be sized and constructed to meet fire flow and hydrant requirements for fire protection and that the developer has obtained or can obtain a water appropriation permit or certificate for the water from the state. The system must be built to city specifications available from the engineer.

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

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

20. Open Space and Facilities. The applicant may be required to dedicate land for open space drainage, utilities, access, parks or playgrounds. Any dedication required by the city must be based on a written finding that the area is necessary for public use or safety and the dedication is in compliance with adopted municipal plans and policy. The city finding shall conclude that a direct connection exists between the development and the need for the provision of the dedication. No land may be accepted by the city unless:

- a. The location, shape, size and character of the area is suitable for the planned use;
- b. The uses authorized for an area are appropriate to the scale and character of the uses considering its size, density, expected population, topography, and the number and type of dwellings and uses to be conducted;
- c. The area must be suitably improved for its intended use, but common open space containing natural features worthy of preservation may be left unimproved;
- d. If the final development plan provides for buildings, landscaping or other improvements in the dedicated area, the developer must provide a bond or other adequate assurance that such improvements will be completed. The city shall release the bond or other assurance when the buildings, structures or improvements have been completed according to the development plan;
- e. All land must be conveyed under one of the following options:
 - i. It may be conveyed to an agency that will agree to maintain in perpetuity the area and any buildings, structures, or improvements which have been placed on it.
 - ii. When no maintenance of the area is required, it may be conveyed to all new owners in undivided joint ownership.
 - iii. When the land is not dedicated to a public agency and maintenance of the common space is required, an association for maintenance of the area must be established. Covenants establishing the association must be approved as to form by the city attorney, and by the commission as to whether the covenants provide for maintenance of the area in a manner which

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assures its continuing use for its intended purpose.
 iv. Conveyance of an area must be consistent with AS 34.07 the Horizontal Property Regime Act.
 21. Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow. (Ord. 06-47(AM) § 4, 2006; prior code § 16.43.508)

Application Check list:

- Applicant has owner's authorization to submit application.
- Narrative addressing criterion is attached.
- Application fee.
- Legal description.

| | | | |
|--------------|---|------|-----------------------------|
| Accepted by: | Representative Affidavit: N/A <input type="checkbox"/> Attached <input type="checkbox"/> | Fee: | Tentative WPC Hearing Date: |
|--------------|---|------|-----------------------------|

City Planner Approval:
This Land Use Permit is valid beginning _____, 20____, unless an appeal is filed, upon which all activity must cease on this property.

Approval of City Planner: _____ Date: _____

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

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NOV 04 2013

Planning Office
 City of Wasilla

Lounsbury & Associates, Inc.

ESTABLISHED 1989

MEMORANDUM

Date: November 20, 2013
To: City of Wasilla
From: Chris Wiehe
Subject: CUP Amendment

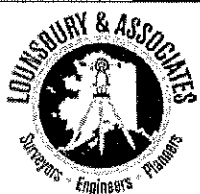
CUP Amendment *Petco*

Project Description

Irwin Development group proposes to construct a new 11,435 square foot building. The commercial business is located at the north corner of the Palmer-Wasilla Highway and South Hurley Circle. The proposed building will be utilized for the retail sale of pet food, pet supplies, live tropical fish, live animals (eg. hamsters and guinea pigs), birds and reptiles, (eg. turtles and iguanas), pet grooming, overnight boarding and pet training services, veterinary services.

This project falls under two different uses according to WMC 16.20.020 district chart; commercial (more than 10,000 gross floor area) and Kennel/Cattery. It is requested that both uses be considered under this application rather than two separate permits.

The Developer is asking for a variance in the parking requirement. The required parking is 39 parking spaces WMC 16.24.040 table of parking requirements, after the site plan revisions there are only 34 parking spaces provided. Five spaces have been removed to help provide a drainage location along with a snow storage location. It is not expected the parking lot will be fully utilized during normal operations.



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

WWW.LOUNSBURYINC.COM



Tina Crawford

From: Chris Wiehe <c.wiehe@LounsburyInc.com>
Sent: Monday, November 18, 2013 2:27 PM
To: Tina Crawford
Cc: Tom Adams
Subject: Petco of Wasilla

Good Afternoon,

Here is the draft amendment for you to look over let me know what I need to add to it or changes I need to make

Thank you for your time,
Chris Wiehe
Civil Engineer

Lounsbury & Associates, Inc.
Surveyors-Engineers-Planners
3050 E. Cottle Loop
Wasilla, Alaska 99654
T: (907) 357-9128
F: (907) 357-9140
www.lounsburyinc.com

Anchorage | Wasilla | Kuparuk

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Exhibit "A"

28
OKO
October 21, 2013

Regarding: Petco of Wasilla
Tract A9, Olson Subdivision Addition 2003
Wasilla, Alaska

Lounsbury and Associates is authorized to act as representative where necessary to obtain approval for site development including, but not limited to, site plan review, permitting, and any other action required to have the site located at Tract A9, Olson Subdivision Addition 2003 (Plat No. 2004-143, Palmer Recording District), Wasilla, Alaska approved for construction.

Sincerely,



Kenneth Duffus
Managing Member

Cascara, LLC
20441 Ptarmigan Boulevard
Eagle River, AK 99577

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NOV 04 2013

Planning Office
City of Wasilla

Lounsbury & Associates, Inc.

ESTABLISHED 1949

Request for Conditional Use Permit

Petco

November 04, 2013

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NOV 04 2013

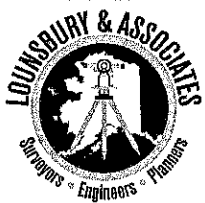
Project Description

Planning Office
City of Wasilla

Petco proposes to construct a new 11435 square foot building. The commercial business is located at the north corner of the Palmer-Wasilla Highway and South Hurley Circle.

Compliance with Section 16.16.050

1. *Neighbors.* The lot is currently vacant and undeveloped. The property is located adjacent to a restaurant on the west and east. To the north is Wasilla Lake and the south is the Palmer-Wasilla Highway. The new building is compatible with other commercial properties in this area.
2. *Plans.* This property is zoned Commercial (C) and the proposed use is consistent with the 2011 Comprehensive Plan.
3. *Special Uses.* The proposed use does not require specific approval criteria as show in WMC 16.16.060.
4. *Reviewing Parties.* This project will comply with all required review and inspection requirements, Central Mat-Su Fire Department plan review, and State mechanical and electrical inspections. To date, no formal request for review has been made.
5. *Neighborhood.* This project is not included within an approved neighborhood plan.
6. *Fire Safety and Emergency Access.* Access is provided by a single existing ingress/egress location that will be evaluated to ensure they meet the fire code requirements and will be reviewed by the Central Mat-Su Fire Department prior to construction.
7. *Traffic.* The proposed project will generate less than one hundred (100) vehicles during the peak hour.
8. *Dimensional Standards.* A portion of the proposed building is located within the 25' rear yard setback; but the average setback exceeds 25'.
9. *Parking.* Parking, loading areas and snow storage sites are designed in accordance with WMC 16.24.040. To be in compliance, the proposed facility requires a minimum of 39 parking stalls. The site plan identifies 39 exterior stalls. A minimum snow storage area of 975 square feet will be provided. All parking



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3050 E. Cottle Loop, Wasilla, Alaska 99654 T: 907-357-9129 F: 907-357-9140

WWW.LOUNSBURYINC.COM



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NOV 04 2013

Planning Office
City of Wasilla

areas will be paved and illuminated.

