



MAYOR Verne E. Rupright
CITY PLANNER Tina Crawford

WASILLA PLANNING COMMISSION
Claudia Pinard, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Loren Means III, Seat D
Glenda Ledford, Seat E

**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 **6 P.M.** **APRIL 8, 2014**

- 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 *(three minutes per person, for items not scheduled for public hearing)*
- VII. CONSENT AGENDA
 - A. Minutes of March 11, 2014 regular meeting
- VIII. NEW BUSINESS *(five minutes per person)*
 - A. PUBLIC HEARINGS
 1. Item: Land Clearing Waiver #14-01 (Reso. #14-03)
Petitioner: Darin Minkler for Insurance Auto Auctions
Owner: Northern Enclosures, LLC
Request: Approval to clear up to 100% of the vegetation on Lots 1-5, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) for an auto auction business.

Total Area: 7.13 acres±

Location: 1290, 1350, 1390, 1420, and 1446 W. Mystery Avenue
Lots 1, 2, 3, 4, and 5, Block 2, Discovery Hills Subdivision Phase V
Zoning: Industrial
Future Land Use: Industrial
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

2. Item: Planned Unit Development (PUD) #14-01 (Reso. #14-04)
Petitioner: JYG Investment Group, LLC
Request: Approval of a PUD to develop a 16-lot subdivision with one fourplex per lot (a total of 64 residential dwelling units.)
Total Area: 5.825 acres±
Location: Located east of E. Old Matanuska Road Lot 2C, Creekside Plaza RSB
Zoning: Commercial
Future Land Use: Mixed Use
a. City Staff
b. Applicant
c. Private person supporting or opposing the proposal
d. Applicant

- B. Committee of the Whole
1. Review of Comprehensive Plan Chapter 6, Community Assets.

IX. UNFINISHED BUSINESS

- X. COMMUNICATIONS
A. Permit Information
B. Enforcement Log

XI. AUDIENCE COMMENTS (*three minutes per person*)

XII. STAFF COMMENTS

XIII. COMMISSION COMMENTS

XIV. ADJOURNMENT

REGULAR MEETING

I. CALL TO ORDER

The regular meeting of the Wasilla Planning Commission was called to order at 7:22 PM on Tuesday, March 11, 2014, in Council Chambers of City Hall, Wasilla, Alaska by Glenda Ledford, Chairman. *[CLERK's NOTE: due to technical difficulties with the recording program the meeting was called to order at 7:22 PM]*

II. ROLL CALL

Commissioners present and establishing a quorum were:

Claudia Pinard, Seat A
Daniel Kelly Jr., Seat B
Jessica Dean, Seat C
Glenda Ledford, Seat E

Commissioners absent and excused were:

Loren Means, Seat D

Staff in attendance were:

Ms. Tina Crawford, City Planner
Ms. Tahirih Revet, Planning Clerk

III. PLEDGE OF ALLEGIANCE

A. Commissioner Kelly led the Pledge of Allegiance.

IV. APPROVAL OF AGENDA

GENERAL CONSENT: The agenda was approved as presented.

V. REPORTS

A. City Deputy Administrator
No report given.

B. City Public Works Director
No report given.

C. City Attorney
No report given.

D. City Planner

Ms. Crawford stated that a second meeting on April 22, 2014 was being scheduled to allow the Commission to hear a conditional use request. She also provided an overview of the agenda for the April 8, 2014 meeting, which includes a landscape waiver/variance and a Committee of the Whole discussion of Comprehensive Plan Chapter 6, Community Assets.

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

No one present.

VII. CONSENT AGENDA

A. Minutes of February 4, 2014, regular meeting

GENERAL CONSENT: Minutes were approved as presented.

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

B. PUBLIC HEARINGS

1. Item: **Resolution Serial No. 14-02:** Amending the Wasilla Planning Commission By-Laws to reduce the membership of the Commission from seven to five members, revise the number for a quorum, revise the meeting time, and other minor clarifications and updates.

Petitioner: City of Wasilla

a. City Staff

Ms. Crawford provided a brief summary of the proposed by-law changes.

b. Applicant

c. Private person supporting or opposing the proposal

d. Applicant

MOTION: Commissioner Kelly moved to approve Resolution Serial No. 14-02, as presented.

Discussion moved to the Commission.

MOTION: Commissioner Kelly moved to amend the main motion to change the word "prepare" to "submit", in Item #4 of the **Voting** section, to read as follows:

4. The Commission must ~~prepare~~ submit written findings setting forth the facts it finds relevant to its decisions and the reason for the decision or recommendation.

VOTE: The motion passed unanimously.

VOTE: The motion to approve Resolution Serial No. 14-02, as amended, passed with Commissioner Pinard, Dean, and Chair Ledford in favor and Commissioner Kelly opposed.

IX. UNFINISHED BUSINESS

No unfinished business.

X. COMMUNICATIONS

No statements made regarding the following items.

- A. Permit Information
- B. Enforcement Log

XI. AUDIENCE COMMENTS

No comments.

XII. STAFF COMMENTS

No comment.

XIII. COMMISSION COMMENTS

Commissioner Kelly stated that he may resign since he is "...very much against the time change..."

Chair Ledford thanked everyone for showing up.

XIV. ADJOURNMENT

The regular meeting adjourned at 7:56 PM.

ATTEST:

GLENDA LEDFORD, Chairman Date

TAHIRIH REVET, Planning Clerk

Adopted by the Wasilla Planning Commission -, 2014.

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I. SUMMARY FACTS:

Applicant: Darin Minkler for Insurance Auto Auctions
Land Owner(s): Northern Enclosures LLC
Proposal: Approval to clear up to 100% of the vegetation on Lots 1-5, which is more than the 70% clearing allowed in WMC 16.33.050(A)(2) for an auto auction business.
Location: 1290, 1350, 1390, 1420, & 1446 W. Mystery Avenue
Lots 1-5, Block 2, Discovery Hills
Parcel size: 7.13 acres±
Zoning District: Industrial (I)
Future Land Use: Generally Commercial/Business
Surrounding Zoning: North: Industrial
South: Industrial
East: Industrial
West: Public

II. STAFF RECOMMENDATION:

Staff recommends approval of this request with conditions.

III. SUMMARY OF REQUEST

The applicant is requesting approval to clear approximately 100% of the vegetation on Lots 1-5, which is more than is allowed in WMC 16.33.050(A)(2). Pursuant to WMC 16.33.050(A)(2), the Planning Commission may approve clearing vegetation from more than 70 percent of the lot area.

These lots were cleared of almost all vegetation prior to purchase by the current owner. In 2013, a permit was approved for the Insurance Auto Auction to operate on the referenced lots (AA 13-094.) The site plan submitted with that permit indicated that they would be able to provide vegetation on 30% of the site. However, they are now requesting that the Planning Commission approve the request to leave more than 70% of the site cleared of vegetation. Specific clearing requests for each lot are shown below:

Lot 1:	Clear 96.9%
Lot 2:	Clear 100%
Lot 3:	Clear 100%
Lot 4:	Clear 100%
Lot 5:	Clear 93.9%

As stated above, approximately 100% of the lot is currently cleared of all vegetation. In order to mitigate the loss of vegetation on the lots, the owner is proposing to plant 44 new trees in various locations on the lots and 93 shrubs, most of which will be located on the outside of the fence along the northern lot lines of Lots 1-5. They will also maintain all grass in the city right-of-way between the lot lines and the sidewalk (see attached landscape plan.)

The proposed landscaping (installed within the lots in the right-of-way), will equal approximately 19,283 square feet of vegetation, which is approximately 6.2% of the lot area for all five lots. This will meet the code requirement to provide a minimum of 5% landscaping (WMC 16.33.030.A and F.)

IV. APPLICABLE PROVISIONS:

WMC 16.33.050, Land Clearing Restrictions:

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

V. ISSUES REGARDING CODE

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

VI. CONCLUSION AND RECOMMENDATION

As indicated above, these lots are zoned Industrial. Since there are very few parcels with industrial zoning within the city limits where these types of businesses can locate, staff supports the request to maximize the use of these lots for this industrial-type business.

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

- 1. Landscaping and vegetation on the site must be installed and maintained in perpetuity as shown on the landscape sheet date stamped 3/21/14 and attached as Exhibit A to Resolution Serial No. 14-03, as required in WMC 16.33.060.
- 2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along W. Mystery Avenue (between the property line and the sidewalk) is maintained with grass in perpetuity consistent with WMC 16.33.060.

March 12, 2014

City of Wasilla
Attn: Planning Commission
290 E. Herning Ave
Wasilla, Alaska 99654

Property: Lot 1,2,3,4,5 - Block 2, Discovery Hills Subdivision Phase V
Subject: Waiver of Landscaping

This letter is to request a waiver of landscaping for the following lots. Lot 1, 2,3,4,5, Block 2, Discovery Hills Subdivision Phase V, Plat No. 2011-24. Physical addresses for the properties are 1446, 1420, 1390, 1350, and 1290 West Mystery Ave, Wasilla, Alaska. The owner of the properties is Northern Enclosures LLC and the tenant requesting the landscape waiver is Insurance Auto Auctions. Lots 1,2,3,4, and 5 are zoned Industrial (I) along with the adjacent lots except the lot to the east which is zoned (P) Public.

Existing Conditions

Northern Enclosures LLC purchased the properties over a 2 year period between 2012 and 2013. The lots at the time of purchase were mostly cleared with gravel spread across them. A few trees still remain today, but most vegetation was removed prior to purchase. Mystery Avenue is a 2-lane low traffic road with an 8' wide sidewalk on the south side of the street and on the north side of the subject lots. The adjacent parcels are all zoned industrial (I) except for the parcel to the west of lot 1, which is zoned Public (P) and is currently a wooded vacant lot. A 6' tall chain link fence is present along the perimeter property lines.

Request

Insurance Auto Auctions is requesting a waiver of landscaping to modify the land clearing restrictions. The restriction listed in the City of Wasilla Chapter 16.33.050 states that 70% of the lot can be cleared implying that 30% of the vegetation needs to remain. The owner and tenant plan to comply with the City of Wasilla Chapter 16.33.030 the "no less than five percent (5%) of the total lot area shall be devoted to landscaping" requirement but currently does not comply with the 30% landscaping requirement.

Proposed Use

The owner and tenant are requesting a waiver of landscaping due to the lots being zoned Industrial. Industrial lots are zoned industrial to be properties that allow for industrial uses, storage, manufacturing, etc. Industrial zoning is typically not considered pedestrian friendly and aesthetically pleasing but are needed for the economic well-being of the community. The lots purchased by Northern Enclosures LLC, and operated by Insurance Auto Auctions will be used for temporary storage between auctions that occur every week throughout the year. The owner purchased the industrial lots and they need the maximum storage area that he can obtain to accommodate the rotating stock each week.

Plan / Proposal

All landscaped areas will be covered with native vegetation, trees, shrubs, and lawn seeded areas. Additionally a hardscape bench is already on-site and other site elements will be installed in the parkway along the sidewalk. The landscaping will be focused along Mystery Avenue to soften and screen the view from the street. The northern portions of each of these lots front Mystery Avenue. Shrubs and hedges will be planted along the fence area with the area between the sidewalk and the fence being a seeded grass mix. The area between the sidewalk and the fence is an electrical easement that cannot be planted with trees and the utility will only allow grass and shrubs. Native trees will be planted inside the fenced area in planting beds to meet or exceed the 5% landscaping requirement. Northern Enclosures and Insurance Auto Auctions will maintain continuously all landscaping and natural vegetation on the lot and the parkway.

Please review the existing and proposed site plan and street scene images to see how we are enhancing the screening along Mystery Avenue and providing visual appeal to the pedestrian and vehicle pathways while allowing for industrial uses on the site.

Sincerely,



Darin Minkler
Northern Enclosures

RECEIVED

MAR 14 2014

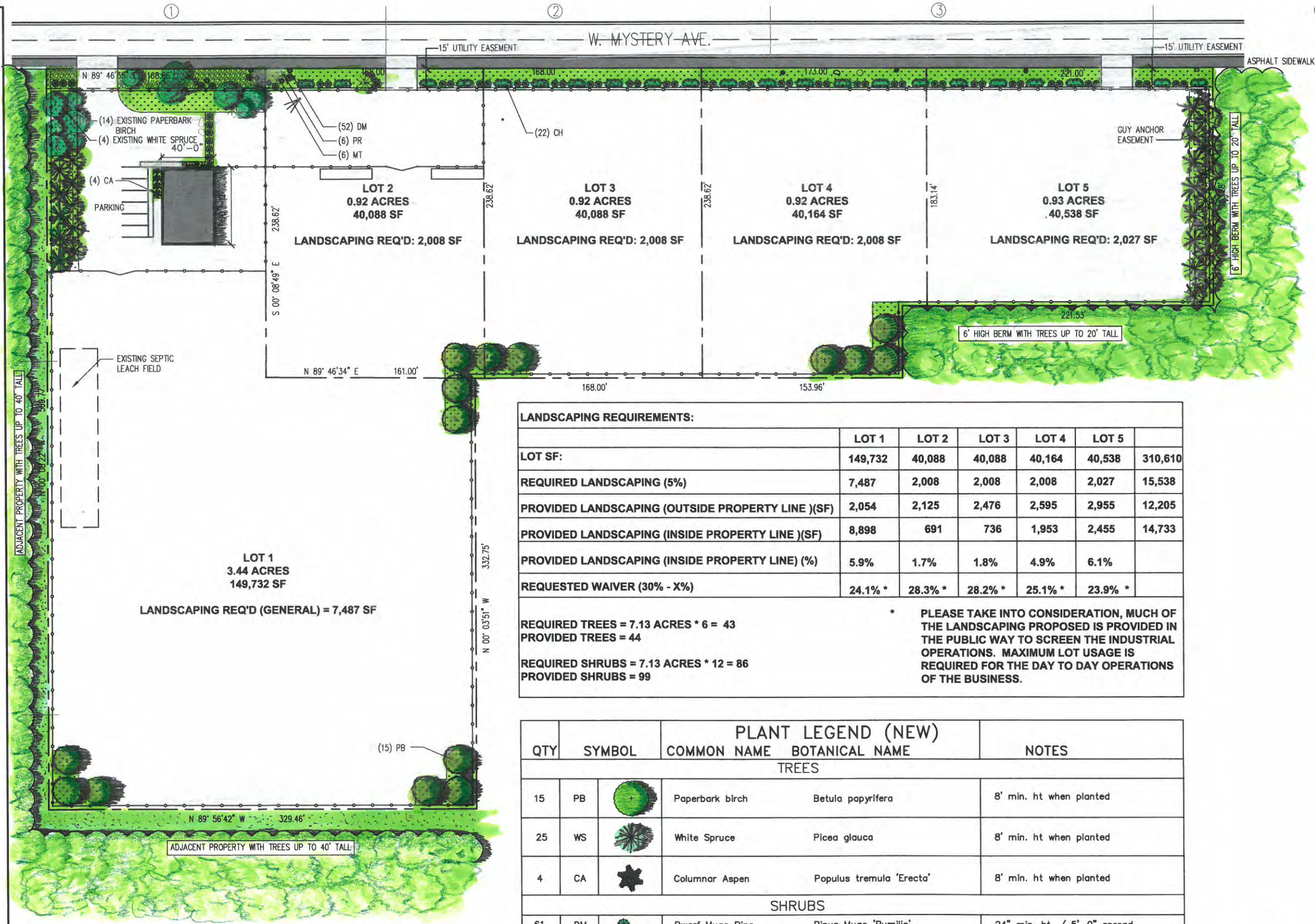
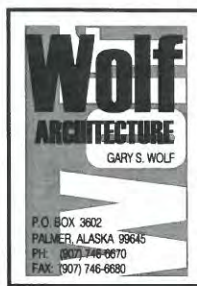
**Planning Office
City of Wasilla**