10. *Utilities.* This property is adequately served by city sewer, electric, natural gas and telephone utilities.
11. *Drainage.* No storm drain system is available in this area. Existing site drainage flows to ditches within public rights-of-way. A drainage plan will be prepared to control runoff during and after construction. The plan will demonstrate that grading will be performed per the local governing agency standards and will be consistent with standard drainage and hydraulic design practices.
12. *Large Development.* This project proposes construction of a 11,435 square foot building. Primary road access to the property is via a commercial frontage road (South Hurley Circle) that provides direct access to the Palmer-Wasilla Highway – a principal arterial.
13. *Peak Use.* The existing drive (South Hurley Circle) services commercial businesses. The proposed use will not result in significantly different peak use characteristics than surrounding uses.
14. *Off-Site Impacts.* There will be no off-site impacts due to excessive noise, vibration, dust, litter, odor, glare, radio or television interference, or line voltage fluctuations off premises. The illumination level will be provided per Illuminating Engineering Society of North America (IESNA) requirements.
15. *Landscaping.* A landscape plan has been developed that incorporates hardy and naturalized plantings that will thrive in this environment, while meeting the intention of the Wasilla Municipal Code (WMC). The trees, shrubs, perennials, boulders, and split rail fencing included in the landscape plan provide an attractive landscape setting that helps direct visitors through the site, tie into surrounding commercial developments, and includes interest throughout the seasons with spring and summer flowers and striking fall colors.

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 meets that requirement, with 51% of the landscape plan as greenspace - a combination of the existing greenspace, the perimeter landscaping, and the interior landscaping.

Perimeter landscaping requirement, WMC 16.24.040 D.4 Parking, outlines a 10' wide planting bed around the perimeter of a parking area. The landscape plan provides perimeter landscaping around the entire site.

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NOV 04 2013

Planning Office
City of Wasilla

As per WMC 16.33.030 Landscaping Standards, a minimum of 3 newly planted trees and 6 newly planted shrubs (0.5 acres of required landscaping times 6 trees & 12 shrubs) are required for this site. Our landscape plan strives to exceed this standard and has included 10 trees and 34 shrubs. 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.

16. *Walkways, Sidewalks and Bike Paths.* A multi-use path parallels the north side of the Palmer-Wasilla Highway.
17. *Water, Sewage and Drainage Systems.* The building will be connecting to city water and sewer. There are no storm drains located within the project area.
18. *Historic Resources.* There are no identified historic resources on this site.
19. *Appearance.* The proposed project will provide an appropriate appearance, sufficient parking, controlled traffic movement and suitable landscaping. It meets all setback and lot coverage requirements of the Title 16, Land Development Code.
20. *Open Space and Facilities.* The site development will maintain a 75' shoreline protection area setback.
21. *Winter Hassles.* The proposed use will not affect surrounding areas with drifting or glaciation.

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Tahirih Revet

From: Tina Crawford
Sent: Tuesday, December 03, 2013 4:16 PM
To: Tahirih Revet
Subject: FW: Petco
Attachments: ITE Parking Generation - Wasilla Petco.pdf

Please include in PC packet.

Thanks!

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Tom Adams [mailto:t.adams@LounsburyInc.com]
Sent: Tuesday, December 03, 2013 3:46 PM
To: Tina Crawford; Chris Wiehe
Subject: RE: Petco

Tina,

To address your request, we provide an excerpt from ITE's Parking Generation (3rd Edition) suggesting the weekday peak parking demand for a "Pet Supply Superstore" is roughly 1.2 spaces per 1,000 square feet (s.f.). As you are aware, it is not uncommon for retailers to provide parking that far exceeds the typical daily demand. The proposed parking supply for the Wasilla Petco store is roughly 3.0 stalls per 1,000 square feet - more than double the peak demand shown in the ITE manual.

We recognize Wasilla Municipal Code requires 1 space per 300 s.f., or 3.33 spaces per 1,000 s.f; however, we believe the proposed parking plan for the Wasilla Petco is adequate.

Please let me know if this satisfies your request.

Thank you.

Tom Adams, P.E.
(907) 357-9132

From: Tina Crawford [mailto:tcrawford@ci.wasilla.ak.us]
Sent: Tuesday, December 03, 2013 12:00 PM
To: Chris Wiehe
Cc: Tom Adams
Subject: RE: Petco

Chris,

Thanks for the drawings and an email regarding the deliveries will be fine. Let me know if you think Petco can get the parking justification information to us today or if it needs to be distributed later.

Let me know if you have any other questions.

Thanks,
Tina

Tina Crawford, AICP

City Planner
City of Wasilla Planning Department
290 E. Herning Avenue
Wasilla, AK 99654
(907) 373-9022
(907) 373-9021 fax

From: Chris Wiehe [<mailto:c.wiehe@LounsburyInc.com>]
Sent: Tuesday, December 03, 2013 10:06 AM
To: Tina Crawford
Cc: Tom Adams
Subject: Petco

Good Morning,

Here are the up to date plans you requested. I am still waiting for the email from Petco about the parking. They had no problem with have a night delivery time, like you suggested. So do I need to make another amendment or can we just add the email they sent us?

Thank you for your time,
Chris Wiehe
Civil Engineer

Lounsbury & Associates, Inc.
Surveyors-Engineers-Planners
3050 E. Cottle Loop
Wasilla, Alaska 99654
T: (907) 357-9128
F: (907) 357-9140
www.lounsburyinc.com

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Land Use: 866

Pet Supply Superstore

Land Use Description

Pet supply superstores are free-standing facilities that specialize in the sale of pets and pet supplies, food and accessories. These facilities generally offer a variety of customer services, have centralized cashiers and maintain long store hours 7 days a week. Pet supply superstores are sometimes found as separate parcels within a retail complex with their own dedicated off-street parking.

Database Description

The database consisted of one urban study site.

- Size: 15,300 sq. ft. GFA.
- Parking supply ratio: 4.1 spaces per 1,000 sq. ft. GFA.
- Weekday peak parking demand ratio: 1.17 vehicles per 1,000 sq. ft. GFA, based on a single hourly count between 12:00 and 1:00 p.m. in September.