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LANDSCAPING REQUIREMENTS:

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	
LOT SF:	149,732	40,088	40,088	40,164	40,538	310,610
REQUIRED LANDSCAPING (5%)	7,487	2,008	2,008	2,008	2,027	15,538
PROVIDED LANDSCAPING (OUTSIDE PROPERTY LINE)(SF)	2,054	2,125	2,476	2,595	2,955	12,205
PROVIDED LANDSCAPING (INSIDE PROPERTY LINE)(SF)	8,898	691	736	1,953	2,455	14,733
PROVIDED LANDSCAPING (INSIDE PROPERTY LINE) (%)	5.9%	1.7%	1.8%	4.9%	6.1%	
REQUESTED WAIVER (30% - X%)	24.1% *	28.3% *	28.2% *	25.1% *	23.9% *	

REQUIRED TREES = 7.13 ACRES * 6 = 43
PROVIDED TREES = 44

REQUIRED SHRUBS = 7.13 ACRES * 12 = 86
PROVIDED SHRUBS = 99

* PLEASE TAKE INTO CONSIDERATION, MUCH OF THE LANDSCAPING PROPOSED IS PROVIDED IN THE PUBLIC WAY TO SCREEN THE INDUSTRIAL OPERATIONS. MAXIMUM LOT USAGE IS REQUIRED FOR THE DAY TO DAY OPERATIONS OF THE BUSINESS.

PLANT LEGEND (NEW)

QTY	SYMBOL	COMMON NAME	BOTANICAL NAME	NOTES
TREES				
15	PB	Paperbark birch	Betula papyrifera	8' min. ht when planted
25	WS	White Spruce	Picea glauca	8' min. ht when planted
4	CA	Columnar Aspen	Populus tremula 'Erecta'	8' min. ht when planted
SHRUBS				
61	DM	Dwarf Mugo Pine	Pinus Mugo 'Pumilio'	24" min. ht. / 5'-0" spread
10	PR	Prickly Rose	'Rosa Acicularis'	24" min. ht. / 5'-0" spread
6	MT	Mango Tango Potentilla	Potentilla Fruticosa 'UMan'	24" min. ht. / 2'-0" spread
22	CH	Canadian Hemlock	'Tsuga canadensis'	36" min. ht. / 8'-0" spread

- NOTES**
- PROVIDE MOOSE PROTECTION FENCING AROUND ALL DECIDUOUS TREES UNLESS INSIDE CHAIN LINK FENCE
 - PROVIDE ALASKA LAWN MIX AND APPLY 3-4 LBS PER 1,000 SF.

(A)

(B)

(C)

LOTS 1,2,3,4,5, - BLOCK 2
 DISCOVERY HILLS SUBDIVISION - PHASE V
 1446 W. MYSTERY AVE
 WASILLA, ALASKA 99654

22"x34" FULL SIZE
 11"x17" HALF SIZE

Drawn	Date
MFW	03.12.2014
Checked	Job No.
GSW	1222

Sheet Contents
 SITE PLAN - PROPOSED

REVISED: 04/01/2014

Category	Sheet
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LS1 3

1C SITE PLAN-PROPOSED
 Scale: 1"=40'

CERTIFICATE OF OWNERSHIP

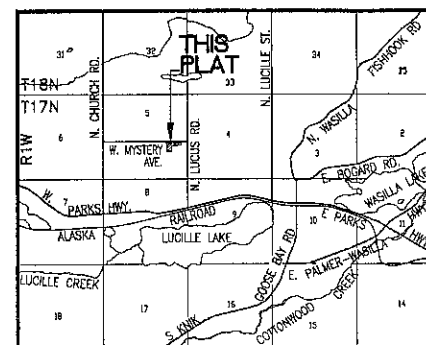
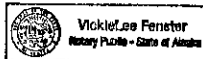
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT, AND GRANT ALL EASEMENTS TO THE USE SHOWN.

Harold L. Schmelzer 4-25-11
 HAROLD L. SCHMELZER DATE
 P.O. BOX 871484
 WASILLA, ALASKA 99687-1484

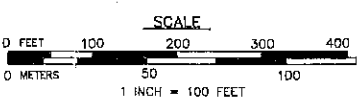
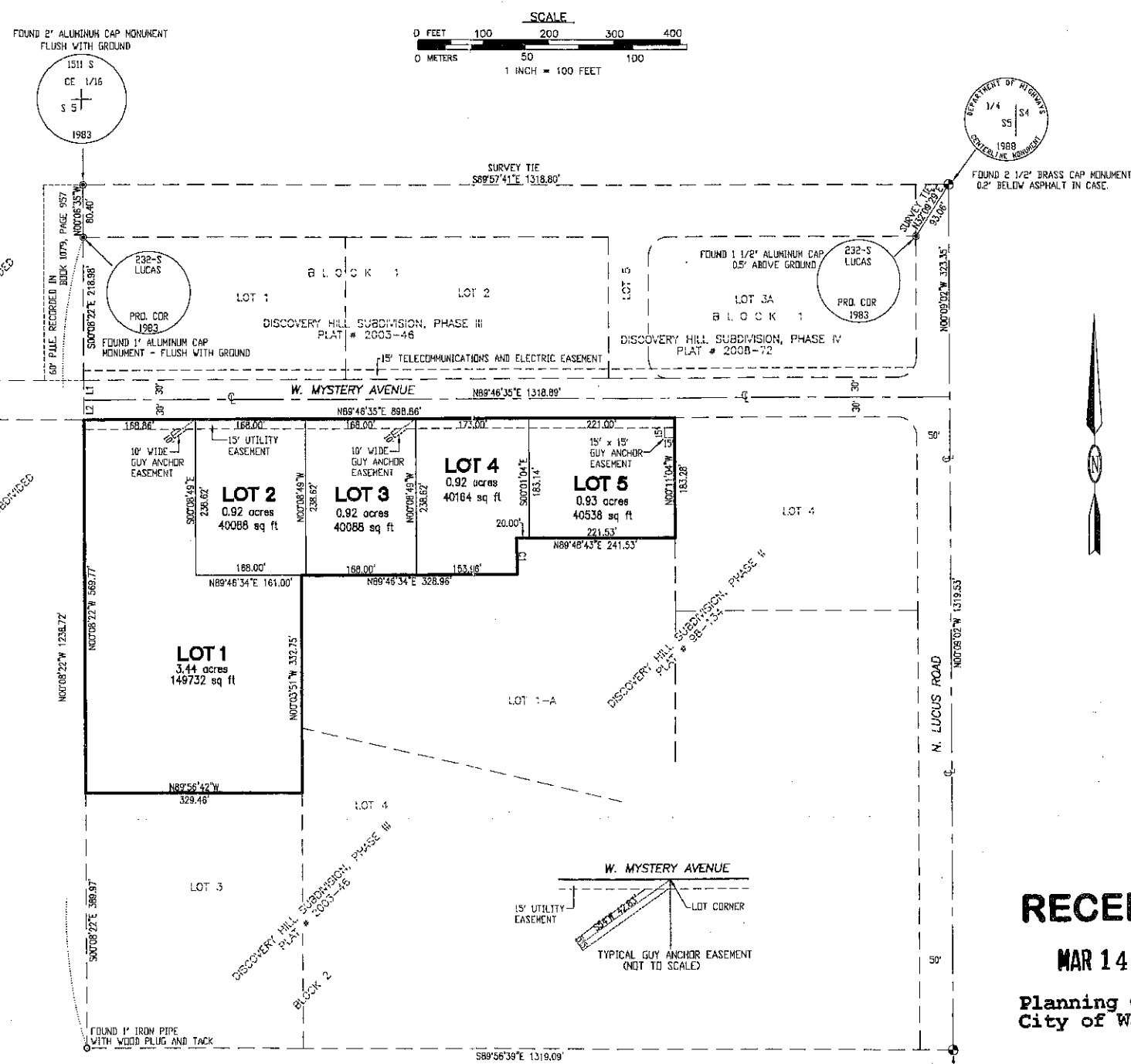
NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25
 DAY OF April 25 2011
 FOR Harold Schmelzer

NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 10-3-12



VICINITY MAP
1 INCH = 1 MILE



NOTES

1. THERE MAY BE FEDERAL, STATE OR LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
2. BASIS OF BEARING FROM GPS OBSERVATION TAKEN AT THE CENTER OF LOT 3 OF THIS SUBDIVISION.
3. 5/8" x 30" REBAR WITH SELF-IDENTIFYING PLASTIC CAP SET AT ALL LOT CORNERS, P.C.'S, P.T.'S AND P.R.C.'S UNLESS NOTED.
4. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
5. THERE IS LESS THAN ONE PERCENT CHANCE, IN ANY GIVEN YEAR, THAT PART OF THE PLATTED AREA AS DEPICTED ON THIS PLAT, WILL BE INUNDATED BY THE BASE FLOOD EVENT.

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 2011-23-SUB DATED SEPTEMBER 2 2010 AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

DATE 4/29/11 *D. Christine Nelson*
 PLANNING & LAND USE DIRECTOR
 ATTEST: *Marilyn McElroy*
 PLATTING CLERK



CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH December 31 2010, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE 4/29/11 *Jennifer Sandamoo*
 MATANUSKA-SUSTINA BOROUGH TAX COLLECTION OFFICIAL

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH April 27 2011, AGAINST THE PROPERTY, INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

DATE 04/27/2011 *Anna Miller*
 CITY OF WASILLA TAX COLLECTION OFFICIAL

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	S00°08'22"E
L2	30.00'	S00°08'22"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	03°25'11"	930.00'	55.51'	27.76'	55.50'	N01°33'48"W

- EASEMENTS OF RECORD NOT PLOTTED HEREON**
- a) MEA EASEMENT RECORDED FEBRUARY 17, 1960 AT BOOK: 29, PAGE: 86
 - b) MEA EASEMENT RECORDED OCTOBER 7, 1983 AT BOOK: 325, PAGE: 353

- LEGEND**
- FOUND 2 1/2" BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND 1" IRON PIPE WITH WOOD PLUG AND TACK

RECEIVED
 MAR 14 2014
 Planning Office
 City of Wasilla

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 7330-S GARY LoRUSSO u/l/h
 REGISTERED LAND SURVEYOR DATE

A PLAT OF
DISCOVERY HILL SUBDIVISION V
 A SUBDIVISION OF LOTS 1 & 2, BLOCK 2, DISCOVERY HILL SUBDIVISION, PHASE III, PLAT #2003-46 LOCATED WITHIN
 NE1/4 SE1/4, SECTION 5, T. 17 N., R. 1 W. SEWARD MERIDIAN ALASKA
 PALMER RECORDING DISTRICT
 THIRD JUDICIAL DISTRICT
 STATE OF ALASKA
 CONTAINING 7.13 ACRES, MORE OR LESS
KEYSTONE SURVEYING
 GARY Lo RUSSO, PROFESSIONAL LAND SURVEYOR
 POST OFFICE BOX 2216 PALMER ALASKA 99645

DRAWN BY ICAD/KJ/lyne	DATE 11/7/10	DWG: 20108/DiscoveryHill
CHECKED BY GLD	SCALE 1 INCH = 100 FEET	SHEET 1 OF 1

2011-24
 Plat #
 Palmer
 4/18/11
 3:11 PM

DISCOVERY HILL SUBDIVISION V
BLOCK 2, LOTS 1,2,3,4,5



Imagery ©2014 Google, Map data ©2014 Google Terms Privacy Report a problem 1000 ft

DISCOVERY HILL SUBDIVISION V - BLK 2, LOTS 1,2,3,4,5

Church Rd

Church Rd

Lucas Rd



By: Planning
Public Hearing: 04/08/14
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-03**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION APPROVAL TO CLEAR UP TO 100% OF THE VEGETATION ON LOTS 1-5, WHICH IS MORE THAN THE 70% CLEARING ALLOWED IN WMC 16.33.050(A)(2) FOR AN AUTO AUCTION BUSINESS.

WHEREAS, Darin Minkler, owner, submitted a request for Insurance Auto Auctions seeking approval of a waiver/modification to the land clearing restrictions on March 14, 2014 for Insurance Auto Auctions, along with a site plan showing the vegetated areas of the parcel (existing and proposed); and

WHEREAS, a notice of the Planning Commission public hearing was published in the Frontiersman on April 1, 2014; and

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

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

1. Landscaping and vegetation on the property must be installed and maintained as shown on the landscape plan attached to this resolution as Exhibit A.
2. The developer and/or lessee of the site must ensure that the right-of-way abutting the subject property along the south side of W. Mystery Avenue between the sidewalk and the property line is maintained with a vegetated ground cover in perpetuity consistent with the requirements in WMC 16.33.060.

ADOPTED by the Wasilla Planning Commission on -, 2014.

APPROVED:

Glenda Ledford, Chairman Date

ATTEST:

Tina Crawford, AICP, City Planner

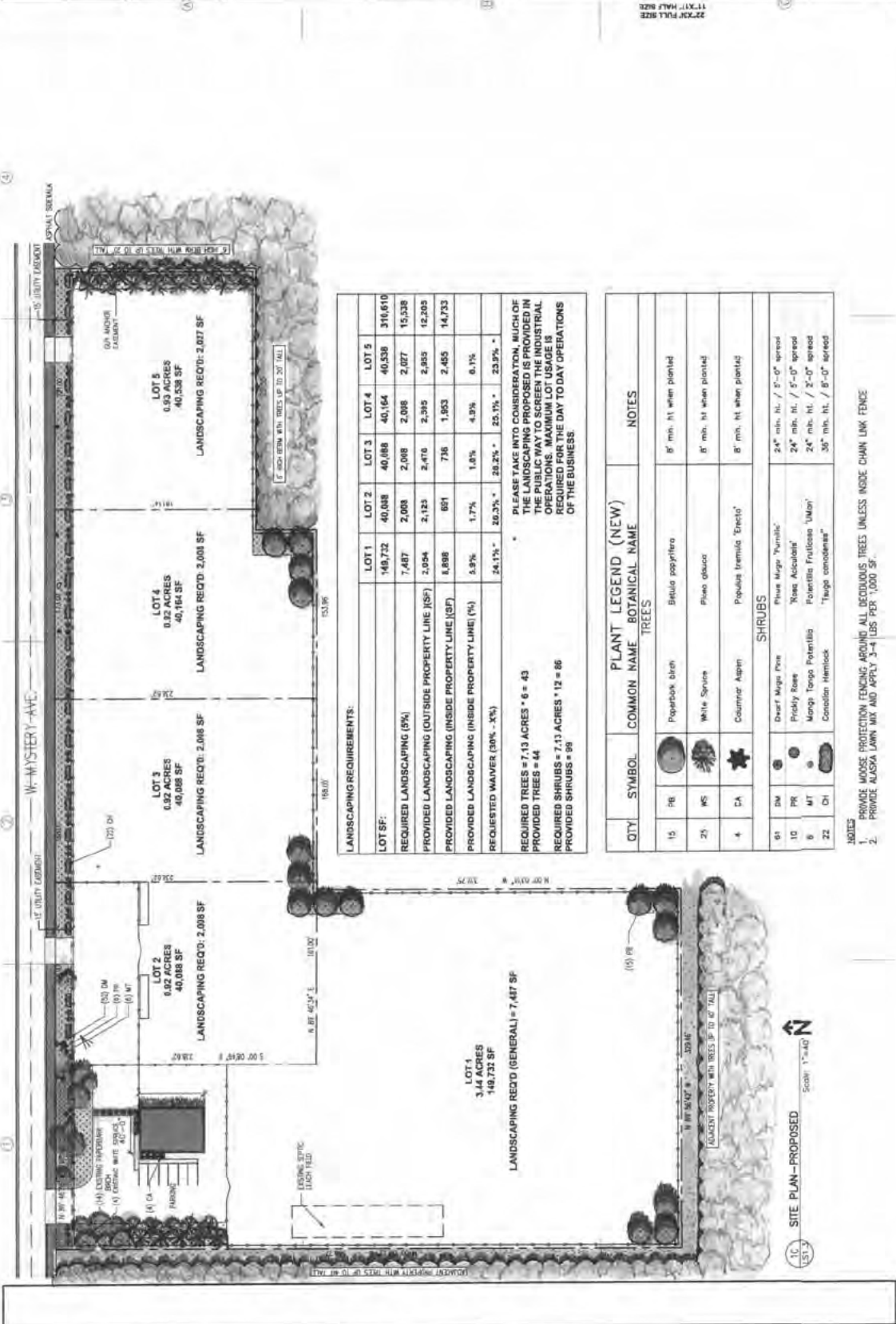


DISCOVERY HILLS SUBDIVISION - PHASE V
 LOTS 1,2,3,4,5 - BLOCK 2
 1446 W. MYSTERY AVE
 WASILLA, ALASKA 99654

Drawn: Date: 04.20.2014
 Checked: 04.20.2014
 Scale: 1/8" = 1'-0"

Sheet Contents:
 SITE PLAN - PROPOSED

REVISED: 04/20/14
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Staff Report: PUD #14-01
Prepared by: Planning Staff
Meeting date: April 8, 2014

I. SUMMARY FACTS:

Agent: Alaska Rim Engineering, Inc.

Property Owner: JYG Investment Group, LLC

Request: Approval of a Planned Unit Development (PUD) to develop a 16-lot subdivision with one fourplex per lot with a total of 64 residential dwelling units.

Parcels: Lot 2C, Creekside Plaza Subdivision (Plat No. 2014-21)
(Previously the south 5.825 acres of Lot 2A, Creekside Plaza)

Location: Generally located on the east side of Old Matanuska Road just north of E. Glenwood Avenue.

Parcel size: 5.825± acres

Existing Zoning: Commercial (C)

Future Land Use: Mixed Use

Surrounding Uses: North: Vacant land, Alaska Club
South: Multi-family residential
East: Multi-family residential
West: Multi-family residential

II. STAFF RECOMMENDATION:

Based on findings of compliance with applicable criteria established in Section 16.16.050, 16.16.070, and 16.20.030 of the Wasilla Municipal Code, staff recommends approval of the request with conditions.

III. SUMMARY OF REQUEST

Public hearing notices were mailed to 80 property owners within a 1,200 foot radius and 25 review agencies on October 8, 2013 allowing an appropriate number of days to respond prior to the public hearing notice and request for comments in accordance with 16.16.040(A)(2).

IV. APPLICABLE PROVISIONS

The following requirements from WMC 16.16.050, 16.16.070, and 16.20.030 are applicable to this request for rezoning property within the City of Wasilla:

V. FINDINGS

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 Mixed Use 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 multi-family residential is 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 109 notices to neighboring property owners within 1200', 25 review agencies that are typically provided with the opportunity to comment, and the Planning Commission and City Council. At the time of packet preparation, only one comment was received that expressed concerns regarding the availability of water/sewer to serve the development and the traffic from the

proposed 64 units. As indicated in the findings and the application packet, the development has direct access onto a major collector roadway (Old Matanuska Road) and will connect to city water and sewer services. Regarding the number of dwelling units, the Commercial zoning district has no limit on density provided that all other criteria are met.

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 construction 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. Access for emergency vehicles will be provided from Old Matanuska Road and the proposed subdivision road.

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 proposed subdivision will be located at the western end of Old Matanuska Road, which is a major collector road. This multi-family development will not overload the street system or create unsafe streets or dangers to pedestrians.

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

Staff Finding: The attached site plan submitted by the applicant either complies with or requests the necessary variances as part of the PUD to the minimum setbacks and maximum height requirements of §16.24.010. The applicant has provided a table outlining the setback variances needed for this development in their PUD narrative. NOTE: Although they identify the need for side setback variances for several lots, the Commercial zoning district allows a zero side setback provided that the building construction meets the State of Alaska Fire and Life Safety Regulations.

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: The site plan provides the required parking and snow storage areas.

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. According to the applicant, all vegetated and grassed areas will be dedicated as common area for the development and will be maintained and managed by a homeowner's association. Fences will not be permitted so all residents will be able to utilize the open areas and a bicycle/pedestrian path will provide dedicated access from the interior lots to the path along Old Matanuska Road.

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 with higher density residential uses.

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

Staff Finding: The proposed use should not generate any negative impacts to the surrounding properties.

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 applicant is requesting approval to remove all of the existing vegetation except a 15' wide strip of trees along the on the north, south, and eastern property boundaries. They propose to grass the remaining area and plant the required 36 trees and 72 shrubs throughout the development.

However, this is an area where the majority of the lots (including the condominium development to the southeast) have retained a thick, natural buffer of trees and vegetation along Old Matanuska Road. The existing multi-purpose path along the east side of Old Matanuska Road is part of the City's parks and trail system and leads to a newly acquired natural, passive recreation park along Cottonwood Creek on the west side of Old Matanuska Road.

Therefore, staff is recommending that the PUD approval be conditioned upon them preserving all of the existing vegetation in the right of way along Old Matanuska Road that abuts Lots 1 and 13 including the existing vegetation on Lots 1 and 13 between the western building edge to the multi-purpose path to preserve the natural beauty of this area. A minimal amount of clearing at the intersection of Kinzi Circle and Old Matanuska road may be cleared for the placement of a subdivision entrance sign/feature, subject to review and approval by the City Planner or Planning Commission. In addition, they are proposing to clear the trees and natural vegetation in the right-of-way abutting Lots 14-16 to install water lines, staff is recommending that they retain the existing trees and vegetation to the greatest extent possible and then replant a minimum of a 20' wide buffer along Old Matanuska Road that screens and softens the appearance of these units from the roadway. The replanted buffer should achieve the same buffer effect as a 20' wide swath of the existing trees and vegetation.

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: An existing multi-purpose path is located along Old Matanuska Road and the applicant is proposing to install a new bike/pedestrian path that will provide direct access to the existing path.

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:

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.

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: According to the applicant, all vegetated and grassed areas will be dedicated as common area for the development and will be maintained and managed by a homeowner's association. Fences will not be permitted so all residents will be able to utilize the open areas and a bicycle/pedestrian path will provide dedicated access from the interior lots to the path along Old Matanuska Road.

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

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

COMPLIANCE WITH WMC 16.16.070 - REZONING

A. *Initiation. A rezoning may be initiated by the developer, the planner, any member of the commission, a city council member, the mayor, or by a petition bearing the signatures of the owners of at least fifty-one (51) percent of the owners of property within the area proposed to be rezoned.*

Staff Finding: This criterion is met since the subject rezoning was initiated by the property owner.

B. Restrictions. Rezoning of an area less than two acres shall not be considered unless the rezoning involves the contiguous expansion of an existing zone, or a planned unit development overlay district. Streets or other rights-of-way shall not be included in calculating the minimum area for a rezoning. The area to be rezoned shall be a logical, integrated area.

Staff Finding: This criterion is met since the parcel is approximately 5.8 acres.

C. Procedure. The application, acceptance notice, review and decision procedures for a rezoning shall follow the procedures set forth for a conditional use in Section 16.16.040. If the commission fails to act within twenty (20) days of the close of the hearing the rezoning request shall be considered approved and shall be forwarded to the council.

Staff Finding: All applicable application, notice, review, and decision procedures were followed consistent with Section 16.16.040.

D. Criteria. The commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

1. 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 there are not any approved neighborhood plans in the area. However, notices were mailed to all property owners within 1200' to inform them of the proposed development and give them time to provide comments/concerns.

2. The proposed rezoning substantially complies with Section 16.16.050, and Section 16.20.030 in the case of the establishment or modification of a PUD overlay district;

Staff Finding: The proposed PUD substantially complies with the applicable provisions of Section 16.16.050 General Approval Criteria and the PUD requirements in WMC 16.20.030. Detailed findings regarding consistency with the PUD requirements are included in this report. Additional in-depth review for consistency with Title 16 will be done by planning staff upon receipt of permit applications for future development on these parcels.

3. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area;

Staff Finding: The proposed development is in an area that has access to the services above or will provide them at time of development.

4. The comments from reviewing parties (Section 16.08.040) on the proposed rezoning have been adequately addressed;

Staff Finding: At the time of packet preparation, only one comment was received that expressed concerns regarding the availability of water/sewer to serve the development and the traffic from the proposed 64 units. As indicated in the findings and the application packet, the development has direct access onto a major collector roadway (Old Matanuska Road) and will connect to city water and sewer services. Regarding the number of dwelling units, the Commercial zoning district has no limit on density provided that all other criteria are met.

Any comments received after distribution of the packet will be provided at the public hearing and be addressed at that time.

5. There is a demonstrated need for additional land in the zoning district to accommodate uses allowed;

Staff Finding: This criterion is not applicable since the zoning designation will remain Commercial and the proposed multi-family use is consistent with the zoning. The PUD provides additional flexibility and relaxation of development standards.

6. The resulting district or expanded district will be a logical, integrated area; and

Staff Finding: The proposed PUD is consistent with the multi-family uses along Old Matanuska Road.

7. The rezoning is in conformance with the city comprehensive plan.

Staff Finding: The proposed PUD is consistent with the intent of the Mixed Use future land use designation in the Comprehensive Plan. The implementation policies of the Comprehensive Plan states that the appropriate zoning for a FLUM should be the most appropriate for the area and should take into consideration the purpose of the zoning district, the proposed rezoning site, and the zoning and/or development pattern of the surrounding area.

COMPLIANCE WITH WMC 16.20.030 – PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

- A. Purpose. The purpose of the PUD overlay district is to promote innovative and efficient land use and design by permitting greater flexibility in zoning requirements than this title generally permits. This flexibility should result in a more efficient and aesthetic development of the project site, allowing higher residential density or increased intensity or mix of uses than would be permitted in the underlying zoning district, while preserving harmony with uses in the surrounding area.**

Staff Finding: The relaxation of the setback and land clearing sections of the code allow a higher density that would otherwise be reached on this parcel. Developing more dense residential uses on the parcel is consistent with the other multi-family development in the area and is very close to the commercial core of the city, which provides the opportunity to walk or bike to obtain goods and services or to get to work.

- B. Application. A PUD overlay district may be located in any zoning district, and may be used for any residential, commercial or industrial use or combination thereof. The terms and conditions of a PUD overlay district supplement the regulations in the underlying zoning district, and modify and supersede any conflicting regulations in the underlying zoning district. A PUD overlay district may be applied only to a parcel having an area not less than two acres, unless the planner finds one or more of the following factors justifies applying a PUD overlay district to a parcel having an area less than two acres:**

- 1. Applying a PUD overlay district will permit reasonable development of the parcel while preserving an unusual physical or topographic feature of importance to the area as a whole;**
- 2. The parcel is adjacent to an existing PUD overlay district, and will be developed as an extension of, or compatibly with, that existing district;**
- 3. The project will use design features that benefit the general public and surrounding area, and that would not be permitted in the underlying zoning district;**
- 4. The project will provide a desirable mixture of uses, or meet a need for affordable residential, commercial or industrial development that would not be feasible under the regulations in the underlying zoning district; or**
- 5. The PUD overlay district will facilitate redevelopment in the downtown area as described in the comprehensive plan.**

Staff Finding: The proposed PUD meets this criterion since the parcel is approximately 5.8 acres.

C. Permitted Uses. The permitted uses in a PUD overlay district shall be specified in the ordinance establishing the district, and may include any uses permitted in the underlying zoning district by administrative approval, use permit or conditional use permit that are appropriate in furtherance of the goals of the comprehensive plan and designed to complement each other. In addition, the following uses are permitted in a PUD overlay district:

- 1. Multifamily dwellings.**
- 2. The following uses that only serve permitted residential uses within the PUD overlay district: community buildings; indoor or outdoor recreation facilities; and recreational vehicle storage.**
- 3. Retail commercial uses that serve principally the permitted residential uses within the PUD overlay district and the surrounding neighborhood.**

Staff Finding: The site plan for the proposed PUD indicates that one multi-family structure (fourplex) will be developed on each proposed lot, which is permitted in the Commercial zoning district as a Use Permit.

D. Design and Development Standards. All uses and structures in a PUD overlay district shall conform to the following design and development standards:

- 1. Buildings, parking areas, pedestrian, bicycle and vehicular ways, and utility easements shall be designed to promote public safety, minimize conflict between uses, and reasonably maintain topography and other natural features.**

Staff Finding: The proposed PUD provides adequate building separation, parking areas, pedestrian and bicycle access and interconnectivity within the site and significantly maintains the topography and other natural features.

- 2. The design shall take into account the relationship of the site to the surrounding areas and between differing uses on the site, and shall minimize adverse impacts between the project and adjacent land uses, and different types of potentially incompatible land uses. Incompatibilities to be mitigated include traffic congestion, noise, visual intrusion and hours of operation.**

Staff Finding: The proposed PUD development is consistent with the surrounding land uses and will not create negative impacts.