Study Site/Year

Seattle, WA (1999)



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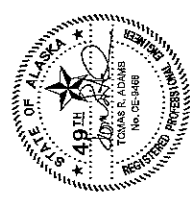
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| NO. | DATE | DESCRIPTION |
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5300 A Street
Anchorage, Alaska 99518
(907) 272-5451 Fax: 272-9095

3080 Cottle Loop
Wasilla, Alaska 99654
(907) 367-8728 Fax: 367-9140



PETCO
WASILLA, ALASKA

PROJECT NUMBER
13-059

DRAWN BY: CBW
CHECKED BY: JTA
SCALE: 1" = 20'

SITE PLAN

| SHEET NO. | SHEET TOTAL |
|-----------|-------------|
| 1 | 1 |

- LEGEND**
- FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - SEWER MANHOLE
 - TRAFFIC SIGNAL CONTROL
 - ELECTRIC METER
 - LIGHTING JUNCTION BOX
 - TELEPHONE JUNCTION BOX
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - GUY ANCHOR
 - TELEPHONE LINE
 - SANITARY SEWER LINE
 - GAS LINE
 - OVERHEAD UTILITY
 - TRAIL OF ASPHALT
 - TOP BACK OF CURB
 - CURB LINE
 - TREE LINE
 - TOP
 - TOE
 - EDGE OF WATER
 - FENCE
 - BUILDING
 - SURFACE DRAINAGE PROPOSED

LEGAL DESCRIPTION:
TRACT A9
OLSON SUBDIVISION ADDITION 2003

ADDRESS:
1801 E. PALMER-WASILLA HWY
WASILLA AK 99654

OWNER:
CASCARA LLC
20441 PTARMIGAN BLVD
EAGLE RIVER, AK 99677

PARKING REQUIREMENTS
WMC 16.24.040 E
COMMERCIAL USES 1 PER 300 S.F. GFA
PROPOSED OFA = 11,435 S.F.
REQUIRED PARKING 38 SPACES
PROVIDED PARKING 34 SPACES

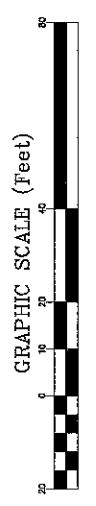
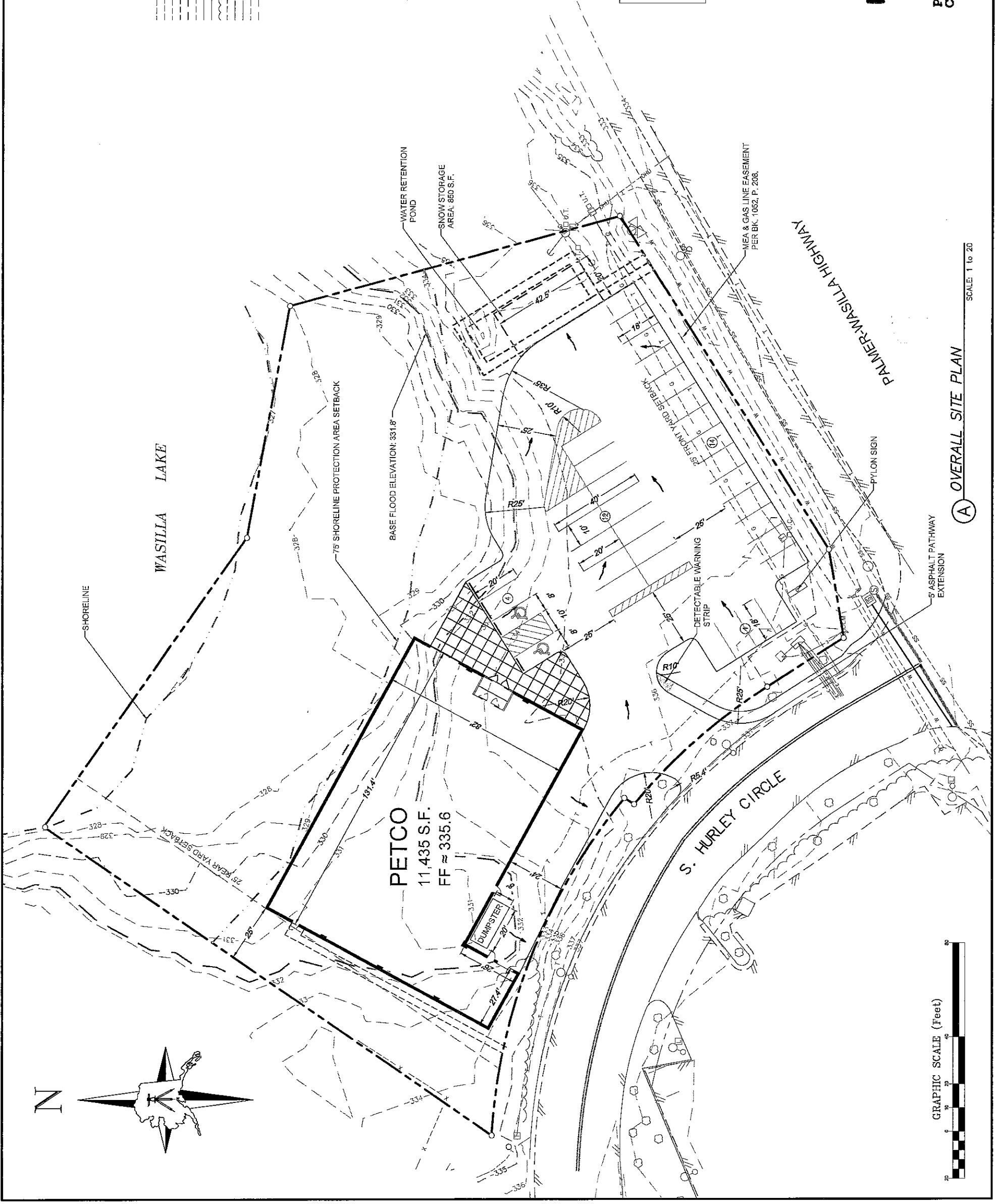
SNOW STORAGE AREA
WMC 16.24.040 D
25 S.F./STALL
REQUIRED: 860 S.F.

SETBACKS REQUIRED:
WMC 16.24.030 A
FRONT/REAR YARD = 25'
SIDE YARD = 10/0'

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DEC 03 2013

Planning Office
City of Wasilla



(A) OVERALL SITE PLAN

SCALE: 1 to 20

Code Requirements:

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

| | |
|--|-----------|
| Total Site Area: | 69,626 SF |
| Required Greenspace Retention (30%) | 20,888 SF |
| Total Provided Greenspace (53%) | 36,811 SF |

Legend:

| | |
|---|--------------------------------------|
| ■ Existing & Proposed Greenspace | 36,811 SF |
| ■ Greenspace in Right-of-Way | 6,550 SF |
| | <hr style="width: 100%;"/> 42,112 SF |



Petco: Development Greenspace

Wasilla, AK

Nov 22, 2013

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NOTIFICATION OF PUBLIC HEARING

DATE: November 15, 2013
APPLICANT (S): Lounsbury & Associates, for Cascara, LLC
(Tax ID # 5590000T00A9)

CASE: CU 13-02/UP 13-05

REQUEST: Approval to construct an 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities at 1801 E. Palmer-Wasilla Highway, Tract A9, Olson 2003 Addition Subdivision, generally located north of Fred Meyers and west of Target.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for **December 10, 2013 at 7:00 PM** in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before December 3, 2013 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name COLLEEN COTTLE
Address 425 W. LAKE VIEW AV, WASILLA 99654
Lot _____ Block _____ Subdivision _____

12/3/13

Comments:

I frequently use S. Hurley Court to drive between Fred Meyer & the Target Mall. I have lived in Wasilla since May, 1947. I believe this is a poor location for a big box type pet store. I am glad Petco wants to come to Wasilla because I believe friendly competition is good. (over)



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

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DEC 03 2013

Planning Office
City of Wasilla

NOTICE OF PUBLIC HEARING

Pg 2 Colleen Cottle 12/3/13

I believe this is not the location for this store. It sounds like corporate greed to me that they just have to be in this location to be competitive with Pet Zoo. There is lots of land on the Palmer/Masilla Hwy extension by Home Depot, for example.