- 3. If existing topographical or other barriers within ten (10) feet of the perimeter of the PUD overlay district do not sufficiently mitigate incompatibilities with adjacent existing uses, one or more of the following shall be required:**

- a. **Structures located on the perimeter of the district shall be set back in accordance with the front yard setback of the underlying zoning district.**
- b. **Screening or buffering shall be provided on the perimeter of the district in accordance with Section 16.33.030(G).**

Staff Finding: The proposed PUD is compatible with the surrounding multi-family land uses and does not require any screening or buffering.

4. **Common open space shall meet the following requirements:**
 - a. **The common open space shall be for amenity or recreational purposes, and appropriate to the size and character of the district, including its residential density, expected number of residents or employees, topography, and the number and type of dwellings.**
 - b. **The common open space shall be suitably landscaped for its intended use, except that natural features worthy of preservation may be left unimproved.**
 - c. **Any buildings, structures and improvements in the common open space shall be appropriate to the uses that are authorized for the common open space.**
 - d. **Common open space shall be operated and maintained either through an association of owners of property in the PUD overlay district established under Chapter 34.08 of the Alaska Statutes, or by a public agency that has accepted a dedication of the common open space.**

Staff Finding: The site plan indicates sufficient open space, vehicle and pedestrian circulation, and landscaping. According to the applicant, all vegetated and grassed areas will be dedicated as common area for the development and will be maintained and managed by a homeowner's association. Fences will not be permitted so all residents will be able to utilize the open areas and a bicycle/pedestrian path will provide dedicated access from the interior lots to the path along Old Matanuska Road.

5. **Changes in Required Dimensions. The minimum lot and yard dimension requirements in the underlying zoning district may be waived for a PUD overlay district as necessary to achieve a better design, where compensating design or structural measures ensure adequate separation for fire protection, visual and acoustical privacy, and adequate light and air. Individual parcels in a PUD overlay district may exceed the maximum lot coverage in the underlying zoning district; provided, that the entire PUD overlay district does not exceed the maximum lot coverage. Building height in a PUD overlay district may exceed the maximum permitted in the underlying zoning district by fifty (50) percent; provided, that the design of improvements in the PUD overlay district protects uses**

and structures both inside and outside the PUD overlay district from adverse impacts on privacy, light and air.

Staff Finding: The proposed development requires waivers of the minimum setbacks, clearing requirements, and landscaping requirements, which are identified in detail in the applicant's PUD application materials and shown on the proposed site and landscaping plans.

6. *Required Improvements. All streets, paving, curbs, sidewalks, utilities, street lighting and similar facilities must be developed according to city standards unless specifically waived upon recommendation of the public works director.*

Staff Finding: All improvements will be constructed to applicable city and borough standards.

7. *Project Phasing. An application for initial approval of a PUD overlay zone may provide for the project to be constructed and finally approved in sequential phases.*

Staff Finding: The applicant is requesting that the PUD be approved for phased development as shown in their application materials.

VIII. RECOMMENDATION

Based on the findings above, staff recommends that the Planning Commission forward a recommendation of approval to the Wasilla City Council with the following conditions:

1. All development on the site must substantially comply with the site plan and landscape plans attached as Exhibit B. Any changes to the plans must be submitted to the City Planner for review. Minor revisions may be approved by the City Planner and all other changes must be approved as a rezoning request/amendment to the PUD.
2. The applicant must preserve all existing vegetation in the right-of-way along Old Matanuska Road that abuts Lots 1 and 13, including the existing vegetation on Lots 1 and 13 between the western building edge to the multi-purpose path, to preserve the natural beauty of this area. A minimal amount of clearing at the intersection of Kinzi Circle and Old Matanuska road may be cleared for the placement of a subdivision entrance sign/feature, subject to review and approval by the City Planner or Planning Commission.
3. The existing trees and vegetation must be retained to the greatest extent possible during installation of the water lines in front of Lots 14 – 16 and then must replant a minimum of a 20' wide buffer along Old Matanuska Road that screens and softens the appearance of these units from the roadway. The replanted buffer should achieve the same buffer effect as a 20' wide swath of the existing trees and vegetation.
4. The applicant must provide evidence of the creation of a homeowner's association and associated restrictions that prohibit the construction of

fences within the subdivision and maintains and preserves all vegetated and grassed areas and bike path as open spaces for the enjoyment of all of the residents prior to occupancy of any of the buildings on the site.

5. No activity may commence on the site until all construction and landscape guarantees have been posted with and approved by the City.
6. The applicant shall submit a final PUD overlay district plan to the City Planner within one year after the date of the approval of the preliminary PUD overlay district plan as required in WMC 16.20.030(F).
7. The applicant must obtain the required driveway and water/sewer permits from the City Public Works Department. The proposed drainage plan must be approved by the City Public Works Director prior to any construction on the site.

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**NOTIFICATION OF PUBLIC HEARING
-PLANNED UNIT DEVELOPMENT (PUD)-**

DATE: March 24, 2014

CASE: PUD14-01

APPLICANT (S): JYG Investment Group, LLC

A

REQUEST: Approval of a Planned Unit Development (PUD) to develop a 16-lot subdivision with one fourplex per lot (a total of 64 residential dwelling units.)

A public hearing on this request is scheduled for **April 8, 2014 at 6:00 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 PUD request must reach the Planning Office on or before **April 1, 2014** 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 _____

Address _____

Lot _____ Block _____ Subdivision _____

Comments: *The 16 lot subdivision must have MSB platting authority approval. At this time the pre-liminary plat has not been submitted*

Paul Hulbert

RECEIVED

MAR 25 2014

PLATTING

neopost
03/24/2014

US POSTAGE

\$00.48⁰⁰



ZIP 99654
041L11222587



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

MSB Platting Division Officer
350 E. Dahlia Ave
Palmer, AK 99645

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MAR 26 2014

Planning Office
City of Wasilla

33 of 145

Matanuska-Susitna Const

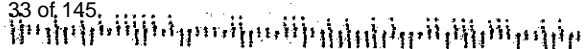
MAR 25 2014

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FIRST CLASS

PUBLIC NOTICE

996548488 0001



Tahirih Revet

From: nicholas mcgrath <nickjmcgrath@gmail.com>
Sent: Tuesday, March 25, 2014 3:13 PM
To: Planning
Subject: Case PUD 14-01

I have property across the street from this development and the 16 lot subdivision with 4 plexes on each lot is preposterous. Where would the water come from and how is the sewage going to be disposed of how would the traffic be handled? Where is the access going to be for these properties? This density of the units puts an unreasonable burden on all the properties around it and we all appose the approval. Please send as much information as possible so that we can prepare an opposition to this project. Frankly 16 lots with 4 units on each tiney lot should not even be considered

Nick McGrath
6022411



PROPERTY DESCRIPTION: BELLA VISTA WEST PUD

16.20.030 PLANNED UNIT DEVELOPMENT (PUD)

The Bella Vista West Development is being submitted as a PUD overlay district in order to create a more flexible mixture of building setbacks within the current “C” Commercial district with those of the “RM”, Residential Multifamily district. This will help with a more efficient placement of the 4-plex residential buildings on the parcels and will assist with the development of the driveways being created.

The objectives of the Bella Vista West (BVW) development will be the full development of the 5.825 Acre Parcel from start to finish and to create a multifamily development. This development will include the subdivision of the property to create 16 lots, and will create the needed right-of-way and utility easement for the development. Each lot will be served by the city’s sewer and water systems. The creation of the subdivision will include the dedication and construction of a road way into the property, and will include creating easements for the installation of utilities, and for the extension of the city’s sewer and water systems. Each lot will be developed with a 4-plex residential building. The full development will house a total of 64 residential units. These units will be available as rental units and will help to add to the mix of residential units available within walking distance to the city’s commercial district.

The site development will include the design and construction of a road way into the property and will include the drainage plan for the entire site. The water and sewer systems will be designed and constructed to the site and will be constructed to each of the individual units. The site development will include the installation of street lights, fire hydrants and utilities. The overall development will include the construction of each of the 16 multifamily dwellings. This will include the design and construction of the driveway and parking areas and will include the creation of snow storage areas. The project will include the construction of a pedestrian bike path. The entire site will be designed and graded to ensure proper drainage to control surface runoff. The site development will include the final landscaping with the seeding of the lawn areas and the planting of trees.

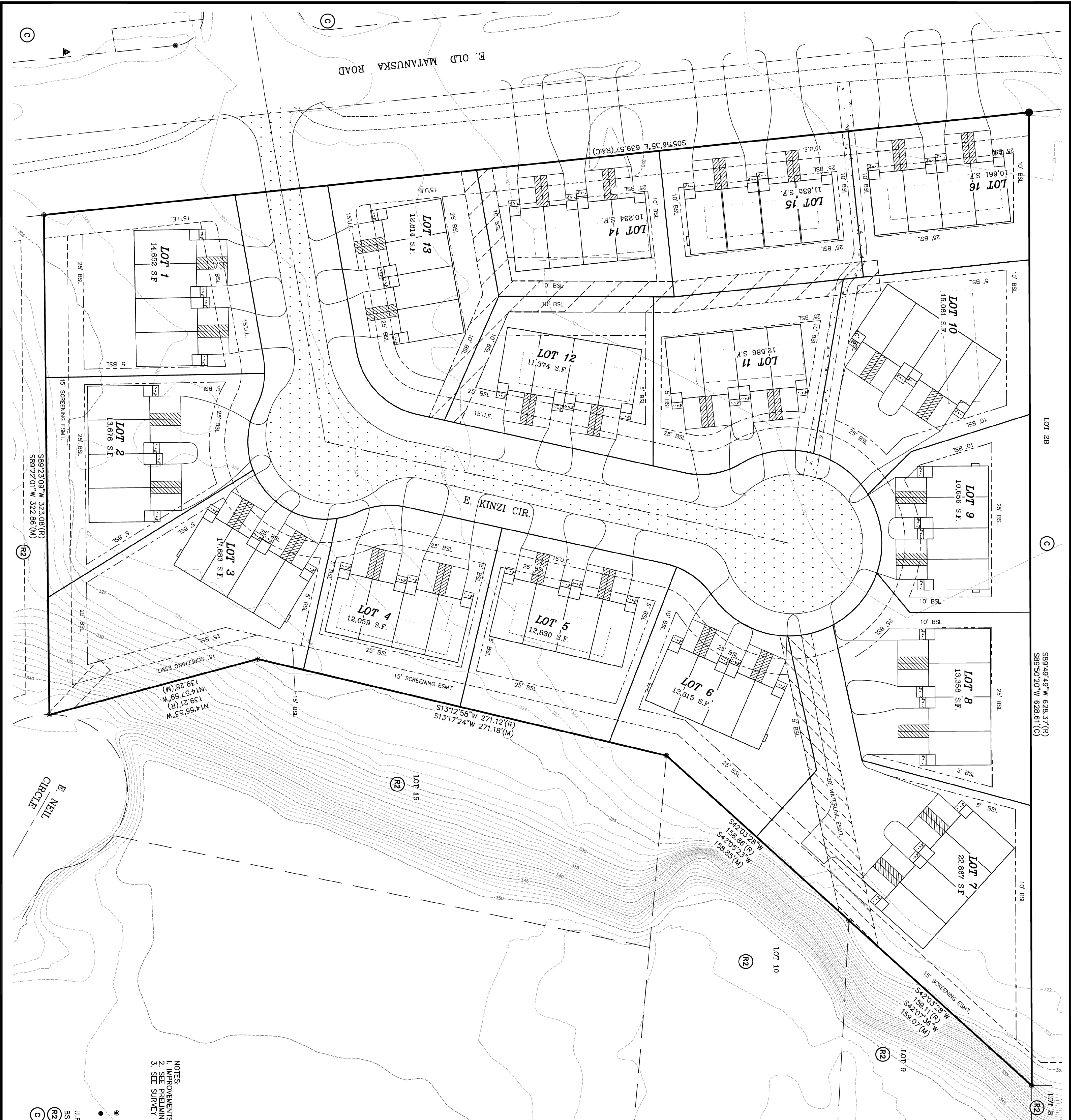
Due to the extensive amount of construction activity to be performed on this site, it is the intent of this PUD to clear a greater amount of the native vegetation from the property and replace it with newly planted trees and shrubs and to create an open space lawn area.

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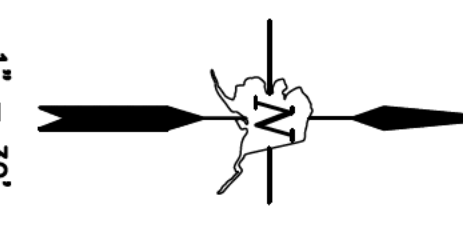
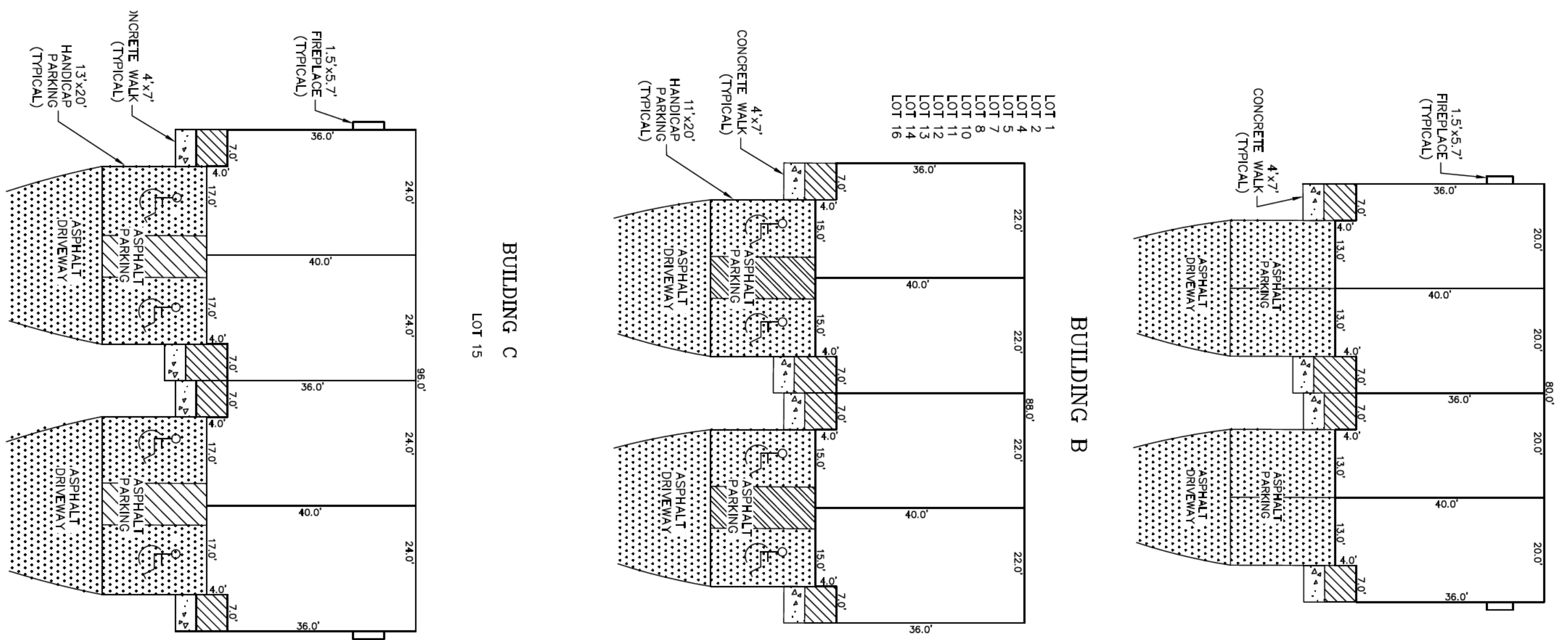


NOTES:
 1. DIMENSIONS SHOWN HEREON ARE PROPOSED.
 2. WATER PAVEMENT AREAS ARE PROPOSED TO BE CONCRETE.
 3. SEE SURVEY CONTROL SHEET FOR ORIGIN OF CONTOUR INFORMATION.