My two main concerns about this location ~~is~~ are not enough parking and ~~egress~~ egress & ingress being into an area which is already highly congested.

yesterday (12/2/13) I ~~experienced~~ experienced the mess at Fred Meyer during the rush hour. They certainly have issues which need to be addressed. I can't believe the city would allow another big box store to come in which will aggravate the problem even more. Masilla drivers are not ~~not~~ curious.

Right now, two jobs which Hurley Ct does is provide a nice place (intersection) for people returning to Palmer to make a safe left hand turn at a light. The other is it is a great pathway between Target and Fred Meyer which keeps a lot of turning off the Palmer/Masilla Hwy. Why make it even ~~more~~ more congested? I believe the parking problem speaks for itself.

Colleen Cottle

Tahirih Revet

From: odelsa perry <odelsap@gmail.com>
Sent: Tuesday, December 03, 2013 1:48 PM
To: Planning
Subject: Case CU 13-02/UP 13-05

I am very opposed to this. Please do not allow any kind of animal training or overnight boarding facility anywhere on the shores of our lake. The constant barking will carry across the entire lake. Not only will it impact my home, it will impact everyone on this end of the lake. The animal waste, no matter how careful they are, could run off into the lake. No one wants that. We would not have a quiet moment outside of our homes on this end of the lake. The trains in the middle of the night, the horn honks, any kind of noise would disrupt the animals. We would have 24 hours of barking. Who wants to go out to dinner, shopping or walking and listen to barking dogs. Not even most animal owners would want to listen to constant barking. I repeat PLEASE DO NOT allow this facility to be put there.

Respectfully,

Odelsa M Perry
Island on Wasilla Lake
17N01W11A009

NOTIFICATION OF PUBLIC HEARING

DATE: November 15, 2013
APPLICANT (S): Lounsbury & Associates, for Cascara, LLC
(Tax ID # 5590000T00A9)

CASE: CU 13-02/UP 13-05

REQUEST: Approval to construct an 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities at 1801 E. Palmer-Wasilla Highway, Tract A9, Olson 2003 Addition Subdivision, generally located north of Fred Meyers and west of Target.

You are being notified of this action as you are a property owner within 1,200' of the subject property, (WMC 16.16.040). A Planning Commission public hearing on this request is scheduled for December 10, 2013 at 7:00 PM in the City Council Chambers. Comments may be submitted in writing by filling in the spaces provided below and mailing to: City of Wasilla, Planning Office, 290 E. Herning Ave, Wasilla, AK 99654. If there is not enough room below please attach a separate piece of paper. Comments may also be faxed to (907) 373-9021 or emailed to planning@ci.wasilla.ak.us. Written comments on this request must reach the Planning Office on or before December 3, 2013 in order to be included in the packet. Comments received after that date will be available at the public hearing.

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

Name: Tim Sonnentag 907-232 5700
Address: 10201 E Palmer Wasilla Hwy Palmer AK 99645
Lot: A2 Block: Subdivision: Olson Subdivision

Comments:

My concern is the ingress & egress from this lot, in an already crowded intersection. Also all the tractor trailers from Fred Meyer's and other businesses pass in front of this lot through this intersection. Tractor trailers going south on the Palmer Wasilla Hwy find it almost impossible to make a right hand turn at this intersection it will have to be fixed. If cars are present at this intersection a right hand turn can not be made.



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

4956000T00A2
SONNENTAG TIMOTHY J
10201 E PALMER-WASILLA
PALMER, AK 99645

neopost
11/19/2013

US POSTAGE \$00.46



ZIP 99654
041L11222587

NOTICE OF PUBLIC HEARING

NOTIFICATION OF PUBLIC HEARING

DATE: November 15, 2013
APPLICANT (S): Lounsbury & Associates, for Cascara, LLC
(Tax ID # 5590000T00A9)

CASE: CU 13-02/UP 13-05

REQUEST: Approval to construct an 11,435 square feet Petco retail pet store with overnight boarding and pet training facilities at 1801 E. Palmer-Wasilla Highway, Tract A9, Olson 2003 Addition Subdivision, generally located north of Fred Meyers and west of Target.

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

Name _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments:



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

FIRST CLASS

NOTICE OF PUBLIC HEARING

CU #13-02
MSB Map #WA 11
T17N, R01W, Sec. 11

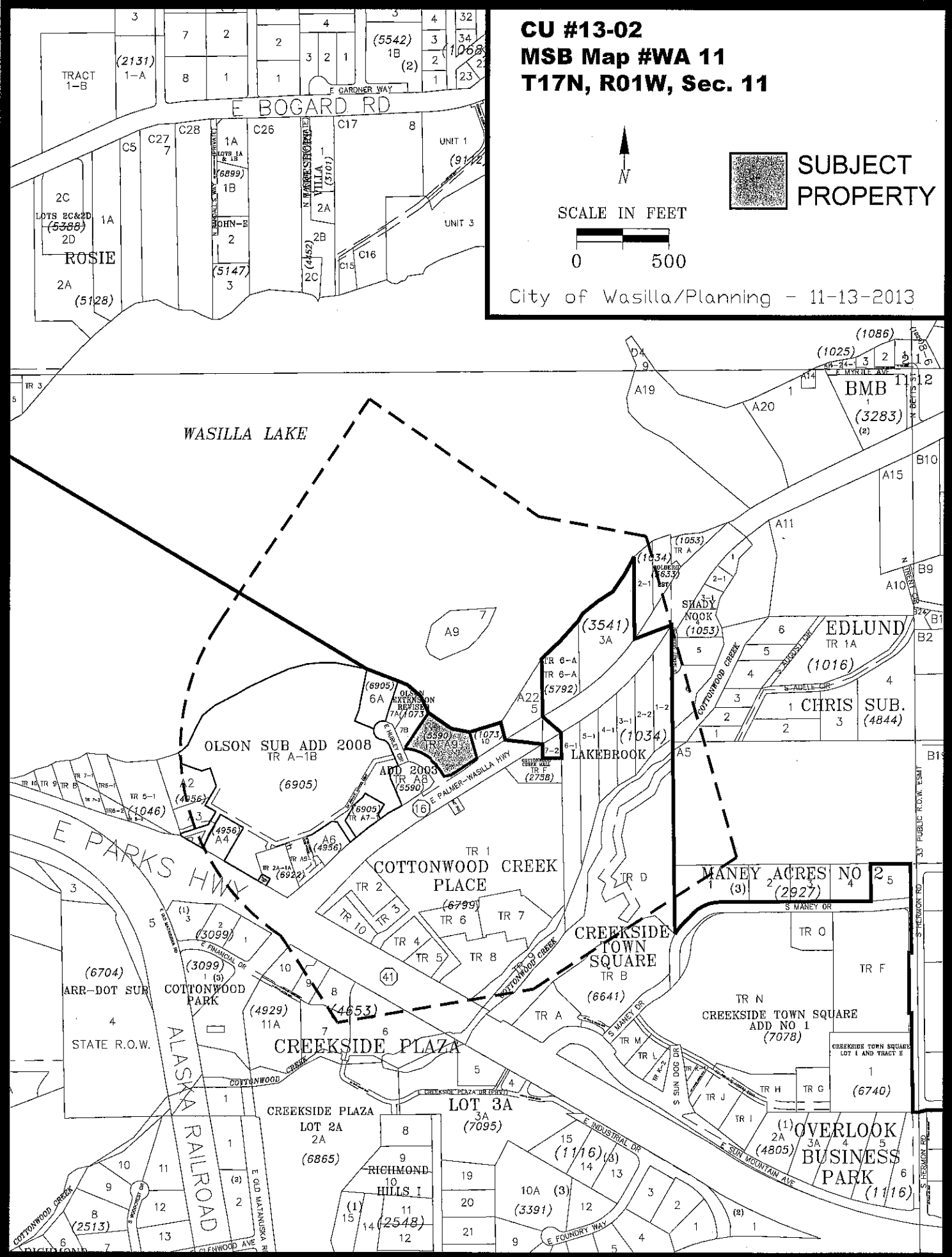


SCALE IN FEET



**SUBJECT
PROPERTY**

City of Wasilla/Planning - 11-13-2013



1053000L005
AKSALA INVESTMENTS LLC
3302 STRAWBERRY RD
% RONICA R D HOLEMAN
ANCHORAGE, AK 99502-3109

6799000T008
BDC WASILLA L P
PO BOX 1159
% WALGREEN CO REAL PROP TAX
DEERFIELD, IL 60015-1159

5590000T00A9
CASCARA LLC
20441 PTARMIGAN BLVD
EAGLE RIVER, AK 99577-8736

6799000T001
DBC LLC
PO BOX 9456
% PROPERTY TAX DEPT T-2339
MINNEAPOLIS, MN 55440-9456

1073000L007B
ERICKSON EDITH DIANE
10276 WILSON RD
PILOT POINT, TX 76258-3653

5590000T00A8
GALLO BASILIO M
401 W INT'L ARPRT RD ST31
% 422 INC LAVERNE THACKER
ANCHORAGE, AK 99518

3099B01L003
K & S ENT LTD
110 E HERNING AVE
WASILLA, AK 99654-7029

1053000L006
MCNAIR BRIAN D & EVELYN C
501 S SHADY NOOK CIR
WASILLA, AK 99654

3099B01L001
PEDERSEN FAM LTD PRTNRSHIP
PO BOX 871
% FLOYD PEDERSEN
MARYSVILLE, CA 95901-0871

5792000T006-A
REAL ESTATE CTR LLC THE
PO BOX 871810
WASILLA, AK 99687-1810

2758000T00F
ALASKA CU LENDING SRVCS LLC
501 N MAIN ST
% MATANUSKA VALLEY FEDERAL
CREDIT UNION
WASILLA, AK 99654-7052

4956000T00A3
BLUE ROCK ASSETS LLC
PO BOX 110938
% CARLE
ANCHORAGE, AK 99511-0938

1034000T005-1
CASTLE RESIDENCE INN'S
119 CEDAR ST
SEATTLE, WA 98121-1231

6799000T004
DENALI FOODS INC
3301 DENALI ST
STE 200
ANCHORAGE, AK 99503

6905000T00A-1B
FRED MEYER STORES INC
WEST VALLEY PROP LLC
PROPERTY TAX - 7TH FLOOR
% THE KROGER COMPANY
CINCINNATI, OH 45202-1100

1034000T007-2
GORDON BERT L & CHRISTINE L
4751 S HOWDIE DR
WASILLA, AK 99654

4956000T00A6
KINN FOLK LLC
9900 HILLHAVEN
ANCHORAGE, AK 99507

17N01W11A023
OLSON ERIC T & JEANETTE M
PO BOX 870837
WASILLA, AK 99687-0837

17N01W11A009
PERRY ODELSA M
PO BOX 877328
WASILLA, AK 99687-7328

1016000L001
SHONES DANIELLE M
4445 E 6TH AVE
ANCHORAGE, AK 99508-2226

17N01W11A022
BAKER KEVIN & LYNN
MOSES GERALD F & MARY E
1670 W LAKE LUCILLE DR
WASILLA, AK 99654

3099B01L002
BURGER KING CORPORATION
5505 BLUE LAGOON DR
MIAMI, FL 33126

1073000L010
CHEN MINGTZE
12801 CUMBERLAND CIR
ANCHORAGE, AK 99516-2746

36330000000
EDWARDS STEVEN R
3705 ARCTIC BLVD
PMB 560
ANCHORAGE, AK 99503-5774

6641000T00B
G & M WASILLA LLC
855 BROAD ST
STE 300
BOISE, ID 83704

1073000L007A
HURLEY KATHERINE T
PO BOX 870157
WASILLA, AK 99687-0157

1034000T006-1
LUNDGREN GARY
119 CEDAR ST
SEATTLE, WA 98121-1231

4653000L009
PALMER TOWER LLC
PO BOX 2444
PALMER, AK 99645-2444

4956000T00A4
QUAKE REAL ESTATE LLC
2706 W COLFAX AVE
DENVER, CO 80204-2346

4956000T00A2
SONNENTAG TIMOTHY J
10201 E PALMER-WASILLA
PALMER, AK 99645

6922000T00A5-1
SUSITNA INVESTMENTS LLC
13340 RIDGEWOOD CIR
ANCHORAGE, AK 99516

17N01W11A005
WASILLA LAND TR LLC
9757 JUANITA DR NE
STE 300
KIRKLAND, WA 98034-4291

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MSB Platting Division Officer
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Suite 1400
Anchorage, AK 99501

SOA/DNR
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Suite 650
Anchorage, AK 99510-3577

1034000T002-1
TEAM LLC
7477 N SITZE RD
% ERIC MEESTER
WASILLA, AK 99623-9075

6905000T00A7-1
WEST VALLEY PROP LLC
FRED MEYER STORES INC
PO BOX 110938
% ROBERT CARLE
ANCHORAGE, AK 99511-0938
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Regulatory Branch
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Elmendorf AFB, AK 99506-0898

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Oran Wooley
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Bldg B, #103
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WATER Resources
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Suite 1020
Anchorage, AK 99501

SOA/DOTPF
Mat-Su Area Planner
PO Box 196900
Anchorage, AK 99519-6900

3541000T003A
WASILLA LAKE CHURCH
NAZARENE OF THE
2001 PALMER-WASILLA HWY
WASILLA, AK 99654

4653000L008
ZAN INC
PO BOX 2009
KENAI, AK 99611-2009

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COW Public Works Director
Archie Giddings

City Council
Leone Harris

City Council
Gretchen O'Barr

City Council
Collen Sullivan-Leonard

City Council
Clark Buswell

City Council
Brandon Wall

City Council
David Wilson

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Planning Commission 2014 Schedule Meetings and Deadline Dates



The following is a schedule of meeting and deadline dates for conditional use permits, variances, and rezone requests that will be heard by the Wasilla Planning Commission.

A complete application must be submitted on or prior to the deadline date to be placed on the Planning Commission agenda.