LEGEND

- RECOVERED 5/8" REBAR
- SET 5/8"x24" REBAR
- w/PLASTIC CAP MARKED AK RIM 10615-S
- U.E. UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- (R2) RESIDENTIAL DISTRICT
- (C) COMMERCIAL DISTRICT

BUILDING DETAILS
 NOT TO SCALE



BELLA VISTA WEST PUD

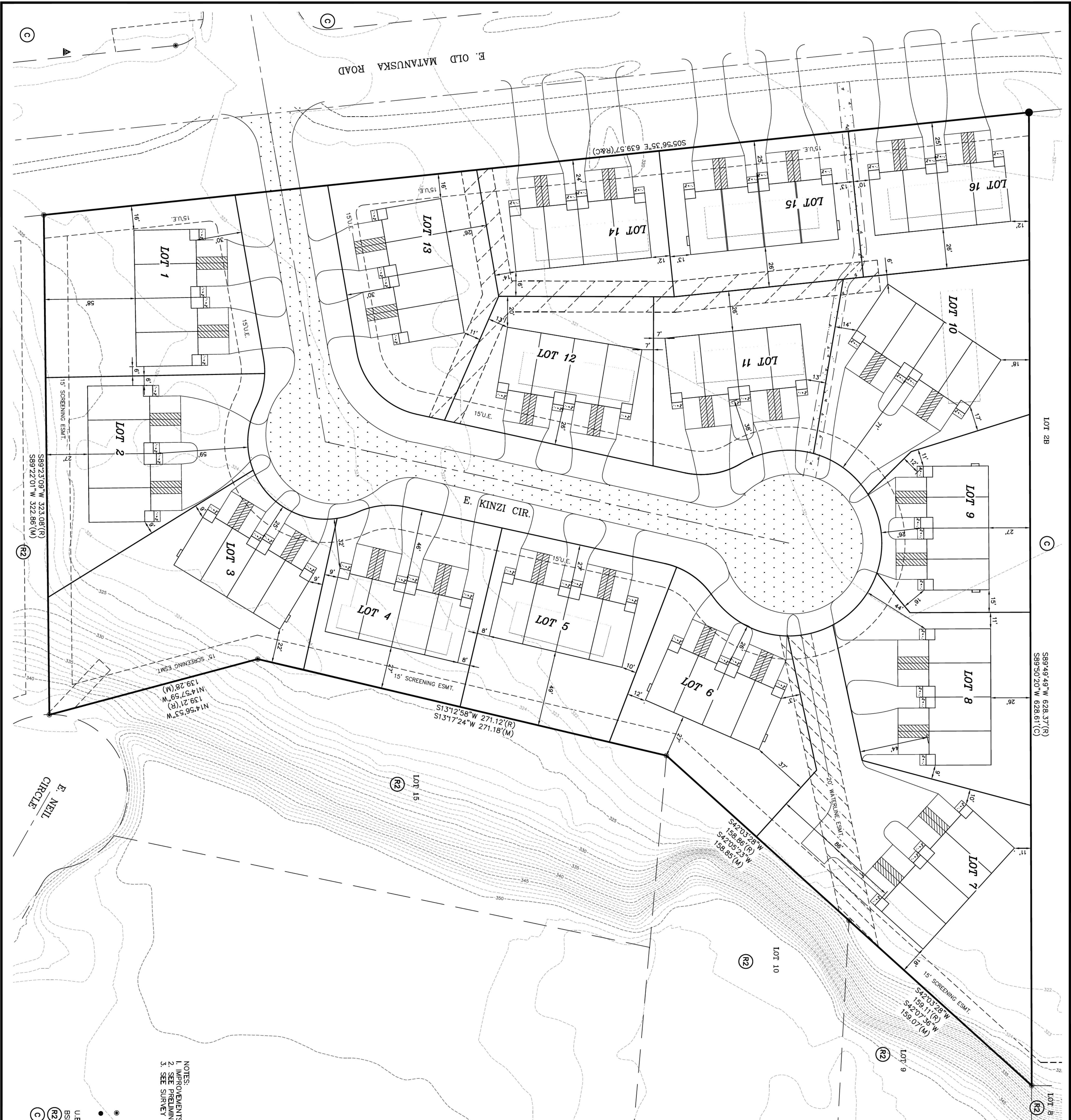
ALASKA RIM ENGINEERING, INC.
 9131 E. FRONTAGE ROAD, SUITE 1
 ANCHORAGE, ALASKA 99507
 PHONE: (907) 745-0222 FAX: (907) 746-0222
 WWW.ARSURVEYING.COM

ENGINEERS: PRIMERS: SURVEYORS

FILE: 130077PUD SHEET 1 OF 1

DATE: MARCH 2014
 SCALE: 1" = 30'

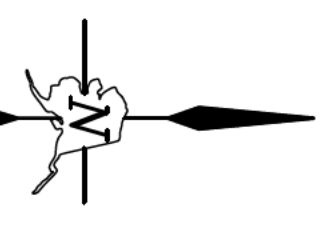
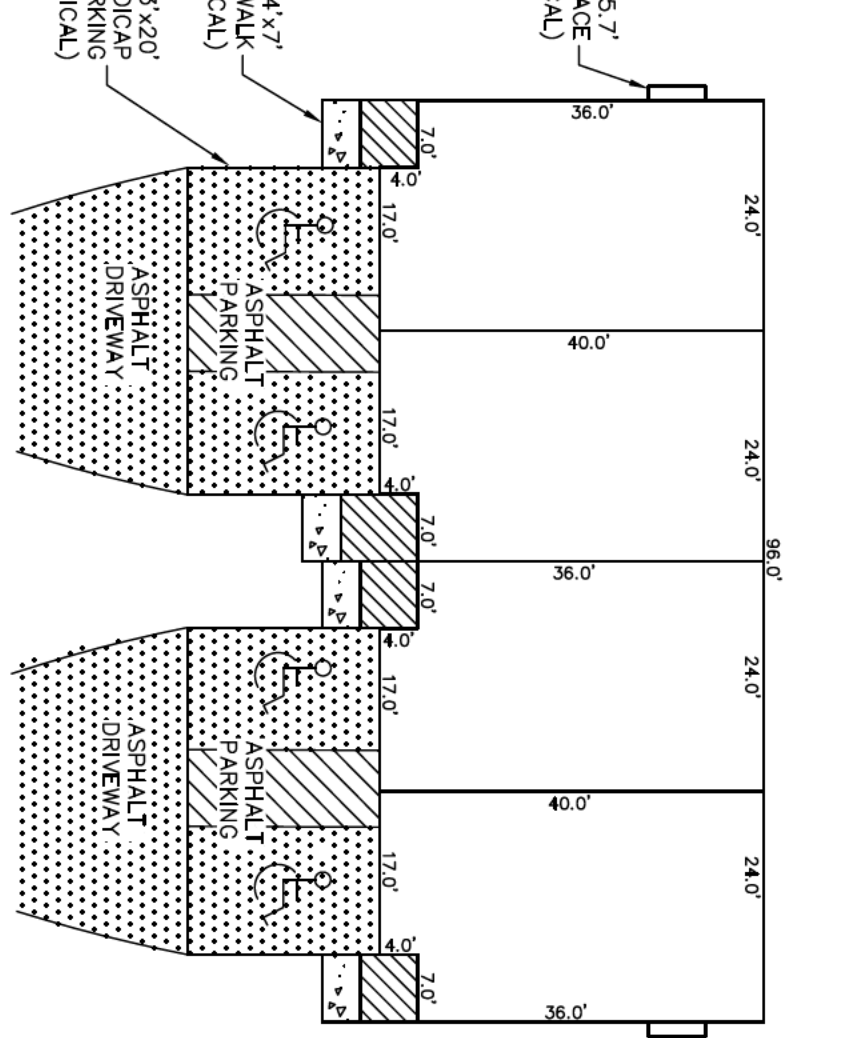
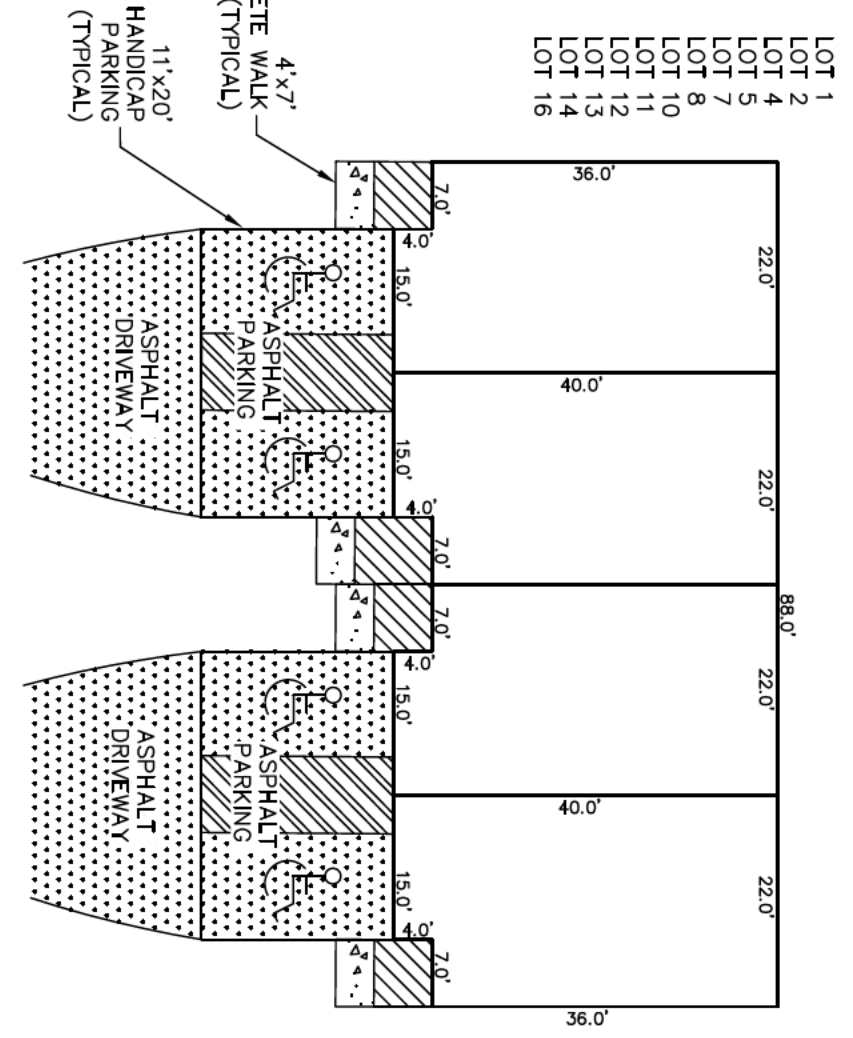
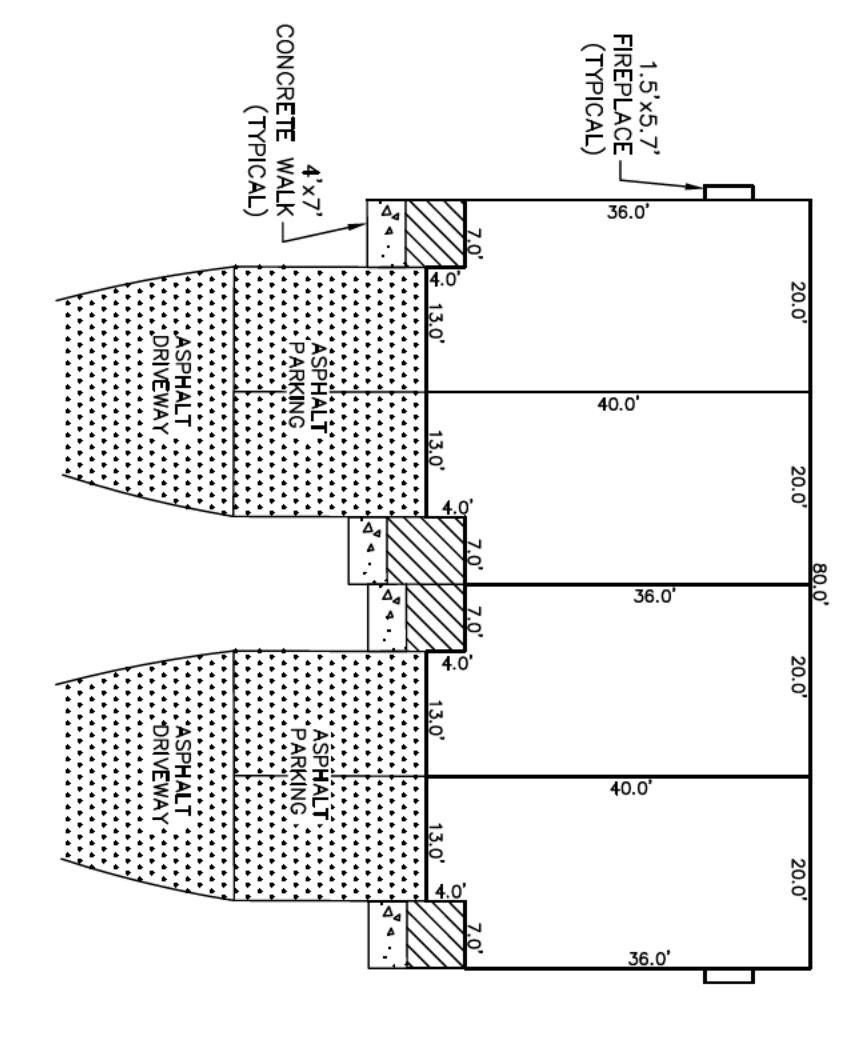
DRAWN BY: JRG



NOTES:
 1. IMPROVEMENTS SHOWN HEREON ARE PROPOSED.
 2. SEE PRELIMINARY PLAT FOR PROPOSED LOT DIMENSIONS.
 3. SEE SURVEY CONTROL SHEET FOR ORIGIN OF CONTOUR INFORMATION.