The applicant, or their representative, must attend the public hearing. Planning Commission meetings begin at 7:00 PM in the City Council Chambers of Wasilla City Hall, 290 E. Herning Avenue, Wasilla.

| Planning Commission Public Hearing Date * |
|--|
| <i>Jan 14, 2014</i> |
| <i>*Feb 04</i> |
| <i>Mar 11</i> |
| <i>Apr 08</i> |
| <i>May 13</i> |
| <i>Jun 10</i> |
| <i>Jul 08</i> |
| <i>Aug 12</i> |
| <i>Sep 09</i> |
| <i>Oct 14</i> |
| <i>Nov 18</i> |
| <i>Dec 09</i> |
| <i>Jan 13, 2015</i> |

* Any meeting may be cancelled or rescheduled. Please confirm meeting date with Planning Office at (907) 373-9020 or check the City website at www.cityofwasilla.com.

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PERMIT INFORMATION 2013

| APPLICATION RCVD | APPROVAL DATE | PERMIT # | TYPE | SQ FTG | TAX ID | SUBDIVISION | APPLICANT | SITE ADDRESS | ZONE | AS-BUILT SURVEY |
|--------------------------------|---------------|----------|--------------------|--------|---------------------|-------------------|---------------------------|-------------------------|--------|-----------------|
| 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 | |
| | | | | | 17N01W08B004 | | | | | |
| | | | | | 17N01W08B005 | | | | | |
| | | | | | 17N01W07A004 | | | | | |
| | | | | | 17N01W07A005 | | | | | |
| 03/08/13 | 03/21/13 | A13-17 | SUBD | | | | 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 | |
| | | | | | 1032B13L003 & L004 | | | | | |
| 04/09/13 | 04/10/13 | A13-26 | COMM LAUNDRY | 2,660 | 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 | |
| | | | | | 1038B01L004 | | | | | |
| 05/06/13 | 05/28/13 | A13-30 | COMM<10,000 SQ FT | | | 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 | 08/08/13 | A13-38 | TENANT SPACE | 1,400 | 2186B02L005 | GVC II DIV I | ROBINSON, BEN | 1051 E BOGARD RD | C | |
| 06/04/13 | 08/13/13 | 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 | 440 | 17N01W13A006 | | LITHA CJD OF ANCH | 1350 S SEWARD MERIDIAN | RR | |
| 06/20/13 | 06/21/13 | A13-46 | ADD (PORCH, SHED) | 1,408 | 1104B04L011 | WASILLA EST | MARTIN, JAMES II | 874 N PINEHURST CIR | RR | |
| 07/09/13 | 07/10/13 | A13-47 | TENANT SPACE | 6,080 | 2523B01L005A | NELSON FRED | MCDONALD, WILLIAM | 290 N YENLO ST | C | |
| 07/11/13 | 07/15/13 | A13-48 | TENANT SPACE | 5,000 | 5482B05L001A | WASILLA TWNST | MY HOUSE | 300 N WILLOW | C | |
| 07/11/13 | 07/11/13 | A13-49 | COMM<10,000 SQ FT | 5,000 | 1024T0AL004 | HAGAN AVE | MCULLIAN, JAMES | 751 E RAILROAD | C | |
| 07/16/13 | 07/30/13 | A13-50 | TUP | 432 | 17N01W09A006 | WASILLA ACRES | MUG HOT SALOON | 251 W PARKS HWY | C | |
| 07/24/13 | 07/24/13 | A13-51 | ATTACHED DECK | 2,078 | 1113B02L012 | LAKE VIEW ADD #1 | SIMONSON, DAN & NANCY | 2020 VAUNDA AVE | RR | |
| 07/26/13 | 08/01/13 | A13-52 | SFD | 2,200 | 1039B08L002 | WASILLA ACRES | SINCHUK, VASILY | 530 W LAKEVIEW AVE | R-1 | |
| 07/30/13 | 07/31/13 | A13-53 | DUPLEX | 30 | 1113B05L018 | PARKS MANOR | COLVER, JIM | 761 N KIMBERLY | RR | |
| 08/13/13 | 08/13/13 | A13-54 | SIGN | 5,020 | 7090B01L015A | WASILLA ACRES | FAMILY CENTERED SVC OF AK | 301 E DANNA AVE | C | |
| 08/14/13 | 08/16/13 | A13-55 | DUPLEX | 3,750 | 1113B02L001 | WASILLA ACRES | HUBBARD, BOBBY & SILESIA | 351 N KIMBERLY | RR | |
| 08/14/13 | 08/16/13 | A13-56 | DUPLEX | 1,728 | 1113B02L002 | WASILLA CENTER CONDOS | HUBBARD, BOBBY & SILESIA | 375 N KIMBERLY | RR | |
| 08/16/13 | PENDING | A13-57 | TENANT SPACE | 920 | 9108000U006 | WASILLA CENTER CONDOS | LEARNING SYSTEMS | 617 S KNIK GOOSE BAY RD | C | |
| 08/16/13 | 08/22/13 | A13-58 | TENANT SPACE | 40 | 1004B01L005 | WASILLA TWNST | RANKIN, JOHANNA | 472 N MAIN ST | C | |
| 08/19/13 | 08/20/13 | A13-59 | ADDITION | 17N01W08A007 | 2323B03L020 | GPC II DIV IV | KNIK TRIBAL COUNCIL | 1075 E DELLWOOD ST | RR | |
| 08/24/13 | 09/05/13 | A13-60 | SUBD | 3,700 | 6815B02L006 | EST AT LAKE LUCILLE | NEWCOMB, KURT | 1501 W NICOLA AVE | RR | |
| 08/26/13 | 08/26/13 | A13-61 | SFD W GARAGE | 456 | 1628B04L005 | N COUNTRY EST | CALL, KATHERINE | 1931 W LAKE LUCILLE DR | RR | |
| 08/28/13 | 08/28/13 | A13-62 | CARPORT | 3,460 | 4908B06L006A | CAREFREE ACRES ADDN 1 | ROUNDS, MAURICE & KATHY | 1800 W HARVEST LP | R-1 | |
| 08/28/13 | 08/28/13 | A13-63 | SUBD | 75 | 5996000L001 | WASILLA CENTER | COLVER, JAMES | 2000 W MELANIE AVE | RR | |
| 08/28/13 | 08/28/13 | A13-64 | DUPLEX | 720 | 9108000U006 | WASILLA CENTER CONDOS | BOCHKOVSKY, ANATOLY | 1631 W MELANIE AVE | RR | |
| 08/26/13 | 08/28/13 | A13-65 | SIGN | 1,900 | 2959000T00A1 | WASILLA MALL RSB | LITHIA MOTORS | 3700 E PARKS HWY | C | |
| 08/28/13 | 08/29/13 | A13-66 | TENANT SPACE | 1,900 | 1046000T007-2 | CREEKSIDE PLAZA | MOSELEY, DANIELLE | 617 S KNIK GOOSE BAY RD | C | |
| 08/29/13 | 08/29/13 | A13-67 | TENANT SPACE | 1,748 | 1557000L010A | WASILLA HTS | NGUYEN, DYTRUONG | 591 E PARKS HWY | C | |
| 09/03/13 | 09/13/13 | A13-68 | REVISED SITE PLAN | 490 | 1046000T007-2 | CREEKSIDE PLAZA | LITHIA MOTORS | 2891 S MTN VLG DR | C | |
| 09/03/13 | 09/09/13 | A13-69 | COMM<10,000 SQ FT | 2,800 | 7095000L003A | CREEKSIDE PLAZA | ROGERS, MELISSA | 1201 W NICOLA | RR | |
| 09/05/13 | 09/06/13 | A13-70 | TENANT SPACE | 288 | 1032B03L010 | KENNEDY ADDN | BULLARD, KOREY | 1365 E PARKS HWY | C | |
| 09/06/13 | 09/10/13 | A13-71 | TENANT SPACE | 4,478 | 2523B01L005A | NELSON FRED | COLE, CHARLES | 1830 E PARKS HWY | C | |
| 09/13/13 | 09/26/13 | A13-72 | SMOKE SHOP | 2,600 | 1113B05L018 | THOMAS ADDN #1 | HAWKINGS, CYNTHIA | 529 S KNIK-GOOSE BAY RD | C | |
| 09/16/13 | 09/17/13 | A13-73 | TENANT SPACE | 192 | 1083B02L002 | INHERITANCE | DAVIES, JAKE | 290 N YENLO ST | C | |
| 09/19/13 | 09/20/13 | A13-74 | SFD | 1,008 | 2876B01L006 | MOUNTAIN VLG PLZ | COLVER, MARIE & JIM | 325 W GALWAY AVE | R-1 | |
| 09/19/13 | 09/20/13 | A13-75 | DUPLEX | 104 | 108B03L014 | MOUNTAIN VLG PLZ | PADUA, RUTH | 2000 W MELANIE AVE | RR | |
| 09/19/13 | 09/20/13 | A13-76 | COFFEE STAND | 104 | 108B03L014 | MOUNTAIN VLG PLZ | BUSHNELL, ERIC | 290 E NELSON AVE | C | |
| 09/23/13 | 10/01/13 | A13-77 | ATTACHED GARAGE | 1,152 | 6885000L005 | SILVER TREE ADD #1 | RUSSELL, JAMES | 580 W SELINA | R-1 | |
| 09/27/13 | 10/01/13 | A13-78 | GARAGE TO SFD | 1,316 | 6922000T002A-1A | OLSON 1999 ADD | KUDRINO, GELATO | 2091 W SUN MTN AVE | C | |
| 10/03/13 | 10/03/13 | A13-79 | TENANT SPACE | 3,155 | 2864B01L006A | CAREFREE ACRES | HEARTS & HANDS OF CARE | 2001 W SUNDAY CIR | RR | |
| 10/08/13 | 10/10/13 | A13-80 | TENANT SPACE | 320 | 1065B03L006 | WASILLA HEIGHTS | SPORTSMAN WAREHOUSE | 1601 E PARKS HWY | C | |
| 10/09/13 | 10/09/13 | A13-81 | TENANT SPACE | 2,000 | 1277B04L008 | BAYVIEW GARDEN | METHVEN, SCOTT | 1901 E PARKS HWY | C | |
| 10/11/13 | 10/11/13 | A13-82 | TEMP CONNEX | 864 | 1092B05L002 | CREEKSIDE EST ADDN | KANG, YOUNG | 1500 & 1501 W NICOLA AVE | RR | |
| 10/16/13 | 10/23/13 | A13-83 | SUBD | 30 | 1032B03L010 | KENNEDY ADDN | METHVEN, SCOTT | 1500 & 1501 W NICOLA AVE | RR | |
| 10/17/13 | 10/17/13 | A13-84 | SFD | 1,200 | 1097B05L001 | SHADOWOOD VLY #1 | SHAPORDA, VADIM | 640 E KOYUK CIR | RR | |
| 10/22/13 | 10/23/13 | A13-85 | METAL STORAGE | 864 | 1092B05L002 | CREEKSIDE EST ADDN | CLAYTON, RICHARD | 201 W NELSON AVE | C | |
| 10/22/13 | 10/23/13 | A13-86 | OFFICE BLDG | 30 | 1032B03L010 | KENNEDY ADDN | RAUSA, JORDAN & AMBER | 700 E CREEKSIDE DR | RR | |
| 10/25/13 | PENDING | A13-87 | DETACHED GRGE/SHOP | 1,200 | 6778B02L001 | M&M VIEW | BENTZ, AUTUMN | 529 S KNIK-GOOSE BAY RD | C | |
| 10/25/13 | PENDING | A13-88 | HORSE | 160 | 6778B02L001 | M&M VIEW | BENTZ, AUTUMN | 1591 S BERTHA LN | RR | |
| 10/25/13 | PENDING | A13-89 | HORSE | 160 | 6778B02L001 | M&M VIEW | BENTZ, AUTUMN | 1591 S BERTHA LN | RR | |

| APPLICATION RCVD | APPROVAL DATE | PERMIT # | TYPE | SQ FTG | TAX ID | SUBDIVISION | APPLICANT | SITE ADDRESS | ZONE | AS-BUILT SURVEY |
|---------------------------------------|---------------|----------|---------------------|--------|---|---------------------|-------------------------------|-------------------------|------|-----------------|
| 10/28/13 | 10/29/13 | A13-90 | TENANT SPACE | 3,000 | 1065B03L018 | WASILLA HEIGHTS #1 | DENALI CABINS | 1301 W PARKS HWY | C | |
| 10/30/13 | 11/05/13 | A13-91 | DUPLEX | 2,800 | 1113B01L006 | WASILLA ACRES | FENDICH, ANOTOLY | 474 N KIMBERLY ST | RR | |
| 10/30/13 | 11/05/12 | A13-92 | TENANT SPACE | 1,000 | 9010000U310 | LAKEVIEW PROF BLD | WILD IRIS LLC | 851 E WESTPOINT DR | C | |
| 11/06/13 | 11/21/13 | A13-93 | TENANT SPACE | 402 | 2523B01L005A | NELSON FRED RSB | WASILLA SOIL & WATER CON | 290 N YENLO ST | C | |
| 11/08/13 | 11/21/13 | A13-94 | AUTO AUCTION | 2,400 | 7027000L001-5 | DISCOVERY | NORTHERN ENCLOSURES | 1446 W MYSTERY | I | |
| 11/08/13 | 11/12/13 | A13-95 | SFD | 1,600 | 6824B02L012E | WASILLA WOODS | TODD, LARRY | 221 E FOREST AVE | RR | |
| 11/08/13 | 11/12/13 | A13-96 | SFD | 1,508 | 6791B03L002 | PRIMROSE POINT PH 1 | MIDNIGHT SUN CONSTR | 1141 N ELK HORN | RR | |
| 11/15/13 | PENDING | A13-97 | TENANT SPACE | 375 | 3224B03L001B | MOUNTAIN VLG PLZ | REALE, ANGELO | 991 S HERMON ST | C | |
| 11/25/13 | 11/26/13 | A13-98 | TENANT SPACE | 110 | 1004B02L010 | BIRCH PARK WASILLA | HOFFMAN, STACEY | 501 N KNIK ST | C | |
| 11/27/13 | 12/02/13 | A13-99 | COMM<10,000 SQ FT | 2,136 | 1004B02L010 | BIRCH PARK WASILLA | ATTITUDE 49 LLC | 501 N KNIK ST | C | |
| 11/27/13 | 12/02/13 | A13-100 | COMM<10,000 SQ FT | 2,000 | 1032B14L002 | KENNEDY ADDN WSILLA | KNEALE, DEA | 440 S DENALI ST | C | |
| USE PERMITS | | | | | | | | | | |
| 02/19/13 | 03/14/13 | UP13-01 | IN HOME DAYCARE | | 2767B08L004 | MISSION HILLS PH II | KOONCE, CARM | 1040 SAM SNEAD LP | R-1 | |
| 04/03/13 | 08/13/13 | UP13-02 | TRANSMISSION LINE | | | | ME | | | |
| 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 | |
| 11/04/13 | PENDING | UP13-05 | COMM > 10,000 SQ FT | 11,435 | 5590000T00A9 | OLSON ADD 2003 | CASCARA LLC | 1801 E PALMER-WASILLA H | C | |
| CONDITIONAL USE PERMITS | | | | | | | | | | |
| 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 | |
| 11/04/13 | PENDING | CU13-02 | COMM > 10,000 SQ FT | 11,435 | 5590000T00A9 | OLSON ADD 2003 | CASCARA LLC | 1801 E PALMER-WASILLA H | C | |
| PLANNED UNIT DEVELOPMENT (PUD) | | | | | | | | | | |
| REZONE | | | | | | | | | | |
| | | | | | 5888000L003C& 3D, 6702000L003B-1 & 3B-2 | | | | | |
| 10/08/13 | 11/12/13 | R13-01 | ANNEXED PROPERTY | | 17N02W12A016 | | CITY OF WASILLA | | C | |
| LEGAL NON-CONFORMING USE | | | | | | | | | | |
| SHORELINE SETBACK | | | | | | | | | | |
| 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 | |