- LEGEND**
- RECOVERED 5/8" REBAR
 - SET 5/8"x24" REBAR w/PLASTIC CAP MARKED AK R/W 10615-S
 - U.E. UTILITY EASEMENT
 - BSL BUILDING SETBACK LINE
 - (R2) RESIDENTIAL DISTRICT
 - (C) COMMERCIAL DISTRICT

BUILDING DETAILS
 NOT TO SCALE



BELLA VISTA WEST
 BUILDING SITE PLAN AND DETAILS

ALASKA RIM ENGINEERING, INC.
 9131 E. FRONTAGE ROAD, SUITE 1
 ANCHORAGE, ALASKA 99507
 PHONE: (907) 745-0222 FAX: (907) 746-0222
 WWW.ARSURVEYING.COM

ENGINEER: JRG
 DATE: MARCH 2014
 SCALE: 1" = 30'
 SHEET 1 OF 1



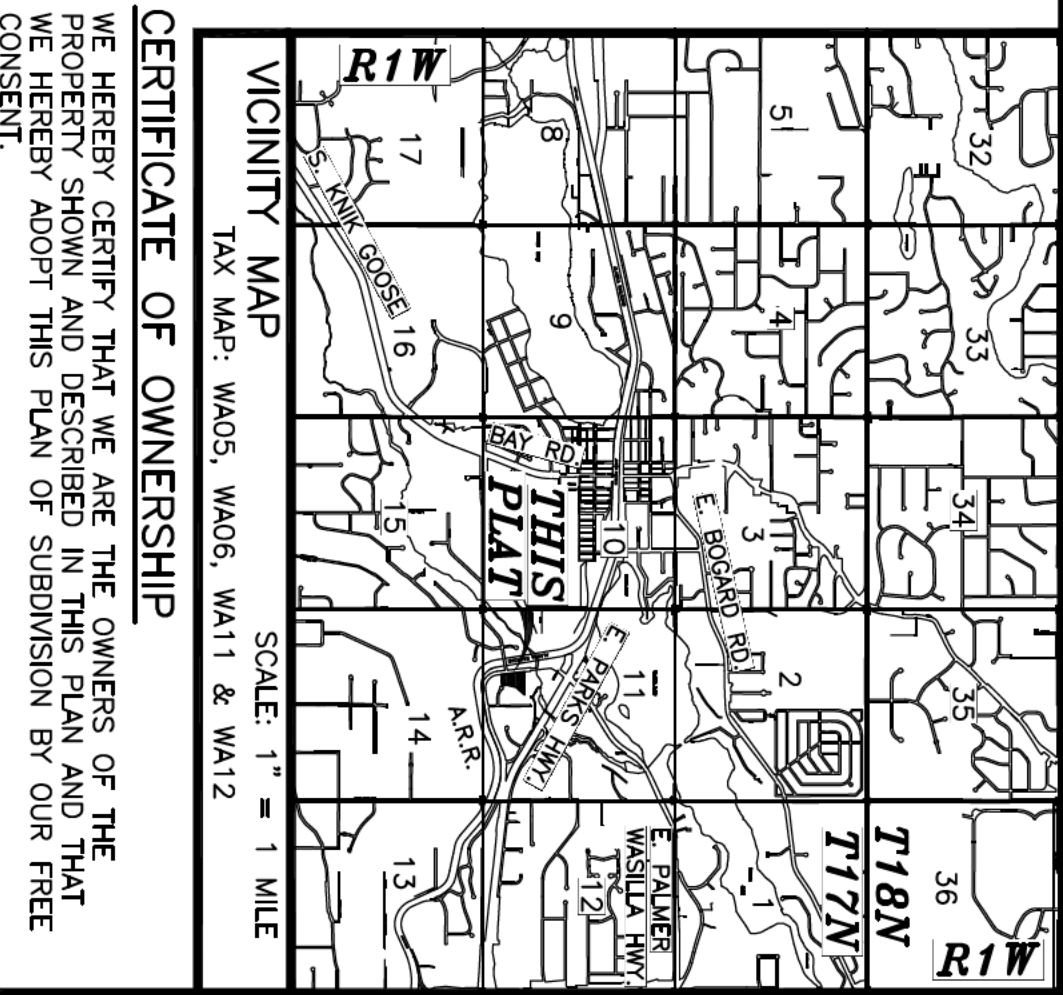
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	99.16'	50.00'	67°47'28"
C2	37.82'	50.00'	43°20'30"
C3	48.56'	50.00'	46°22'16"
C4	45.00'	50.00'	42°58'19"
C5	52.80'	50.00'	50°25'23"
C6	45.00'	50.00'	42°58'19"
C7	30.33'	50.00'	28°58'03"
C8	57.57'	50.00'	54°58'42"
C9	37.82'	50.00'	43°20'30"
C10	37.82'	50.00'	43°20'30"
C11	32.18'	50.00'	35°52'12"
C12	13.58'	50.00'	15°40'59"
C13	67.94'	50.00'	77°23'31"
C14	42.29'	50.00'	48°27'22"
C15	22.29'	50.00'	25°32'42"
C16	9.88'	50.00'	11°19'30"

- NOTES**
1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN ON THE PLAT TO BE RECORDED.
 2. THESE LOTS ARE SERVED BY CITY OF WASILLA WATER SYSTEM AND SEWAGE DISPOSAL SYSTEM. CONNECTION TO SAID SYSTEM SHALL BE LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION. RECORD DATA SHOWN HEREON IS DERIVED FROM CRENSHIDE PLAZA SUBD., PLAT NO. 2014-21, PALMER RECORDING DISTRICT.
 3. RESTRICTIVE COVENANTS WERE RECORDED IN THE PALMER RECORDING DISTRICT ON (MONTH & DAY), 20___, SERIAL NO. _____.
 4. _____, WHERE ANY RESTRICTION OR GRANT OF EASEMENT REQUIRED BY THE GOVERNING BODY IS SHOWN ON THE PLAT, THE RIGHT TO ENFORCE THE RESTRICTION OF EASEMENT SHALL VEST IN THE BOROUGH.

- NOTES PER PLAT NO. 2014-21**
1. MANANUSKA ELECTRIC ASSOCIATION, INC. IN BOOK 29 PAGE 102 RECORDED FEBRUARY 17, 1960.
 2. MANANUSKA ELECTRIC ASSOCIATION, INC. IN BOOK 60 PAGE 963 RECORDED APRIL 6, 1972.
 3. MANANUSKA ELECTRIC ASSOCIATION, INC. IN BOOK 379 PAGE 923 RECORDED ON SEPTEMBER 19, 1984.
 4. MANANUSKA ELECTRIC ASSOCIATION, INC. IN BOOK 679 PAGE 388 RECORDED JANUARY 14, 1997.
 5. MANANUSKA ELECTRIC ASSOCIATION INC. IN BOOK 315 PAGE 902 RECORDED ON AUGUST 11, 1983.
 6. MANANUSKA ELECTRIC ASSOCIATION INC. WITH RECEPTION NO. 2008-024598-0 RECORDED ON NOVEMBER 7, 2008.
 7. MANANUSKA ELECTRIC ASSOCIATION, INC. WITH RECEPTION NO. 2008-011992-0 RECORDED IN THE PALMER RECORDING DISTRICT ON SEPTEMBER 6, 1983 IN BOOK 320 PAGE 344, AMENDED BY INSTRUMENTS RECORDED NOVEMBER 16, 2005, RECEPTION NO. 2005-022609-0 AND RECORDED AUGUST 2, 2006, RECEPTION NO. 2006-024880, RECORDED AUGUST 11, 1997 IN BOOK 905, RECORDED JUNE 2, 2007 AT SERIAL NO. 107171 AT 2005-033425-0 AND MAY 28, 2013, RECESSION NO. 2013-011442-0.

- LEGEND**
- RECOVERED BRASS CAP MONUMENT
 - RECOVERED 5/8" REBAR
 - SET 5/8"x24" REBAR
 - W/PLASTIC CAP MARKED AK RIM 10615-S
 - CALCULATED DATA
 - MEASURED DATA
 - CREKESIDE PLAZA PLAT NO. 2014-21

- WELL
- SEWER MANHOLE
- UTILITY PEDESTAL
- POWER POLE
- GUY ANCHOR
- BENCH MARK
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER
- GAS
- FENCE



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

SOMEBODY _____ DATE _____
P.O. BOX SOMEPLACE
SOMEWHERE, AK, 99677

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20___ FOR _____

NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES _____

PLANNING & LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBMISSION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MANANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. _____ DATED _____, 20___, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT OF THE BOROUGH OF PALMER, STATE OF ALASKA, IN WHICH THE PLAT IS LOCATED.

PLANNING AND LAND USE DIRECTOR _____ DATE _____
ATTYST: PLATTING CLERK _____

CERTIFICATE OF PAYMENT OF TAXES

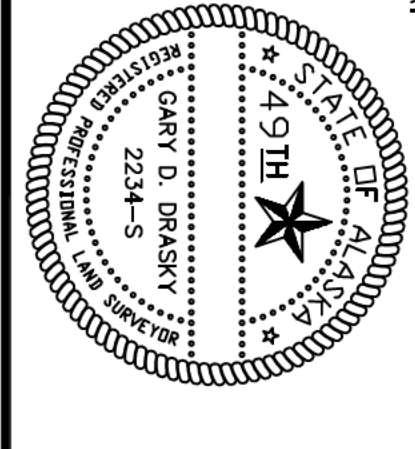
I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 2000 AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HEREON HAVE BEEN PAID.

TAX COLLECTION OFFICIAL: MAN-SU BOROUGH _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN AND SUBDIVISION IS THE RESULT OF MY DIRECT SUPERVISION AND THAT THE MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____



BELLA VISTA WEST

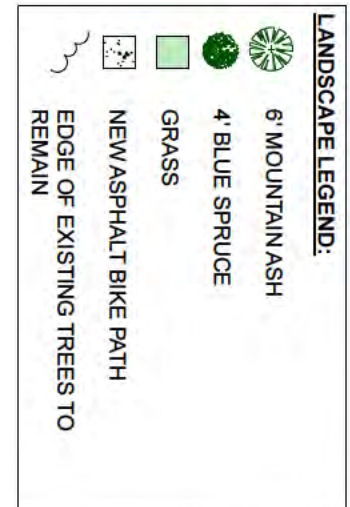
A PLAT OF
A RE-PLAT OF
CRENSHIDE PLAZA SUBDIVISION Lot 2c
PLAT NO. 2014-21 PALMER RECORDING DISTRICT
LOCATED WITHIN THE SE1/4SW1/4 SECTION 11, T17N, R1W, S.M., AK
CONTAINING 5.88 ACRES

ALASKA RIM ENGINEERING, INC.
14517 H
9131 E. Frontface Road, Suite 1
Wasilla, Alaska 99687
PH: (907)745-2222 FAX: (907)746-0222
WWW.ARSURVEYORS.COM
W.O. 1300777 DATE: MARCH 2014

Engineers: Planners: Surveyors
FILE: 1300777_PL SHEET 1 OF 1



1 LANDSCAPE PLAN
SCALE: 1" = 40'



BY	REVISIONS	DATE

BELLA VISTA - WEST

JYG INVESTMENT GROUP
16633 VENTURA BLVD. SUITE 1014
ENCINO, CA 91436

MCMILLEN DESIGNS

COMMERCIAL & RESIDENTIAL ARCHITECTURE

5069 E. BLUE LUPINE DR. SUITE 110
WASILLA, ALASKA 99554

PHONE: 907.376.5735 FAX: 907.376.5765
Email: Brian@McMillenDesigns.com www.McMillenDesigns.com



CITY OF WASILLA

Planning Office

290 East Herring Avenue, Wasilla, Alaska 99654-7091

Telephone 907-373-9020

Date: 3-14-14

PUD # 14-01

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

PROPERTY OWNER*	OWNER'S REPRESENTATIVE (If Any)
Name: Developer: JYG Investment Group, LLC *	Name: Alaska Rim Engineering., Inc.
Mailing Address: 16633 Ventura BLVD., ste. 104 Englewood, CA 91436	Mailing Address: 9131 E. Frontage Road, Palmer AK 99645
Contact Phone: Day _____ Night _____ Cele: 818-825-5488	Contact Phone: Day (907) 745-0222 Night _____
FAX:	FAX: (907)746-0222
E-mail: cjohnson@amglad.com	E-mail: norm@alaskarim.com

*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property (A minimum of 20,000 square feet is necessary before application may be accepted): <u>5.825 Acres / 253,739 sq. ft.</u>
Property tax # <u>6865000 L002A</u>
Street Address: <u>Old Matanuska Road, Wasilla, AK.</u>
Legal Description: Lot(s) <u>2C</u> Block _____ Subdivision <u>Creekside Plaza Subdivision, Plat No. 2014-21</u>
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Current 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"/>

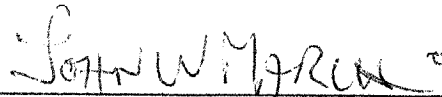
Land Use
Describe current use of property covered by this application: This Property is zoned commercial and it is currently a vacant lot. It has recently been subdivided off of a larger parcel to the north which houses the Alaska Club.
Surrounding property: (Describe how land adjacent to the property is currently being used.) North: Property to the north is zoned commercial and is home to the Alaska Club. South: The property to the south is zoned R2 and has been developed as the Richmond Hills Condominium development. East: The property to the east is zoned R2 and is currently a vacant lot. West: The west boundary of the parcel is bordered by the Old Matanuska Road right-of-way which is 100 foot wide. This is a dead-end road and with a cul-de-sac. The property to the west of the ROW is zoned commercial. Lot 1 has been developed with a duplex residential building and Lot 2 is vacant.

**OWNER
AUTHORIZATION**

Alaska Club Partners, LLC ("Owner") authorizes JYG Investment Group, LLC ("Applicant"), to submit a site plan and obtain approval of a PUD Master Plan on the property listed below ("Property").

Applicant: JYG Investment Group, LLC
Owner: Alaska Club Partners, LLC
Plat: Lot 2C, Creekside Plaza, Plat No. 2014-21
Location: Old Matanuska Road, Wasilla, AK

Date: 3-7-14



John W. Marchetti, Vice President
Alaska Club Partners, LLC

Comprehensive Plan Information

Expected Future Land Use Map shows property as :

Generally Residential Parks Mixed Use Area

Generally Commercial/Business Generally Industrial Public/Institutional

Attach a written narrative addressing the following Criteria –

16.16.060K(5)

The Planning Commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

The major internal street(s) serving the planned unit development are directly connected to one or more public roads, maintained by the city, borough or state, providing access to the proposed PUD.

Proposed development schedule indicating the approximate dates when the development of the PUD or phases of the PUD can be expected to begin and be completed provide for logical integrated development.

The statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant meets the intent of the WMC 16.16.060K. This statement should include a description of the creative approaches and character of the proposed development that will result in a more efficient, aesthetic and harmonious development with uses in the surrounding area. The applicant should describe:

- a. Why any exception from standard ordinance requirements is warranted by the design and amenities incorporated.
- b. Special project goals, such as dedication of open space, natural features or historic resources, or unique development or design concepts, if any.
- c. Why the PUD will have a beneficial effect which could not be achieved under existing zoning district.
- d. Why each phase of the development can exist as an independent unit.

Site Plan

An application for a PUD must include ten (10) copies of accurate site plans drawn to an appropriate scale, and one set of topographic maps showing present and proposed contours at intervals of not more than two feet. The maps and plans must be of standard size format and show or contain:

- a. Boundaries of the site;
- b. The name and dimensions of all streets bounding or touching the site;
- c. Conceptual design showing proposed location and horizontal and vertical dimensions of buildings proposed for the PUD;
- d. Proposed location and dimensions of any private open space or trails within the site (if any);
- e. Proposed public dedications within the site (if any);
- f. Location, dimensions and design of off-street parking facilities showing points of ingress and egress;
- g. The location, direction and bearing of any major features such as controlled intersections, public buildings and railroad tracks;
- h. Proposed grading, drainage and landscaping plans;
- i. Existing and proposed utility systems including sewers, storm drains, water, electric, gas and communication lines;
- j. A preliminary plat if a re-subdivision of the site required or proposed;
Surrounding and underlying zoning and existing land uses and buildings;
- k. Architectural renderings of typical buildings and improvements.



PROPERTY DESCRIPTION: BELLA VISTA WEST PUD

ARE Project Number: 13-00777

Date: 3/14/14

Owner/Developer: JYG Investment Group, LLC

PLANNED UNIT DEVELOPMENT (PUD) Attached written narrative addressing the following Criteria

16.16.060K(5)

The Planning Commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

- | | |
|----|---|
| 1. | <p>The major internal streets serving the planned unit development are directly connected to one or more public roads, maintained by the city, borough or state, providing access to the proposed PUD.</p> <p>This property will be served by two public rights-of-way. One is the dead-end cul-de-sac for the Old Matanuska Road. This property fronts on the Old Matanuska Road. The cul-de-sac extends just north of this property. This right-of-way is 100 feet in width.</p> <p>The second public right-of-way will be a proposed cul-de-sac to be constructed into the property and will be a dedicated road way created by a subdivision plat. This road will be constructed to City of Wasilla requirements. This proposed right-of-way will give access to the majority of the lots to be created. This proposed road will match up with the intersection of E. Glenwood Avenue.</p> |
| 2. | <p>Proposed development schedule indicating the approximate dates when the development of the PUD or phases of the PUD can be expected to begin and be completed provided for logical integrated development.</p> <p>This property is being developed as a whole with the majority of the work being constructed within this construction season. The development schedule is as follows:</p> <ol style="list-style-type: none"> 1. March - April: Complete the conceptual design to include Street Design, Drainage Plan, Water System Design, Sewer System Design, Landscaping Plan, Street lighting plan. 2. April: Submit the preliminary plat to the Matanuska-Susitna Borough platting board for approval. 3. April – May: Begin Site Work 4. April - May: Begin Construct. 5. May – June: Begin Road Subgrade 6. June – July: Construct Water & Sewer Main 7. June – July: Install Service Lines 8. May – July: Coordinate Utility Installation 9. June – July: Installation of Street Lighting 10. May – October: Construct First Phase of building (Bldg. #14-16) 11. July – August: Construct Street Base 12. September – October: Complete Final Plat for Recording 13. September – October: Wrap up road construction for 2014 season. 14. October – Spring 2015: Construct Second Phase of Bldg. #7-13) 15. Spring – October 2015: Construct Third Phase of Buildings #1-6) 16. Summer 2015: Re-grading for road and final paving 17. Summer - 2015: Paving for driveways 18. Summer 2015: Finish final site grading and drainage, complete final Landscaping and tree planting requirements. |



The statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant meets the intent of the WMC 16.16.060K. This statement should include a description of the creative approaches and character of the proposed development that will result in a more efficient, aesthetic and harmonious development with uses in the surrounding area. The applicant should describe:

The Bella Vista West Development is being submitted as a PUD overlay district in order to create an innovative and efficient land use and design by permitting a greater flexibility in zoning requirements than the title generally permits. This will help to create a more efficient and aesthetic development of the project site, allowing higher residential density and will help to promote a mix of uses than would be permitted in the underlying zoning district, while preserving harmony with uses in the surrounding area.

The objectives of the Bella Vista West (BVW) development will be the full development of the 5.825 Acre Parcel from start to finish and to create a multifamily development. This development will include the subdivision of the property to create 16 lots, and will create the needed right-of-way and utility easement for the development. Each lot will be served by the city's sewer and water systems. The creation of the subdivision will include the dedication and construction of a road way into the property, and will include creating easements for the installation of utilities, and for the extension of the city's sewer and water systems. Each lot will be developed with a 4-plex residential building. The full development will house a total of 64 residential units. These units will be available as rental units and will help to add to the mix of residential units available within walking distance to the city's commercial district.

This development is currently located within a commercial district. Under the 16.20.020 District Use Chart, Multi-Family Use is listed as needing a Use Permit within the commercial district and the Density is listed as "No Limit".

The site development will include the design and construction of a road way into the property and will include the drainage plan for the entire site. The water and sewer systems will be designed and constructed to the site and will be constructed to each of the individual units. The site development will include the installation of street lights, fire hydrants and utilities. The overall development will include the construction of each of the 16 multifamily dwellings. This will include the design and construction of the driveway and parking areas and will include the creation of snow storage areas. The project will include the construction of a pedestrian bike path which will connect the central portion of the development with the existing bike path located within the Old Matanuska Road ROW. The entire site will be designed and graded to ensure proper drainage to control surface runoff. The site development will include the final landscaping with the seeding of the lawn areas and the planting of trees.

Developing the property as a whole will help to address the specific design criteria needed for this multifamily development. The concerns such as the drainage for the entire development, building and driveway placement, and landscaping for the entire parcel will be addressed. This approach will help to ensure a more efficiently layout of the individual building and their appurtenances and will therefore creating a more efficient use of the property.

The first step of development will be to design the entire site for the most efficient use of the property, to get approval from both the City of Wasilla for the PUD and the Use Permit, and to get approval from the Mat-Su borough for the subdivision. The subdivision of the property will be needed in order to dedicate the road right-of-way and easements, and will create the individual lots for each building site.

The site development will be the second step. This will include the construction of the cul-de-sac road and the extension of the city's water and sewer systems, and will include the installation of utilities, street lighting and fire hydrants.

The third step will be to construct the buildings and develop the individual building sites.

The final step will include the finished grading and landscaping of the entire project. This concludes the entire development, from the breaking of ground to the final rental of residential units.

Before the recent subdivision of this property, this parcel was connected to the larger parcel which houses the Alaska Club. The portion of the property which now houses the Alaska Club has been divided off and has direct road access to the commercial district. The remaining portion, which will become Bella Vista West, is separated



	<p>from having direct road access to the commercial district. This remaining parcel is currently designated as Lot 2C, Creekside Plaza.</p> <p>The adjoining properties to the east and south are designated as R2, Higher Residential Density district. There currently is no development on the property to the east. The property to the south has been developed as a condominium development. This parcel fronts on the Old Matanuska Road which is located within a 100 foot wide ROW. The property located on the opposite side of the Old Matanuska Road ROW is currently designated as a commercial district. One of these lots has been developed with a multifamily development and the other lot is vacant.</p> <p>There is an existing community park within several hundred feet of this development. A bike trail runs along the front of the BVW property and gives pedestrian access to the community park and to the commercial district. A bike trail will be constructed on the BVW site to assist with the pedestrian through traffic from the end of the proposed cul-de-sac to the existing bike path.</p> <p>This application for the PUD overlay district within the Commercial District will permit a higher density development of a Multi-Family residential development within the 5.8 acre parcel. This submittal will create a PUD overlay district to help supplement the regulations in the underlying commercial zoned district.</p>
	<p>a. Why any exception from standard ordinance requirements is warranted by the design and amenities incorporated.</p>
	<p>The intent of this PUD will be to use a more flexible mixture of building setbacks within the current "C" Commercial district with those of the "RM", Residential Multifamily district. This will help to create an innovative and efficient land use and design to more efficiently develop the property. This will help with a more efficient placement of the 4-plex residential buildings on the parcels and will assist with the development of the driveways being created.</p> <p>The PUD will assist with the Open Space concept for this development. In order to develop this property properly there will be an extensive amount of construction activities performed. This will include the site work needed to construct a road into the site, to bring utilities to the site and to the individual buildings, and to extend the city's water and sewer systems to the site and to the individual units. The final site work will include paving the street, driveways and bike path. It will also include the final grading of the entire parcel and seeding the lawns and planting the trees.</p> <p>Due to the extensive amount of construction work to be performed on this site, it is the intent of this PUD to clear a greater amount of the native vegetation from the property and replace it with an open seeded lawn area.</p>
	<p>b. Special project goals, such as dedication of open space, natural features or historic resources. Or unique development or design concepts, if any.</p>
	<p>The specific project goals include the following:</p> <p>To develop the entire project as a whole. This will include the subdivision of the property, the development of the infrastructure, the construction of the multifamily dwellings, the seeding of the open lawn areas, the planting of trees, and finally the maintenance of the neighborhood.</p> <p>The unique design and development concepts for this development are as follows:</p> <p>We believe the uniqueness of this development is the fact that the property will be developed as a whole complete project. It is not just a subdivision project where the lots are created and sold and then develop separately. Rather, this development is being designing to include the whole development of the project from beginning to end. It will include the creation of lots, the sight development of the property as a whole, the construction of the multifamily residential units, the creation and maintenance of the open lawn area, and finally the renting and maintenance of the future rental units.</p> <p>When the project has been completed, it will not only be subdivided lots but it will be constructed multifamily residential units, with driveways, lawns, street lighting, and will have an open lawn areas for the neighborhood to enjoy.</p>



Bike Path: This future multifamily neighborhood is located adjacent to an existing bike trail and is located within walking distance to the Alaska Club Health Center, a community park, restaurants, retail shops and other commercial developments. A bike path has been included within the design to assist with the flow of pedestrian traffic. This bike path will allow the pedestrian traffic to flow from the end of the future cul-de-sac, through the property to an existing bike path which is constructed within the Old Matanuska Road right-of-way.

Open Space and Facilities. This development will be created with an open space concept by creating an Open Lawn area within the entire development. A Homeowners Association will be created to maintain the future Open Lawn area, to assist with the future bike path, to assist with the maintenance of the sewer lines, and it will help with the extension of the city's water line and a shared access for Lots 7 & 8.

Landscaping: The specific landscaping concept being brought into this project will be that of an open lawn concept. The property is currently a wooded lot with tall thin trees. The goal of this PUD will be to develop this property with an open lawn concept which will eventually be maintained by a homeowners association. The reasoning behind this concept is the concern that if the existing tall trees were to remain then they would eventually become hazards within the neighborhood.

The reasoning behind this concern is the fact that this development will involve a lot of construction activity. The development portion of the project will include constructing a road within the project and to bring in utilities. This will initially remove the trees within the proposed right-of-way and the adjacent utility easements. This is a requirement of the construction process. The water and sewer systems will be extended to the property and then will be constructed to each of the individual buildings. A waterline and sewer utilities easements will be created within this development and will involve the excavation and installation of the utility within them. The next step will be to develop each individual building site on each of the lots. There needs to be a sufficient amount of clearing on each lot in order to construct the building, develop the driveway areas and to install the utility hook-ups. Each building site will need to be graded for proper drainage.

It is our strong belief that leaving the existing native trees on the site would create a hazardous situation for the future residence in this neighborhood if a select group of tall trees were to remain in and around the buildings. It would be safer for the future residential neighborhood, to remove the existing tall trees, and to create an open space area with planted lawns and newly planted trees.

There is currently a 15 foot buffer easement along the south and east boundary of this property and the trees will remain in this location. This easement currently buffers the neighboring R2 district from the Commercial district which this parcel is designated. It is also the intent of the landscaping plan to leave a swath of trees along the north boundary of the property. Leaving trees in these locations will help to define the outer boundary of the property. The remainder of the undeveloped area will be landscaped with an open lawn areas and planted with trees. The lawns will be maintained by a homeowners association. There will be restrictions against fencing this open lawn area.

Parking: Each building unit will contain two off street parking spaces. One parking space will be an enclosed garage. There will be one enclosed garage per unit. This will assist with the parking need of this Alaskan neighborhood. The second parking space will be a wide paved parking area located directly in front of each unit. With each 4-plex building, there will be two extra wide driveway areas located directly in front of each building. Two units will share one wide parking area. Each of the wide parking areas will be wide enough to include the parking facility for one regular automobile parking and one handicap vehicle parking. This will create two handicapped vehicle parking areas per building.

c. Why the PUD will have a beneficial effect which could not be achieved under existing zoning district.

It will permit a higher density development of a Multi-Family residential development within the 5.8 acre parcel. This submittal will create a PUD overlay district to help supplement the regulations in the underlying commercial zoned district.



The PUD will permit a reasonable development of the parcel and will help to create a blend of design features that will benefit the general public by producing multi-family homes in an area which helps to blend residential and commercial uses in this area. This property is within walking distance to shopping districts, working centers and recreational opportunities.

This general area is located at the dead-end spur of the Old Matanuska Road. This is a sleepy hollow neighborhood where a multi-family development can be nestled within other residential uses and yet be within walking distance to the commercial district.

This property sets slightly lower than the R2, Residential District located to the south and east of this property. The property to the south, which has been developed as a condominium development, sets a minimum of 6 feet higher than this property. The property to the east, which is also zoned R2, is separated by a high bluff and rises roughly 30 feet higher than this development.

Even though multifamily is allowed within the commercial district, this PUD will allow for a greater flexibility of building setbacks. This will assist with the better placement of the buildings on the lots and will help with the creation of the driveway areas.

The building setbacks to be created with this PUD are noted on the following chart:

- LOT 1
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 5'
- LOT 2
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 5'
- LOT 3
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 20'
 - c. Side building Setback: 5'
- LOT 4
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 5'
- LOT 5
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 5'
- LOT 6
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 5'
- LOT 7
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 10'
 - c. Side building Setback: 5'
- LOT 8
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 5'
- LOT 9
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 10'



- LOT 10
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 15'
 - c. Side building Setback: 15'
- LOT 11
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 5'
- LOT 12
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 15'
 - c. Side building Setback: 5'
- LOT 13
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 10'
- LOT 14
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 15'
 - c. Side building Setback: 10'
- LOT 15
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 10'
- LOT 16
 - a. Front Building Setback: 25'
 - b. Rear Building Setback: 25'
 - c. Side building Setback: 10'

The second reason is to address the restriction

d. Why each phase of the development can exist as an independent unit.