Code Compliance Log September 2013



| DATE | COMPL. DISP. SELF | NAME/ADDRESS | INF. CON. | LTR. ISS? | CASE STATUS | NOTES |
|-----------|-------------------|-------------------------|-----------|-----------|------------------------------------|----------------------------|
| 9/4/2013 | D | Pet Zoo | | Y | Welfare check- tropical fish | 13-59835 unfounded |
| 9/4/2013 | FUP | 117 Lakeview | | N | Barking dog | 13-38639 unfounded |
| 9/4/2013 | S | Lake Lucille Park | | N | Facility/security check | 13-59878 |
| 9/5/2013 | C | 1800 Neil Cir | | Y | Dispute over dog ownership | 13-59982 civil |
| 9/5/2013 | D | Success & Church | | Y | DOA dog | 13-59984 |
| 9/6/2013 | FUP | Melanie Ave | | N | Retrieve radar cart | 13-55197 |
| 9/6/2013 | D | 2331 Melanie | | Y | RAL dog/injured cat | 13-60215 |
| 9/6/2013 | S | Bumpus Ballfields | | N | Facility/security check | 13-60369 |
| 9/11/2013 | C | 2020 Ashford | | Y | RAL dog | 13-61451 |
| 9/11/2013 | FUP | 2850 Stonebridge | | Y | | 13-49244 VW x3 |
| 9/11/2013 | S | Lake Lucille Park | | N | Facility/security check | 13-61516 |
| 9/12/2013 | FUP | 850 Arnold Palmer | | Y | RAL dog | 13-61596 VW |
| 9/12/2013 | PAT | Wal Mart | | Y | Assist patrol with trespassing | 13-61672 citation |
| 9/12/2013 | PAT | 1025 Goldendale | | Y | Assist patrol with noise complaint | 13-61724 |
| 9/12/2013 | S | Old Wasilla Townsite | | N | Facility/security check | 13-61739 |
| 9/13/2013 | PAT | Target | | N | Assist patrol with welfare check | 13-61876 UTL |
| 9/13/2013 | D | Wasilla Lake Park | | N | Patrol request | 13-61908 |
| 9/14/2013 | D | 1676 Lacy Loop | | N | RAL dog | 13-62125 |
| 9/14/2013 | PAT | 180 Riverdance | | Y | Noise complaint | 13-62113 unfounded |
| 9/14/2013 | FUP | 1380 Lake Lucille | | Y | Pick up live trap | 13-56872 |
| 9/14/2013 | C | 901 Pinehurst | | Y | RAL cat | 13-62149 provide live trap |
| 9/14/2013 | D | Wasilla City Center | | N | Illegal use of dumpster | 13-62165 no suspects/leads |
| 9/18/2013 | FUP | 5930 Bonaparte | | N | Follow up | 13-62165 |
| 9/18/2013 | C | Wasilla Lake Park | | Y | Business/vending license violation | 13-63131 citation |
| 9/18/2013 | S | Carrs | | Y | HCP parking violation | 13-63171 unfounded |
| 9/18/2013 | FUP | 1710 Lacy Loop | | Y | RAL dog | 13-40066 VW |
| 9/19/2013 | FUP | Parks & Seward Meridian | | N | Abandoned veh in ROW | 13-63351 red tag |
| 9/19/2013 | S | Target | | Y | HCP parking violation | 13-63355 VW |
| 9/19/2013 | D | 700 Creekside | | Y | RAL cats | 13-63446 VW |
| 9/20/2013 | ADM | Airport | | Y | Delinquent aircraft fees | 13-63594 red tag |
| 9/20/2013 | D | Senior Center | | Y | Public assist-sick cat | 13-63660 |
| 9/20/2013 | FUP | 700 Creekside | | Y | Follow up | 13-63446 |



Code Compliance Log September 2013



| DATE | COMPL. DISP. SELF | NAME/ADDRESS | INF. CON. | LTR. ISS? | CASE STATUS | NOTES |
|-----------|-------------------|-------------------|-----------|-----------|----------------------------------|--------------------|
| 9/20/2013 | S | Lake Lucille Park | | N | Facility/security check | 13-63751 |
| 9/21/2013 | PAT | Wonderland Park | | Y | Suspicious veh/dog welfare check | 13-63884 unfounded |
| 9/21/2013 | S | Bumpus Ballfields | | N | Facility/security check | 13-63971 |
| 9/21/2013 | D | Lake Lucille Park | | N | Public assist | 13-63979 |
| 9/21/2013 | S | Lake Lucille Park | | N | Facility/security check | 13-63985 |
| 9/21/2013 | PAT | Spruce & WFH | | N | Patrol request | 13-64009 |
| 9/25/2013 | PAT | Wal Mart | | N | Assist patrol with welfare check | 13-64864 |
| 9/25/2013 | FUP | Airport | | Y | Remove impound notice | 13-63594 |
| 9/25/2013 | C | 240 Pioneer | | Y | Dog welfare check | 13-64917 VW |
| 9/26/2013 | S | Lake Lucille Park | | N | Facility/security check | 13-65047 |
| 9/26/2013 | S | Carrs | | Y | HCP parking violation | 13-65089 unfounded |
| 9/27/2013 | Pat | Parks & Knik | | N | Assist patrol with REDDI locate | 13-65253 |
| 9/27/2013 | FUP | 240 Pioneer | | Y | Dog welfare check- inspection | 13-64917 |
| 9/28/2013 | D | Herning & Lucille | | Y | DOA dog | 13-65622 RTO |