I.	Design Phase: Prepare conceptual design to include Street Design, Drainage Plan, Water System Design, Sewer system design, Landscaping Plan, Street lighting Plan. This phase will be the beginning portion of the project and will set the tone for the entire development.
II.	City and Borough Approval: Submit to the City of Wasilla for the site development approval and to the Mat-Su Borough for the preliminary plat approval. This second phase will need to be accomplished before any of the following phases can begin.
III.	Begin Site Work: After City and Borough approval the site development will begin. This will include staking the clearing limits for the road construction portion of the project.
IV.	Construction Phase: This phase begins the road construction portion of the project. Approval to work on the site will need to be approved before development begins.
V.	Beginning Road Construction: This phase will require borough and city approval and will require specific requirements and fees.
VI.	Water & Sewer Main Construction: This phase will be to extend the water and sewer main to the property. This portion of the project will take close coordination with the City of Wasilla and will require ADEC review and approval.
VII.	Installation of Service Lines: This phase will be coordinated with the ADEC.
VIII.	Utility Construction: This phase will require a utility design and the approval to construct.
IX.	Street Light Installation: The Street Lighting will be installed within the same time frame as the utility installation. Both phases will be closely monitored and inspected.




	<p>X. Construct the first phase of building construction: buildings #14-16 will be the first set of buildings to be constructed. The building locations will need to be staked before the building process can begin. These three buildings will be constructed on an existing street. Water and sewer will need to be extended to these buildings. As-built Surveys of building sites will be submitted after buildings have been completed.</p>
	<p>XI. Construction of Street Base: Once the sewer and water systems have been installed and connected to the individual lots, the final road work can begin.</p>
	<p>XII. Final Plat Recordation: Before the plat can be recorded the roads will need to be constructed and approved, and the sewer and water systems will have had to be connected to each of the lots.</p>
	<p>XIII. Final Road Work for the Construction Season: This phase of the road construction will bring the road up to the final grade just before paving. This phase of the road construction will be closed down for the winter months.</p>
	<p>XIV. Second Set of Buildings to be Constructed: The second set of buildings will include buildings #7-13. The plan will be to construct this set of buildings during the winter months. As-built Surveys of building sites will be submitted after buildings have been completed.</p>
	<p>XV. Third Set of Buildings to Be Constructed: The third and final set of buildings will include buildings #1-6. The construction for this set of buildings will begin in the spring of 2015. These units will be completed in the fall of 2015.</p>
	<p>XVI. Final Road Grading: After a majority of the buildings have been constructed, the roads will be re-worked and graded to prepare for paving. The paving will include paving the street, the driveways, and the bike path. There will be close coordination with the City for any construction work to be done. Final City sign-off will be performed.</p>
	<p>XVII. Final Site Development: Once the final construction portion of the project has been completed then the final site work will bring the project to completion. This will include the final site grading and landscaping. The lawns will be seeded and the trees planted. As-built Surveys of building sites will be submitted after buildings have been completed.</p>

Application Check list:

- Applications may only be accepted if area to be rezoned is 20,000 s.f. or larger.
- Applicant has owner's authorization to submit application.
- Narrative addressing criteria is attached.
- Summary Development table is attached.
- Application fee.
- Legal description.

I hereby certify that (I am) (I am authorized to act for the) owner of the property and that I am applying for a planned unit development 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 planned unit development.

DATE: 3-14-14

SIGNATURE: 
Managing Member

For Staff Use

Date Received: 3/14/2014

Received by: TR

Fee paid (\$500)

Receipt # 23485

Application

Site plan(s)

Property Owners Signatures

Development Table

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

SUMMARY DEVELOPMENT TABLE

PUE # _____

Project Area:

Gross area (including any area to be dedicated for public roads) 5.825 acres

Net area (project area less public roads) 4.95 acres

Residential Uses:				
Dwelling Units	Number		Density	
Single Family Detached			0	du/ac
Single Family Attached			0	du/ac
Duplex			0	du/ac
Multi Family	(16) 4-Plex buildings = 64 Units		10.99	du/ac
Total				du/ac
Area Distribution				
Building coverage	<u>1.307</u>	acres	22%	% net acres
Vehicle parking	<u>0.90</u>	acres	15%	% net acres
Roads	<u>0.88</u>	acres	15%	% net acres
Open space (net site area minus building & vehicle needs)	<u>2.73</u>	acres	47%	% net acres
Private Usable Open Space (if any)	<u>0.04</u>	acres	1%	% net acres
Common Usable Space		acres		% net acres
Parking				
Resident parking			2	spaces/unit
Guest parking			1	spaces/unit
Boat & RV parking			0	spaces/unit
Non- Residential Uses:				
Dwelling Units	Number		Density	
Single Family Detached				du/ac
Single Family Attached				du/ac
Duplex				du/ac
Multi Family				du/ac
Total				du/ac
Area Distribution				
Building coverage		acres		% net acres
Vehicle parking		acres		% net acres
Roads		acres		% net acres
Open space (net site area minus building & vehicle needs)		acres		% net acres
Total Gross Floor Area (GFA)				
Commercial		Square Feet		% net acres
Office		Square Feet		% net acres
Restaurants/bars		Square Feet		% net acres
Theaters/auditoriums		Square Feet		% net acres
Warehouse/storage		Square Feet		% net acres
Parking				
Commercial				spaces/300 s.f
Office				spaces/300 s.f
Restaurants/bars				spaces/ the > of 150 s.f or each 3 seats
Theaters/auditoriums				spaces/ the > of 150 s.f or each 4 seats
Warehouse/ storage				spaces/1000 s.f



PROPERTY DESCRIPTION: BELLA VISTA WEST - USE PERMIT

ARE Project Number: 13-00777

Date: 3/14/14

Owner/Developer: JYG Investment Group, LLC

USE PERMIT APPLICATION Attached 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 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.	
1.	<p>Neighbors. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.</p> <p>The adjoining properties to the east and south are designated as R2, Higher Residential Density district. There currently is no development on the property to the east. The property to the south has been developed as a condominium development. This parcel fronts on the Old Matanuska Road which is located within a 100 foot wide ROW. The property located on the opposite side of the Old Matanuska Road ROW is currently designated as a commercial district. One of these lots has been developed with a multifamily development and the other lot is vacant.</p> <p>There is an existing community park within several hundred feet of this development. A bike trail runs along the front of the BVW property and gives pedestrian access to the community park and to the commercial district. A bike trail will be constructed on the BVW site to assist with the pedestrian through traffic from the end of the proposed cul-de-sac to the existing bike path.</p>
2.	<p>Plans. The proposal is substantially consistent with the city comprehensive plan and other city adopted plans.</p> <p>The city's comprehensive plan lists this area as being in a Mixed Use Area</p>
3.	<p>Special Uses. The proposal is substantially consistent with the specific approval criteria of Section 16.16.060.</p> <p>PUD Submittal</p>
4.	<p>Reviewing Parties. Due deference has been given to the comments and recommendations of the reviewing parties.</p>
5.	<p>Neighborhoods. Due difference has been given to the neighborhood plan or comments and recommendations from a neighborhood with and approved neighborhood plan.</p> <p>This proposed project is consistent with the local neighborhood.</p>
6.	<p>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.</p> <p>Adequate Street access is being provided. City water is being extended to this property and fire hydrants will be installed within the development.</p>
7.	<p>Traffic. The proposed use shall not overload the street system with traffic or result in unsafe streets or dangers to pedestrians.</p> <p>A traffic impact analysis has been prepared and is attached.</p> <p>A bike path will be provided to connect the neighborhood to the existing bike path.</p>



8.	<p>Dimensional Standards. The dimensional requirements of Section 16.24.010 are met.</p> <p>Density within Commercial district = No Limit. Building Height = Less than the 35 feet maximum Building Setbacks: A PUD has been submitted to adjust the building setback requirements. All front building setbacks will be a minimum of 25 feet. Parking = 2 parking spaces have been provided residential unit (See parking below).</p>
9.	<p>Parking. The parking 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.</p> <p>Each building unit will contain two off street parking spaces. One parking space will be an enclosed garage. There will be one enclosed garage per unit. This will assist with the parking need of this Alaskan neighborhood. The second parking space will be a wide paved parking area located directly in front of each unit. With each 4-plex building, there will be two extra wide driveway areas located directly in front of each building. Two units will share one wide parking area. Each of the wide parking areas will be wide enough to include the parking facility for one regular automobile parking and one handicap vehicle parking. This will create two handicapped vehicle parking areas per building.</p> <p>Each building will have an exterior lighting. There will be street lighting installed within this development.</p>
10.	<p>Utilities. The proposed use shall be adequately served by water, sewer, electricity, or other utilities.</p> <p>This development will include the full development of the property. City water and sewer systems will be extended to this site and each building will be connected to the system.</p> <p>Utility installation will be constructed within this development and to each unit.</p>
11.	<p>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 map be required to provide for the conservation of natural features such as drainage basins, water sheds, and land stability.</p> <p>A site plan is being provided and the drainage plan is being addressed.</p>
12.	<p>Large Developments. Residential developments of more than four units of more than ten thousand (10,000) Square feet gross floor area may be required to provide a sit plan showing measures to be taken for the preservation of open space, and other natural features; provisions of common signage; provision for landscaping and provisions for safe and effective circulation of vehicles, pedestrians and bicycles.</p> <p>A site plan and landscaping plan have been provided . Vehicle traffic will be provided for with the dedication and construction of a public road way. A pedestrian pike path will be provided.</p>
13.	<p>Peak Use. The proposed use shall not result in significantly different peak use characteristics than surrounding uses or other uses allowed in the district.</p> <p>A trip generation report is being provided.</p>
14.	<p>Off-Site Impacts. None</p>
15.	<p>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 provisions 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:</p> <ul style="list-style-type: none"> a. A fenced storage area for common use, adequate to store boats, trailers, snowmobiles, recreational vehicles and similar items. b. Adequate sized, located and screened trash receptacles and areas. <p>A landscaping plan is being provided.</p>



16.	<p>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. Importance must be constructed to standards adopted by the engineer.</p> <p>A bike path will be provided to connect this neighborhood to the existing bike path.</p>
17.	<p>Water, Sewage and Drainage Systems.</p> <p>The City water and sewer systems will be extended to this site and each building will be connected to the system.</p>
18.	<p>Historic Resources. Proposed use shall not adversely impact any historic resource prior to the assessment of that resource by the city.</p> <p>None</p>
19.	<p>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.</p> <p>Building spacing, setbacks and lot coverage has been addressed within a submittal for a PUD for this development.</p>
20.	<p>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 compliance with exists between the development and the need for the provision of the dedication. No land may be accepted by the city unless:</p> <p>This development will be created with an open space concept by creating an Open Lawn area within the entire development. A Homeowners Association will be created to maintain the future Open Lawn area, to assist with the future bike path, to assist with the maintenance of the sewer lines, and it will help with the extension of the city's water line and a shared access for Lots 7 & 8.</p>
21.	<p>Winter Hassles. The proposed use shall not significantly increase the impact on the surrounding area from glaciation or drifting snow.</p> <p>See the attached drainage plan.</p>



MEMORANDUM

TO: Project File 13-000777 **PAGES:** 1
FROM: Norman K. Gutcher
DATE: March 12, 2014
SUBJECT: Bella Vista West – Trip Generation

Pursuant to contract scope of work requirements, this office reviewed the Bella Vista Project to estimate the amount of vehicular traffic that may be expected from the project.

City of Wasilla code requires that all projects that generate 100 vehicle trips per hour (vph) or more during the peak traffic hour be subject to preparation of a Traffic Impact Study.

The Bella Vista Project is a development of 16 4-plex rental units on just under 6 acres within the city limits of Wasilla, Alaska. These units are to be rental units.

Using data from “Trip Generation” 7th Edition by the Institute of Transportation Engineers – Land Use 230 “Residential Condominium/Townhouse” estimates of vehicle trip generation were made. Copies of the calculations are attached. The results are summarized below.

Average Vehicle Trip Ends. From ITE.

Weekday average trip generation.	407 Trips.
AM Peak Hour from Bella Vista.	36 Trips.
PM Peak Hour from Bella Vista.	54 Trips.
Saturday Peak Hour from Bella Vista.	61 Trips.
Sunday Peak Hour from Bella Vista.	65 Trips.

City of Wasilla Code states that residential developments should be expected to generate 1 trip end per dwelling unit per hour. Using this rate the peak hour trips would be expected to generate a total of 64 Trips.

The Bella Vista West development will not generate 100 vph therefore a Traffic Impact Study is not warranted.

Encl: Hand Calculation Sheets are attached,

[1]

ALASKA RIM ENGINEERING, INC.

P.O. Box 2749
 PALMER, ALASKA 99645
 PH. (907) 745-0222
 FAX (907) 746-0222
 akrim@alaskarim.com

JOB 13-00777 - Traffic Generation

SHEET NO. 1 OF _____

CALCULATED BY NKG DATE 3/12/14

CHECKED BY _____ DATE _____

SCALE _____

Project includes 16 - 4-plex Rental Units

Total Number of Dwelling Units - $16 \times 4 = 64$ units

Use ITE Trip Generation 7th Edition

Land Use 274 Rental Townhouse

Definition - Rental rather than owned with a minimum of 2 attached units per bldg.

Average Vehicle Trip Ends

on a week day - $\ln(T) = 0.85 \ln(X) + 2.55$

where $X = 64$.

$\ln 64 = 4.15888$

$= (0.85)(4.15888) + 2.55$

$= 6.0850$

$T = 407$ trips / day

Morning Peak Hour
 Adjacent Street Traffic

$\ln(T) = 0.80(X) + 0.26$

$= 0.80(4.15888) + 0.25$

$= 3.5771$

$T = 36$ vph < 100 TIA
 not needed

Evening Peak Hour
 Adjacent Street Traffic

$\ln(T) = 0.82(X) + 0.32$

$= 3.7303$

$T = 42$ vph < 100

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JOB 13-00777 Traffic Generation
 SHEET NO. 2 OF _____
 CALCULATED BY AKG DATE 3/12/04
 CHECKED BY _____ DATE _____
 SCALE _____

Morning Peak Hr. of Generation

$$\begin{aligned} L_n(T) &= 0.82 \ln(X) + 0.17 \\ &= (0.82)(4.15889) + 0.17 \\ &= 3.5803 \\ T &= 36 \text{ vph} < 100 \end{aligned}$$

Evening Peak Hr. of Generation

$$\begin{aligned} T &= 0.34(X) + 32.31 \\ &= 0.34(64) + 32.31 \\ &= 54 \text{ vph} < 100 \end{aligned}$$

Saturday P.M.

$$\begin{aligned} T &= 0.29(X) + 42.63 \\ &= 0.29(64) + 42.63 \\ &= 61 \text{ vph} \end{aligned}$$

Sunday P.M.

$$\begin{aligned} T &= 0.23X + 50.01 \\ &= 65 \text{ vph} \end{aligned}$$

Using City of Wasilla Code

$$1 \text{ trip/hr/100} = 64 \text{ vph} < 100$$

TIA not Required